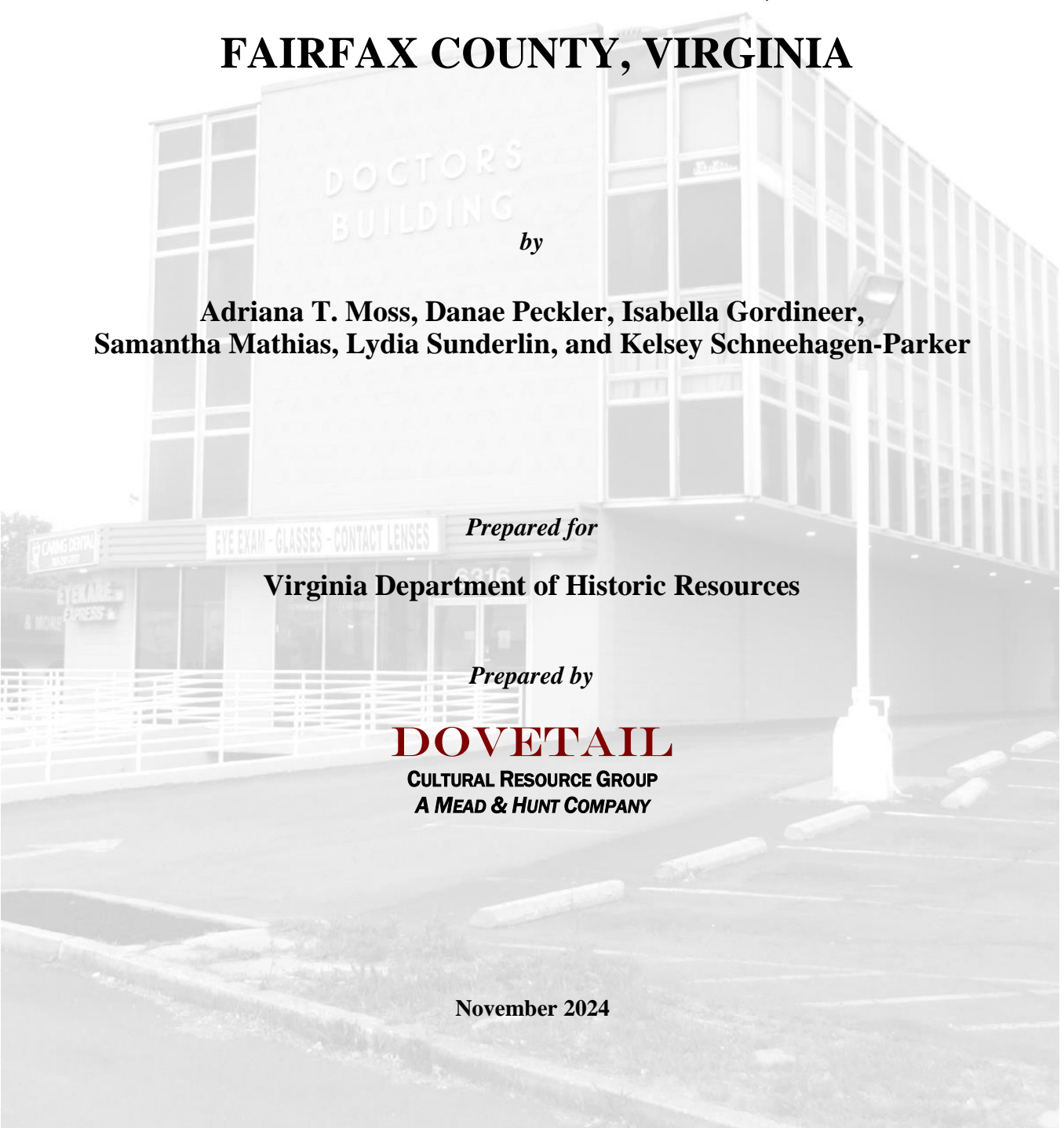

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MODERN ARCHITECTURE SELECTIVE SURVEY, FAIRFAX COUNTY, VIRGINIA



by

**Adriana T. Moss, Danae Peckler, Isabella Gordineer,
Samantha Mathias, Lydia Sunderlin, and Kelsey Schnee-hagen-Parker**

Prepared for

Virginia Department of Historic Resources

Prepared by

DOVETAIL
CULTURAL RESOURCE GROUP
A MEAD & HUNT COMPANY

November 2024

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ABSTRACT

Dovetail Cultural Resource Group (Dovetail), a Mead & Hunt company, conducted a Phase I architectural reconnaissance survey within Fairfax County, Virginia, between February 2023 and March 2024. The project was completed at the request of Fairfax County (the County) Department of Planning and Development and utilized a matching grant supporting the County's contribution to the project that came from the Virginia Department of Historic Resources' (DHR) Cost Share Survey and Planning Program (Cost Share Program).

During and following World War II, Northern Virginia experienced unprecedented growth driven by the demand for suburban housing, first in neighboring Arlington County and the City of Alexandria, then spilling into Fairfax County. The county's population grew five times its size after 1950 in just the span of 30 years, which in turn resulted in a demand for new subdivisions and commercial venues as well as infrastructure expansion in the form of schools, libraries, firehouses, police stations, and other facilities. While much of this construction adopted traditional architectural styles, Fairfax County is also home to a high concentration of modern architecture dating to this period of development, some of which have already been lost due to subsequent development, and others are under imminent threat.

The objectives of this project were to complete a reconnaissance-level survey of eight potential historic districts and 143 individual properties constructed between 1950 and 1980 that reflect modern architectural styles and evaluate them for eligibility for listing in the National Register of Historic Places (NRHP). The roster of resources, identified by the County in consultation with DHR, provided an inventory that planning staff can use to support the stewardship of modern architecture across Fairfax County. The methodology; county historic context, particularly in relation to modern architecture; NRHP eligibility recommendations; and recommendations for future preservation planning projects are detailed in this report. Additionally, Virginia Cultural Resource Information System (VCRIS) documentation for each resource was completed according to DHR guidelines.

This effort builds upon a previous survey conducted as part of a Cost Share Program study in 2019. During that effort, Hanbury Preservation Consulting and William & Mary Center for Archaeological Research completed a selective survey of the Reston community to document resources associated with the community's initial and prime development years (Hanbury and Lewes 2021). The ensuing report recommended additional survey to provide further context on the breadth of extant modern architecture within Fairfax County.

In total, eight historic districts and 143 individual resources were recorded during this effort. Of those, 43 are **recommended as potentially eligible for listing in the NRHP as individual resources or historic districts under Criterion A and/or C**. Additionally, 37 are **recommended as requiring further study in order to make an eligibility recommendation under all criteria** and 71 are **recommended not individually eligible for listing in the NRHP under Criterion C; however, further study is needed in order to make an eligibility recommendation under other criteria**. A full list of properties surveyed in this investigation is provided in Appendix A.

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ACKNOWLEDGEMENTS

This investigation was conducted with the assistance of state and local funding sources through DHR's Cost Share Program. A special acknowledgement goes to Laura Kviklys and Denice Dressel, Heritage Resource Planners of the County's Department of Planning and Development for their incredible assistance and patience during this effort. Additionally, we are indebted to Chris Barbuschak, Virginia Room Archivist/Manager at the City of Fairfax Regional Library, who provided invaluable historical information to support this study including identifying architects or builders as well as providing historic photographs and building permit records. Blake McDonald and Audrey Von Lindern of DHR also deserve recognition and praise for assisting Dovetail in meeting the needs of the County.

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TABLE OF CONTENTS

ABSTRACT.....	i
ACKNOWLEDGEMENTS.....	iii
INTRODUCTION	1
HISTORIC CONTEXT	5
Early Developmental History of Fairfax County	5
World War I to World War II (1917–1945).....	6
The New Dominion (1946–1991).....	7
Post-Cold War (1992–Present)	10
General Suburban Development	10
Architects, Architectural Firms, Builders, and Developers	11
METHODOLOGY	13
RESULTS OF THE FIELDWORK.....	15
General Findings	15
Single-Family Residential Resources	15
Multi-Family Residential Resources.....	29
Residential Neighborhoods and Subdivisions	334
Commercial Shopping and Strip Centers.....	43
Free-Standing Commercial and Low-Rise Office Buildings and Complexes	48
High-Rise Office Towers, Buildings, and Complexes.....	72
Industrial Properties	88
Educational Resources	94
Places of Worship	103
Civic and Community Resources.....	112
Recreational Properties	121
SUMMARY AND RECOMMENDATIONS.....	126
REFERENCES	132
APPENDIX A: COMPLETE LIST OF RESOURCES INCLUDED IN THIS SURVEY	
APPENDIX B: MAPS OF RESOURCES INCLUDED IN THIS SURVEY	

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List of Figures

Figure 1: Fairfax County, Virginia.	2
Figure 2: USGS of Fairfax County, Virginia 7.5 Minute Digital Raster Graphic Mosaic	3
Figure 3: Surveyed Resources Shown on Current Aerial of Fairfax County, Virginia	4
Figure 4: Charles Goodman House (029-7015), Southwest Elevation	21
Figure 5: The Gwathmey House (029-7016), Article Title Cover in the 1973 Issue of <i>The Virginia Record</i>	22
Figure 6: Jonathan Titus House (029-7083), Honor Award Mention in the 1979 Issue of the <i>Virginia Record</i>	26
Figure 7: Sleepy Hollow Manor in the August 1962 Issue of <i>The Virginia Record</i> Featuring the Current Annandale Healthcare Center (029-7024).	33
Figure 8: Undated Image of Anser, Inc. Building (029-7065), Northwest Oblique	64
Figure 9: 1966 View of The Journal Building (029-7096).	65
Figure 10: Popeyes, Former Burger Chef, (029-7104), First Published in the <i>Northern Virginia Sun</i> (Top Left and Right), Current Depiction, Southeast Elevation (Bottom).	67
Figure 11: Circa-1964 Rendering of Mission Lofts (029-7035), formerly known as Colonial Investment Office Building.....	79
Figure 12: Title Page for the Investment Building: Drew Building (029-7060) Published in the 1971 Issue of <i>The Virginia Record</i>	83
Figure 13: 1969 Image of the First Virginia Bankshares Corp. Operations Center (029-7120) in <i>The Virginia Record</i> (029-7120).....	93
Figure 14: Early 1960s Diorama of London Towne School (029-7050) Presenting the Innovative Hexagonal Layout.....	101
Figure 15: Cover of the August 1967 Issue of <i>The Virginia Record</i> Featuring the Lincolnia Methodist Church (029-7003).....	109
Figure 16: Spring 1973 <i>Faith and Form</i> Article on the Design and Construction of the Congregation Olam Tikvah (029-7053).....	110
Figure 17: 1976 View of John Marshall Library (029-7014) Published in <i>The Virginia Record</i>	117
Figure 18: Building Plans of the Proposed Patrick Henry Branch Library (029-7128) Published in the 1971 Issue of <i>The Virginia Record</i>	120
Figure 19: 1973 Images from <i>The Virginia Record</i> of Aerial View and Plan of Pirate’s Cove Swimming Pool (Formerly Pohick Bay Swimming Pool) (029-7082).....	124

List of Photos

Photo 1: Glass House (029-7011), South Elevation.	20
Photo 2: Gwathmey House (029-7016), Eastern Elevation.	22
Photo 3: Ward House (029-048), Southeast Elevation.	23
Photo 4: Richard Jay Morris House (029-7052), Northeast Oblique.....	23
Photo 5: Goodman House (029-7063), Southwestern Overview.....	24
Photo 6: Goodman Butterfly House (029-7069), Northwestern Overview (Top), Butterfly Roof Detail, Northern Elevation (Bottom).	25
Photo 7: Eleanor Dulles House, (029-7084), Entrance Looking East.	26
Photo 8: Clough House (029-7094), Southwestern Overview.....	27
Photo 9: Lionel C. Epstein House (029-7095), Northwestern Overview.	28

Photo 10: Tyler House (029-7128), Northeast Elevation.	28
Photo 11: ProMedica Skilled Nursing and Rehabilitation (029-7010), Northeast Overview (Top) East Wing, Northeast Overview (Bottom).	31
Photo 12: Annandale Healthcare Center (029-7024), Northwest Overview.	32
Photo 13: Willston Apartments (029-7149), Building 2921, Looking West (Top); Building 2927, South Oblique (Bottom).	33
Photo 14: Mantua Neighborhood (029-7058), 3603 Lido Place, Looking East (Top Left), 3915 Ridgelea Drive, Looking East (Top Right), 9000 Glenbrook Road, Looking Northeast (Bottom Left), and Streetscape of Coronado Terrace, Looking Northeast (Bottom Right).	36
Photo 15: Fallswood (029-7143), 2427 Nottingham Drive, Northwest Elevation (Top), 7810 Wincanton Court, Southeast Oblique (Middle), and 7810 Appledore Court, South Elevation (Bottom).	37
Photo 16: Lake Barcroft Estates (029-7144), 3520 Duff Drive, Looking Southwest (Top), 6315 Cavelier Cor, Looking South (Middle), and Beach 5, Looking North (Bottom).	39
Photo 17: Pine Spring (029-7145), Cedar Hill Road Streetscape, Looking Northwest (Top), 3000 Cedar Hill Road, Looking Southwest (Middle), 3009 Cedar Hill Road, Looking Northeast (Bottom).	40
Photo 18: Bodor’s Addition to Raymondale (029-7147), 3340 Sheffield Court, Looking North (Top), 3341 Sheffield Court, Looking Northeast (Middle), and 3348 Sheffield Court, Looking West (Bottom).	41
Photo 19: Hollin Hall Shopping Center (029-7017), North Oblique (Top); Safeway, Looking North (Bottom).	45
Photo 20: The Annandale Business Building (029-7020), Southwest Overview.	46
Photo 21: The McLean Commerce Center (029-7092), East Elevation (Top) and Northwest Overview (Bottom).	46
Photo 22: National Bank of Fairfax Main Office (029-6640), Northeast Oblique.	58
Photo 23: Karau Orthodontics Building (029-7008), Northeast Elevation.	59
Photo 24: Beery and Rio Office Building (029-7021), Northwest Elevation (Left) and Northeast Elevation (Right).	60
Photo 25: Bowlero (029-7022), West Elevation.	60
Photo 26: 3United Service Station (029-7020), Southwestern Overview.	61
Photo 27: Crossroad Cycle Company (029-7039), North Elevation.	61
Photo 28: American National Red Cross (029-7055), Northwest Oblique.	62
Photo 29: Guaranty Bank & Trust Prosperity Office (029-7057), Southeast Overview.	62
Photo 30: Anser, Inc. Building (029-7065), North Elevation.	63
Photo 31: The Journal Building (029-7096), Looking South.	64
Photo 32: Hunter Mill Animal Hospital (029-7101), Northeastern Overview.	65
Photo 33: Lord & Taylor (029-7107), Northeast Elevation, Looking Southeast (Top) and Northwest (Bottom).	67
Photo 34: The Doctor’s Building (029-7110), Northwest Overview.	68
Photo 35: Seven Corners Laundromat (029-7113), Northeast Elevation.	68
Photo 36: Rolling Mills Professional Park (029-7125), South Elevation.	69
Photo 37: Vienna Office Complex (029-7141), Building 6 (Top) and Building 7 (Bottom), East Oblique.	70
Photo 38: Truist Bank (029-7142), Northwest Oblique.	70
Photo 39: Heritage Building I (029-7028), Northwest Oblique.	77
Photo 40: Mission Lofts (029-7035), East Elevation.	78

Photo 41: Suffolk Building (029-7036), Northwest Oblique.....	79
Photo 42: The Executive Building (029-7037), Southwest Overview.	79
Photo 43: The Lee Building (029-7042), Looking West.	80
Photo 44: Medical and Professional Building (029-7054), Southeast Oblique.	81
Photo 45: INOVA Building (029-7098), East Oblique.	82
Photo 46: PNC Bank (029-7099), Northwest Oblique.	83
Photo 47: McIlvaine Building (029-7106), East Oblique.	84
Photo 48: Mark Building (029-7108), North Elevation.	84
Photo 49: 6400 South at Lookout at 6400 (029-7114) and 6402 North at Lookout at 6400 (029-7115), Looking East.	85
Photo 50: The Springfield Tower Office Building (029-7127), Southwestern Overview.....	86
Photo 51: Executive Building at 6901 Old Keene Mill Road (029-7132), Northeast Oblique.....	87
Photo 52: Embassy 220-Volt (029-7040), North Oblique.	90
Photo 53: Extra Space Storage (029-7041), East Oblique.	91
Photo 54: Melpar, Inc. Research and Development Laboratory (029-7078), Looking North.	91
Photo 55: Building 1 at Ravensworth Business Center (029-7124), East Elevation.	93
Photo 56: Willston Elementary School (029-5647), Northwest Oblique.	98
Photo 57: Quander Road Elementary School (029-6908), East Elevation.	99
Photo 58: London Towne Elementary (029-7050), Looking South.	100
Photo 59: Walnut Hill Elementary School (029-7076), North Elevation.	101
Photo 60: Pimmit Hills Elementary School (029-7077), Southeast Elevation.	101
Photo 61: Lincolnia Methodist Church (029-7003), Northwest Elevation.	107
Photo 62: Congregation Olam Tikvah (029-7053), East Elevation.	109
Photo 63: First Church of Christ, Scientist (029-7093), North Elevation.	110
Photo 64: Springfield Christian Church (029-7121), Northeast Elevation.	111
Photo 65: Annandale Volunteer Fire Station (029-7025), Southeast Oblique (Left) and 1979 Addition, Looking Northeast (Right).	115
Photo 66: Kings Park Library (029-7046), East Elevation.	116
Photo 67: Woodrow Wilson Library (029-7066), Northwest Oblique.	117
Photo 68: United States Post Office (029-7097), Northeast Elevation.	118
Photo 69: Reston Post Office (029-7103), Southeast Elevation.	118
Photo 70: Patrick Henry Public Library (029-7138), Looking South.	120
Photo 71: Pirate's Cove Swimming Pool (Formerly Pohick Bay Swimming Pool) (029-7082), Looking West.	122

List of Tables

Table 1: Representative List of Key Architects and Architectural Firms Encountered During the Current Survey.	12
Table 2: Single-Family Residences Surveyed During this Investigation.	16
Table 3: Multi-Family Residential Developments Surveyed During this Investigation.....	31
Table 4: Residential Subdivisions Surveyed During this Investigation.....	35
Table 5: Commercial Shopping Strips, Centers, and Complexes Surveyed During this Investigation.....	44
Table 6: Free-Standing Commercial Resources Surveyed During this Investigation.	49
Table 7: Multi-Story and High-Rise Commercial Office Buildings and Complexes.	72
Table 8: Industrial Resources Surveyed During this Investigation.	89
Table 9: Educational Resources Surveyed During this Investigation.	95
Table 10: Places of Worship Surveyed During this Investigation.	104
Table 11: Civic and Community Resources Surveyed During this Investigation.	113
Table 12: Recreational Resources Surveyed During this Investigation.....	122
Table 13: Summary of Documented Resources During This Investigation Recommended as Potentially Eligible or for Further Survey Under All Criteria.	126

INTRODUCTION

Dovetail Cultural Resource Group (Dovetail), a Mead & Hunt company, conducted a Phase I architectural reconnaissance survey within Fairfax County, Virginia, between February 2023 and March 2024 (Figure 1–Figure 3, pp. 2–4). The project was completed at the request of Fairfax County (the County) Department of Planning and Development and utilized a matching grant supporting the County’s contribution to the project that came from the Virginia Department of Historic Resources’ (DHR) Cost Share Survey and Planning Program (Cost Share Program). This program was established in 1991 to provide matching grants and administrative support to local governments for historic preservation projects. The technical standards used during the study met the guidelines outlined in the DHR’s *Guidelines for Conducting Historic Resources Survey in Virginia* (2017).

During and following World War II, Northern Virginia experienced unprecedented growth driven by the demand for suburban housing, first in neighboring Arlington County and the City of Alexandria, then spilling into Fairfax County. The county’s population grew five times its size after 1950 in just the span of 30 years, which in turn created a demand for new subdivisions and commercial establishments as well as infrastructure expansion in the form of schools, libraries, firehouses, police stations, and other facilities. While much of this construction adopted traditional architectural styles, Fairfax County is also home to a high concentration of modern architecture dating to this period of development, such as the previously recorded Dulles Airport (053-0008; built in 1962), Reston’s Lake Anne Center (029-5652; built in 1963–1967), and Skyline Center (029-6845; built in 1977), among others. The County has already lost some iconic modernist buildings due to more recent development and others are under imminent threat. This report was designed to document these resources prior to additional loss of fabric.

The objectives of this project were to complete a reconnaissance-level survey of eight potential historic districts and 143 individual properties constructed between 1950 and 1980 that reflect modern architectural styles and evaluate them for eligibility for listing in the National Register of Historic Places (NRHP). The roster of resources, identified by the County in consultation with DHR, provided an inventory for the current study and resulted in a list of key properties that planning staff can use to support the stewardship of modern architecture across Fairfax County. The methodology; county historic context, particularly in relation to modern architecture; NRHP eligibility recommendations; and recommendations for future preservation planning projects are detailed in this report. Additionally, Virginia Cultural Resource Information System (VCRIS) documentation for each resource was completed according to DHR guidelines.

The fieldwork was conducted between April and August 2023 by Danae Peckler, Adriana T. Moss, Samantha Mathias, Kelsey Schneehagen-Parker, Lydia Sunderlin, Isabella Gordineer, and Kevin Barni. This report was written by Ms. Moss and Ms. Peckler with contributions from Ms. Gordineer, Ms. Mathias, Ms. Schneehagen-Parker, and Ms. Sunderlin. Ms. Moss served as Principal Investigator. Ms. Moss, Ms. Peckler, Ms. Gordineer, and Mr. Barni meet or exceed the standards established for their respective disciplines by the Secretary of the Interior (SOI) (United States Department of the Interior 1983).

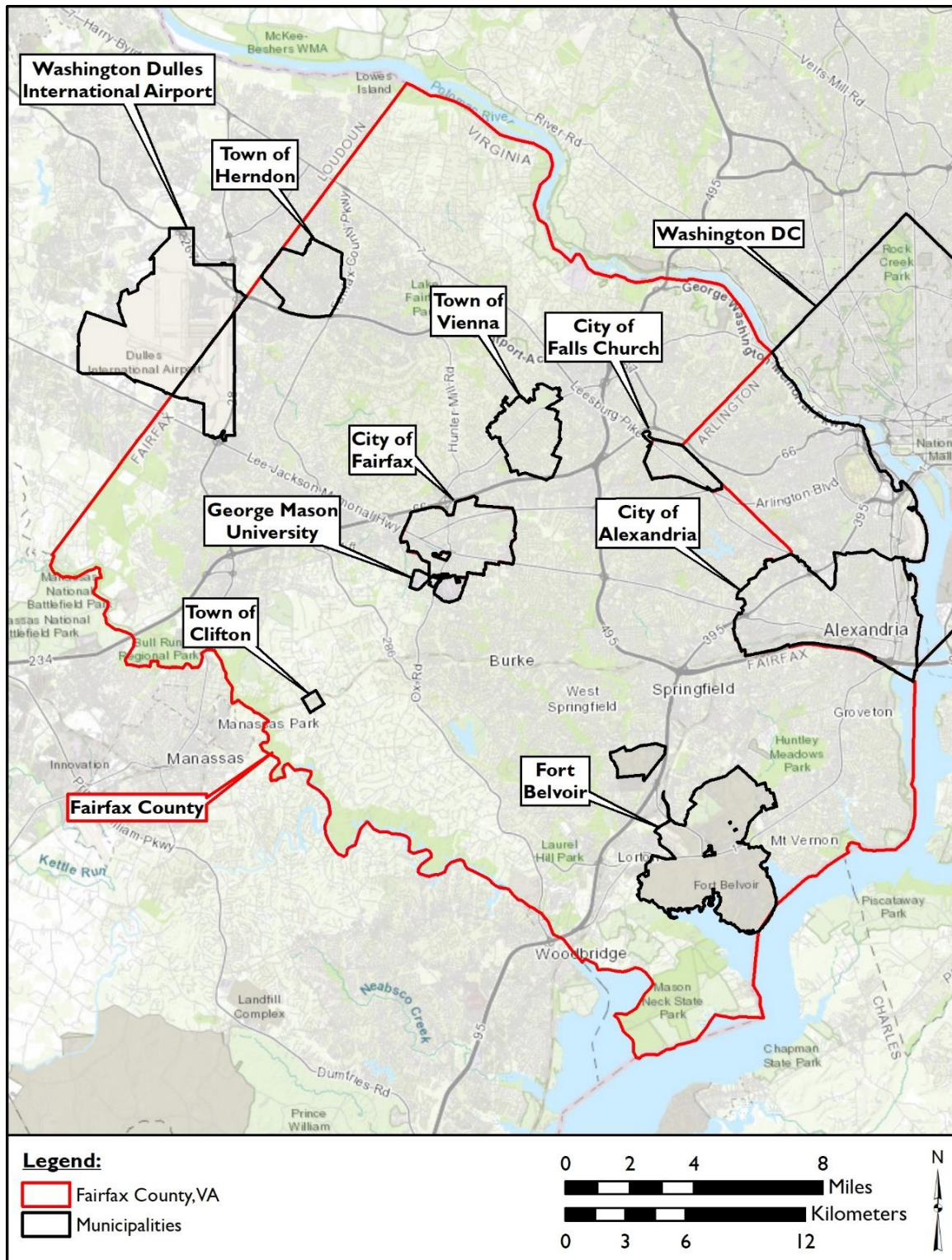


Figure 1: Fairfax County, Virginia (Esri 2021).

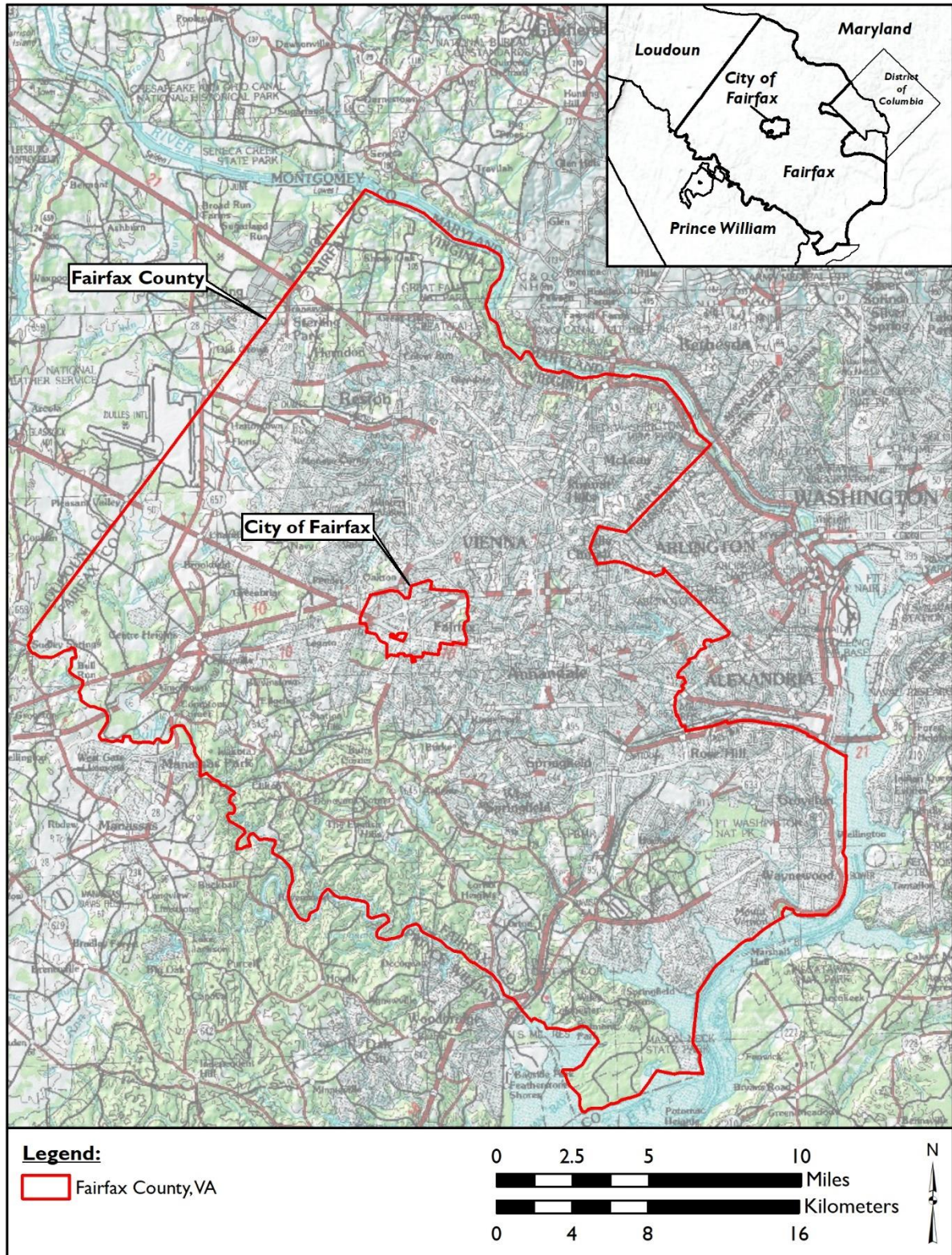


Figure 2: United States Geological Survey (USGS) of Fairfax County, Virginia 7.5 Minute Digital Raster Graphic Mosaic (Esri 2019).

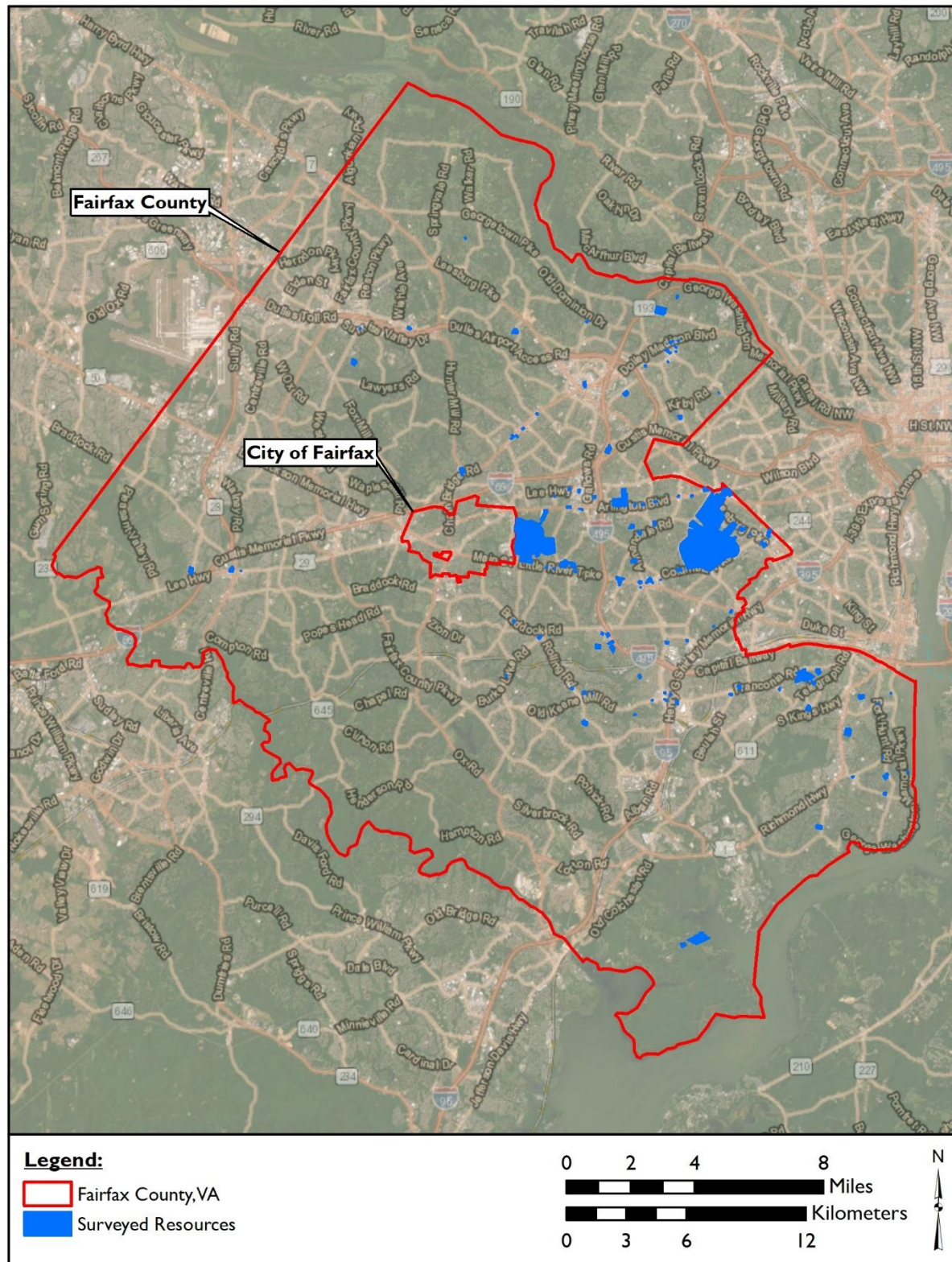


Figure 3: Surveyed Resources Shown on Current Aerial of Fairfax County, Virginia (Virginia Geographic Information Network [VGIN] 2021).

HISTORIC CONTEXT

This project comprises an architectural survey of resources constructed between 1950 and 1980 and specifically focuses on modern-era architecture during a period of exponential growth in Fairfax County and the surrounding region. The DHR has established a system of historic contexts to “adequately evaluate significant historic resources by essentially linking them with other similar examples and with broad patterns definable in the state’s history from prehistoric times to the present” (DHR 2017:18).

In accordance with the DHR’s *Guidelines for Conducting Historic Resources Surveys in Virginia* (2017:18), this section provides information to “place historic resources within the context of the broad patterns of history and to place any one example within a larger group of similar resources.” This context discusses the most important trends affecting growth and development in Fairfax County primarily during the second half of the twentieth century, including the growth of the federal government; expansion of transportation networks; demographic changes; the environmental and preservation movement; and local and regional planning efforts. These broad trends set the stage for the physical development of the communities, neighborhoods, districts, and individual buildings in Fairfax County between 1950 and 1980. This information is organized according to the state’s established historic contexts and time periods, complying with DHR (2017) guidelines as well as the goals of this project.

Early Developmental History of Fairfax County

Prior to the arrival of Europeans, Native Americans associated primarily with the Eastern Woodland Tribes occupied modern-day Fairfax County (Fairfax County Park Authority). Early European exploration of the area began with Captain John Smith’s treks up the rivers of the Chesapeake Bay from 1607 to 1609 and the roots of Fairfax County lie in the many transactions of land that occurred throughout the seventeenth and eighteenth centuries (Geddes 1967:7). Fairfax County was born out of an approximately 5.2 million-acre plot of land gifted by King Charles II to seven loyal political supporters in 1649. Thomas Lord Culpepper acquired exclusive rights to this land, known as the Northern Neck Proprietary, in 1681 (Geddes 1967:9; Poland 1978:7; Weisiger 2002). Thomas Fifth Lord Fairfax inherited the proprietary the following year by virtue of his marriage to Culpepper’s daughter, Catherine. Robert “King” Carter was employed by Lord Fairfax to act as his land agent (Netherton 1989:17–18; Weisiger 2002).

During the colonial period, Fairfax County had an agricultural society dependent upon the cultivation of tobacco by enslaved Africans and African Americans, which continued into the nineteenth century (Sweig 1995:3). Trade was initially confined to water routes. The establishment of Fairfax County’s first towns, the port towns of Belhaven (today’s Alexandria) in 1740 and Colchester in 1753, illustrates the importance of water transportation. Fairfax County was formed in 1742 from the northern portion of Prince William County. In 1757, the western two-thirds of Fairfax County became Loudoun County, and in 1789, another portion was given to the federal government to create Alexandria County and the District of Columbia (Netherton and Netherton 1992).

By the turn of the nineteenth century, the soil in Fairfax County had been exhausted due to the overplanting of tobacco. Old estates broke up, giving way to smaller farmsteads that relied less on enslaved labor. This transition and the fall of the plantation lifestyle led to an economic recession and agricultural stagnation. During the agricultural collapse in Fairfax County, the buying and selling of enslaved African Americans in and out of the county became a viable economic strategy (Netherton and Sweig 1978:263). These trends, as well as the turmoil and trade embargoes of the War of 1812, brought about notable change, including a decline in population from 1790 to 1840 (Netherton and Netherton 1992). Throughout the 1830s and 1840s, “Yankee” farmers, lured by cheap farmland and a longer growing season, migrated south and purchased old, abandoned farms and revitalized them with modern nutrient science and farming techniques to make agriculture a sustainable element of the economy (Netherton and Netherton 1992; Netherton and Sweig 1978:258–263). As the nearby urban cores of Washington, D.C., and Alexandria expanded, the desire for fresh agricultural goods made agriculture in Fairfax County profitable again (Netherton and Netherton 1992:13).

With its close proximity to the nation’s capital and strategic location between the North and the South, Fairfax County played an important role during the American Civil War. Notable battles that took place within the county include the Battle of Dranesville (December 1861) and the Battle of Chantilly (September 1862, also known as Ox Hill). Fairfax County’s quick reconstruction following the Civil War was due in part to the availability of rebuilding supplies, making the reconstruction of physical infrastructure relatively inexpensive compared to other counties in the state. In addition, an influx of new citizens from the North and Midwest brought “new energy, capital, and enterprise” (Netherton and Netherton 1992:9). Additionally, formerly enslaved persons in and around Fairfax County established enclaves and communities that included churches and schools as community resources and were supported by such organizations and agencies as the Bureau of Refugees, Freedmen, and Abandoned Lands, more commonly known as the Freedmen’s Bureau (Hanbury and Lewes 2022:18).

Washington, D.C.’s continued population growth directly impacted the agricultural economy in Fairfax County, allowing them to provide fresh produce and dairy products to the urban elite. At the turn of the twentieth century, sophisticated trolley systems stretched from the inner neighborhoods of Washington, D.C., into Fairfax County and the City of Fairfax, allowing urban citizens to escape to the country and thus beginning the initial patterns of expansion and suburbanization within the county (Netherton and Netherton 1992:22).

World War I to World War II (1917–1945)

In 1917, the United States entered World War I, and men across the country were drafted to join the war efforts. Approximately 30 men from Fairfax County died in service. On the home front, Fairfax County’s chapter of the American Red Cross, the oldest in Virginia, made comfort bags, bags filled with needles, thread, cloth, yarn, buttons, salves, pencils, envelopes, and other items. “Lawn fetes” were also held to raise relief funds for soldiers (Johnson 2017:6, 13, 15).

After World War I, utilities were expanded throughout Fairfax County, allowing substantial subdivisions to develop and urbanization to occur (Netherton and Netherton 1992). In 1928, ordinances were employed that required subdivision plats to be approved by the county engineer, set a minimum street width, and mandated construction of connector roads within

the county. These early planning tools, in addition to the expanded services offered by utility companies, allowed Fairfax County to claim a high status within early-twentieth-century quality-of-life surveys (Netherton and Netherton 1992:25). However, “despite the 1917 federal ruling against racial segregation districts, discrimination continued through the planning process” against African Americans in the county (Hanbury and Lewes 2022:22). Planners found workarounds for mixed-race neighborhoods such as zoning African American residential areas as industrial, and developers were able to utilize racially restrictive covenants in order to prevent persons of a particular race from purchasing a property within their subdivisions (Hanbury and Lewes 2022:22). Additionally, these racial issues reflected in the housing landscape were also “mirrored by tension revealed in a rapidly growing education system” (Arlington County Board 2023:31).

The Depression of the 1930s only moderately affected the population of the greater Washington, D.C., region. The region was less vulnerable to the effects of the Depression than other regions because of its lack of dependency on industry and its relationship with government and the growing service-based industry. The ‘New Deal’ projects of the Roosevelt Administration increased the size of the civil servant corps within the region and provided substantial numbers of jobs (Netherton and Netherton 1992:24). Because the county neighbored Washington, D.C., federal housing funds and construction trends arrived swiftly.

Before and during World War II, the growth of the federal government and the post World War-II “baby boom” spurred rapid growth of residents in Fairfax County, “many of whom were mid-level professionals and middle class” (Arlington County Board 2023:28). The population of Fairfax County between 1900 and 1930 was between 18,000 to 25,000 people; by 1940, the population was 40,929 and by 1950, 98,557 (Arlington County Board 2023:31; Sheatsley 1976:6). The character of Fairfax County transitioned from rural to suburban, though urban clusters also developed (Han and Khaja n.d.). Suburban development patterns beginning in this period across the nation, and around Washington, D.C., in particular, fundamentally altered the ways in which many Americans lived, worked, and traveled. Similar to neighboring Arlington County, early residential districts “were dependent on transportation routes and modes, beginning with railroads and streetcar subdivisions during the late-nineteenth century through modern transit and automobile neighborhood and community developments in the early- to late-twentieth century” (Arlington County Board 2023:26).

The New Dominion (1946–1991)

The symbiotic relationship between the federal government in the District of Columbia and Fairfax County grew post war. This relationship, as well as improved transportation, triggered yet another wave of transformation for the county where much of any remaining rural or agricultural land was reformed to high-paced commercial and residential development (Sweig 1995:8). Growth in the Washington, D.C., metropolitan area was facilitated by the extension of existing highways and the opening of new routes. Shirley Memorial Highway (today’s Route 395), which originally opened from the Pentagon to Leesburg Pike (Route 7) in 1944, was extended to Woodbridge, Prince William County, in 1951. In 1964, the Capital Beltway (Interstate [I]-495) opened, bringing further development to the area. Tysons Corner, once a small crossroad of two-lane roads, was transformed into the fifteenth-largest central business district in the United States (Sweig 1995:8). The farming community concentrated in that area up until the 1950s, and after approval of a \$20 million shopping mall known as Tysons Corner

Mall from the Fairfax County Board of Supervisors in 1962, the area began a transformation through multiple periods of growth and expansion (Jordan 2019).

Influenced by a myriad of social, economic, and geographical trends, Fairfax County embraced suburban development and reported a 166 percent increase in population between 1950 and 1960 (The Journal-Standard 1960:3). In the decades that followed, residential subdivisions came to dominate the suburban landscape, followed by commercial businesses, schools, libraries, parks, and other local government services. Small, single-family houses, composed of Minimal Traditional, Two-Story Massed, and the increasingly popular Ranch and Split-level forms, housed nuclear families.

The same philosophies and driving factors behind the environmental movement in the 1960s also brought about concerns of historic and cultural preservation.

The organized historic preservation movement of the 1960s emerged in response to the large-scale destruction caused by rapid suburban and urban expansion and the grand designs of Modernists in favor of remaking traditional urban cores and corridors in this period. On the east coast, Colonial-era historic sites were increasingly under threat. The National Historic Preservation Act (NHPA) of 1966 formalized the federal government's commitment to protect important historic sites and buildings. As with [the National Environmental Policy Act] NEPA, the NHPA requires that federal agencies consider their impact on significant historic properties prior to funding decisions. In suburban areas, the NHPA resulted in the identification of buildings, bridges, historic districts, and archaeological sites eligible for the NRHP and redesigned roadways, new developments, schools, and other projects to avoid impacts to important properties. The 1976 Bicentennial provided further impetus for the historic preservation movement, as many Americans fondly reflected on their Colonial past. Communities across the country sought rehabilitation and educational projects to highlight their history [Manning et al. 2019:B-20].

These passions are also reflected in the housing stock in the middle and later portions of this period where it was common to offer Neo-Traditional or Modern Colonial-style elements to forms such as Ranch, Split Level, and Split Foyers (Manning et al. 2019:B-20).

These communities were largely white and middle to upper class, as exclusionary housing laws supported the continued discriminatory culture that prevented African Americans from entering the suburban housing market or isolated them in segregated communities (Fairfax Falls Church Sun Echo 1959a:5). Despite federal, state, and local legislation passed in the 1960s to address racial, economic, and age-related biases in housing, both intentional and unintentional segregation persisted through home prices, availability of amenities, and types of nearby employment. Two major areas of disparity for African American communities included the development of public utilities and transportation where they “routinely received later and lesser” improvements, one of the factors likely contributing the decline in their population within the county during the mid- to late-twentieth century (Hanbury and Lewes 2022:24).

The development of the school system in Fairfax County gained speed during this period to support the increasing population. Between 1941 and 1966, the school-aged population

increased from 6,760 to 102,000 students, resulting in the construction of numerous schools throughout the county (Keaney 2019). According to Maura Keaney (2019), 15.4 percent of those students were African American in 1941, while the population decreased significantly to 2.5 percent by 1966. Some schools were still racially separated in the county well into the 1960s. In September 1960, “Judge Albert V. Bryan of the Federal District Court in Alexandria, Virginia, struck down the Fairfax County School Board’s grade-a-year desegregation plan. Racial desegregation of the public schools proceeded slowly, culminating in the fall of 1966” (Fairfax County Public Board [FCPB] 2024).

The homogeneity of suburban development supported by single-use zoning gave rise to a new trend in community planning. Some urban planners and developers advocated for what they called “complete communities” or “new towns” (such as Robert Simon's Reston discussed below) to provide all the necessary components of a city, addressing the socio-economic and demographic issues that plagued the suburbs, and mitigate the negative environmental impacts of their sprawling tendencies. Additionally, the Fairfax County town of Falls Church became an independent city in 1948, and the town of Fairfax became an independent city in 1961 (Netherton and Sweig 1978).

While Dulles Airport was under construction around 1960, encouraging another spur of development, an innovative developer from New York named Robert E. Simon took notice of one of the last large agricultural tracts for sale in Fairfax County: the Sunset Hills tract comprising 6,750 acres (Hanbury and Lewes 2021:12). Inspired, “Simon decided the property would be well suited to his vision of a new kind of community on the outskirts of a great city, instead of the usual commuter suburbs built in the previous two and a half decades” (Hanbury and Lewes 2021:12). Wanting to not build just another residential subdivision, Simon planned a large town—a complete community—with single- and multi-family residential options, green space with pedestrian paths that would connect neighborhoods and workplaces, civic and religious buildings, and recreational resources (Hanbury and Lewes 2021:13). Additionally, unlike many post-war residential developments of the time, he did not include restrictive racial or ethnic covenants (Hanbury and Lewes 2021:13). This development became known as Reston, the first multi-use residential planned community established in this area. The official dedication took place in 1966 (Hanbury and Lewes 2021:26).

By 1980, the suburban landscape was transformed in Fairfax County. The Capital Beltway resulted in expansive new growth far beyond its boundary. Furthermore, construction of the Metrorail (Metro) began in 1976, and unlike neighboring Arlington County, which favored an underground local train service, Fairfax chose to keep the Metro “above-ground, resulting in different development patterns over the ensuing decades” (Arlington County Board 2023:33). In some areas in Fairfax County, there were “challenges with integrating land use and transportation planning, and the difficulty of re-shaping a place with Transit-Oriented Development (TOD) once it is no longer a greenfield” (Grymes 2020). Residential neighborhoods were increasingly populated with large, two-story, single-family dwellings, but a diverse array of housing types emerged as townhouses and apartment complexes added density in some areas. Office and industrial parks appeared in the suburbs as government and private businesses followed workers out of the city, taking advantage of new transportation networks. Enclosed shopping malls dotted the landscape, dwarfing the strip malls of two decades prior.

Post-Cold War (1992–Present)

Over the decades, Fairfax County's role has transformed from agricultural producer to suburban bedroom community and now to a dynamic urban center (Fairfax County 2017a:1). Fairfax County is one of the most desired locales in Northern Virginia for new office spaces, research facilities, and shopping centers. In terms of population growth, over the past three decades Fairfax County has been one of the most rapidly growing jurisdictions in the United States. Since 1970, the population has more than doubled (Fairfax County 2017a:1). As of July 2022, the population stood at just over one million at 1,138,331 persons (United States Federal Census Bureau 2022). Additionally, the immigrant population has grown extensively in the last several decades in not only Fairfax County, but Northern Virginia as a whole. The Vietnam War's end in 1975, for example, caused an influx of Vietnamese immigrants in the area due to the proximity to the nation's capital (Arlington County Board 2023:35). This trend continues today as 30.7 percent of the population are noted to be foreign born in recent census data, compared to the 12.7 percent recorded in the Commonwealth as a whole (United States Federal Census Bureau 2022).

Instead of focusing on single-family housing, "Fairfax is applying 'lessons learned' by creating mixed use communities (rather than residential nodes)" along areas of new transportation development, such as along the Silver Line of the Metro, in hopes to improve the balances between jobs and housing (Grymes 2020). This resulted in the construction of many high-rise residential and office buildings added along primary thoroughfares such as I-66, I-495, and the Metro lines. Between 1970 and 1995, the number of acres for nonresidential use more than quadrupled (Fairfax County 2017b:1). Similar to neighboring metropolitan Washington, D.C., area counties, single-family detached dwellings remained the predominate residential land use; however, "combined development of townhouses and apartments [has] outpaced single-family detached housing since 1970 at a rate of 6 to 4 and since 1990, has outpaced single-family dwelling units at a rate of 2 to 1" (Fairfax County 2017b:1). Another effect of growth within the county is the diminishing supply of vacant land, which at times has resulted in demolition and redevelopment of lower-scaled, historic building with considerably larger buildings, impacting "the physical character of the streets and neighborhoods overall and can result in financial gentrification" (Arlington County Board 2023:36; Fairfax County 2017b:1).

General Suburban Development

The defining principle of residential subdivision development in the mid- to late-twentieth century was a concept known as the "neighborhood unit." American planner and sociologist Clarence A. Perry promoted the neighborhood unit in the 1920s and early 1930s as "the family-life community"—the ideal residential neighborhood organized around a centrally located school and peppered with public parks and open space, with commercial resources at the perimeter or main entrance to discourage non-local traffic (Lawhorn 2009:112). Nestled among similar units connected by a hierarchy of peripheral arterial roadways and interior curvilinear streets, Perry emphasized the nurturing effect this type of development would have on families and the financial well-being of residents through homogeneity (Lawhorn 2009:114, 123). When combined with assembly line principles of building, Perry's neighborhood unit became a highly profitable tool for real estate investors, home financing groups, and builders, and was repeated on an industrial scale across the country.

Postwar suburban development patterns fundamentally altered the ways in which many Americans lived, worked, and traveled. “The owner-occupied single-family home, surrounded by a yard, and set in a neighborhood outside the urban core came to define everyday experience for most American households [...] In short, suburbia was a key setting for postwar American life” (Nicolaides and Wiese 2017).

Suburban architecture was influenced by trends at the national level by standards and guidelines from the Federal Housing Authority (FHA) and professional industry organizations like the Urban Land Institute (ULI), National Association of Home Builders (NAHB), and the American Institute of Architects (AIA). These organizations advocated for new types of planning and zoning regulations to comply with new housing laws, preserve more green space and historic buildings, and maximize access to transportation routes—all while providing development projects with greater financial stability. Professional planning organizations also affected suburban growth and development, including the American Society of Planning Officials and American Institute of Planners who merged in 1978 to form the American Planning Association (APA). The emergence of such groups, combined with new legislation and building practices, brought about changes in the ideology behind broad patterns of development and its impact on Americans environment and quality of life.

Architects, Architectural Firms, Builders, and Developers

Trained architects and firms composed of multiple architects were responsible for many of the resources surveyed during this effort that date to the New Dominion period. Although some developers and builders, particularly those of larger residential subdivisions, often relied heavily on “forms and styles recommended in the FHA publications or copied patterns to create designs that appealed to the broadest audience because unique designs brought risk, both in securing financing and attracting homebuyers,” it was also not uncommon for them to occasionally lean on the skills of a trained architect (Manning et al. 2019:D-16). This, however, could also lead to mass production. “Similarly, government agencies and office developers differentiated themselves by hiring an architect to create a one-of-a-kind structure” and preferred the Brutalist, International or Contemporary styles (Manning et al. 2019:D-16). Some of the identified architects, builders, or developers in this study were responsible for multiple resources and property types (Table 1, p. 12). Some architects and firms are further described throughout the Results of the Fieldwork section of this report (p. 15).

Table 1: Representative List of Key Architects and Architectural Firms Encountered During the Current Survey.

Architect or Firm	Active Dates	Key Resource Type(s)	Example Resource(s)
Albert D. Lueders	1940s–1960s	Commercial Office Building Shopping Center	Hudson Building (029-7045) Arlington Fairfax Savings and Loan Seven Corners (029-7068) Jefferson Village Shopping Center (029-7072)
Beery, Rio and Associates (also appears as Beery & Rio)	1961–1981	Places of Worship Office Building Educational	Beery and Rio Office Building (029-7021) Annandale Center 2 (029-7030) London Towne Elementary School (029-7050) First Church of Christ, Scientist (029-7093) Patrick Henry Library (029-7138)
Charles M. Goodman	1950s	Single-Family Residential Residential Subdivision	House, 6404 Montrose Street (029-7015) Annanwood (029-7034) Goodman House (029-7063)
Cross & Adreon	1960s–1970s	Multi-family Residential High-Rise Office	ProMedica Skilled Nursing and Rehabilitation (029-7010) Dolley Madison Building (029-7087)
Dewberry, Nealon & Davis	1950s–1980s	Residential Subdivision Recreational High-Rise Office Single-Family Residential	Jonathan Titus House (029-7083) Shouse Village Community Center (029-7139) Balmacara (029-7148)
Donald Hogan Misner	1970s	Free-Standing Commercial High-Rise Office	Heritage Building (029-7028) INOVA Building (029-7098) Oakton Building (029-7102)
Dwight G. Chase	1960s–1970s	Industrial High-Rise Office	National Biscuit Company (029-7100) Executive Building (029-7132)
Gwathmey-Duke Inc.	1970s	Single-Family Residential Free-Standing Commercial Recreational	Gwathmey House (029-7016) Pohick Bay Regional Park Swimming Pool Complex (029-7082) Rolling Mill Professional Park (029-7125)
Hayes, Seay, Mattern and Mattern	1950s	Educational	Belvedere Elementary School (029-7071) Walnut Hill Elementary School (029-7076) Pimmet Hills Elementary School (029-7077)
Arthur Keyes and Donald Letherbridge (including Keyes, Smith, Satterlee, & Lethbridge and Keyes & Lethbridge)	1950s–1970s	Places of Worship Residential Subdivision	Little River United Church of Christ (029-7032) Pine Spring (029-7145)
Vosbeck Vosbeck Kendrick Redinger (VVKR) (formerly Vosbeck-Vosbeck & Associates)	1962–1980s	Places of Worship Free-standing Commercial Multi-family Residential High-Rise Office	Lincolnia Methodist Church (029-7003) Karau Orthodontia Building (029-7008) Annandale Healthcare Center (029-7024) Drew Associates Office Building (029-7060)
Ward & Hall (also appears as Ward & Hall & Associates)	1960s–1970s	Places of Worship Free-standing Commercial Civic and Community High-Rise Office	National Bank of Fairfax Main Office (029-6640) Hope United Church of Christ (029-7004) Providence Building (029-7070) Franconia Volunteer Fire Department (029-7080)

METHODOLOGY

The methodology employed to meet the goals of this selective architectural survey and ensuing report was chosen with regard to the project's scope and in consultation with both DHR and the County. The purposes of the selective survey are to expand on that research and identify architectural resources constructed between 1950 and 1980 in modern architectural styles to provide an inventory that planning staff can use to support the stewardship of modern architecture across Fairfax County. The survey of the roster of resources identified by County staff in consultation with DHR was designed to document these above-ground resources and to evaluate their NRHP and Virginia Landmarks Register (VLR) potential. The survey largely excludes individual resources and districts already nominated (or in the process of being nominated) to the Virginia Landmarks Register and National Register of Historic Places.

The roster of resources was first subjected to an architectural and historical background literature and records search using records on file at the DHR Archives in Richmond, Virginia. This investigation included a review of existing records, cultural resource surveys, maps, and additional information on file at the DHR. Furthermore, archival data was provided by Chris Barbuschak, Virginia Room Archivist/Manager at the City of Fairfax Regional Library, who provided invaluable historical information to support this study, including identifying architects or builders as well as providing historic photographs. Articles from historic publications such as *The Virginia Record*, a statewide magazine supported by the AIA Virginia chapter available through the USModernist website, as well as other articles available through USModernist, newspaper articles and advertisements accessed through the Library of Virginia's Virginia Chronicle and Newspapers.com, and the AIA Historical Directory of American Architects were utilized.

Each resource was then recorded and evaluated for architectural significance and historic and physical integrity and was compared to other known works of its architect, builder or developer, if known, as well as other resources surveyed during this effort or previously recorded with the DHR. The resources were documented in the field through written notes and digital photographs. The information obtained during the survey was then used to update or generate a new DHR VCRIS form, submit digital photographs, generate sketch site plans, and to make recommendations on each site's NRHP potential.

Due to the purposes and parameters of this survey, each resource was primarily evaluated for potential listing in the NRHP with regards to Criterion C, for a resource's embodiment of distinctive characteristics of a type, period, or method of construction within the modern era, or that best represent the work of a master, or possess high artistic values. Scenarios that would warrant eligibility under this criterion include a resource being identified as a principal work by the architect or architectural firm; was known to have won an architectural award; retaining a high level of overall historic integrity; was identified to be the only known or unique example of a property type, style, or form within the county, region, or country; or was identified as a legacy work of a certain architect, builder, or developer. Other criteria—including Criterion A, for its association with events that have made a significant contribution to the broad patterns of our history within the modern era in which it was constructed; Criterion B, for its association with people significant in our nation's history; and Criterion D, for its potential to yield

information important in history—will require further investigation in order to make appropriate eligibility recommendations related to those criteria. However, if limited research efforts happened to uncover historic significance under one of these criteria, that was noted in the recommendations in this report.

RESULTS OF THE FIELDWORK

The architectural investigation involved a field survey of selected architectural resources within Fairfax County identified by County and DHR staff. In total, the survey recorded 151 resources constructed between 1946 and 1987 and reflect property types, styles, and forms related to that era of construction (see Figure 3, p. 4). Of those, four were previously recorded resources with the DHR and revisited during this effort, while the remaining 147 were newly recorded. Eight are historic districts and 143 are individual resources.

General Findings

In total, the survey included the recordation of 151 resources constructed between 1946 and 1987; the resources reflect property types, styles, and forms related to that era of construction (see Figure 3, p. 4). Overall, the majority of the resources surveyed during this effort are commercial resources and include free-standing commercial and low-rise office buildings and complexes (n=41); high-rise office towers, buildings, and complexes (n=24); and commercial shopping centers (n=6). In terms of quantity, these are followed by municipal and community resources such as educational buildings and campuses (n=17), civic and community properties (n=12), and recreational resources (n=2). Residential properties include single-family detached residential dwellings (n=15), residential subdivisions (n=8), and multi-family residential resources (n=3). Places of worship account for 13 resources, and 10 industrial properties were also surveyed. Resources are further discussed below in their respective sections by property type. A full and complete list of the resources is located in Appendix A while full mapping is presented in Appendix B. The following section is organized by property type beginning with residential properties, followed by commercial and industrial resources, and lastly addressing community or civic resources.

Single-Family Residential Resources



The 15 stand-alone, single-family dwellings selected for this survey were generally associated with an area architect (Table 2, p. 16). As such, these residential resources differ from the majority of the houses constructed in Fairfax County and across the country during this period that were typically constructed as part of larger residential neighborhoods or developments and therefore would be better evaluated as components therein. While they share some characteristics of form and style, as a collective, these 15 dwellings reflect unique interpretations of leading design trends. The Modern-period dwellings feature International, Wrightian, Contemporary, and Shed styling in a variety of forms. The most common forms appear to be unique variations of Two-Story Massed, Ranch, Split-Level, and Split-Foyer plans. Although primarily evaluated under Criterion C for this study, these resources have the likelihood to be potentially eligible under Criterion A for Community Planning and Development, Landscape Architecture, Ethnic Heritage, or another area of significance. Further study is recommended overall in order to sufficiently evaluate these resources' individual eligibility under other NRHP criteria.

Table 2: Single-Family Residences Surveyed During this Investigation. Resources recommended as potentially eligible or for further study under all criteria are in blue font.

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7011	Franklin R. Glass House, 1608 Sherwood Hall Lane, Alexandria	1965	Frank R. Glass	Potentially Eligible under Criterion C	
029-7015	Goodman House, 6404 Montrose Street, Alexandria	1951	Charles Goodman	Potentially Eligible under Criterion C	
029-7016	Gwathmey House, 7828 Southdown Road, Alexandria	1972	Gwathmey- Duke Inc.	Potentially Eligible under Criterion C	
029-7048	Ward House, 9600 Burke View Avenue, Burke	1963	G. Truman Ward	Potentially Eligible under Criterion C	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7052	Richard Jay Morris House, 2932 Cedar Lane, Fairfax	1969	Richard Jay Morris Sr.	Further Study under all Criteria	
029-7063	Goodman House, 3508 Stoneybrae Drive, Falls Church	1953	Charles Goodman	Potentially Eligible under Criterion C	
029-7064	House, 3601 Whispering Lane, Falls Church	1953	Charles Goodman	Not Eligible under Criterion C; Further Study under other Criteria	
029-7067	Nisselson House, 6122 Beachway Drive, Falls Church	1955	John W. Pickett	Not Eligible under Criterion C; Further Study under other Criteria	
029-7069	Goodman Butterfly House, 6519 Lakeview Drive, Falls Church	1953	Charles Goodman	Potentially Eligible under Criterion C	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7081	Bermel House, 1000 Wilhelm Drive, Great Falls	1973	Richard Schoppet	Not Eligible under Criterion C; Further Study under other Criteria	
029-7083	Jonathan Titus House, 6718 Springfield Drive, Lorton	1978	Dewberry, Nealon & Davis - Joseph Boggs	Further Study under all Criteria	
029-7084	Eleanor Dulles House, 1114 Spring Hill Road, McLean	1953	Richard Satterlee	Further Study under all Criteria	
029-7094	Clough House, 6219 Park Road, McLean	1962	Bruce Clough	Potentially Eligible under Criterion C	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7095	Lionel C. Epstein House, 6656 Holland Street, McLean	1955	Brown & Wright	Potentially Eligible under Criterion C	
029-7128	Tyler House, 6500 Ridgeway Drive, Springfield	1968	Drayton L. Tyler (contractor)	Further Study under all Criteria	

To be considered significant under Criterion C, single-family dwellings should be exceptional examples of their type with a high degree of overall historic integrity. Additionally, most if not all character-defining features should remain intact. Altered examples are generally not considered eligible under this criterion unless few unaltered comparable examples exist or the resource is the unique work of a master.

The Glass House (029-7011) at 1608 Sherwood Hall Lane is a one-story, two-bay, single-family dwelling constructed around 1963 in the Contemporary style (Photo 1). This resource was designed by architect, Frank R. Glass, an associate building editor for *Better Homes and Gardens*. A 1963 article from *Better Homes and Gardens* magazine details the construction of the resource by Frank R. Glass (Bloodgood 1963). This article indicates that the original entrance on the northeast elevation has been replaced by the current wood deck with wood steps. The original entrance comprised a wooden deck accessed by a wooden bridge that extended east to a brick patio. This resource is located to the south of the NRHP- and VLR-listed Hollin Hills Historic District (029-5471). This historic district comprises 470 contributing resources, the majority of which are constructed in the Contemporary style between 1946 and 1971. The Glass House shares features with many of these resources such as a flat roof and floor-to-ceiling window modules. Similar to many of these dwellings, the Glass House was constructed into the slope of a hill rather than on a graded site. Although associated with the architect Frank R. Glass, it is likely that he was influenced by this local residential development. The resource is **recommended for further study under Criterion C in order to better evaluate the historic integrity of materials, workmanship, and design of this resource including, if possible, a review of the interior.**



Photo 1: Glass House (029-7011), South Elevation.

The Charles Goodman House (029-7015) located at 6404 Montrose Street is a two-story, multi-bay house constructed in 1951 with elements of Miesian and Contemporary styles. Architecturally, the building is constructed on a brick foundation with a stretcher-bonded brick veneer that has been repointed and covered by a multi-slope shed roof (Figure 4). A garage is

associated with the house and is situated near the northwest elevation. The resource was designed by the architect Charles Goodman, founder of Charles M. Goodman Associates in Washington, D.C. (An Uncommon Architect n.d.). Charles M. Goodman (1906–1992) worked for the Treasury Department during the 1940s and after World War II, became the “preeminent Modern architect in the Washington area” (Cross 1994:25). He designed custom residences as well as residential subdivisions such as Hammond Hills, Rock Creek Woods, and the 1949–1962 Hollin Hills (029-5471). Although there are several representative examples of Goodman’s residential architecture in the Hollin Hills neighborhood, this particular dwelling is situated in a residential area of Fairfax filled with Ranch and Split-Level houses and features a unique combination of the Miesian and Contemporary styles. According to Cook Architecture, the resource underwent renovations in the last decade (Cook Architecture n.d.). Replacement fenestration was noted during survey although it does not appear fenestration patterns have been altered. Despite this, the resource retains an overall moderate to high level of historic integrity of workmanship and design. For these reasons, it is **recommended as potentially eligible under Criterion C for Architecture as a unique and excellent example of a residential dwelling designed by Charles Goodman with elements of the Contemporary and Miesian styles in Fairfax County.**



Figure 4: Charles Goodman House (029-7015), Southwest Elevation (Redfin 2016).

The Gwathmey House (029-7016) at 7828 Southdown Road is a two-story, multi-bay, single-family dwelling constructed in 1972 in the Wrightian style by the firm Gwathmey-Duke Inc. of Springfield and contracted by J. Lewis Christian & Associates. The house was owned by Edward M. Gwathmey, Jr., who was also the principal architect. Gwathmey purposefully designed the house to accommodate an active family of four who enjoyed nature and entertaining. The character and materials used for the house ensured that it would blend in with the wooded lot (Photo 2, p. 22). The house features an open floor plan, full-height windows, and a two-story balcony that provides a view of the Potomac River (The Virginia Record 1973a:64–65) (Figure 5, p. 22). This building appears to maintain many original features and materials and it appears to be one of the only examples of the Wrightian style in Fairfax County. Although, the house has had additions, they are built using similar materials and design and are sympathetic to the core. Therefore, it is **recommended as potentially eligible for listing in the NRHP under Criterion C at the local level.**



Photo 2: Gwathmey House (029-7016), Eastern Elevation.



Figure 5: The Gwathmey House (029-7016), Article Title Cover in the 1973 Issue of *The Virginia Record* (The Virginia Record 1973a:64–65).

The Ward House (029-7048) is located on the west side of the heavily trafficked Burke Lake Road and north side of Burke View Avenue. The two-story, single-bay, single-family dwelling was constructed in 1963 in the Contemporary style and a linear plan by the architect George Truman Ward (Photo 3, p. 23). Ward was a partner with William Vosbeck at their firm Vosbeck-Ward & Associates from 1957 to 1964. Ward was awarded the title of Fellow by the AIA in 1993 (AIA Archives 1970). In 1964, the firm of Ward & Hall (also appears as Ward & Hall & Associates) was established by Ward and Charles Ellis Hall, Jr. in Springfield. They are known to have designed a variety of commercial, religious, municipal, and recreational buildings throughout Northern Virginia between the 1960s and 1980s. Most of Ward's principal works listed in the 1962 AIA directory, prior to him starting Ward & Hall, are churches and educational buildings (AIA Archives 1962). The Ward House appears to maintain many original features and materials, retaining a high level of historic integrity of

design, workmanship, and materials. It is associated with the architect George T. Ward who is known for his work in the Northern Virginia area, and appears to be one of the only recorded examples of a residence that Ward designed in Fairfax County that is solely attributed to him. For these reasons, the resource is **recommended as potentially eligible for the NRHP under Criterion C as a good representative example of Ward's residential work in Fairfax County.**



Photo 3: Ward House (029-7048), Southeast Elevation.

The Richard Jay Morris House (029-7052) at 2932 Cedar Lane is a one-story, five-bay, single-family dwelling constructed in 1969 with elements of the International and Wrightian styles (Photo 4). The building is constructed into a slope and features a stepped flat roof with overhanging eaves. Some fenestration is set beneath the roof eave. No known architect or builder is associated with this resource. The building is fairly unique for the Fairhill on the Boulevard residential subdivision in which it is located; therefore, it is **recommended for further study under Criterion C to better understand its uniqueness in the county as well as investigating its architect.**



Photo 4: Richard Jay Morris House (029-7052), Northeast Oblique.

The Goodman House (029-7063) located at 3508 Stoneybrae Drive is a one-and-one-half-story, multi-bay, single-family dwelling constructed in 1953 in the International style constructed into sloping topography in the Lake Barcroft area (Photo 5). The resource is associated with the architect Charles Goodman, primarily known for his custom residential work such as Hammond Hills, Rock Creek Woods, and the 1949–1962 Hollin Hills (029-5471). However, this custom-built example differs from his other residential work that was meant for mass production as it features an asymmetrical shed roof with exposed rafters in the

wide eaves (Hunt 1999). The building retains a high level of historic integrity of design, workmanship, and materials and applies many of the stylistic elements of the International style as interpreted by Goodman; especially within its features of an asymmetrical shed roof with exposed rafters in the wide eaves. For these reasons, the house **is recommended as potentially eligible under Criterion C for its representation of the International style**. The resource is located within the Lake Barcroft (029-7144) community, which was also included in this survey effort and recommended potentially eligible for listing in the NRHP. If Lake Barcroft is further studied and found to retain enough historic significance and integrity to be eligible for listing in the NRHP as a historic district, the resource would likely be contributing to that historic district.



Photo 5: Goodman House (029-7063), Southwestern Overview

The Goodman Butterfly House (029-7069) located at 6519 Lakeview Drive is a one-and-one-half-story, multi-bay house constructed in 1953 in the International style and constructed into the sloping topography (Photo 6, p. 25). The resource is associated with the architect Charles Goodman, further described earlier in this section. Butterfly roofs of the International style were considered rare in residential architecture. Although similar to several houses located in the Hollin Hills Historic District (029-5471), this particular resource is set on its own, providing more emphasis on the innovative design by Goodman (Hunt 1999). Furthermore, the resource appears to retain a high level of integrity of materials, design, and workmanship. For these reasons, the resource is **recommended as potentially eligible under Criterion C for Architecture as an excellent representation of the International style in residential architecture by Charles Goodman**. The resource is located within the Lake Barcroft (029-7144) community, which was also included in this survey effort and recommended potentially eligible for listing in the NRHP. If Lake Barcroft is further studied and found to retain enough historic significance and integrity to be eligible for listing in the NRHP as a historic district, the resource would likely be contributing to that historic district.



Photo 6: Goodman Butterfly House (029-7069), Northwestern Overview (Top), Butterfly Roof Detail, Northern Elevation (Bottom).

The Jonathan Titus House (029-7083) at 6718 Springfield Drive is a one-story, single-family dwelling constructed in 1952 and renovated to its current Post Modern style in 1978. The building features an L-shaped core with the longest portion running east-west. Along the south elevation, a one-story wing was added. The west elevation of this extension features full-height, fixed windows set within a series of telescoping rectangular massing. At the east side of the south wing, two curvilinear walls contrast sharply with the rigid framework of the opposing elevation (Figure 6). The owner of the property was Jonathan Titus, MD, who hired architects Dewberry, Nealon & Davis; landscape architect, Joseph Boggs; structural engineer, James Madison Lutts; and electrical engineer, Peter Barna Lighting Design, to alter the resource. The building and design team won a Virginia AIA honor award in 1979 (The Virginia Record 1979:27–29). The resource was inaccessible during the current survey; however, according to historic imagery, the resource appears to be fairly unique for the area and era in which it was constructed. For these reasons, **it is recommended that further survey is required in order to provide an eligibility recommendation.**

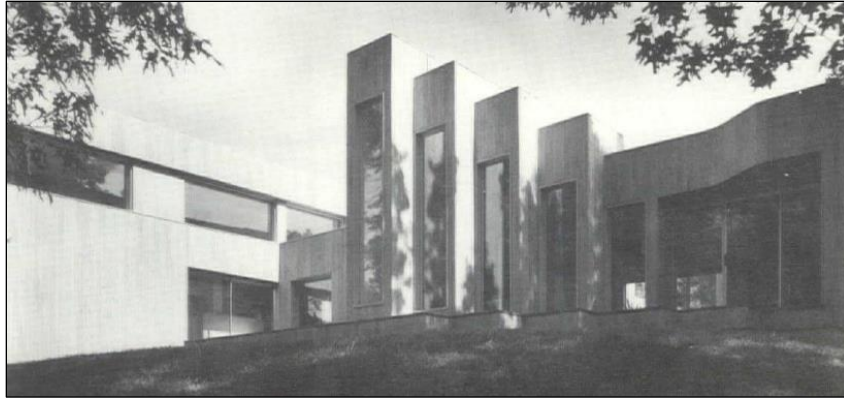


Figure 6: Jonathan Titus House (029-7083), Honor Award Mention in the 1979 Issue of the *Virginia Record* (The Virginia Record 1979:27–29).

Another resource not visible from the public right-of-way was the Eleanor Dulles House (029-7084) at 1114 Spring Hill Road (Photo 7). This resource is notable for its association with Eleanor Lansing Dulles, an economics specialist in the U.S. State Department who helped develop the Marshall Plan following World War II (Haag 2023). The one-and-a-half-story, shed-roof, single-family dwelling built around 1953 was designed by Richard Satterlee according to the county library archivist. No information on Richard Satterlee was uncovered during this effort, but firms such as Satterlee & Smith; Satterlee & Tomich; and Keyes, Smith, Satterlee & Lethbridge were identified; however, his involvement in those firms is unknown at this time. It is noted that the in-ground pool located south of the primary resource was used to host pool parties that included Central Intelligence Agency (CIA) Director Allen Dulles and Secretary of State John Foster Dulles due to Eleanor's involvement in international relations (Haag 2023). During the current survey, the resource was inaccessible but some details were derived from the public right-of-way and current and historic aerials. However, the resource is **recommended for further survey in order to make an eligibility recommendation.**



Photo 7: Eleanor Dulles House, (029-7084), Entrance Looking East.

The Clough House (029-7094) at 6219 Park Road is a two-story, Contemporary-styled dwelling designed by and for architect, Bruce Clough, between 1962 and 1963 (Photo 8, p. 27). Clough designed the house shortly after graduating from Virginia Tech's School of Architecture when he was just 23 years old. His grandson, who currently resides there, shared the details of how his grandfather's professors, who were German, Dutch, and Swiss immigrants, inspired his work to create something ahead of his time (Jordan Clough, personal communication 2023). Clough was gifted this lot of land by the subdivision's developers who happened to be a close family friend. It was one of the first houses built in Franklin Park and continues to be owned and occupied by Clough's son and his family. In 1964, the Clough House received a top merit award from the Northern Virginia Home Builders Association (Northern Virginia Sun 1967a:12). Alterations have been made to the dwelling since its construction, including the addition of a detached screened porch connected to the house by a screened hyphen at the rear elevation. Many windows in the house have been replaced, though the new units appear somewhat sensitive to its historic character. The original T1-11 siding has also been preserved in place below board-and-batten-like vinyl siding. The sensitivity of these modifications reflects the continuation of Bruce Clough's influence on the property and his family's efforts to preserve the original intent of his design. One of his earliest works in a long successful career in residential design and construction, Clough's Contemporary dwelling embodies a creative response to challenging terrain and includes architectural features less commonly found in dwellings of this style, including north ell with its hidden garage. Therefore, Dovetail **recommends the Clough House potentially eligible for listing in the NRHP under Criterion C at the local level.**



Photo 8: Clough House (029-7094), Southwestern Overview.

The Lionel C. Epstein House (029-7095) at 6656 Holland Street is a two-story, five-bay house constructed in 1955 in the Contemporary and Split-Level style, designed by architects Brown & Wright whose firm operated from 1953 to 1980 (Photo 9, p. 28). Many of their works included single-family dwellings, multi-family residential developments, detention facilities, and schools and restaurants in the Washington area as well as national and international projects. According to an *Architectural Record* article that includes a layout of the resource, the house has a field stone divider between the northern and southern half separating the living, dining, kitchen, and storage rooms from the study and storage rooms. The upper level consists

of three bedrooms, two restrooms, and a closet (AIA Archives 1962:85, 783; Architectural Record 1956:169–170). The property owner at the time, Lionel C. Epstein, requested “a single, modulated space for the principal parts of the house, not a segmented articulation of the parts” and that the house had “an intimate relationship with the surrounding land, treetops and sky” (Architectural Record 1956:169–170). The house appears to be in good condition and retains an ample amount of historic integrity. It is a fairly unique example of a Contemporary-style dwelling in Fairfax County with a roof that “follows the contours of the land” expressing the “intimate relationship with the site” (Architectural Record 1956:169–170). For these reasons, it is **recommended as potentially eligible for listing in the NRHP under Criterion C at the local level.**



Photo 9: Lionel C. Epstein House (029-7095), Northwestern Overview.

The Tyler House (029-7128) at 6500 Ridgeway Drive is a one-story, one-bay, linear single-family dwelling constructed in 1968 with elements of the International style (Photo 10). A building permit from 1967 for the house noted that the property was owned by Drayton L. Tyler, who is also the contractor; however, no architect was listed (on file at the Fairfax County Zoning Administration Division of the Department of Planning and Development). In 2015, the building was sensitively expanded on the east and west (side) elevations; the modifications have been done in a manner that is subtle to its original design. The resource appears to be fairly unique for the residential subdivision in which it is located; however, more should be learned about an associated architect and its place amongst Tyler’s portfolio. For these reasons, **further study is recommended in order to make an eligibility recommendation.**



Photo 10: Tyler House (029-7128), Northeast Elevation.




Three of the single-family detached dwellings (029-7064, House, 3601 Whispering Lane; 029-7067, Nisselson House; and 029-7081, Bermel House) surveyed during this study are being **recommended not eligible under Criterion C**. The House at 3601 Whispering Lane (029-7064) was designed by Charles Goodman for Hammond Homes in 1953. Although the building retains a fair amount of historic integrity, it is not the best or most unique example of Goodman's work. Nisselson House (029-7067), constructed around 1955 in the Lake Barcroft community, was designed in the International style by architect, John W. Pickett, AIA, a partner builder for Falls Church of Pickett & Siess. Pickett established his own architectural firm in 1954 and designed schools, churches, houses, and office buildings. This resource shares features with many of the other International-style buildings in the area and is not identified as one of Pickett's principal works. Additionally, it is not an outstanding or unique example in the Lake Barcroft community or Fairfax County as a whole. Lastly, the Bermel House (029-7081) was constructed around 1973 in the Contemporary style. This resource was built for architect Richard Schoopet and was contracted by his company Reid Contracting Co. The resource is not defined as one of Schoopet's principal works nor does it appear to be unique in the area or county as a whole. Mere association with well-known architects is not enough in itself to render a resource eligible under Criterion C. Additionally, these three resources do not appear to be the best representative of their work or of their architectural style or form in the county. As such, these three resources are also **recommended for further study in order to evaluate under the other NRHP criteria**.

Multi-Family Residential Resources

Three resources surveyed during this study were constructed exclusively as multi-family residences—two nursing homes and one apartment complex (Table 3, p. 30). Multi-family dwellings were constructed throughout the Modern period in the region, usually in complexes and particularly in areas of high population growth concentrated around primary thoroughfares, to provide housing options to a variety of income levels and family types; however, they comprised a very small percentage of the resources selected for this study (1.99 percent). It is common for this property type to feature amenities such as recreational spaces.

Significance under Criteria A or C requires clear conveyance and direct ties to important events such as the Civil Rights movement or public housing initiatives or are the work of a master or possess high artistic value. Eligible examples should demonstrate exceptional integrity, with clear historical associations conveyed by the structures and the complex, and all character-defining elements intact. Further study is recommended overall in order to sufficiently evaluate these resources' individual eligibility under other NRHP criteria.

Table 3: Multi-Family Residential Developments Surveyed During this Investigation. Resources recommended as potentially eligible or for further study under all criteria in **blue** font.

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7010	George Washington Health & Rehabilitation Center, 1510 Collingwood Road, Alexandria	1965	Cross & Adreon	Potentially Eligible under Criterion C	
029-7024	Annandale Healthcare Center (formerly Sleepy Hollow Manor), 6700 Columbia Pike, Annandale	1961	Vosbeck-Ward & Associates	Potentially Eligible under Criterion C	
029-7149	Willston Apartments (now Seven Corners Apartments), John Marshall Drive, Falls Church	1951	William Magazine (developer)	Potentially Eligible under Criterion A	

George Washington Health and Rehabilitation Center (029-7010)—is a one-story, multi-bay, nursing home built around 1965 in the Neo-Expressionist style designed by architectural firm of Cross & Ardeon (Photo 11). This resource has an irregular plan, featuring a slightly rectangular center with a small brick tower at the southwest corner, with two spherical wings to the west and one to the east, all of which are connected by enclosed breezeways. Established in 1961 by Eason Cross, Jr., and Harry Barnes Adreon, Jr., the firm’s principle works listed community and recreation centers, schools, and residential developments, including the Oak Meadow Nursing Home (AIA Archives 1970:8, 191). Eason Cross, Jr., worked as an associate architect with Charles Goodman at Keyes, Lethbridge & Condon along with Harry Adreon, before the pair established their own firm (AIA Archives 1962:5). Although not a principal work for either architect, the building is a unique and outstanding example of its property type and architectural style in Fairfax County and retains sufficient historic integrity to convey Cross & Adreon’s original design at the exterior. For these reasons, it is **recommended individually eligible for the NRHP under Criterion C for architecture.**



Photo 11: ProMedica Skilled Nursing and Rehabilitation (029-7010), Northeast Overview (Top) East Wing, Northeast Overview (Bottom).

The Annandale Healthcare Center, originally referred to as Sleepy Hollow Manor, is a one-story, multi-bay, care center built in 1961 in the Contemporary style with elements of Neo-Expressionism (Photo 12 and Figure 7, p. 32). The building has a linear plan designed to have all access on one floor to facilitate better movement for patients, and was developed in several phases with the northern rectangular section built first, and the circular southern and the northwest rectangular segments constructed shortly thereafter in a cohesive design that was likely planned from the start by its architects. Annandale Healthcare Center was designed by the firm Vosbeck-Ward & Associates, AIA, and contracted by E.N. Hooper Construction Co. (The Virginia Record 1962:18). According to an article in *The Virginia Record*, the center was designed to exhibit a homelike atmosphere and accessibility for residents by meeting “the

patients' needs for social contact, recreation, education, rehabilitation, spiritual devotion, and creative activities" (The Virginia Record 1962:18). Additionally, the building was planned to fit in the site topography while terraces were included for plenty of recreational space. It appears to retain most of its materials and landscape, exhibiting a relatively high level of historic integrity of materials, design, and workmanship at the exterior. Although modifications have been made during the 2019 renovations such as replacement fenestration, the building retains many original materials and continues to convey its original design aesthetic. Therefore, it is **recommended potentially eligible under Criterion C**.



Photo 12: Annandale Healthcare Center (029-7024), Northwest Overview.



Figure 7: Sleepy Hollow Manor in the August 1962 Issue of *The Virginia Record* Featuring the Current Annandale Healthcare Center (029-7024) (The Virginia Record 1962:18).

The Willston Apartments (Seven Corners Apartments) (029-7149), garden-style apartments with elements of the International and Colonial Revival styles, were constructed in 1951 (Photo 13, p. 33). Due to the nature and parameters of the current survey, each apartment building was not individually surveyed. The buildings were briefly visited to obtain general information on commonalities between them regarding form, style, materials, and fenestration types. Development of apartments such as these resulted in a higher population in this area of Falls Church and, therefore, public utilities such as the water lines had to be upgraded to support this expansion (Falls Church Echo 1949:1). A shopping center, hotel, and school were constructed to support the growing area and the Willston Apartments community (Falls Church Echo 1951:5).

No architect was identified but the developer was named as William Magazine (Falls Church Echo 1950:13). Overall, the apartment complex, which is a fairly early example in the county, appears to maintain their original plans, layouts, cladding, and more. The construction of the Willston Apartments initiated growth within the area through the required infrastructure to support the growing community. The Willston Apartments are **recommended for further study under Criterion A for its influence in the development of the Seven Corners area**

as well as Criterion C to identify the architect, glean further information on the developer, and compare against similar resources throughout the county.







Photo 13: Willston Apartments (029-7149), Building 2921, Looking West (Top); Building 2927, South Oblique (Bottom).

Residential Neighborhoods and Subdivisions

Eight residential neighborhoods and subdivisions populated by single-family dwellings were recorded during this investigation (Table 4, p. 34). Houses within these neighborhoods commonly reflect Modern period styles like International, Contemporary, and Shed, and appear in a variety of forms, the most common of which include Two-story Massed, Transitional Ranch, Ranch, and Split-Level and Split-Foyer. One of the surveyed subdivisions features Neo-Traditional and Modern Colonial styles, reflecting some suburbanites' preference for nostalgic architecture and the rise of the preservation movement in the 1960s. Four of these subdivisions have been tied to area architectural firms, and many are filled with architect-designed houses based on a few model types such as Fallswood (029-7143), Annanwood (029-7034), Bodor's Addition to Raymondale (029-7147), and Pine Spring (029-7145). Others appear to have developed with less influence from one particular architect, and thus, contain a wider array of styles and forms such as Lake Barcroft (029-7144), which originally emphasized a custom-built housing stock.

Table 4: Residential Subdivisions Surveyed During this Investigation. Resources recommended as potentially eligible or for further study under all criteria in **blue** font.

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7034	Annanwood, Annanwood Court, Annandale	1956	Charles Goodman	Not Eligible under Criterion C; Further Study under other Criteria	
029-7058	Mantua Neighborhood, Prosperity Avenue, Fairfax	1957–1980	N/A	Further Study under all Criteria	
029-7143	Fallswood, Nottingham Drive, Falls Church	1971–1973	Albert G. Mumma	Potentially Eligible under Criterion C	
029-7144	Lake Barcroft Estates, Falls Church	ca. 1950s	Walter Gropius, John W. Pickett, Charles Goodman, Keyes, Smith, Satterlee & Lethbridge (sampling)	Potentially Eligible under Criterion C	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7145	Pine Spring of Falls Church, Pine Spring Road, Falls Church	1952–1953	Keyes, Smith, Satterlee & Lethbridge	Potentially Eligible under Criterion C	
029-7146	Ridge View Estates, Javins Drive, Franconia	1958	N/A	Further Study under all Criteria	
029-7147	Bodors Addition to Raymondale, Sheffield Court, Falls Church	1961	Andre Bodor	Potentially Eligible under Criterion C	
029-7148	Balmacara, Duncraig Court, McLean	1970–1973	Dewberry, Nealon & Davis	Not Eligible under Criterion C; Further Study under other Criteria	

In general, due to the proliferation of this property type throughout the county, a resource should retain a high level of historic integrity and retain much of the original design characteristics. Because of their ubiquity, significant resources under this property type should exemplify the work of a master or possess high artistic value. Additionally, significant examples may also have some sort of association with a historic event or trends, such as changes in site planning or zoning regulations, or have associations with social or demographic changes. Although primarily evaluated under Criterion C for this study, these resources have the likelihood to be potentially eligible under Criterion A for Community Planning and Development, Landscape Architecture, Ethnic Heritage, or another area of significance. Further study is recommended overall in order to sufficiently evaluate these resources' individual eligibility under other NRHP criteria.

The Mantua Neighborhood (029-7058) comprises approximately 1,555 single-family dwellings concentrated in Fairfax, all of which were constructed between 1957 and 1980 in a variety of popular forms and styles such as Contemporary or Ranch style and Two Massed, Split Level, and Split Foyer form with elements of the Neo-Traditional or Modern Colonial style (Photo 14). Additionally, the neighborhood features a pool complex as well as an elementary school. Associated architects or builders were not identified during the current effort; however, according to local historian, Sue Kovach Shuman, the formerly 548-acre farm was initially subdivided for residential development by a commercial builder known as LeRoy Eakin, Sr. (Kelly 2023).



Photo 14: Mantua Neighborhood (029-7058), 3603 Lido Place, Looking East (Top Left), 3915 Ridgelea Drive, Looking East (Top Right), 9000 Glenbrook Road, Looking Northeast (Bottom Left), and Streetscape of Coronado Terrace, Looking Northeast (Bottom Right).

The Mantua neighborhood comprises five subdivisions (Manuta, Manuta Hills, Westchester, Ridgelea, and Langhorne Acres), which all came together to create the Mantua Civic Association (Northern Virginia Sun 1961:7). Limited research as a part of this effort has identified various developers per subdivisions, for example Sigmund Goldblatt and Douglass

Rosenbaum for Mantua Hills and Jesse Johnson, Inc. for Westchester (Fairfax Falls Church Sun Echo 1961:6; Standard 1958:5). **Further study under all criteria is recommended to better identify appropriate resource boundaries, which will result in a better understanding of building stock and its integrity for the Mantua Neighborhood, potentially through a district survey. Furthermore, additional investigation into the involved architects, landscape architects, builders, etc., within the community, as well as determining if the resource has any association with significant events or persons from history is also recommended.**

The Fallswood (029-7143) development in Falls Church “was planned by architect Albert Girard (A.G.) Mumma, Jr. and built by R.J.L. Associates” between 1971 and 1973 (Photo 15) (AIA Archives 1970:649; Shrevecrest Homeowners Association n.d.). The earliest subdivision of land within what is now the community of Fallswood was called “Shrevecrest.”



Photo 15: Fallswood (029-7143), 2427 Nottingham Drive, Northwest Elevation (Top), 7810 Wincanton Court, Southeast Oblique (Middle), and 7810 Appledore Court, South Elevation (Bottom).

An original brochure on file with the Shrevecrest Homeowners Association noted that Fallswood was marketed as a wooded rural retreat:

The loveliness of peaceful pasturelands with horses grazing in the meadow, cool green splendor of large trees—poplar, oak, birch, sycamore—shading your home and neighborhood streets, the priceless luxury of still summer evenings whose silence is broken only by the crickets. Fallswood gives tranquility back to you in an intimate cluster of new homes inside the Beltway at Falls Church, Virginia [Shrevecrest Homeowners Association n.d.].

According to the brochure, they offered four contemporary designs that “highlight[ed] the natural appeal of rough-hewn woods and sleek glass walls that open up your rooms to trees and sunshine” (Shrevecrest Homeowners Association n.d.). Albert G. Mumma’s work at Fallswood is not known to have received any awards or accolades, but the subdivision retains a high level of historic integrity and is a unique and intact example of a Contemporary-style, single-family, residential development in Fairfax County. Therefore, Fallswood is **recommended eligible for the NRHP under Criterion C for its architecture and planning at the local level.**

Lake Barcroft Estates (029-7144) is a single-family residential neighborhood, measuring approximately 1,702 acres, that was primarily developed between 1950 and 1970, with sporadic modern infill (Photo 16, p. 39). The land for Lake Barcroft was purchased in 1950 by Colonel Joseph V. Barger, backed by a group of investors from New England organized as Lake Barcroft Estates, Inc., to create a private “community composed of small country estates” of 750 acres intended to be subdivided into 1,250 lots beginning in 1950 (Bracken and Finley 2001:6). According to a 1954 *Fairfax Falls Church Sun Echo* article, “Lake Barcroft Estates was opened officially in the summer of 1950. In creating the unique Fairfax County community, the developers envisioned a carefully planned setting for those persons who wanted to build their own individually styled homes” (Fairfax Falls Church Sun Echo 1954:3). “Full advantage [had] been taken of the natural contours of the land in planning homesites and roads;” the community was planned around Lake Barcroft and included five beaches (Fairfax Falls Church Sun Echo 1951:4).

It is known that one neighboring community, Malbrook, was incorporated into the Lake Barcroft Estates Community, but further research is needed in order to identify any other communities that have been incorporated as well such as Lake Barcroft Shores, Belvedere, Barcroft Woods, and Walters Woods (Fairfax Falls Church Sun Echo 1951:4). As all dwellings within the subdivision were originally envisioned to be custom built, further research is needed to identify each architect, builder, or engineer who influenced any construction within Lake Barcroft Estates. However, several known architect examples include Walter Gropius (6325 Lakeview Drive); John W. Pickett (Guildcraft Home); Charles Goodman (3508 Stoneybrad Drive, 3601 Whispering Lane, and 6519 Lakeview Drive); and Keyes, Smith, Satterlee & Lethbridge (no specific example found) (Bracken and Finley 2001:6–7; Honn 1957:35; The Virginia Record 1955:28). It is clear that Lake Barcroft Estates was an innovative residential enterprise at the time of its development by Colonel Barger and his colleagues and includes a building stock created by a variety of locally, regionally, and nationally influential architects. It is **recommended as potentially eligible for listing under Criterion C for Architecture and Community Planning**; however, further study is highly recommended to better identify

appropriate resource boundaries as well as a full district survey that investigates all of the involved architects, landscape architects, builders, etc., within the community.



Photo 16: Lake Barcroft Estates (029-7144), 3520 Duff Drive, Looking Southwest (Top), 6315 Cavalier Corr, Looking South (Middle), and Beach 5, Looking North (Bottom).

The Pine Spring (0e29-7145) development in Falls Church was designed by Keyes, Smith, Satterlee & Lethbridge and constructed by Luria Brothers Builders between 1952 and 1953 (Pine Spring Civic Association n.d.). Although publicity or advertising was not identified during this effort, the Pine Spring Civic Association website has a detailed history regarding the development of the neighborhood (Pine Spring Civic Association n.d.). The neighborhood was constructed to be “rural in character, but embodying all of the advantages that modern

planning can contribute to easy informal living” (Photo 17) (Pine Spring Civic Association n.d.). The firm of Keyes, Smith, Satterlee & Lethbridge was founded in 1950 and David H. Condon joined in 1956 (AIA Archives 1962). The firm worked on a variety of projects including residential, commercial, industrial, landscape, and interior design (AIA Archives 1962). Keyes, Smith, Satterlee & Lethbridge’s work at Pine Spring is noted as a principal work of the firm, and the firm received an Award of Merit for the Pine Spring subdivision in 1955 (AIA Archives 1956). The 121 houses in Pine Spring continue to convey the original architectural character of the development. Modifications over time have largely been limited to window and door replacements—most of which have been done in a manner that is sympathetic to the original fenestration. The subdivision retains a high level of historic integrity and is a unique and intact example of a Contemporary-style, single-family, residential development in Fairfax County. Therefore, Pine Spring is **recommended potentially eligible for the NRHP under Criterion C for Architecture and Community Planning at the local level.**



Photo 17: Pine Spring (029-7145), Cedar Hill Road Streetscape, Looking Northwest (Top), 3000 Cedar Hill Road, Looking Southwest (Middle), 3009 Cedar Hill Road, Looking Northeast (Bottom).

The subdivision known as Bodor's Addition to Raymondale (029-7147), located on Sheffield Lane in Falls Church, comprises 11 single-family dwellings all of which were constructed between 1961 and 1962 in the Contemporary style (Photo 18). It was planned and designed by general contractor, Andre Bodor, who applied for building permits in September 1961 (Fairfax Herald 1961). He was born in Hungary and moved to Ohio to work on a farm in 1939. After serving in World War II with the U.S. Army, he became a general contractor in Long Island, New York, before moving to the Falls Church area in 1954 (Audrey 2008).



Photo 18: Bodor's Addition to Raymondale (029-7147), 3340 Sheffield Court, Looking North (Top), 3341 Sheffield Court, Looking Northeast (Middle), and 3348 Sheffield Court, Looking West (Bottom).

Bodor is known for constructing the final building in the Holmes Run Acres residential subdivision around 1959 (Purvis n.d.). During that effort, Bodor-designed houses were similar in style to the others; however, he opted for larger footprints and upgraded, higher-quality materials (Orton 2020). Bodor's primary experience appears to be in building and contracting rather than architectural design. He constructed several buildings at the Bull Run Regional Park Authority around 1968 and the McLean Community Center in 1975 (Northern Virginia Sun 1968a; Parrish 1975). The natural and wooded setting of the community is fairly common for this area of Fairfax County, however this collection of houses designed primarily by a builder is a unique assemblage of unmodified Contemporary-style dwellings that appear to retain a high level of historic integrity of materials, workmanship, and design. Bodor's building plans were influenced by his war experiences. He took unique measures to ensure safety during the possibility of war on United States soil by the inclusion of fallout shelters. For these reasons, the resource is **recommended as potentially eligible for listing under Criterion C**

for Architecture at the local level. Additional exploration should be made into the resource's association with wartime or post-war era events under Criterion A.





Two additional residential neighborhoods/subdivisions were surveyed during this effort: Annanwood (029-7034) and Balmacara (029-7148). Annanwood features 22 single-family dwellings constructed in the late 1950s in association with architect Charles Goodman. While the subdivision retains a clear association with Goodman's architectural designs, these dwellings bear a close resemblance to those in the NRHP-listed Hollin Hills, which retains a higher level of historic and physical integrity compared to Annanwood. Mere association with well-known architects is not enough in itself to render a resource eligible under Criterion C. Additionally, this resource does not appear to be the best representative of Goodman's vast portfolio in the county or of this property type as a whole. As such, Annanwood is **recommended not eligible for the NRHP under Criterion C**. Balmacara was planned by architects in the firm of Dewberry, Nealon, & Davis. The subdivision does not appear in Sidney O. Dewberry's list of important company projects, identified in a 2021 publication detailing the firm's history. It is also not known to have been acknowledged by any industry awards. As a group, the development has lost substantial historic integrity in design, workmanship, and feeling given large-scale additions, façade alterations, and a couple of teardowns resulting in infill construction. Therefore, it is **recommended not eligible for listing in the NRHP under Criterion C**. Both resources are also **recommended for further study in order to evaluate them under the other NRHP criteria**.

Commercial Shopping and Strip Centers

Eight of the 151 resources surveyed during this study are categorized as commercial shopping or strip centers (Table 5, p. 43). One- to two-story commercial shopping strip centers or malls and complexes emerged in the 1950s as “developers responded to the disarray of unplanned commercial corridors” and the desire to provide retail options for suburban residents who increasingly favored that for shopping rather than city centers (Gournay and Corbin Sies 2002:61; Manning et al. 2019:F:33). Typically set along primary thoroughfares, the organization and aesthetics of these resources included standards in signage, weather protection and pedestrian walkways, consistent landscaping, and parking lots between buildings and roadways (Urban Land Institute [ULI] 1960:277–279). Typically, resources within this property type have been modified in some way due to turnover of ownership and changing tastes in style and design. Expansions were also common as the growing population within the county required more commercial services. Due to the ubiquity of this property type throughout the county, intact and excellent examples that retain character-defining features may be considered significant from the perspective of Criterion C. Additionally, those that are the work of a master or possess high artistic value may also be considered significant. Although primarily evaluated under Criterion C for this study, these resources have the likelihood to be potentially eligible under Criterion A for Community Planning and Development, Commerce, Ethnic Heritage, or another area of significance. Further study is recommended overall in order to sufficiently evaluate these resources' individual eligibility under other NRHP criteria.

Table 5: Commercial Shopping Strips, Centers, and Complexes Surveyed During this Investigation. Resources recommended as potentially eligible or for further study under all criteria in **blue** font.

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7017	Hollin Hall Shopping Center, 7900 Fort Hunt Road, Alexandria	1963-1965	Forrest Coile Associates, Dwight G. Chase	Potentially Eligible under Criterion C	
029-7020	Annandale Business Center, 4201-4221 Tom Davis Drive, Annandale	1964	Donald J. Olivola	Potentially Eligible under Criterion C	
029-7044	Culmore Shopping Center, 6001-6025 Leesburg Pike, Falls Church	1951	Arthur E. Allen	Not Eligible under Criterion C; Further Study under other Criteria	
029-7072	Jefferson Village Shopping Center, 6670-6678 Arlington Boulevard, Falls Church	1947	Albert D. Leuders	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7073	Graham Center, 7240–7244 Arlington Boulevard, Falls Church	ca. 1953	Arthur E. Allen	Not Eligible under Criterion C; Further Study under other Criteria	
029-7092	McLean Commerce Center, 1471 Chain Bridge Road, McLean	1968	Werner-Dyer Associates	Potentially Eligible under Criterion C	
029-7109	Ross Dress for Less (and Seven Corners Shopping Center), 6298 Seven Corners Center, Falls Church	1955-1956	J. Franklin Groff	Not Eligible under Criterion C; Further Study under other Criteria	
029-7129	Commercial Strip, 6511–6519 Backlick Road, Springfield	1956	N/A	Not Eligible under Criterion C; Further Study under other Criteria	

The Hollin Hall Shopping Center (029-7017) is a one- and two-story, multi-bay and multi-building shopping center with five buildings, several signs, lighting, and a parking lot constructed in 1963 with elements of Colonial Revival style (Photo 19). The shopping center was built in conjunction with Hollin Hall Village, a residential development located to the west of the shopping center (Kruschka 2008). The first phase of the shopping center is located on the southeast side of Shenandoah Road, while the second phase is on the northwest side of Shenandoah Road and was built in 1965. Though the architect of the Hollin Hall Shopping Center was not uncovered, the resource retains a high level of integrity and is a unique example of its type; therefore, it is **recommended potentially eligible under Criterion C at the local level**.



Photo 19: Hollin Hall Shopping Center (029-7017), North Oblique (Top); Safeway, Looking North (Bottom).

The Annandale Business Center (029-7020) is a one-story, three-bay, commercial and office building constructed in 1964 in the Googie style (Photo 20, p. 46). The building was designed by Donald J. Olivola. Olivola, of Donald J. Olivola & Associates, was well known for his eclectic style of design and cited for his work in Falls Church, Annandale, and other areas of Northern Virginia. Although the building appears to maintain many original features and materials as well as newer modifications, it is possible that this resource could be an

outstanding example of the Googie style in Fairfax County. Therefore, **it is recommended potentially eligible under Criterion C.**

The McLean Commerce Center (029-7092) at 1471 Chain Bridge Road is a two-story, multi-bay, shopping center built in 1968 in the New Formalist style (Photo 21). The building was constructed into a slope where a majority of the building features two stories while the north elevation features only the upper story. The entire east and north elevations and a portion of the south elevation feature a recessed arcade with repetitive, full-height arches further defined by a row of header course brick. Due to these existing features, the building retains a sufficient amount of historic integrity and is a unique example of a mid-twentieth-century commercial building. For these reasons, **it is recommended potentially eligible for the NRHP under Criterion C.**



Photo 20: The Annandale Business Building (029-7020), Southwest Overview.



Photo 21: The McLean Commerce Center (029-7092), East Elevation (Top) and Northwest Overview (Bottom).

The remaining five commercial centers or strips include the Culmore Shopping Center (029-7044), Jefferson Village Shopping Center (029-7072), Graham Center (029-7073), Ross Dress for Less (029-7109), and Commercial Strip at 6511–6519 Backlick Road (029-7129). These resources have been altered through replacement fenestration and materials, large-scale additions, or removal of key character-defining elements, resulting in a lack of historic integrity. Additionally, they were not identified to be the work of a master nor a unique representation of their style, form, and property type. Therefore, they are **recommended as not eligible for listing in the NRHP under Criterion C**. The remaining five resources are also **recommended for further study in order to evaluate under the other NRHP criteria**.




Free-Standing Commercial and Low-Rise Office Buildings and Complexes





Forty-one of the 151 resources surveyed during this effort are free-standing commercial or office buildings (Table 6, p. 48). They include individual stand-alone, one- to three-story commercial shops; office buildings; banks; grocery stores; automotive service stations; restaurants; hotels; and bowling alleys. Similar to commercial centers and strips, the growth in the population as well as the local presence of federal, state, and local government jobs post-World War II in the county led to the need for more commercial spaces that would accommodate these new needs (Gournay and Corbin Sies 2002:38). Styles and forms vary, particularly if they were architect designed, while some buildings feature standardized designs associated with a regional or national chain.


Also similar to commercial centers and strips, these resource types are commonly modified in some way due to turnover of ownership, change of use, changing tastes in style and design, or expansion. Due to the ubiquity of this property type throughout the county, intact and excellent examples that retain character-defining features should be considered significant from the perspective of Criterion C. Additionally, those that are the work of a master or possess high artistic value may also be considered significant. Lastly, those that represent a national chain's standard design may be significant if it was an early, uniquely adapted, or last known example. Although primarily evaluated under Criterion C for this study, these resources have the likelihood to be potentially eligible under Criterion A for Commerce, Community Planning and Development, Ethnic Heritage, or another area of significance. Further study is recommended overall in order to sufficiently evaluate these resources' individual eligibility under other NRHP criteria.

Table 6: Free-Standing Commercial Resources Surveyed During this Investigation. Resources recommended as potentially eligible or for further study under all criteria in **blue** font.




DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-6640	National Bank of Fairfax Main Office, 8990 Burke Lake Road, Burke	1972	Ward & Hall	Potentially Eligible under Criteria A & C	
029-6994	Burke & Herbert Bank (formerly National Bank of Fairfax), 14122 Lee Highway, Centreville	1969	N/A	Not Eligible under Criterion C; Further Study under other Criteria	
029-7002	First Virginia Bank, 1640 Belle View Boulevard, Alexandria	1969	Frederick Saphier	Not Eligible under Criterion C; Further Study under other Criteria	
029-7008	Karau Orthodontics Building, 1213 Belle Haven Road, Alexandria	1967	VVCR	Potentially Eligible under Criterion C	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7021	Beery and Rio Office Building, 4215 Evergreen Lane, Annandale	1971- 1972	Beery, Rio and Associates	Further Study under all Criteria	
029-7022	Bowlero Annandale, 4245 Markham St, Annandale	1960	Anthony F. Musolino	Further Study under all Criteria	
029-7023	3United Service Station, 4316 Ravensworth Road, Annandale	1964	Shell Oil Co.	Further Study under all Criteria	
029-7027	Commercial Building (former Safeway grocery), 7220 Columbia Pike, Annandale	ca. 1952	N/A	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7038	BOA Bank, 5707 Seminary Road, Falls Church	c. 1964	Vosbeck-Ward & Associates	Not Eligible under Criterion C; Further Study under other Criteria	
029-7039	Crossroads Cycle (Rickle 3-Minute Automatic Car Washing Company), 5715 Leesburg Pike, Falls Church	1960	J. Raymond Mims	Further Study under all Criteria	
029-7043	Liberty Gas Station, 5930 Leesburg Pike, Falls Church	1950	E.L. Daniel	Not Eligible under Criterion C; Further Study under other Criteria	
029-7045	Hudson Building, 6269 Leesburg Pike, Falls Church	1961	Albert D. Lueders	Not Eligible under Criterion C; Further Study under other Criteria	





DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7049	Tobacco Hut (former Esso service station), 13900 Lee Highway, Centreville	1946	N/A	Not Eligible under Criterion C; Further Study under other Criteria	
029-7055	American National Red Cross (formerly USAA Building), 8550 Arlington Boulevard, Fairfax	1972	Smith & Smith Architects, Springfield, VA	Potentially Eligible under Criterion C	
029-7056	Fairfax County Water Authority General Office Building, 8560 Arlington Boulevard, Fairfax	1977	Beery, Rio and Associates	Not Eligible under Criterion C; Further Study under other Criteria	
029-7057	Guaranty Bank & Trust Prosperity Office, 8724 Little River Turnpike, Fairfax	1971	Pre-Engineered Structures, Inc. and Ruth Eakin (possibly)	Potentially Eligible under Criterion C	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7065	Anser, Inc. Building, 5613 Leesburg Pike, Falls Church	1960	Irwin Payne (owner)	Potentially Eligible under Criterion C	
029-7068	Arlington Fairfax Savings and Loan Seven Corners Branch (SunTrust), 6300 Leesburg Pike, Falls Church	1960	Albert D. Lueders	Not Eligible under Criterion C; Further Study under other Criteria	
029-7074	Harvest Moon Restaurant, 7260 Arlington Boulevard, Falls Church	1969	N/A	Not Eligible under Criterion C; Further Study under other Criteria	
029-7085	SunTrust (formerly United Virginia Bank), 1301 Chain Bridge Road, McLean	1959	Pickett & Siess	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7086	Wells Fargo Bank (formerly National Bank of Fairfax; Raehn Building I), 1311 Dolley Madison Boulevard, McLean	1974	Donald Hogan Misner	Not Eligible under Criterion C; Further Study under other Criteria	
029-7089	Rocco's Italian Restaurant (formerly Chips franchise), 1357 Chain Bridge Road, McLean	1965	Shields & Wyatts, Rocky Mount, NC	Not Eligible under Criterion C; Further Study under other Criteria	
029-7090	Sweet Leaf Café, 1359 Chain Bridge Road, McLean	1962	Vosbeck & Ward & Associates	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7091	McLean Service Center, 1387 Chain Bridge Road, McLean	1963	John R. Hampton	Not Eligible under Criterion C; Further Study under other Criteria	
029-7096	The Journal Building, 6819 Elm Street, McLean	1965–1966	Francis Koenig	Potentially Eligible under Criterion C	
029-7101	Hunter Mill Animal Hospital, 2935 Chain Bridge Road, Oakton	1958	Gulf Oil Corp., Salditt Lipp & Helbing, Marvin J. Cantor	Further Study under all Criteria	
029-7102	Oakton Building, 2936 Chain Bridge Road, Oakton	1973–1974	Donald Hogan Misner	Not Eligible under C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7104	Popeyes (formerly Burger Chef), 11850 Sunrise Valley Drive, Reston	1972	Lyles, Bissett, Carlisle, and Wolff	Potentially Eligible under Criterion C	
029-7107	Lord & Taylor, 6211 Leesburg Pike, Falls Church	1965	Folmac, Inc.	Potentially Eligible under Criterion C	
029-7110	Doctors Building, 6316 Castle Place, Falls Church	1964	Albert D. Lueders	Potentially Eligible under Criterion C	
029-7111	Pistone's Italian Inn (formerly Howard Johnsons), 6320 Arlington Boulevard, Falls Church	1950	Sharpe and Hamaker Inc.; 1954 dining room addition: Joseph A. Cicco	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7112	New Grand Mart, 6326 Arlington Boulevard, Falls Church	1954	David Eaker	Not Eligible under Criterion C; Further Study under other Criteria	
029-7113	Seven Corners Laundromat (formerly Hot Shoppes Jr.), 6333 Leesburg Pike, Falls Church	1966	Elliott D. Goldsmith of Marriott	Further Study under all Criteria	
029-7125	Rolling Mill Professional Park, 6116 Rolling Road, Springfield	1975	Gwathmey-Duke Inc.	Further Study under all Criteria	
029-7126	Northern Virginia Bank, 6315 Backlick Road, Springfield	1961	Saunders and Pearson	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7133	Springfield Independent Building, 7210 Old Keene Mill Road, Springfield	1967–1968	Barkley Pierce Associates	Not Eligible under Criterion C; Further Study under other Criteria	
029-7135	Cary Building, 8136 Old Keene Mill Road, Springfield	1968	Gomersall & Ayers	Not Eligible under Criterion C; Further Study under other Criteria	
029-7141	Vienna Office Complex, 301A Maple Ave W, Vienna	1969	Kohler-Daniels Associates	Potentially Eligible under Criterion C	
029-7142	SunTrust (formerly United Virginia Bank), 515 Maple Ave E, Vienna	1962	N/A	Not Eligible under Criterion C; Further Study under other Criteria	

National Bank of Fairfax Main Office (029-6640) is a two-story, two-bay, bank building constructed in 1972 in the Neo-Expressionist style by the architectural firm Ward & Hall (Photo 22). It was built for one of the area's oldest banking institutions, the National Bank of Fairfax, established in 1902 during a time of expansion and increased population around Fairfax (The Virginia Record 1972:25). Ward & Hall are known to have designed a variety of commercial, religious, municipal, and recreational buildings throughout Northern Virginia between the 1960s and 1980s. The building's bold sculptural curved brick façade, defining characteristics of Neo-Expressionism, stands out at the busy intersection of Burke Lake Road and Rolling Road, and the building has since become a landmark for the Kings Park neighborhood. Because of its contemporary design by renowned architects during a period of expansion in Fairfax County and high level of historic integrity, the bank building is **recommended to remain potentially eligible under Criteria A and C at the local level.**



Photo 22: National Bank of Fairfax Main Office (029-6640), Northeast Oblique.

The Karau Orthodontics Building at 1213 Belle Haven Road is a two-story, three-bay, office building constructed circa 1967 and designed by the architectural firm of VVKR (1967–late 1980s) (Photo 23, p. 59). Identified as the Ralph E. Karau Orthodontic Building in the May issue of *The Virginia Record*, this resource was recognized by the Metropolitan Washington Board of Trade for Excellence in Architecture in 1969 (The Virginia Record 1970:44–45). It is also listed as one of Robert Randall Vosbeck's principle works in the 1970 AIA directory (AIA Archives 1970:953). The building and surrounding landscape retain a high level of historic integrity at the exterior and what is visible of the interior, continues to be occupied by the same business, and appears to be the work of a master, winning awards a few years after it was constructed. For these reasons, it is **recommended individually eligible for the NRHP under Criterion C at the local level.**



Photo 23: Karau Orthodontics Building (029-7008), Northeast Elevation.

The Beery and Rio Office Building (029-7021) at 4215 Evergreen Lane is a two-story, three-bay, office building constructed in 1971–1972 in the Shed style for and by the architectural firm Beery, Rio and Associates (Photo 24, p. 60). Edgar Carroll Beery, Jr., and Sebastian Richard Rio established the architectural firm Beery & Rio in Annandale, Virginia, in 1961 and were eventually known as Beery, Rio and Associates (AIA Archives 1962:44). Their principle works initially included a few apartment complexes, a hotel, shopping center, and an office building, but by 1970 the list had expanded to include recreational, educational, religious, institutional, and healthcare facilities (AIA Archives 1962:44, 1970:765). Edgar C. Beery began his career with the National Park Service in 1939 and worked in the firm of Aubinoe, Edwards, and Beery before establishing this firm. S. Richard Rio immigrated from Italy, studied architecture at New York University, and worked as a planner for the U.S. Air Force before partnering with Beery (AIA Archives 1962:44, 1970:765; *The Washington Post* 1999). Berry and Rio each together and individually received many awards and honorary appointments due to their distinguished careers. The design of Berry and Rio’s office building was not recognized by any AIA awards, but dates from the early period of the Shed style’s popularity. The shed style reflected an increased awareness of energy and environmental consciousness in its use of passive solar design elements like south-facing clerestory windows. Beery, Rio and Associates published the details of their office building in the August 1974 issues of *The Virginia Record*, including plans for each floor. The selected design provided “ample room for expansion,” while noting that the clerestory windows provided “additional illumination for upper-level drafting and administrative areas” (*The Virginia Record* 1974:40). The building appears to maintain many original features and materials as well as newer modifications, and may be a unique example in Fairfax County of the blending of two modern-era styles. Therefore, **further study is recommended in order to sufficiently evaluate the resource’s eligibility under Criterion C and other NRHP Criteria.**



Photo 24: Beery and Rio Office Building (029-7021), Northwest Elevation (Left) and Northeast Elevation (Right).

The Bowlero Annandale (029-7022) is a one-story, multi-bay, commercial and office building constructed in 1960 with elements of the New Formalism and Googie style (Photo 25). The resource was originally constructed as the Annandale Bowling Alley (Porter 1960). Anthony F. Musolino was identified as the architect of the bowling alley. According to a rendering of the resource from 1960, the building was meant to have breeze block along the façade, but the building did previously feature breezeblock flanking the primary entrance beneath the entrance canopy (Porter 1960). The building appears to maintain many original features and materials despite the removal of the character-defining breezeblock entryway. Despite this, as one of the only Googie-inspired resources within this study, it may be a unique example still extant in Fairfax County. For these reasons, **further study is recommended to evaluate the resource under Criterion C.**



Photo 25: Bowlero (029-7022), West Elevation.

The 3United service station and auto repair shop located at 4316 Ravensworth Road is a one-story, three-bay building constructed in 1964 (Photo 26, p. 61). This auto service station was built in the Contemporary style by Shell Oil Co. (Chris Barbuschak, personal communication 2024). This resource has received several alterations including replacement fenestration and siding. However, not many gas or auto service stations were surveyed during this effort. Of the 29 previously recorded service stations in Fairfax County, two thirds were constructed post 1960, many of which are classified as a type of Commercial style. In order to make an eligibility recommendation on Criterion C, **further study is required in order to better understand the prevalence of the Contemporary style within this property type.**

The building now occupied by Crossroads Cycle (029-7039) was originally constructed circa 1960 as an automatic car wash facility referred to as “Rickle 3-Minute Automatic Car Washing Company” in an October 1960 advertisement and later as “Rocket Car Wash” (Chris Barbuschak, personal communication 2023; Fairfax Herald 1960a:5) (Photo 27, p. 61). This commercial automotive resource was constructed for Allen D. Rickle of Falls Church and

designed by architect James Raymond Mims. While the current use of this property made for limited visibility of this resource, as a property type the automatic car wash was a relatively new development. The first such facility appears to have been established in 1946 in California and used a conveyor belt connected to the bumper of the car by a hook as it pulled the vehicle through a “car wash tunnel” (Splash and Go 2019). This building retains a moderate level of historic integrity at the exterior, with some minor to moderate alterations visible at the façade. It may also be one of few early carwash buildings surviving from the New Dominion period. As such, this resource is **recommended for further study to gain insight into this property type and what, if any, architectural features survive in the interior of the building.**



Photo 26: 3United Service Station (029-7020), Southwestern Overview.



Photo 27: Crossroad Cycle Company (029-7039), North Elevation.

The American National Red Cross building, formerly the USAA Building, is a three-story, nine-bay, mid-rise office building built in 1972 in the Brutalist style. The resource has a continuous concrete foundation and is clad in concrete and steel structural system. Fenestration is vertically stacked and divided by formed-concrete pilasters that emphasize recessed vertical breaks for fenestration (Photo 28, p. 62). The building was noted to be designed by Smith & Smith Associates in a 1972 building permit on file at the Fairfax County Zoning Administration Division of the Department of Planning and Development. One of the partners of Smith & Smith Associates, Bruce Harry Smith, was known as one of the major architects involved in numerous public schools, libraries, and visual arts buildings (AIA Archives 1970). The resource overall retains a high level of historic integrity and appears to be a unique

example of the Brutalist-style, mid-rise office building in Fairfax County. Therefore, it is **recommended potentially eligible under Criterion C at the local level.**



Photo 28: American National Red Cross (029-7055), Northwest Oblique.

The Guaranty Bank & Trust Prosperity Office (029-7057) at 8724 Little River Turnpike is a one-story, four-bay bank built in the Modernist style in 1971 with Googie-inspired elements (Photo 29). The masonry building is clad in a stretcher-bonded, textured brick veneer covered by a Googie-inspired cantilevered, folded plate roof with extending cantilevered eaves supported by steel beams that “creates a repetitive geometric gable motif” (Kronau and Blanton 2022:7-4). The building has been altered by possible modifications to a drive-thru window on the north elevation and an ATM on the south elevation. The building was recently used as a PNC bank but is in the process of possibly being converted into a temporary volunteer fire station (Annandale Today 2022). The resource is a unique example of Googie-inspired architecture in Fairfax County. Further research is necessary to accurately identify the architect of this resource; however, county staff believes it may be attributed to a local female architect, Ruth Eakin. The resource is **recommended potentially eligible under Criterion C at the local level.**



Photo 29: Guaranty Bank & Trust Prosperity Office (029-7057), Southeast Overview.

The Analytic Services (Anser), Inc. Building (029-7065) located at 5613 Leesburg Pike is a two-story, 11-bay, International-style, office building completed in 1960 with a façade encompassed by a curtain wall (Photo 30). It was owned and built by architect Irwin Payne (also seen as Irvin Payne) according to a building permit on file at the Fairfax County Zoning Administration Division of the Department of Planning and Development. Irwin (or Irvin) Payne likely was associated with Irvin Payne & Brothers who appeared to be developers (Fairfax Herald 1960b:1). According to historic imagery, the building retains a majority of its original elements; however, the original signage has since been removed and the primary entrance door may have been replaced (Figure 8). These minor alterations have not significantly impacted the resource's historic integrity of materials, design, and workmanship. The resource appears to be a unique representation of the International style in Fairfax County with a curtain wall with colored paneling. For these reasons, it is **recommended potentially eligible for the NRHP under Criterion C at the local level**.



Photo 30: Anser, Inc. Building (029-7065), North Elevation.



Figure 8: Undated Image of Anser, Inc. Building (029-7065), Northwest Oblique (Analytic Services Inc. 2022).

The Journal Building at 6819 Elm Street is a two-story, multi-bay, International-style, office building constructed in 1965–1966 and was designed by Francis L. Koenig (Photo 31 and Figure 9). According to an article in *The Virginia Record*, the building was designed as an office on the second floor that was meant to remain separate from the commercial use of the first story. The building was constructed with unique “lozenge-shaped windows in a special zinc stop bead,” French Impressionist art, flower boxes, and “an air of elegance” intended to be one of a kind (The Virginia Record 1966a:37). A metal sign that appears to be original is situated by the primary entrance and reads “The Journal Bldg” while more modern metal signage for the Goodyear business in the commercial lower story of the building are affixed along the rear elevation. With these features, this resource retains a relatively high level of historic integrity at the exterior. Although modifications have been made to the main entrance, the building retains many original materials and continues to convey its original design aesthetic. Therefore, it is **recommended as potentially eligible under Criterion C at the local level**.



Photo 31: The Journal Building (029-7096), Looking South.



Figure 9: 1966 View of The Journal Building (029-7096) (The Virginia Record 1966a:37).

The Hunter Mill Animal Hospital (029-7101) at 2935 Chain Bridge Road is a one-story, two-bay, commercial building constructed in 1958 and modified between 1976 and 1980 in the Mansard style. An architect, engineer, or builder was not identified during the current study. However, during the ownership of James G. O’Neil, Jr., and his wife, Donna, both veterinarians, the building was altered into the form and style in reflects today (Fairfax County GIS 1976, 1980; Fairfax County Times 2020). The building was added onto and converted into the Mansard style, popular during the 1970s. Although the building has undergone modifications that have altered or completely changed many original features and materials, it still retains many character-defining features of the Mansard style (Photo 32). According to the current survey, the Mansard style is fairly unique throughout Fairfax County. **Further research is necessary into the popularity of the style in the county as well as comparisons to extant examples.**



Photo 32: Hunter Mill Animal Hospital (029-7101), Northeastern Overview.

The Popeyes restaurant (029-7104), a former Burger Chef, at 11850 Sunrise Valley Drive is a one-story, multi-bay building constructed in 1972 with elements of the Shed style. The building was designed by Lyles, Bissett, Carlisle, and Wolff. The firm’s origins reach back to 1938, and it operated until 1975. A prominent regional firm, it grew in size and scope through the mid-twentieth century with involvement in thousands of projects in the southeastern United States with a strong concentration in academic, government, and housing projects. “In the 1960s, the firm promulgated its ‘Total Design’ philosophy, a holistic approach that considered context and was centered on a functional building plan” (Hanbury and Lewes 2021:45). According to a company history for Burger Chef, this building was constructed after General Foods purchased the Burger Chef chain in 1968 (OldSchoolShirts Info 2018). According to an article in the *Northern Virginia Sun*, Philip A. Korn, president of Burger Chef Systems Division of General Goods, noted that “Because of Reston’s reputation for design innovation, we have created a Burger Chef never seen before in the U.S. Designed to complement the high style of the Reston Conference Center Complex [now known as the Sheraton Reston Hotel (029-6646)], this unique facility will be among the first to receive our new product innovations” (Northern Virginia Sun 1972a:6). The article further details that Burger Chef employed the same architectural firm that designed the Reston Conference Center to design this location. Additionally, the article states that this location’s design innovations provided them to “include a broader range of food services not found in their typical stores” (Northern Virginia Sun 1972a:6). Although not one of Lyles, Bissett, Carlisle, and Wolff’s principal works, the

building is a unique example of a chain restaurant such as Burger Chef utilizing a nationally renowned architectural firm to create a high-style restaurant to match its immediate surroundings instead of following the Corporate Commercial styles typical of chain commercial enterprises (Figure 10). Furthermore, this was the first time the Burger Chef chain did so. For these reasons, it is **recommended potentially eligible under Criterion C at the local level.**

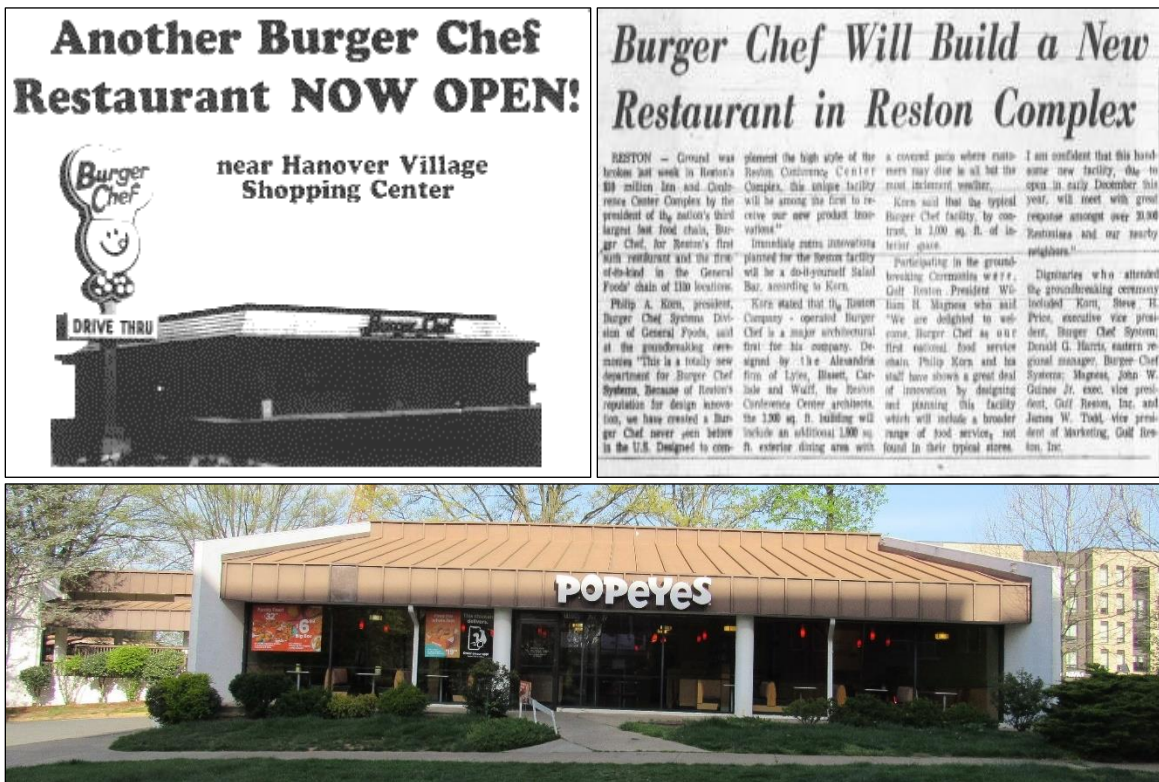


Figure 10: Popeyes, Former Burger Chef, (029-7104), First Published in the *Northern Virginia Sun* (Top Left and Right) (*Northern Virginia Sun* 1972a:6), Current Depiction, Southeast Elevation (Bottom).

The Lord & Taylor (029-7107) at 6211 Leesburg Pike is a three-story, multi-bay, commercial building constructed in 1965 with elements of the New Formalist style (Photo 33, p. 67). It was designed and built by Folmac, Inc. or Annandale. According to an article in the “*Northern Virginia Sun*,” the building was the “first three-level branch and one of the largest” to be built at the time of its construction (*Northern Virginia Sun* 1964:12). According to The Department Store Museum, this Lord & Taylor branch store was a fairly unique iteration as most of the stores constructed during the 1960s and 1970s conformed to a rectangular plan. This branch features a unique “floating” rotunda with a panoramic view at the top story that originally housed the restaurant (BAK 2010; Fairfax Falls Church Sun Echo 1965:6). Although a large addition has been appended to the core of the building when the resource was converted into a Sears, the resource still retains a high level of historic integrity of design, workmanship, and materials. Therefore, it is **recommended potentially eligible under Criterion C at the local level.**



Photo 33: Lord & Taylor (029-7107), Northeast Elevation, Looking Southeast (Top) and Northwest (Bottom).

The Doctor's Building (029-7110) at 6316 Castle Place is a four-story, multi-bay, commercial office building constructed in the International style in 1964 by architect, Albert D. Lueders (Photo 34, p. 68). The form is generally rectangular; however, the second and third stories are offset from the first story and partially cantilevered. The continuous concrete-block foundation supports a structural system clad in formed concrete block, mimicking blocks at the first story and featuring an inset diamond pattern on portions of the northeast (façade) and southwest elevations, with metal-framed curtain walls on the southeast and northwest elevations. The Doctor's Building was listed amongst Lueders's principal works in the 1962 AIA directory (AIA Archives 1962). The building appears to retain most of its original materials and still functions as a doctor's office building. The resource is unique in its form and design, and retains a high level of historic integrity; therefore, it is **recommended potentially eligible for the NRHP at the local level under Criterion C**.

The Seven Corners Laundromat (029-7113), originally constructed as a Hot Shoppes Jr., at 6333 Leesburg Pike in Seven Corners is a one-story, multi-bay, former restaurant turned laundromat built around 1966 in the Corporate Commercial style following the Marriott Hot Shoppes Jr. with Contemporary-style elements (Photo 35, p. 68). The building was designed by Elliott D. Goldsmith of Marriott in Rockville, Maryland (AIA Archives 1970:333; Fairfax Falls Church Sun Echo 1966:10). This location was the seventh Hot Shoppes Jr. to open, and one of over 70 restaurants in 13 states by 1964. They eventually expanded to hotels, highway rest stops, and changed their name to Marriott Hot Shoppes, Inc. before becoming just Marriott in 1967, the same year the last Hot Shoppe was built (Streets of Washington 2013). The building has been modified in a manner that is sensitive to its original design and appears to have some of its original architectural features such as windows. Many surviving Hot Shoppes

have been rehabilitated into other uses, some of which have continued to operate as a restaurant. The resource is recommended for further study in order to compare to the other extant Hot Shoppes, Jr. buildings constructed during this period in order to compare historic integrity and association to its original purpose.



Photo 34: The Doctor's Building (029-7110), Northwest Overview.



Photo 35: Seven Corners Laundromat (029-7113), Northeast Elevation.

The Rolling Mill Professional Park (029-7125) at 6116 Rolling Road is a three-story, four-bay, office building constructed in 1975 with elements of the Shed and Post Modern styles by an architecture firm popular in Fairfax County and heavily documented in this survey effort, Gwathmey-Duke Inc. (Photo 36, p. 69). The building features a complex of four linear three-story sections that form a rectangle enclosing a central courtyard. The building appears to maintain many original features and materials, and is an example of the Shed and Post Modern styles in Fairfax County. Although not highly decorated or high style, it may be a unique example of its style in the county. Therefore, in order to better evaluate the resource under

Criterion C and to gather a better understanding of the representation of these styles throughout the county, it is **recommended for further study**.



Photo 36: Rolling Mills Professional Park (029-7125), South Elevation.

The Vienna Office Complex (029-7141) at the intersection of Maple Avenue W and Pleasant Street in Vienna, Fairfax County, is a complex of 11 low-rise office buildings that was built around 1969 with elements of the Mansard style (Photo 37, p. 70). It was designed by architectural firm Kohler-Daniels Associates headed by William E. Daniels and Donald Kohler. Although the firm is not listed in the 1962 or 1970 AIA directories, they are known to have designed a variety of property types throughout Virginia including the Little River Shopping Center in Annandale, a hotel in Williamsburg, and Lakeside Plaza Office Complex in Lynchburg (Daily Press 1966:20; News and Advance 1978:20; The Virginia Record 1970:22). The firm was located in Vienna in 1963 when they designed the Vienna Office Complex (The Virginia Record 1969:24). It was completed in two phases with each being 7,000 square feet; the first was completed in February 1969 and the second in August of the same year. The firm's office was located on the second floor and other offices utilized the other floors (The Virginia Record 1969:24). The "Kohler-Daniels Office Building" received the Fairfax County Beautification honorable mention award in 1969 and the Northern Virginia Builders Association award the following year (Northern Virginia Sun 1960: 3). The resource exhibits an artistic value as the work of a master and appears to be an outstanding example of its style and property type, winning two awards for its design; therefore, it is **recommended potentially eligible under Criterion C**.

The Truist Bank (029-7142) at 515 Maple Avenue E is a three-story, three-bay, bank building built in 1962 in the International style (Photo 38, p. 70). It was originally constructed as a United Virginia Bank and eventually became a SunTrust, before being converted into a Truist. An architect, builder, or developer was not identified during this effort. The primary entrance to the brick-clad building is centered within a large metal-framed curtain wall. The fenestration system is slightly recessed and is vertically emphasized by almost full-height, smooth concrete-paneled pilasters and columns. The building has been slightly modified with the replacement of some fenestration. However, **further study is recommended in order to identify the architect, builder, and developer in order to properly evaluate the resource for historic significance under Criterion C**.



Photo 37: Vienna Office Complex (029-7141), Building 6 (Top) and Building 7 (Bottom), East Oblique.



Photo 38: Truist Bank (029-7142), Northwest Oblique.


The remaining 22 resources categorized as this property type includes Burke & Herbert Bank (029-6994), First Virginia Bank (029-7002), Commercial Building (029-7027), BOA Bank (029-7038), Liberty Gas Station (029-7043), Hudson Building (029-7045), Tobacco Hut (029-7049), Fairfax County Water Authority General Office Building (029-7056), Arlington Fairfax Savings and Loan Seven Corners Branch (SunTrust) (029-7068), Harvest Moon Restaurant (029-7074), SunTurst (029-7085), Wells Fargo Bank (029-7086), Rocco's Italian Restaurant (029-7089), Sweet Leaf Café (029-7090), McLean Service Center (029-7091), Oakton Building (029-7091), Pistone's Italian Inn (029-7111), New Grand Mart (029-7112), Northern

Virginia Bank (029-7126), Springfield Independent Building (029-7133), Cary Building (029-7135), and SunTurst (029-7142). They were constructed in various styles common to the area and era including International, Brutalism, Corporate Commercial, and Contemporary. They feature modifications that have negatively impacted their historic integrity such as the removal of character-defining features or the insensitive expansions and large-scale additions that are insensitive to the core of the resource. Therefore, these 22 resources are **recommended as not eligible for listing in the NRHP under Criterion C**. The remaining 22 resources are also **recommended for further study in order to evaluate them under the other NRHP criteria**.



High-Rise Office Towers, Buildings, and Complexes

The resources included in this property type include office and commercial buildings and complexes with buildings of four or more stories in height, otherwise known here as high-rise (Table 7). Twenty-four of the total 151 resources surveyed in this effort are categorized within this property type. Similar to commercial centers and free-standing commercial buildings, this property type proliferated along existing highways and transportation corridors within the county during the period of consideration. Additionally, office complexes and larger campuses were also becoming more popular in the metropolitan Washington, D.C., area, as “affordable land and federally-subsidized transportation infrastructure provided financial incentives for many businesses to relocate from urban cores” (Hayden 2003; Manning et al. 2019:F-48). Many of the multi-story, high-rise buildings feature elements of the International and Miesian style and New Formalist style, all of which were popular during the period of study. Elements such as curtain walls, concrete vertical divisions, and cantilevered first stories give an impression of a floating building.

Table 7: Multi-Story and High-Rise Commercial Office Buildings and Complexes.
Resources recommended as potentially eligible or for further study under all criteria in blue font.


DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7028	Heritage Building I, 7617 Little River Turnpike, Annandale	1970	Donald Hogan Misner	Further Study under All Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7029	Suburban Savings and Loan Association Building, 7616-7620 Little River Turnpike, Annandale	1973	Beery, Rio and Associates	Not Eligible under Criterion C; Further Study under other Criteria	
029-7030	Annandale Center 2 (Suburban Savings and Loan Association Building II), 7630 Little River Turnpike, Annandale	1981	Beery, Rio and Associates	Not Eligible under Criterion C; Further Study under other Criteria	
029-7031	7700 Little River Office Building, 7700 Little River Turnpike, Annandale	1977-1978	Beery, Rio and Associates	Not Eligible under Criterion C; Further Study under other Criteria	
029-7035	Mission Lofts (Colonial Investment Building), 5600 Columbia Pike, Falls Church	1966	Ward & Hall	Potentially Eligible under Criterion C	
029-7036	Suffolk Building (Nassif Building), 5611 Columbia Pike, Falls Church	1964	Munson, Mallis, Bradley, Patterson, Vosbeck-Ward & Associates	Further Study under all Criteria	
029-7037	Executive Office Building, 5622 Columbia Pike, Falls Church	1964	William L. Mayne	Potentially Eligible under Criterion C	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7042	Lee Building, 5881 Leesburg Pike, Baileys Crossroads	Office 1966	William L. Mayne	Potentially Eligible under Criterion C	
029-7054	Medical and Professional Building (Fairfax Convenient Care Walk-In Clinic), 8301 Arlington Blvd, Fairfax	ca. 1969	Don W. Gunnell	Further Study under all Criteria	
029-7060	Drew Associates Office Building, 2990 Telestar Court, Falls Church	1969	VVKR	Further Study under all Criteria	
029-7070	Providence Building, 6521 Arlington Boulevard, Falls Church	1964	Ward & Hall	Not Eligible under Criterion C; Further Study under other Criteria	
029-7087	Dolley Madison Building, 1313 Dolley Madison Boulevard, McLean	1973	Cross and Adreon	Not Eligible under Criterion C; Further Study under other Criteria	
029-7088	McLean Professional Building, 1340 Old Chain Bridge Road, McLean	1960–61	Norman Kertzman and Charles O. Everly	Further Study under all Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7098	INOVA Building, 6845 Elm Street, McLean	1971	Donald Hogan Misner	Potentially Eligible under Criterion C	
029-7099	PNC Bank, 8315 Lee Highway, Merrifield	1981	Rolat A. Weinstein	Further Study under all Criteria	
029-7106	McIlvaine Building, 6201 Leesburg Pike, Falls Church	1967	Michael G. Kasen	Further Study under all Criteria	
029-7108	Mark Building, 6231 Leesburg Pike, Falls Church	1968- 1969	Michael G. Kasen	Potentially Eligible under Criterion C	
029-7114	6400 South at Lookout at 6400, 6400 Arlington Boulevard, Seven Corners	1971- 1972	John P. Fitzsimmons	Further Study under all Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7115	6402 North at Lookout at 6400, 6402 Arlington Boulevard, Seven Corners	1987	J.P. Fittsimmons	Further Study under all Criteria	
029-7127	Springfield Tower Office Building, 6320 Augusta Drive, Springfield	1971-1972	Ward & Hall	Potentially Eligible under Criterion C	
029-7130	Hilton Springfield, 6550 Loisdale Road, Springfield	1977-1978	Harvey L. Gordon	Not Eligible under Criterion C; Further Study under other Criteria	
029-7132	Executive Building, 6901 Old Keene Mill Road, Springfield	1962-1964	Dwight G. Chase	Further Study under all Criteria	
029-7137	Wells Fargo (formerly Clarendon Bank & Trust; First American Bank of Virginia), 1751 Pinnacle Drive, Tysons	1978-1979	Dewberry, Nealon & Davis	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7140	Commonwealth Building, 226 Maple Avenue W, Vienna	1963	Lester V. Johnson Associates	Not Eligible under Criterion C; Further Study under other Criteria	

Because of their ubiquity and the presence of many similar office properties within the county, buildings and complexes should be a notable or one of the last examples, retain all character-defining features, demonstrate exceptional integrity, or convey important historical trends in order to be considered eligible under Criterion C. Additionally, those that are the work of a master or possess high artistic value may also be considered significant. Although primarily evaluated under Criterion C for this study, these resources have the likelihood to be potentially eligible under Criterion A for Commerce, Industry, Community Planning and Development, or another area of significance. Further study is recommended overall in order to sufficiently evaluate these resources' individual eligibility under other NRHP criteria.

The 10-story, commercial bank and office tower known as Heritage Building I (029-7028) is a circa-1970, New Formalist-style building along with a one-story matching gas station previously located west of the office tower, both of which were designed by architect Donald Hogan Misner and erected by Beatty-Elmore Construction Company for the property owners, Guy E. Beatty, Stoney P. Elmore, and John C. Webb (Photo 39, p. 77) (The Virginia Record 1971a:25). The no-longer-extant gas station included three one-story rectangular structures, including a flat-roofed canopy over the pump island that mimicked the tower's arched cornice. Aerial imagery indicates that the gas station and all three buildings associated with it remained extant into the late 1990s.

Architect Donald Hogan Misner graduated in 1957 from the University of Virginia and served in the Army Corps of Engineers before working in the architectural firm of Saunders and Pearson and was Chief Designer for Saunders and Pearson's "T.C. Williams High School in Alexandria and for the first quadrangle buildings at George Mason University" (The Washington Post 2017). T.C. Williams High School is now known as Alexandria City High School. He established another firm and then subsequently organized his own practice in 1969 as Donald Hogan Misner & Associates and later started a development firm called "Misner Development Co., focusing on office building and shopping center development" (AIA Archives 1970:629; The Washington Post 2017). In 1970, Misner identified his principle works as the circa-1966 BradLee Office Building, 1967 Williamsburg Hilton Inn, 1968 Penn Daw Fire Department building; circa-1969 Little River Shopping Center; and the 1970 Route 7 Office Building (AIA Archives 1970:629). The Heritage I Building and surrounding property have been changed in ways that are not sensitive to its original design. This includes the introduction of a replacement commercial entry system at the main entrance to the original tower and the removal of the original drive-through canopy at its east side. The removal of the matching gas station and construction of a second office tower that is not as visually compatible or contextually sensitive to the original tower further erodes this resource's historic integrity of setting, design, and feeling. However, the remaining multi-story office building appears to retain a fair amount of integrity of design, materials, and workmanship; therefore, **further**

study under Criterion C is recommended in order to do a thorough comparison with Misner's other work as well as identify if other similar examples exist throughout the county.



Photo 39: Heritage Building I (029-7028), Northwest Oblique.

The Mission Lofts (029-7035), formerly known as Colonial Investment Office Building, is a 10-story, multi-bay, current apartment complex constructed in 1966 in the Miesian style by the architectural firm Ward & Hall & Associates as the Colonial Investment Office Building. It was the first high-rise built in Fairfax County after zoning laws allowed for high-rises to be constructed more than five stories (The Virginia Record 1964:45) (Photo 40, p. 78). Two other office buildings were recorded during the current survey designed by the same firm: Providence Building (1964) and Springfield Tower Office Building (1971–1972). Only the Colonial Investment Office Building was listed among George T. Ward's principal works in the 1970 American Architects Directory. Although the building appears to maintain many original features and materials, it has been painted and modernized to accommodate loft-style living. It no longer has its original concrete light fixtures, and the original parking lot on the southeast side has been replaced with the communal lawn area (The Virginia Record 1967:18). It is associated with the architecture firm of Ward & Hall, known for their work in the Northern Virginia area. It is listed among Ward & Hall's principal works and it appears to be one of the only recorded examples of the Miesian style in Fairfax County (Figure 11, p. 78). Therefore, it is **recommended potentially eligible under Criterion C for Architecture at the local level.**



Photo 40: Mission Lofts (029-7035), East Elevation.



Figure 11: Circa-1964 Rendering of Mission Lofts (029-7035), formerly known as Colonial Investment Office Building (The Virginia Record 1964:45).

The Suffolk Building, previously known as the Nassif Building, was constructed around 1964 as a multi-story, high-rise office building with elements of the Miesian style. The steel-frame building features a parged first story topped by a molded water table. The upper stories feature vertical strips of metal paneling separating vertically stacked fenestration. The building is covered by a flat roof with thick metal cornice (Photo 41, p. 79). No known architects were identified with this structure. The building retains a level of historic integrity representative of the Miesian style. In order to evaluate under Criterion C, it is recommended for further study to allow for research into architects, builders, and engineers and to determine if it is an early example of its style. Therefore, it is **recommended for further study**.

The Executive Office Building at 5622 Columbia Pike is a five-story commercial building built around 1964 in the International style with elements of the Miesian style (Photo 42). The building has not been modified in a manner that is insensitive to its original design. This resource was designed by William L. Mayne. Mayne was the president of the Mayne, Oseroff, Ven Besien Inc. architectural firm in Arlington. He worked with Charles Luria Associates, a real estate and investment company, on several projects in the Northern Virginia and Maryland areas. This building retains a high level of architectural detail and fabric associated with the International style, with some Miesian-style influences such as the recessed first floor on the façade (south elevation) beneath a curtain wall. Although not listed as one of William L. Mayne's principal works, the building retains a high level of historic integrity of materials, design, and workmanship and is a unique example of its style and type in this area of Fairfax County. For these reasons, it is **recommended potentially eligible for listing in the NRHP under Criterion C at the local level.**



Photo 41: Suffolk Building (029-7036), Northwest Oblique.



Photo 42: The Executive Building (029-7037), Southwest Overview.

The Lee Building (029-7042) at 5881 Leesburg Pike is a five-story, commercial building built in 1966 with elements of the Miesian style; this resource was designed by William L. Mayne. He was the president of the Mayne, Oseroff, Ven Besien Inc architectural firm in Arlington (Northern Virginia Sun 1972b) (Photo 43). The steel-framed structural system is primarily clad in metal-framed curtain wall on all elevations except for the southwest elevation, which is clad in stretcher-bonded brick veneer. This building retains a high level of architectural detail associated with the Miesian style. While the building was not listed as a principal work of William L. Mayne, it is similar in style and form to his other works and appears to retain much of its original fenestration and character-defining features (AIA Archives 1962). For these reasons, it is **recommended potentially eligible for the NRHP under Criterion C at the local level.**



Photo 43: The Lee Building (029-7042), Looking West.

The Medical and Professional Building (029-7054) at 8301 Arlington Boulevard is a five-story, four by eight-bay, medical office building built in 1969 with elements of the International and Brutalist styles (Photo 44, p. 81). The resource features a subterranean floor visible through metal-framed glass bulkheads and concrete-framed fenestration is separated by stretcher-bonded, brick-clad, protruding vertical breaks. The building was designed by Don W. Gunnell. It is occasionally referred to as the Boulevard Building and the Medical & Professional Building (Northern Virginia Sun 1968b:3, 1978:2). The office building has housed a variety of commercial enterprises and medical practices and appears to retain a fair amount of historic integrity. Because an architect, developer, or builder was not identified during the time of survey, **further study is recommended in order to make an eligibility recommendation under Criterion C.**

The Drew Associates Office Building (029-7060) at 2990 Telestar Court is a four-story, 11-bay, International-style, office building that was designed by the firm of VVKR in 1969. The

building is generally L-shaped and was developed in two phases with the southern rectangular section built first, and the longer northern segment constructed shortly thereafter in a cohesive design that was likely planned from the start by its architects. The building features a series of concrete pillars that define each bay of the building at the first floor, performing both a functional and aesthetic service in its design, making the building appear as it is were floating from its base. According to an article in *The Virginia Record*, the building was designed to solve the problem of expanding businesses that did not have accommodating space. The solution included a program of “creative design and strict scheduling procedures that provides interior floor space flexible enough to house a variety of tenants” (Figure 12, p. 82) (*The Virginia Record* 1971b:46). Although this office building is not one of the principle works of either the principal architects or VVKR’s career, this resource retains a relatively high level of historic integrity at the exterior. Although modifications have been made to the main entrance, the building retains many original materials and continues to convey its original design aesthetic. Therefore, it is **recommended for further study**.



Photo 44: Medical and Professional Building (029-7054), Southeast Oblique.

The INOVA Building (029-7098) is a 14-story, seven-bay, commercial office building constructed in 1971 in the New Formalist style by architect Donald Hogan Misner. Misner established his own firm in 1969 and later created the Misner Development Co., working primarily in office building and shopping center construction during a time of vast growth in the region (University of Virginia Magazine 2017). The building retains many original features and materials, although some commercial storefronts appear slightly modified and box-shaped canvas awnings have been added to cover over the original arched openings around the first floor. Of the two multi-story commercial office buildings known to have been designed by Donald H. Misner in Fairfax County, this resource retains the overall highest level of historic integrity as the building and its site have little alteration since its construction (Photo 45).

Historic aerials indicate that this resource was also one of the first commercial towers in this part of McLean. Previously identified as the McLean Office Center in local tax records, this building reflects New Formalist principles with a hint of Brutalism. This resource is not known to be one of Misner's principle works or recognized by any industry awards, but it is a well-preserved example of its style and property type. Therefore, it is **recommended potentially eligible for listing at the local level under Criterion C as an outstanding example of a New Formalist commercial office tower in Fairfax County.**



Figure 12: Title Page for the Investment Building: Drew Building (029-7060) Published in the 1971 Issue of *The Virginia Record* (The Virginia Record 1971b:46).



Photo 45: INOVA Building (029-7098), East Oblique.

The PNC Bank Office Building (029-7099) is a seven-story, multi-bay office building constructed in 1981 in the Miesian style (Photo 46). The building features a steel-frame structural system with large sections of curtain wall with blocks of stretcher-bonded brick veneer. The southwest and southeast elevations of the building feature recessed one- to two-story sections supported by thick rounded reinforced concrete columns. These sections shelter a large, two-story, commercial-style entrance system. The first story is an open-air parking garage recessed behind brick-clad piers with arches in between giving the appearance of an engaged walkway. The resource has been used as a bank building since at least 1988 when Riggs National Bank of Virginia occupied it (Potomac News 1988). The architect of the building is Rolat A. Weinstein of the The Architecture Partnership (Chris Barbuschak, personal correspondence 2024) but no comparable buildings were identified during this survey; therefore, it is **recommended for further study under all criteria**.



Photo 46: PNC Bank (029-7099), Northwest Oblique.

The McIlvaine Building (029-7106) at 6201 Leesburg Pike is a four-story, four-bay, mixed-use commercial and office building constructed in 1967 in the International style (Photo 47, p. 84). An architect, engineer, or builder was not identified during the current study. The building appears to maintain many original features, such as the vertical separation of fenestration, and is a good example of the many International style office buildings in Fairfax County. Additionally, the unidentified architect's approach to the parcel's sloping lot was a creative solution to a grading issue of the lot. However, identifying an architect, builder, or engineer would aid in evaluating the resource under Criterion C. For these reasons, the resource is **recommended for further study**.

The Mark Building (029-7108) at 6321 Leesburg Pike is a seven-story, seven-bay, mid-rise office building built with elements of New Formalist and Brutalist styles (Photo 48, p. 84). It was built by architect Michael G. Kasen in 1968 and completed in 1969. Kasen, who had previously won an award for his work on townhouses on Juniper Lane in Seven Corners,

Virginia, was a well-known architect throughout Northern Virginia (Evening Star 1968:14). The Mark Building is listed as being one of the principals works of Kasen and exhibits high artistic value as the work of a master (AIA Archives 1970). It is also an outstanding example of its style or property type; therefore, it is **recommended potentially eligible under Criterion C at the local level under Architecture.**



Photo 47: McIlvaine Building (029-7106), East Oblique.



Photo 48: Mark Building (029-7108), North Elevation.

The 6400 South at Lookout at 6400 Arlington Boulevard (029-7114) is a 13-story, multi-bay office building constructed in 1971–1972 in the Miesian style (Photo 49). The building features a glass curtain wall system with marble panels covering squared piers. The first story features an engaged walkway that gives the appearance of the upper stories being light and floating. It is covered by a flat roof with an overhanging plain cornice. The building was designed by John P. Fitzsimmons according to the library archivist at the Virginia Room at the Fairfax County Public Library. A brief search of *The Virginia Record*, available AIA Directory, and the USModernist research database did not reveal information about the architect. The building has had minor modifications, but overall retains a high level of historic integrity. Since no information on the architect could be located, further study is merited in order to compare this office building to his other works. Therefore, it is **recommended for further study in order to provide an eligibility recommendation.**

The 6402 North at Lookout at 6400 (029-7115) at 6402 Arlington Boulevard is a 13-story, multi-bay office building constructed in 1987 in the Miesian style. The building mirrors its neighbor, 6400 South at Lookout at 6400 (029-7114) (see Photo 49). Since no information on the architect could be located, further study is merited in order research the architect and the relationship to the adjacent building at 6402 Arlington Boulevard. Therefore, it is **recommended for further study.**



Photo 49: 6400 South at Lookout at 6400 (029-7114) and 6402 North at Lookout at 6400 (029-7115), Looking East.

The Springfield Tower Office Building (029-7127) is a 12-story, eight-bay office building constructed in 1971–1972 with elements of the International and Miesian styles by the architectural firm Ward & Hall & Associates and contracted by Edsall Corporation (Photo 50, p. 86). Ward & Hall are known to have designed a variety of commercial, religious, municipal, and recreational buildings throughout Northern Virginia between the 1960s and 1980s. The building appears to maintain many original features and materials including the light fixtures located around the upper parking deck, the metal beam located above the entrance ramp to the deck, and both wings. Although the entrances may have been altered to a common commercial entryway, the building overall retains its location, design, materials, feeling, and setting. The tower is still functioning as office space, although the first-story wings are vacant at the time

of this survey. The office building was purposefully designed as a landmark representing the community as the gateway to Northern Virginia and remains that way. Because of its location along I-95, the uniquely constructed office building is a familiar landmark to local and commuter traffic. Therefore, it is **recommended potentially eligible under Criterion C at the local level under Architecture.**



Photo 50: The Springfield Tower Office Building (029-7127), Southwestern Overview.

The Executive Building at 6901 Old Keene Mill Road (029-7132) is a five-story, three-bay, executive office building constructed in 1962–1964 in the International style (Photo 51, p. 87). The building was designed by Falls Church architect Dwight G. Chase and constructed by the firm Androus and Faigen (Fairfax Falls Church Sun Echo 1963:8). Chase established his own practice in 1959 regularly working in Washington, D.C., Virginia, and Maryland (AIA Archives 1962). The office building was not listed among Chase’s principal works. However, it appears to retain a fair amount of historic integrity at the exterior from what is readily visible. The ground floor fenestration has been boarded up, and the building has been neglected, which has negatively impacted the resource’s historic integrity from the exterior. However, **further study of the interior is warranted to better evaluate the building under Criterion C.**

Eight of the 24 resource identified as this property types are **recommended not eligible under Criterion C.** They included Suburban Savings and Loan Association Building (029-7029), Annandale Center 2 (029-7030), 7700 Little River Office Building (029-7031), Providence Building (029-7031), Dolley Madison Building (029-7087), Hilton Springfield (029-7130), Wells Fargo (029-7137), and Commonwealth Building (029-7140). They are constructed in various styles common to the area and era including International, Brutalism, and Miesian. They feature modifications and alterations that have negatively impacted their historic integrity, are not unique examples of their property type or style, or have not been identified as the work of a master. These eight resources are also **recommended for further study in order to evaluate under the other NRHP criteria.**








Photo 51: Executive Building at 6901 Old Keene Mill Road (029-7132), Northeast Oblique.






Industrial Properties

Ten of the 151 resources surveyed during this effort are classified as industrial resources (Table 8, p. 88). These are light industrial properties that include a combination of warehouse, laboratory, and office space. Industrial and corporate efforts in the Washington, D.C., metro area expanded during the Cold War into the suburban areas outside the city center (Gournay and Corbin Sies 2002:38). The utilitarian buildings typically have little ornamentation and what they do have is concentrated at the public-facing elevations where office space is likely concentrated. These resources were easy to construct and could accommodate later expansion (Manning et al. 2019:F-53).

Industrial properties are utilitarian resources that are present throughout suburban areas throughout the Northern Virginia and metropolitan Washington, D.C., area. High artistic value is likely rare within this property type as would be high integrity of materials, design, and workmanship since they are commonly modified and altered to adjust to new technologies or uses. Resources that retain an exceptional amount of integrity and original materials may likely be considered significant. Additionally, buildings that are identified as a principal work could be considered significant under Criterion C. Although primarily evaluated under Criterion C for this study, these resources have the likelihood to be potentially eligible under Criterion A for Commerce, Industry, Community Planning and Development, or another area of significance. Further study is recommended overall in order to sufficiently evaluate these resources' individual eligibility under other NRHP criteria.

Table 8: Industrial Resources Surveyed During this Investigation. Resources recommended as potentially eligible or for further study under all criteria in **blue** font.

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7040	Embassy 220 Volt (formerly Des-Mar Ceramic Inc.), 5810 Seminary Road, Falls Church	ca. 1959	N/A	Further Study under all Criteria	
029-7041	Extra Space Storage (former Melpar, Inc.), 5821 Seminary Road (now 5627 Leesburg Pike), Baileys Crossroads, Falls Church	ca. 1957	N/A	Further Study under all Criteria	
029-7078	Melpar, Inc. Research and Development Laboratory, 7700 Arlington Boulevard, Falls Church	1954	Perry M. Duncan	Further Study under all Criteria	
029-7100	National Biscuit Company, 8500 Lee Highway, Merrifield	1963–1964	Dwight G. Chase	Not Eligible under Criterion C; Further Study under other Criteria	
029-7116	NTB Tire, 5256 Port Royal Road, Springfield	1970	N/A	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7117	U-HAUL, 5285 Port Royal Road, Springfield	1963	R.E. Durand Sr.	Not Eligible under Criterion C; Further Study under other Criteria	
029-7119	ENSCO, Inc., 5400 Port Royal Road, Springfield	1969	Frank Montague	Not Eligible under Criterion C; Further Study under other Criteria	
029-7120	First Virginia Bankshares Corp. Operations Center, 5401 Port Royal Road, Springfield	1968	Paul Quigg Associates	Potentially Eligible under Criterion C	
029-7122	Industrial Building, 5410 Port Royal Road, Springfield	1965	Kohler-Misner-Daniels	Not Eligible under Criterion C; Further Study under other Criteria	
029-7124	Ravensworth Business Center, 5500-5570 Port Royal Road, Springfield	1965	MacDonald & Englehart	Further Study under all Criteria	

The Embassy 220-Volt building (029-7040) at 5810 Seminary Road is a one-story, industrial building built around 1959 with elements of International style. The construction date was determined by information from the Fairfax County Library. The concrete-block building features a store-front façade featuring a full-width, recessed, commercial-style, metal-framed fenestration system flanked by buff-colored, five-to-one, brick-clad pilasters (Photo 52). Above the fenestration system is a thick, parged band that features metal letters that read “Embassy 220-Volt” and below is tiled. This resource retains a high level of historic integrity associated with the International style and no architects, builders, and engineers or any comparable buildings were identified during this research; therefore, it is **recommended for further study under all criteria**.



Photo 52: Embassy 220-Volt (029-7040), North Oblique.

The Extra Space Storage (029-7041), was originally constructed around 1957 for Melpar, Inc. (Photo 53, p. 91) (Fairfax County GIS 2023; Fairfax Herald 1956:6). The space was likely utilized by the Continental Baking Company in the 1960s based on a Northern Virginia Sun article from May 1967 and may have been used as an airport hangar according to a local history commission members (Northern Virginia Sun 1967b:10). The Continental Baking Company was formerly known as the Ward Baking Company founded in 1848. The company made products including Hostess Twinkies and Wonder Bread. The building was also known as the “Dome Building” and used by Melpar as a research lab (see Photo 53, p. 91) (Fairfax Falls Church Sun Echo 1955:2). The Melpar Research Lab (029-7078) was also surveyed during this effort and more information on that resource is presented in this section. The Extra Space Storage building retains a level of architectural detail associated with the vernacular style and is a unique example of the era; further research could potentially identify an associated architect, builder, or engineer. Therefore, it is **recommended for further study under all criteria**.

The Melpar, Inc. Research and Development Laboratory (029-7078) is a multi-story, multi-bay building constructed around 1954 in the International style (Photo 54, p. 91). Much of the resource was not visible from the public right-of-way. The steel-frame structural system is clad in stretcher-bonded brick veneer and metal sheeting and is covered in a flat roof. A 120,000-square-foot wing clad in the same materials as the core was added in 1960 to give additional administration space (Fairfax Falls Church Sun Echo 1959b). The architect of the original portion and the new wing was Perry M. Duncan, a New York City-based architect who worked internationally, and the construction firm was George A. Fuller (Fairfax Falls Church Sun Echo

1959b). Access to the resource was limited due to the nature of the business. Therefore, it is **recommended for further study**.



Photo 53: Extra Space Storage (029-7041), East Oblique.



Photo 54: Melpar, Inc. Research and Development Laboratory (029-7078), Looking North.

The First Virginia Bankshares Corp. Operations Center (029-7120) at 5401 Port Royal Road was constructed in 1968 with elements of the International style. According to a 1967 building permit, the building was described as the First Virginia Bankshares Corp. Operations Center, the contractor was identified as Edsall Corporation located in Springfield, and the architect was noted to be Paul Quigg Associates of Arlington. The current resource was described shortly after it was constructed as being located within the Ravensworth Industrial Park and architecturally functioned well, where loading docks were set back on the building to downplay their appearance and at the same time “offer all-weather freight handling” (Figure 13, p. 92). (The Virginia Record 1969:36–37). Additionally, utilities and private areas were screened in with pierced brick walls and windows were set back from the façade to avoid direct sun at the interior. Precast panels were utilized to “break up the masonry perimeter and help define the scale of the building” (The Virginia Record 1969:36–37). Currently, the commercial building is now home to Elite Fencing Academy and the Iglesia Cristiana Pentecostes, Cristo es tu Libertador. Overall, the building appears to maintain many original features and materials and as one of the principal works of Paul Quigg, it is **recommended potentially eligible under Criterion C at the local level for Architecture**.

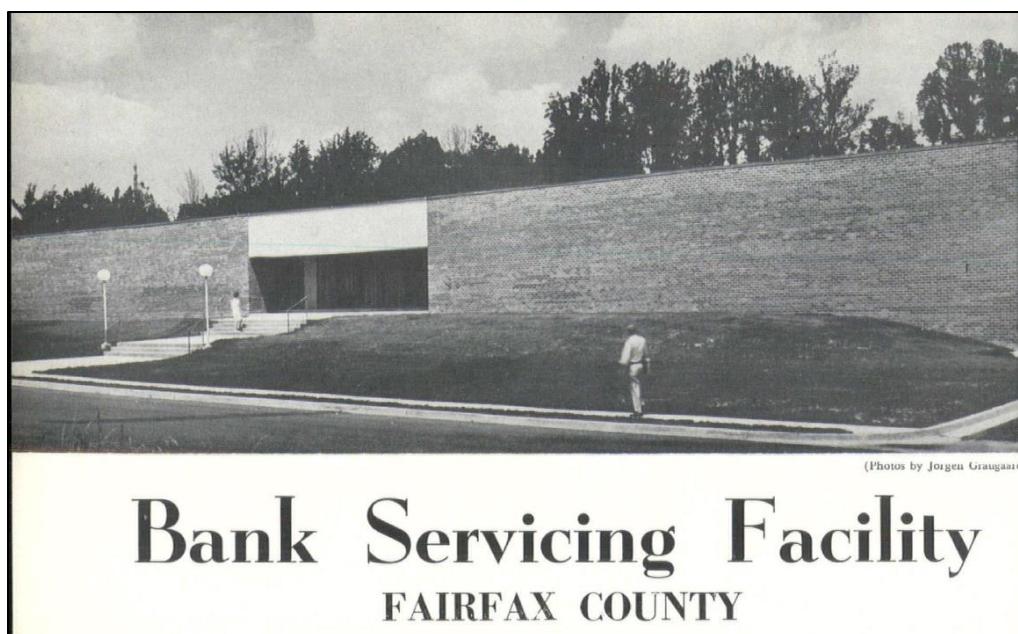


Figure 13: 1969 Image of the First Virginia Bankshares Corp. Operations Center (029-7120) in *The Virginia Record* (029-7120) (The Virginia Record 1969:36–37).

The Ravensworth Business Center (029-7124) is composed of three buildings at 5500–5570 Port Royal Road constructed in 1965 in the International style (Photo 55, p. 93). The complex is part of the major Ravensworth Industrial Park located west of the Capital Beltway and Braddock Road interchange. The site of the Ravensworth Industrial Park was selected by the Department of Commerce for its new Technical Documentation Center in 1964 in hopes of attracting research agencies to the area (Fairfax Falls Church Sun Echo 1964:2). The three buildings were likely designed by MacDonald & Englehart of Atlantic States Construction Co. who were the architects for the neighboring building (Northern Virginia Sun 1969a:14). Each building is slightly different; one features continuous rows of geometric windows running vertically down the center of the façade while the other two have less exterior decoration. The buildings appear to maintain many original features and materials and **further research is recommended in order to make an eligibility recommendation under Criterion C.**

The remaining five industrial resources include National Biscuit Company (029-7100), NTB Tire (029-7116), U-Haul (029-7117), ENSCO, Co. (029-7119), and Industrial Building at 5410 Port Royal Road (029-7122). They were constructed with minimal elements of the International style, common to the area and era in which they were constructed as well as their property type in general. They feature modifications that have negatively impacted their historic integrity, such as the removal of character-defining features or additions that are insensitive to the core of the resource. Therefore, these five resources are **recommended as not eligible for listing in the NRHP under Criterion C.** These five resources are also **recommended for further study in order to evaluate under the other NRHP criteria.**






Photo 55: Building 1 at Ravensworth Business Center (029-7124), East Elevation.






Educational Resources






Expanded residential occupation in Fairfax County during the period of study required additional educational facilities to support the growing school-aged population (Table 9, p. 94). Seventeen of the total 151 resources surveyed during this effort are classified as educational buildings. As mentioned earlier in this report, the development of the school system in Fairfax County gained speed during this period to support the increasing population and major funds were directed to the construction of a number of schools. According to the Fairfax County Public Schools (FCPS), during the 1960s and 1970s “at the height of growth a classroom was added each day. [...] new schools added 6.5 million square feet of new space” (Fairfax County School Board 2024). These sprawling buildings typically featured elements of the International style and were one to two stories in height. It was rare to encounter other architectural styles during this study. Some firms were engaged several times over to design new school facilities such as Hayes, Seay, and Mattern and Pickett & Siess. School buildings within the county, particularly those still in use as an educational building, have likely been expanded and upgraded over time to accommodate increasing student populations, technological developments, and updated instructional practices.





Additionally, some schools have been converted for other uses, potentially impacting their integrity of design. Under Criterion C, resources that are identified as the work of a master, retain a high level of historic integrity, or are particularly unique in style or form from the many school buildings constructed in the county during the period of study may be considered significant. Although primarily evaluated under Criterion C for this study, these resources have the likelihood to be potentially eligible under Criterion A for Education, Ethnic Heritage, Community Planning and Development, Social History or another area of significance. Further study is recommended overall in order to sufficiently evaluate these resources’ individual eligibility under other NRHP criteria.

Table 9: Educational Resources Surveyed During this Investigation. Resources recommended as potentially eligible or for further study under all criteria in **blue** font.

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-5647	Willston Elementary School (now a community center), 6131 Willston Drive, Falls Church	1950	Dixon (W. Irving) and Norman (Macon G.)	Potentially Eligible under Criteria A and C	
029-6908	Quander Road Elementary School (now Quander Road Center), 6400 Quander Road, Alexandria	1966	Pickett & Siess	Potentially Eligible under Criteria A and C	
029-7007	Virginia Hills Elementary School (now FCPS Administration Building), 6520 Diana Lane, Alexandria	1955	Eubank & Caldwell	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7009	Hollin Hall Elementary School (now a senior center), 1500 Shenandoah Road, Alexandria	1949	Macon G. Norman	Not Eligible under Criterion C; Further Study under other Criteria	
029-7012	Bryant High School, (former Groveton High School), 2709 Popkins Ln, Alexandria	1956	Robert A. Willgoos, Dwight G. Chase	Not Eligible under Criterion C; Further Study under other Criteria	
029-7013	Wilton Woods Elementary School (now a FCPS office), 3701 Franconia Rd, Alexandria	1963	H. D. Nottingham and Associates	Not Eligible under Criterion C; Further Study under other Criteria	
029-7018	St. Ambrose Catholic School, 3827 Woodburn Road, Annandale	1968–1969	Sheridan, Behm, Eustice & Associates	Not Eligible under Criterion C; Further Study under other Criteria	
029-7019	Pine Ridge Elementary School (now a police station), 3911 Woodburn Road, Annandale	1967	Mintz & Easter	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7026	Annandale Elem. School (now ACCA CDC), 7200 Columbia Pike, Annandale	ca. 1951	Eugene Simpson & Brother, Inc. (builder)	Not Eligible under Criterion C; Further Study under other Criteria	
029-7050	London Towne Elementary School, 6100 Stone Road, Centreville	1969	Beery, Rio Associates	Potentially Eligible under Criterion C	
029-7051	Woodley Hills Elementary School, 8718 Old Mt. Vernon Road, Engleside	1952	Francis Palms Associates	Not Eligible under Criterion C; Further Study under other Criteria	
029-7071	Belvedere Elementary School, 6540 Columbia Pike, Falls Church	1955	Hayes, Seay, Mattern and Mattern	Not Eligible under Criterion C; Further Study under other Criteria	
029-7076	Walnut Hill Elementary School (now called Alan Leis Center), 7423 Camp Alger Avenue, Falls Church	1955	Hayes, Seay, Mattern and Mattern of Roanoke, Virginia	Further Study under all Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7077	Pimmit Hills Elementary School (now an adult education center), 7510 Lisle Avenue, Falls Church	1955	Hayes, Seay, Mattern and Mattern of Roanoke, Virginia	Further Study under all Criteria	
029-7105	Hunters Woods Elementary School, 2401 Colts Neck Road, Reston	ca. 1969	Caudill, Rowlett, and Scott (national firm) in collaboration with Pickett, Siess and Hook (local)	Not Eligible under Criterion C; Further Study under other Criteria	
029-7123	Ravensworth Elementary School, 5411 Nutting Drive, Springfield	1963	Victor B. Spector & Associates	Not Eligible under Criterion C; Further Study under other Criteria	
029-7131	Rolling Valley Elementary School, 6703 Barnack Drive, Springfield	1970	Saunders, Pearson & Partners	Not Eligible under Criterion C; Further Study under other Criteria	

The Willston Elementary School (029-5647), currently the Willston Multicultural Center, is a two-story, multi-bay, educational building constructed in 1950 (Photo 56). This International-style school building was designed by architects W. Irving Dixon and Macon G. Norman as part of the firm Dixon and Norman, and proposed by William Magazine, a local developer who promised to deed the school to the Fairfax County School Board (see Photo 56). The resource, previously recorded in 2010, has not been notably altered and retains a high level of historic integrity and materials such as metal-framed and glass block windows and its associated landscape; therefore, should **remain potentially eligible under Criteria A and C**.



Photo 56: Willston Elementary School (029-5647), Northwest Oblique.

The Quander Road Elementary School (029-6908) located at 6400 Quander Road is a two-story, multi-bay, educational building constructed in 1966 (Photo 57, p. 99). This International-style school building was designed by the architecture firm Pickett & Seiss using a modified version of the plans for the Spring Hill Elementary School built two years before. The school was built in the fall of 1966 at a cost of \$544,800 when enrollment in Fairfax County schools was at a high rate of growth (FCPS 2024). The firm of Pickett & Seiss, based in Falls Church, was established in 1956 and constructed schools and office buildings around Northern Virginia throughout the 1960s. The resource features architectural characteristics and building materials of suburban public schools constructed during this period, particularly in Fairfax County, such as a brick veneer, concrete coping and trim, and a long linear plan. Although many original features and materials remain extant, this building does not appear to be a particularly outstanding example of its style or property type, and it has not been identified as a principal work of its designers. However, the previous survey indicated potential significance under Criteria A and C for its association with African American history and its architecture,

respectively. Compared to Spring Hill Elementary School, which feature extensive additions, this resource retains a higher level of historic integrity. Therefore, it is **recommended to remain potentially eligible under Criteria A and C.**



Photo 57: Quander Road Elementary School (029-6908), East Elevation.

The London Towne Elementary School (029-7050) at 6100 Stone Road is a one- to two-story, multi-bay, educational building with elements of Brutalist styling constructed in 1969. It was designed by the architectural firm Beery, Rio & Associates and erected by Jenkins Construction Company, Inc. (Photo 58 and Figure 14, p. 100). The building was described in the May 1971 issue of *The Virginia Record* as having been designed to reduce sounds and visual intrusions from planes flying into nearby Dulles Airport, resulting in its solid brick cladding and minimal window openings (The Virginia Record 1971c:16). Its hexagonal plan “was a product of the normal requirements established by the School Board plus the desire to obtain, in the two-story classroom wing, a ‘school-in-the-round’ within which would be arranged groupings of five classrooms clustered about a common resource room served by two teachers’ work stations” (The Virginia Record 1971c:16). The building has had numerous modifications over the years such as additions; however, the building appears to feature and retain high artistic value as the work of the Berry, Rio & Associates architectural firm and is a unique example of the Neo Expressionist style in the county. Therefore, it is believed that the resource retains a sufficient amount of historic integrity to be **recommended potentially eligible under Criterion C for Architecture at the local level.**

The Walnut Hill Elementary School (029-7076), now known as the Alan Leis Instructional Center, is a two-story, multi-bay educational building in the International style. This school was designed by Hayes, Seay, Mattern and Mattern of Roanoke, Virginia. The firm began in 1947 when Elmer Paul Hayes joined three engineers (Seay, Mattern and Mattern) to design institutional and commercial buildings. The building is constructed into a slope with a modified L-plan with the east-west portion being two stories and the northwest-southeast portion built as one story (Photo 59, p. 101). It was constructed in 1955 to serve the Woodley West and Broyhill neighborhoods. An addition was added to the school in 1957 just prior to the school opening. The school was converted to an administrative office in 1980 and was later used for the licensed practical nursing program. The school was renamed the Alan Leis Instructional Center in 2003. Hayes listed general FCPS schools as a principal work in the AIA directory but no specific school was mentioned (AIA Archives 1956). It appears to retain character-

defining features such as original windows and glass block. Additional research would be necessary to identify if this specific school building is listed as one of Hayes' or the firm's principal works. Therefore, it is **recommended for further study**.



Photo 58: London Towne Elementary (029-7050), Looking South.

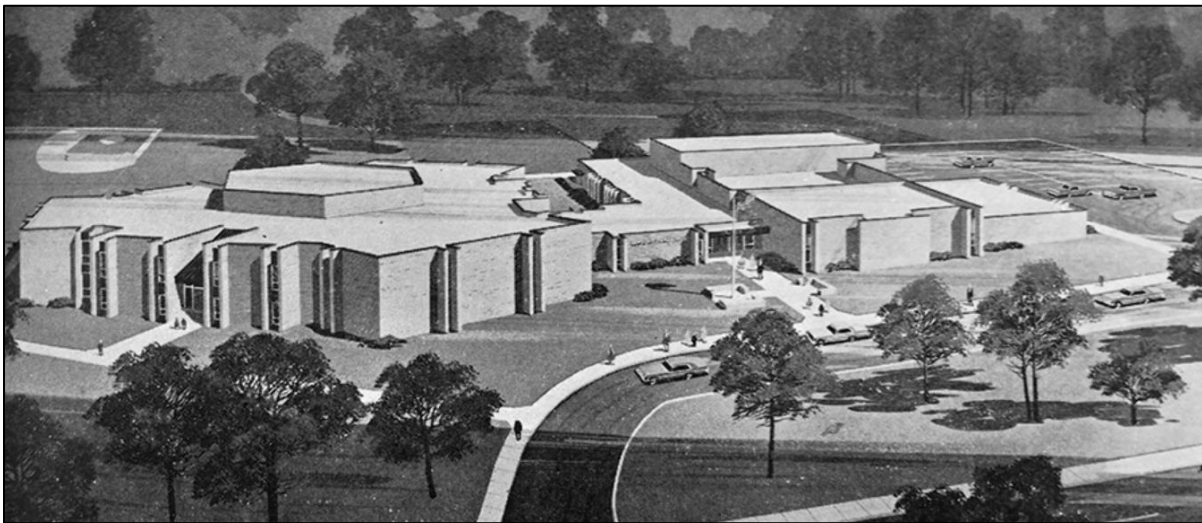


Figure 14: Early 1960s Diorama of London Towne School (029-7050) Presenting the Innovative Hexagonal Layout (Fairfax County School Board 2024).



Photo 59: Walnut Hill Elementary School (029-7076), North Elevation.

The Pimmit Hill Elementary School (029-7077) is a two-story, multi-bay, educational building constructed around 1955 and currently operates as the Pimmit Hill Center (Adult Education). This building was constructed in the International style and T-shape by Hayes, Seay, Mattern and Mattern from Roanoke, Virginia. This resource has architectural features common among mid-century suburban public schools such as a brick veneer, brick or concrete trim, and a long linear plan (Photo 60). The school has had minimal alteration and additions including a circa-1962 addition that extends from the north elevation to the northwest. Elmer Paul Hayes, an architect from Roanoke, Virginia, listed FCPS as a principal work in the AIA directory (AIA Archives 1956). Additional research would be necessary to identify if this specific school building is listed as one of his principal works. Therefore, it is **recommended for further study**.



Photo 60: Pimmit Hills Elementary School (029-7077), Southeast Elevation.

The remaining 12 of the 17 educational resources were constructed in the International style in forms and plans that were common to the area and era. They include Virginia Hills




Elementary School (029-7007), Hollin Hall Elementary School (029-7009), Bryant High School (029-7013), Wilton Woods Elementary School (029-7013), St. Ambrose Catholic School (029-7018), Pine Ridge Elementary School (029-7019), Annandale Elementary School (029-7026), Woodley Hills Elementary School (029-7051), Belvedere Elementary School (029-7071), Hunters Woods Elementary School (029-7105), Ravensworth Elementary School (029-7123), and Rolling Valley Elementary School (029-7131). They feature modifications, with some undergoing major alterations such as window replacement and multiple or large-scale additions, that have negatively impacted their historic integrity. Additionally, none of these resources were identified to be the work of a master. For these reasons, these 17 resources are **recommended as not eligible for listing in the NRHP under Criterion C**. These 12 resources are also **recommended for further study in order to evaluate under the other NRHP criteria**.

Places of Worship




Thirteen of the 151 surveyed resources during this effort are identified as places of worship (Table 10, p. 103). These architect-designed buildings typically took into account the religious belief system and worship practices for the congregation or group they were constructing for while creating landmarks for the suburban county landscape (Gournay and Corbin Sies 2002:59). “Major religious groups had doubled in the Washington, D.C., area between 1945 and the early 1960s, with significant growth in the suburbs, where congregants typically arrived at their worship facilities by automobile” (Manning et al. 2019:F-25). These worship facilities were not only for religious practice, but also were used as community gathering places including classrooms, meeting rooms, offices, and childcare facilities, as seen in many of the examples included in this survey.





Although some examples feature elements from more traditional architectural styles, many during this period leaned into more experimental options including Contemporary and Neo-Expressionism. It was not uncommon to observe modifications such as large-scale additions to accommodate changing needs for the congregations. In addition to being the work of a master or possessing high artistic value, eligible examples under Criterion C have excellent integrity, “with clear historical associations conveyed by the structures, and all character-defining elements intact” (Manning et al. 2019:F-25). Although primarily evaluated under Criterion C for this study, these resources have the likelihood to be potentially eligible under Criterion A for Religion, Social History, Ethnic Heritage, Community Planning and Development, or another area of significance. Further study is recommended overall in order to sufficiently evaluate these resources’ individual eligibility under other NRHP criteria.

Table 10: Places of Worship Surveyed During this Investigation. Resources recommended as potentially eligible or for further study under all criteria in **blue** font.

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7003	Lincolnia Methodist Church, 6335 Little River Turnpike, Alexandria	1955, 1964	Vosbeck-Vosbeck Associates	Further Study under all Criteria	
029-7004	Hope United Church of Christ, 6130 Old Telegraph Road, Alexandria	1966	Ward & Hall	Not Eligible under Criterion C; Further Study under other Criteria	
029-7032	Little River United Church of Christ (Congregational Christian Church of Fairfax County), 8410 Little River Turnpike, Annandale	1959, 1999	Joseph Saunders & Associates	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7053	Congregation Olam Tikvah, 3800 Glenbrook Rd, Fairfax	1969– 1970	Seymour Auerbach	Further Study under all Criteria	
029-7059	Temple Rodef Shalom, 2100 Westmoreland St, Falls Church	1969- 1970	Nicholas Satterlee & Associates	Further Study under all Criteria	
029-7061	Holy Trinity Lutheran Church, 3022 Woodlawn Avenue, Falls Church	1951, 1965	Milton L. Grigg	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7062	St. Patrick's Episcopal Church, 3241 Brush Dr, Falls Church	1956	Keyes & Lethbridge	Not Eligible under Criterion C; Further Study under other Criteria	
029-7075	Knox Presbyterian Church, 7416 Arlington Boulevard, Falls Church	1962-1963	Strang & Childers	Not Eligible under Criterion C; Further Study under other Criteria	
029-7079	St. John's Lutheran Church, 5952 Franconia Road, Franconia	1966	Vosbeck-Vosbeck Associates	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7093	First Church of Christ, Scientist, 1683 Chain Bridge Road, McLean	1974	Beery, Rio and Associates	Potentially Eligible under Criterion C and Criteria Consideration A	
029-7121	Springfield Christian Church, 5407 Backlick Road, Springfield	ca. 1964, ca. 1973	Ward & Hall ca. 1964; Gwathmey-Duke Inc. ca. 1973	Potentially Eligible under Criterion C and Criteria Consideration A	
029-7134	Grace Presbyterian Church, 7434 Bath Street, Springfield	1962	Eimer Cappelmann	Not Eligible under Criterion C; Further Study under other Criteria	
029-7136	Kirkwood Presbyterian Church, 8336 Carrleigh Parkway, Springfield	1965–1966	John Lawrence of Duane and Lawrence, Inc.	Not Eligible under Criterion C; Further Study under other Criteria	

The Lincolnia Methodist Church (029-7003) located at 6335 Little River Turnpike is a two-story, three-bay church building constructed in 1955 in no discernible style with a two-story sanctuary addition constructed in 1964 with elements of Neo-Expressionism. The church was designed by the architectural firm Vosbeck-Vosbeck Associates (1962–1967) and constructed by Whyte Construction Co. Inc. (Photo 61). The sanctuary addition features a fan shape of overlapping wall breaks that slightly flare along the northwest elevation and a large bell tower is centered in the southeast elevation near the current primary entrance to the narthex. The addition has since become the focal point of the property.



Photo 61: Lincolnia Methodist Church (029-7003), Northwest Elevation.

Vosbeck-Vosbeck & Associates (1962–1967) was started by two brothers, architects Robert Randall Vosbeck and William F. Vosbeck, Jr. (AIA Archives 1970:953). Throughout their careers, the Vosbecks designed a variety of commercial, civic, religious, educational, and institutional buildings in Northern Virginia from the late 1960s into the 1980s. The Lincolnia Methodist Church was not listed for being of distinguishable work by the AIA or by Vosbeck-Vosbeck Associates; however, the building received an Award of Merit at the AIA Honor Awards Meeting of 1966 (*The Virginia Record* 1966b:83). It also appears on the front of the August 1967 edition of *The Virginia Chronicle*. The fan-shaped design of the sanctuary was purposefully made to deter traffic noise, provide a rich display of natural lighting while also providing privacy to the sanctuary, and to signify the liturgical influence of the Methodist Church. The simple design of the addition and the cross topped tower was “chosen in order that the building be as clean and straight forward as possible in a rather high density, complex neighborhood” (Figure 15, p. 108) (*The Virginia Record* 1967b:31). Although, the resource is not listed under the firm’s principal works, the building received an award by the AIA and is a unique example of a Neo-Expressionist building within Fairfax County that retains its

integrity. Additionally, according to a county History Commission member, the church is an African-American Church whose congregation dates back to 1864. Therefore, it is **recommended for further study under all Criteria.**

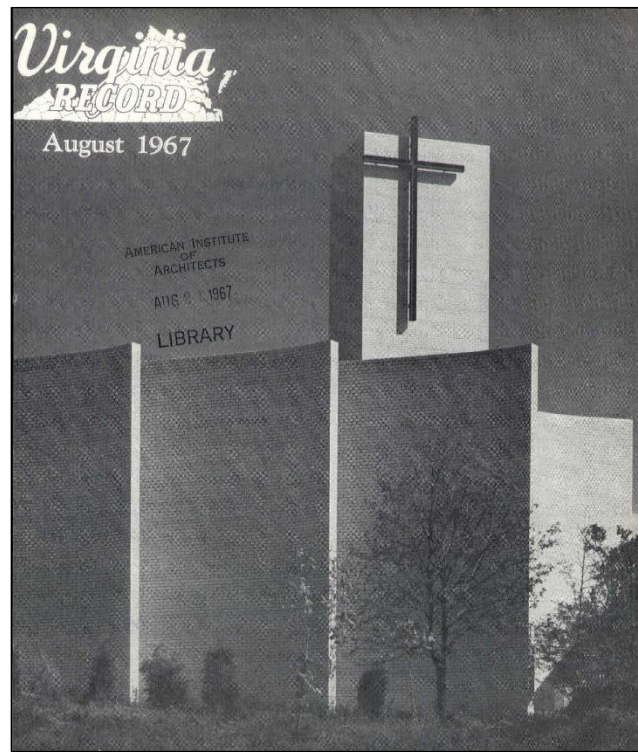


Figure 15: Cover of the August 1967 Issue of *The Virginia Record* Featuring the Lincolnia Methodist Church (029-7003) (*The Virginia Record* 1967:31).

The Congregation Olam Tikvah (029-7053) was constructed in 1970 with elements of the Brutalist style. The synagogue was noted as designed by architect Seymour Auerbach of Walton, Madden, Cooper and Auerbach (Photo 62, p. 109) (*Northern Virginia Sun* 1969b:4). In the 1984 *The Virginia Record* publication, the synagogue was noted as designed by Michael E. LeMay & Associates and constructed by Whitner & Jackson, Inc., who won the Best Institutional Project Award for the construction (*The Virginia Record* 1984). The building was constructed based on the plan of a historic European synagogue (Figure 16, p. 109) (*Northern Virginia Sun* 1969b:4). The synagogue was designed so that the sanctuary with the central reading table was visible from all other rooms that are adjacent to the sanctuary. Additional clerestory windows incorporated within the construction sought to let in sunlight and give a sightline to the trees (Guild for Religious Architecture 1973). The building was constructed to include a main sanctuary, three classroom wings, an office, social hall, and a library (*Northern Virginia Sun* 1969b:4). Today, it has incorporated several large-scale additions since it was initially constructed. Since two different architects are credited as the designer of the building, the resource is recommended for further study under Criterion C to further research who the architect was and if the building was a principal work. Therefore, it is **recommended for further study.**



Photo 62: Congregation Olam Tikvah (029-7053), East Elevation.



Figure 16: Spring 1973 *Faith and Form* Article on the Design and Construction of the Congregation Olam Tikvah (029-7053) (Guild for Religious Architecture 1973).

The First Church of Christ, Scientist (029-7093) at 1683 Chain Bridge Road is a circa-1974, two-story, three-bay construction built in the Shed style (Photo 63, p. 110). This building was designed by the architectural firm of Beery & Rio. This church building was not acknowledged by any industry award nor was it listed as one of the firm's principle works. However, it retains considerable original fabric at the exterior and is one of few Shed-style churches. The church was designed in keeping with the modest scale of surrounding suburban development while benefiting from the sloped terrain of its site. As such, this resource is **recommended potentially eligible for the NRHP under Criterion C at the local level and Criteria Consideration A for a religious property.**



Photo 63: First Church of Christ, Scientist (029-7093), North Elevation.

Springfield Christian Church (029-7121) at 5407 Backlick Road is a one-story, multi-bay church building constructed around 1964 using elements of the International style and constructed by the architectural firm, Ward & Hall (Photo 64, p. 111). George Truman Ward and Charles Hall, Jr. built numerous churches and office buildings in Fairfax County from the 1960s through the 1970s. The Springfield Christian Church was listed among George Ward's principal works in the 1962 American Architect Directory (AIA Archives 1962:738). In the November 1971 issue of *The Virginia Record*, the church's decisions about the new addition by Gwathmey-Duke-Inc. was the cover story. The sanctuary's circular design was purposefully voted for by the congregation to appear unique compared to their other buildings, to encourage fellowship and closeness with others in the church, and to have baptism and communion be central to the service (The Virginia Record 1971d:24–27). The Springfield Christian Church still retains most of its original materials, but the primary entrance has changed and it does not appear to be the best representative example of Ward & Hall's work or of the International style. However, the 1973 Gwathmey-Duke-Inc. addition retains its unique Modernist design and materials and appears to be a unique representation of the collaboration between the architects and the client. Therefore, it is **recommended as potentially eligible for listing in the NRHP under Criterion C at the local level and Criteria Consideration A for a religious property.**

The remaining eight surveyed resources categorized as places of worship were in styles such as Colonial Revival, Contemporary, and Post Modern, common to the area and era in which they were constructed. They include Hope United Church of Christ (029-7004), Little River United Church of Christ (029-7032), Holy Trinity Lutheran Church (029-7061), St. Patrick's Episcopal Church (029-7062), Knox Presbyterian Church (029-7075), St. John's Lutheran Church (029-7079), Grace Presbyterian Church (029-7134), and Kirkwood Presbyterian Church (029-7136). They feature modifications, with some undergoing major alterations such as window replacement and multiple or large-scale additions, that have negatively impacted their historic integrity. Additionally, none of these resources were identified to be the work of a master. For these reasons, these eight resources are **recommended as not eligible for listing in the NRHP under Criterion C.** These eight resources are also **recommended for further study in order to evaluate under other NRHP criteria as well as Criteria Consideration A.**



Photo 64: Springfield Christian Church (029-7121), Northeast Elevation.





Civic and Community Resources





Twelve of the 151 resources surveyed during this effort were identified as civic and community properties and include libraries, fire stations, post offices, utilities, and other public service buildings (Table 11, p. 112). Similar to other resources that centered around community activity such as schools and worship facilities, new smaller branches of libraries, and government-operated public service buildings outside of urban areas and downtown centers were needed during this period to accommodate the increased population within the suburbs of Fairfax County. Depending on the use, the style and forms of these buildings varied but typically reflected the Brutalist, Shed, and International styles.

Many of these resources were between one and two stories in height, but primarily one story, and most feature fairly minimal exterior decoration with forms mainly focusing on performance and easy access. Similar to other community-based buildings, many of these facilities underwent frequent change due to accommodating updated needs and technologies. Eligibility under Criterion C includes being the work of a master, retaining high artistic value, possessing a high level of historic integrity, and retention of all character-defining features. Although primarily evaluated under Criterion C for this study, these resources have the likelihood to be potentially eligible under Criterion A for Social History, Ethnic Heritage, Community Planning and Development, or another area of significance. Further study is recommended overall in order to sufficiently evaluate these resources' individual eligibility under other NRHP criteria.

Table 11: Civic and Community Resources Surveyed During this Investigation. Resources recommended as potentially eligible or for further study under all criteria in **blue** font.

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7005	Mount Vernon Fire Station 9, 2601 Sherwood Hall Lane, Alexandria	1975	Ward & Hall	Not Eligible under Criterion C; Further Study under other Criteria	
029-7014	John Marshall Library, 6209 Rose Hill Drive, Alexandria	1975, 2018	David R. Gallagher	Potentially Eligible under Criterion C	
029-7025	Annandale Volunteer Fire Department, 7128 Columbia Pike, Annandale	1945	N/A	Further Study under all Criteria	
029-7033	Annandale Volunteer Fire Department 23, 8914 Little River Turnpike, Annandale	1970	Saunders & Pearson	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7046	Kings Park Library, 9000 Burke Lake Road, Burke	1972	Saunders, Pearson & Partners	Potentially Eligible under Criterion C	
029-7047	Telephone Exchange/Verizon Dial Center, 9419 Braddock Road, Burke	1971	Baskerville & Son	Not Eligible under Criterion C; Further Study under other Criteria	
029-7066	Woodrow Wilson Library, 6101 Knollwood Drive, Falls Church	1966, 1975, 2015	J. Russell Bailey	Potentially Eligible under Criterion C	
029-7080	Franconia Volunteer Fire Department, 6300 Beulah Street, Franconia	c. 1968	Ward & Hall	Not Eligible under Criterion C; Further Study under other Criteria	

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7097	United States Post Office, 6841 Elm Street, McLean	1962	Paul J. Freeburn	Further Study under all Criteria	
029-7103	Reston Post Office, 11110 Sunset Hills Road, Reston	1976- 1977	M.O.V. Inc. of Arlington	Further Study under all Criteria	
029-7118	Edsall Road Fire Station 26, 5316 Carolina Place, Springfield	1975- 1976	Strang, Childers and Downham	Not Eligible under Criterion C; Further Study under other Criteria	
029-7138	Patrick Henry Library, 101 Maple Avenue East, Vienna	1971	Beery, Rio and Associates	Potentially Eligible under Criterion C	

The Annandale Volunteer Fire Station (029-7025) located at 7125 Columbia Pike is a two-story, six-bay fire station building constructed in 1950 with elements of Brutalism (Photo 65). The core of the building is the one-story portion that fronts Columbia Pike; by 1979, a one-story, Post Modern-style addition was appended to the north and west elevations. Overall, the building appears to maintain many original features and materials; however, it does not appear to be a particularly unique example of its style, form, and property type. Additionally, the building has experienced several large-scale additions over the years, negatively impacting the resource's integrity of workmanship and design. However, because the architect, engineer, or builder were not easily identified during the course of this study, further research is **recommended in order to accurately evaluate under all criteria.**



Photo 65: Annandale Volunteer Fire Station (029-7025), Southeast Oblique (Left) and 1979 Addition, Looking Northeast (Right).

The John Marshall Library (029-7014) at 6209 Rose Hill Drive is a one-story, multi-bay resource built around 1963 in an irregular form and the Brutalism style (Figure 17, p. 116). The building has been modified in a manner that is not insensitive to its original design. This resource was designed by David R. Gallagher and E. H. Glover, Inc. of Bailey's Crossroads was the general contractor (The Virginia Record 1976:52–53). David R. Gallagher was an architect based in Alexandria, Virginia (AIA Archives 1970). Along with the library, he also designed an expansion wing to the Reston North Golf Course Clubhouse (Northern Virginia Sun 1969c). The John Marshall Library is a unique example of a Brutalist library with few modifications and a high concentration of windows within the dense concrete exterior. With this, it retains a high level of historic fabric and form. For these reasons, it is **recommended potentially eligible for the NRHP under Criterion C.**

The Kings Park Library (029-7046) is a circa-1972, one-story, multi-bay, brick building designed by the architectural firm Saunders, Pearson & Partners in the Shed style. Joseph Henry Saunders, Jr. (1914–1985) established his own practice in Alexandria in 1942. When business grew, Saunders opened a Washington, D.C., branch and elevated associate architect, Charles Almond Pearson (1914–2001), to establish the architectural firm of Saunders, Pearson, & Partners in 1961. Their principle works included mainly institutional, educational, and civic buildings but ranged from residential construction to alterations on the White House (McMahon 2019). The library's design was detailed in the February 1972 issue of *The Virginia Record*, accompanied by a conceptual drawing of the site (Photo 66, p. 116). The building masses were purposefully designed at a moderate scale to harmonize with the surrounding residences. Dual entrances were used to avoid congestion, and no parking spaces were placed at the front of the building to attain a landscaped park look for the neighborhood. It was also built in a manner to make future expansion easily possible (The Virginia Record 1972:71). The library would not only serve the growing local community of Kings Park, but provide materials

and programs for people of the disabled community. The Kings Park Library was the first library in the area “to be accessible to the deaf via TTY (teletypewriter)” (Kings Park Library Friends n.d.). Since it was originally constructed in 1972, the Kings Park Library has been modified in a manner that is sensitive to its overall design at the exterior. Both the 1993 west entrance and 2002 east entrance extensions mimic original features of its design and do not detract from its overall historic character. Although the library building has not received any awards, it is a good example of the Shed style amongst the resources identified in the current modern architecture survey of Fairfax County. Therefore, it is **recommended potentially eligible under Criterion C for Architecture at the local level.**



Figure 17: 1976 View of John Marshall Library (029-7014) Published in *The Virginia Record* (The Virginia Record 1976:52).



Photo 66: Kings Park Library (029-7046), East Elevation.

The Woodrow Wilson Library (029-7066) is a one-story, multi-bay library built by J. Russell Bailey in the Modern style. The Woodrow Wilson Library originally occupied a storefront in the nearby Culmore Shopping Center before it outgrew its space and was moved to its now permanent location in 1965 (The Virginia Record 1967c:24). The floor area consists of 6,800 square feet of space, of which 5,100 square feet are public service space (Photo 67). The public space includes an entrance lobby, a meeting room, circulation foyer, children's reading and shelving areas, catalog consultation section, and adult reading, reference, and shelving areas.

The resource exhibits some high artistic value as the work of a master and could potentially be an outstanding example of its style or property type; therefore, it is **recommended potentially eligible under Criterion C**.



Photo 67: Woodrow Wilson Library (029-7066), Northwest Oblique.

The United States Post Office (029-7097) at 6841 Elm Street is a one-story, multi-bay building constructed in 1962 in the International style (Photo 68, p. 118). The steel-frame structural system clad in stretcher-bonded brick veneer features a full-height section clad in marble with appended metal letters that read “United States Post Office, McLean, Virginia 22101.” No architect could be identified for this building. There are over 40 post offices dating to the 1960s previously recorded within the Commonwealth, only four of which have an eligibility determination, all of which are not eligible. The post office is a common style and form for municipal buildings during this period. However, an architect or engineer was not identified during the current study. Therefore, further study is **recommended under all criteria**.

The Reston Post Office (029-7103) at 11110 Sunset Hills Road is a one-story, multi-bay building constructed between 1976 and 1977 with elements of the Brutalist style (Photo 69, p. 118). The building features a section along the south elevation that is slightly lower in height than the remainder of the building, all of which is covered with a stretcher-bonded brick veneer. The building is covered by a flat roof with metal coping and a thick banded “cornice” of parging divided by vertical metal posts that extend slightly above and below. The building is credited to M.O.V. Inc. of Arlington, but no information was uncovered about this company during the course of this survey. There are over 40 post offices dating to the 1960s previously recorded within the Commonwealth of Virginia, only four of which have an eligibility determination, all of which are not eligible. Although the resource features an addition, it is sympathetic to the massing and scale of the core of the building. **Further study is needed to evaluate the resource’s historic significance under Criterion C** such as investigation into the architectural firm or architect, as well as comparison to other county municipal buildings or post offices.



Photo 68: United States Post Office (029-7097), Northeast Elevation.



Photo 69: Reston Post Office (029-7103), Southeast Elevation.

The Patrick Henry Library (029-7138) at 101 Maple Avenue East is a circa-1971, one-story, 13,817-square-foot, brick building designed by the architectural firm of Beery, Rio & Associates in the Post Modern style (Figure 18 and Photo 70, pp. 119–120). The library’s design was detailed in the August 1971 issue of *The Virginia Record*, accompanied by a floor plan and bird’s eye view drawing. The article identified two major requirements: its location and architectural style to “(be) Williamsburg” out of respect to the “Colonial styled Town Hall” on the other side of Center Street and southeast of the selected site (The Virginia Record 1971e:57). Its plan was further shaped by the site’s proximity to two prominent roadways:

In order to shield the library patrons from the traffic noises, the architects devised a cruciform plan creating, at the exterior corners of the cross, four garden courts. Three of these courts are enclosed with six-ft. high brick walls. Two of the courts, in addition to providing the desired privacy, can be utilized for open-air reading during favorable weather” [see Figure 18, p. 119] [The Virginia Record 1971e:57].

This design also had a clear and substantial impact on a neighboring circa-1983 building, opposite the library at the north corner of the same intersection, addressed as 100 Maple Avenue East (Fairfax County GIS 2023). Now used as a bank branch office, the one-story, three-bay, brick building has so many similar design characteristics that it might be a later work of Edgar Beery, produced after Rio left the firm in 1981 (The Washington Post 1999). Since it was originally constructed in 1971, the Patrick Henry Library has been modified in a manner that is sensitive to its overall design at the exterior. The enclosure of what were once

two open-air courts at the east and west corners of the building mimic original features of its design and do not detract from its overall historic character. Other minor modifications include the addition of an accessibility ramp and doorway to the entrance court and some repointing of the brickwork. As this resource retains a relatively high level of historic integrity at the exterior, it is **recommended to be potentially eligible for NRHP listing under Criterion C for its architecture at the local level.**

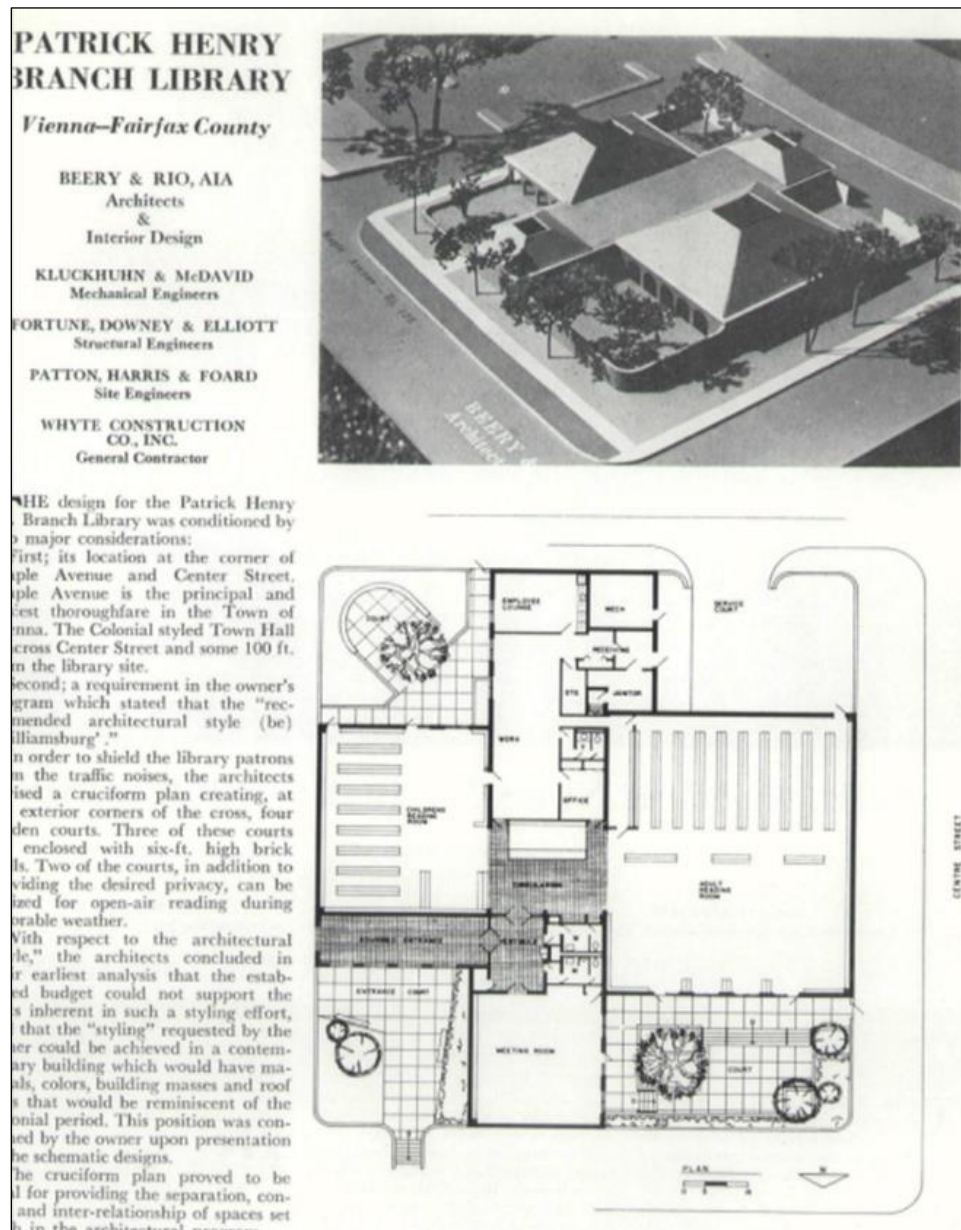


Figure 18: Building Plans of the Proposed Patrick Henry Branch Library (029-7128) Published in the 1971 Issue of *The Virginia Record* (The Virginia Record 1971e:57).





Photo 70: Patrick Henry Public Library (029-7138), Looking South.

The remaining five of the 12 civic and community resources were constructed in the Brutalist or Shed styles in forms and plans that were common to the area and era. They include Mount Vernon Fire Station 9 (029-7005), Annandale Volunteer Fire Department 23 (029-7003), Verizon Dial Center (029-7047), Franconia Volunteer Fire Department (029-7080), and Edsall Road Fire Station 26 (029-7118). They feature modifications, with some undergoing major alterations such as window replacement and multiple or large-scale additions, that have negatively impacted their historic integrity. Additionally, none of these resources were identified to be the work of a master. For these reasons, these five resources **are recommended as not eligible for listing in the NRHP under Criterion C**. These five resources are also **recommended for further study in order to evaluate under the other NRHP criteria**.

Recreational Properties

Two recreational facilities were surveyed during this investigation—both of which are associated with a communal swimming pool (Table 12, p. 121). Many recreational facilities during this period were developed as part of a residential subdivision; however, one of the resources in this survey was developed as an enhancement to a regional park. The resources surveyed during this effort were constructed in the Post Modern or Shed styles. It is common for these property types to be modified or altered due to changing needs and technologies as well as improvement needs due to material failure. Although primarily evaluated under Criterion C for this study, these resources have the likelihood to be potentially eligible under Criterion A for Recreation, Social History, Ethnic Heritage, Community Planning and Development, or another area of significance. Further study is recommended overall in order to sufficiently evaluate these resources' individual eligibility under other NRHP criteria.

Table 12: Recreational Resources Surveyed During this Investigation. Resources recommended as potentially eligible or for further study under all criteria in **blue** font.

DHR ID	Resource Name/Address	Date Built	Architect	Eligibility Recommendation	Photograph
029-7082	Pohick Bay Regional Park Swimming Pool Complex, 6501 Pohick Bay Drive, Lorton	1973	Gwathmey-Duke Inc.	Further Study under all Criteria	
029-7139	Shouse Village Community Center, 1432 Towlston Road, Vienna	1970	Dewberry, Nealon & Davis (James M. Nugent)	Not Eligible under Criterion C; Further Study under other Criteria	

The Pirate's Cove Swimming Pool (formerly Pohick Bay Swimming Pool) (029-7082) at 6501 Pohick Bay Drive is a two-story, multi-bay, pool building constructed in 1973 in the Post Modern style with a curved floorplan by architecture firm, Gwathmey-Duke Inc. of Springfield and contracted by National Construction Co., Inc. of Alexandria (Photo 71; Figure 19, p. 123). The firm was composed of principal architects Edward M. Gwathmey, Jr., and Buford Woodrow Duke, Jr. (AIA Archives 1970:360). The pool complex was an addition to the already existing recreation complex owned by Northern Virginia Park Authority. Designed to fit in the rustic site, the pool house was constructed using earth-toned, brown brick and cedar shingles. The multi-circular shape of the swimming pool provided "smooth transition between areas of different depths" (The Virginia Record 1973a:64–65). There were three other resources designed by Gwathmey-Duke Inc. that were identified in this survey: the Rolling Mill Professional Park (029-7125) built in 1971–1972, the Gwathmey House (029-7016) built in 1972, and the sanctuary addition on the Springfield Christian Church (029-7121) added in 1973. All four resources were mentioned in *The Virginia Record* in the early 1970s, but no buildings were mentioned in the 1970 AIA directory (AIA Archives 1970:360). The primary resource, the pool building, appears to maintain many original features and form, but recent additions that represent a pirate ship have been added to the building, moderately affecting the resource's historic integrity. The fourth and deepest portion of the swimming pool has been filled in, with only three remaining. The pool complex also is not one of the extraordinary examples of the Post Modern style in Fairfax County. Although there have been moderate changes to the resource, the recreational complex was the only one of its kind to be identified in the current survey, Therefore, it is **recommended for further study in order to compare with similar resources of the time period in which it was constructed.**

The other resource, Shouse Village Community Center (029-7139), of this property type surveyed during this effort was significantly modified including the introduction of replacement materials and an addition that has diminished the resource's historic integrity. Additionally, it was not identified to be the work of a master or an outstanding example of its style or property type. Therefore, this one resource is **recommended as not eligible for listing in the NRHP under Criterion C.** This resource is also **recommended for further study in order to evaluate under the other NRHP criteria.**



Photo 71: Pirate's Cove Swimming Pool (Formerly Pohick Bay Swimming Pool) (029-7082), Looking West.

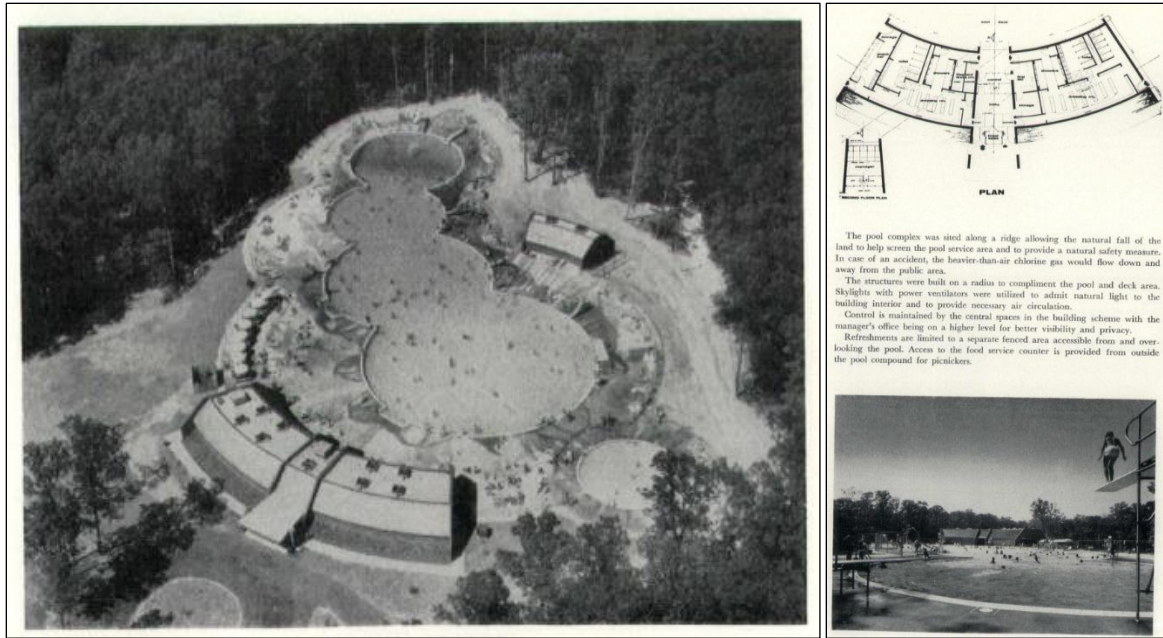


Figure 19: 1973 Images from *The Virginia Record* of Aerial View and Plan of Pirate's Cove Swimming Pool (Formerly Pohick Bay Swimming Pool) (029-7082) (*The Virginia Record* 1973a:64–65).

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SUMMARY AND RECOMMENDATIONS

Dovetail conducted a Phase I architectural reconnaissance survey within Fairfax County, Virginia, between February 2023 and March 2024. The project was completed at the request of Fairfax County Department of Planning and Development and utilized a matching grant supporting the County's contribution to the project that came from the DHR Cost Share Program. The objective of this project was to complete a reconnaissance-level survey of eight potential historic districts and 143 individual properties constructed between 1950 and 1980 and reflect modern architectural styles and evaluate them for eligibility for listing in the NRHP. Based on the objectives of the survey, each resource was primarily evaluated for potential listing in the NRHP with regards to Criterion C; however, if limited research efforts happened to uncover historic significance under one of the other criteria, that was noted in the recommendations in this report.

In total, eight historic districts and 143 individual resources were recorded during this effort (Table 13). Of those, 43 are **recommended as potentially eligible for listing in the NRHP under Criteria A and/or C**. Additionally, 37 are **recommended as requiring further study in order to make an eligibility recommendation under all criteria** and 71 are **recommended not eligible for listing in the NRHP under Criterion C; however, further study is needed in order to make an eligibility recommendation under other criteria**. A full list of properties surveyed in this investigation is provided in Appendix A.

Table 13: Summary of Documented Resources During This Investigation Recommended as Potentially Eligible or for Further Survey Under All Criteria. Resources that have been recommended not eligible under Criterion C but recommended for further study under all other criteria and not included in this table.

DHR ID	Property Name	Eligibility Recommendation
029-5647	Willston Elementary School (now a community center)	Potentially Eligible under Criteria A and C
029-6640	National Bank of Fairfax Main Office	Potentially Eligible under Criteria A and C
029-6908	Quander Road Elementary School (now Quander Road Center)	Potentially Eligible under Criteria A and C
029-7003	Lincolnia Methodist Church	Further Study under all Criteria
029-7008	Karau Orthodontia Building	Potentially Eligible under Criterion C
029-7010	ProMedica Skilled Nursing and Rehabilitation (formerly Oak Meadow Nursing Home)	Potentially Eligible under Criterion C
029-7011	Glass House	Further Study under all Criteria
029-7014	John Marshall Library	Potentially Eligible under Criterion C
029-7015	House	Potentially Eligible under Criterion C
029-7016	Gwathmey House	Potentially Eligible under Criterion C
029-7017	Hollin Hall Shopping Center	Potentially Eligible under Criterion C
029-7020	Annandale Business Center	Potentially Eligible under Criterion C
029-7021	Beery and Rio Office Building	Further Study under all Criteria
029-7022	Bowlero Annandale	Further Study under all Criteria

DHR ID	Property Name	Eligibility Recommendation
029-7023	3United Service Station	Further Study under all Criteria
029-7024	Annandale Healthcare Center (formerly Sleepy Hollow Manor)	Potentially Eligible under Criterion C
029-7025	Annandale Volunteer Fire Department	Further Study under all Criteria
029-7028	Heritage Building I	Further Study under all Criteria
029-7035	Mission Lofts (former Colonial Investment Building)	Potentially Eligible under Criterion C
029-7036	Suffolk Building (Nassif Building)	Further Study under all Criteria
029-7037	Executive Office Building	Potentially Eligible under Criterion C
029-7039	Crossroads Cycle (Rickle 3-Minute Automatic Car Washing Company)	Further study under all Criteria
029-7040	Embassy 220 Volt (formerly Des-Mar Ceramic Inc.)	Further Study under all Criteria
029-7041	Extra Space Storage (Melpar, Inc.)	Further Study under all Criteria
029-7042	Lee Building	Potentially Eligible under Criterion C
029-7046	Kings Park Library	Potentially Eligible under Criterion C
029-7048	Ward House	Potentially Eligible under Criterion C
029-7050	London Towne Elementary School	Potentially Eligible under Criterion C
029-7052	Richard Jay Morris House	Further Study under all Criteria
029-7053	Congregation Olam Tikvah	Further Study under all Criteria
029-7054	Medical and Professional Building (currently Fairfax Convenient Care Walk-In Clinic)	Further Study under all Criteria
029-7055	American National Red Cross (formerly USAA Building)	Potentially Eligible under Criterion C
029-7057	Guaranty Bank & Trust Prosperity Office	Potentially Eligible under Criterion C
029-7058	Mantua Neighborhood	Further Study under all Criteria
029-7059	Temple Rodef Shalom	Further Study under all Criteria
029-7060	Drew Associates Office Building	Further Study under all Criteria
029-7063	Goodman House	Potentially Eligible under Criterion C
029-7065	Anser, Inc. Building	Potentially Eligible under Criterion C
029-7066	Woodrow Wilson Library	Potentially Eligible under Criterion C
029-7069	Goodman Butterfly House	Potentially Eligible under Criterion C
029-7076	Walnut Hill Elementary School (now called Alan Leis Center – webpage in progress)	Further Study under all Criteria
029-7077	Pimmit Hills Elementary School (now an adult education center)	Further Study under all Criteria
029-7078	Melpar, Inc. Research and Development Laboratory	Further Study under all Criteria
029-7082	Pohick Bay Regional Park Swimming Pool Complex	Further Study under all Criteria
029-7083	Jonathan Titus House	Further Study under all Criteria
029-7084	Eleanor Dulles House	Further Study under all Criteria
029-7088	McLean Professional Building	Further Study under all Criteria
029-7092	McLean Commerce Center	Potentially Eligible under Criterion C
029-7093	First Church of Christ, Scientist	Potentially Eligible under Criterion C
029-7094	Clough House	Potentially Eligible under Criterion C
029-7095	Lionel C. Epstein House	Potentially Eligible under Criterion C

DHR ID	Property Name	Eligibility Recommendation
029-7096	The Journal Building	Potentially Eligible under Criterion C
029-7097	United States Post Office	Further Study under all Criteria
029-7098	INOVA Building	Potentially Eligible under Criterion C
029-7099	PNC Bank	Further Study under all Criteria
029-7101	Hunter Mill Animal Hospital	Further Study under all Criteria
029-7103	Reston Post Office	Further Study under all Criteria
029-7104	Popeyes (formerly Burger Chef)	Potentially Eligible under Criterion C
029-7106	McIlvaine Building	Further Study under all Criteria
029-7107	Lord & Taylor	Potentially Eligible under Criterion C
029-7108	Mark Building	Potentially Eligible under Criterion C
029-7110	Doctors Building	Potentially Eligible under Criterion C
029-7113	Seven Corners Laundromat (formerly Hot Shoppes Jr.)	Further Study under all Criteria
029-7114	6400 South at Lookout at 6400	Further Study under all Criteria
029-7115	6402 North at Lookout at 6400	Further Study under all Criteria
029-7120	First Virginia Bankshares Corp. Operations Center	Potentially Eligible under Criterion C
029-7121	Springfield Christian Church	Potentially Eligible under Criterion C
029-7124	Ravensworth Business Center	Further Study under all Criteria
029-7125	Rolling Mill Professional Park	Further Study under all Criteria
029-7127	Springfield Tower Office Building	Potentially Eligible under Criterion C
029-7128	Tyler House	Further Study under all Criteria
029-7132	Executive Building	Further Study under all Criteria
029-7138	Patrick Henry Library	Potentially Eligible under Criterion C
029-7143	Fallswood	Potentially Eligible under Criterion C
029-7144	Lake Barcroft Estates	Potentially Eligible under Criterion C
029-7145	Pine Spring of Falls Church	Potentially Eligible under Criterion C
029-7146	Ridge View Estates	Further Study under all Criteria
029-7147	Bodors Addition to Raymondale	Potentially Eligible under Criterion C
029-7149	Willston Apartments (now Seven Corners Apartments)	Potentially Eligible under Criterion A

As per the request of the County and DHR staff, the following items are recommended for future preservation planning projects and priorities. There are a variety of opportunities for additional funding along with the County budget allowance to achieve future survey work, some of which are already actively utilized by County staff such as working with DHR staff through the Cost Share Program and Certified Local Government Program and exploring federally funded grant programs through the Historic Preservation Fund. Additional assistance can be found through creativity and public outreach, for example utilizing interns or volunteers for survey assistance or digitization and update of historic property records. Interns and volunteers could be identified through the locality or partnerships with local university programs or preservation groups. Recommendations include:

- Conduct contextual studies or Multiple Property Documentation Forms (MPDFs) focusing on a particular property type; architect, builder, or developer; or style within the county that provides a historical context; identifies common architectural styles and forms and character-defining features; provides guidance on evaluating integrity and significance, and details requirements for eligibility under each NRHP criteria. Evaluations and recommendations presented in this report should be built and expanded upon and one of the many resources recommended potentially eligible for the NRHP as an individual resource under a specific property type, architectural style, or architect could be utilized to complete an individual NRHP nomination under an associated MPD. Beginning with property types that may be under the most developmental pressure, suggested potential contexts include but are not limited to:
 - Modern-Era Commercial Properties and Low-Rise Office Buildings in Fairfax County,
 - Modern-Era High-Rise Office Towers, Buildings, and Complexes in Fairfax County,
 - Modern-Era Educational Resources in Fairfax County,
 - Modern-Era Architectural Resources Associated with Underrepresented Communities in Fairfax County,
 - Modern-Era Architectural Resources Associated with Specific Cultural Communities in Fairfax County,
 - Modern-Era Places of Worship in Fairfax County,
 - Modern-Era Residential Neighborhoods and Subdivisions in Fairfax County,
 - Fairfax County Modern-Era Architectural Resources Associated with the Post-War Federal Funding,
 - Fairfax County Architectural Resources Attributed to Charles M. Goodman,
 - Contemporary-Style Dwellings in Fairfax County;
- Prepare Preliminary Information Forms (PIFs) on individual potentially eligible properties and historic districts as recommended in this survey, prioritizing those within areas of particular threat of development within the county or known to be proposed for demolition or renovation by a property owner;
- Conduct intensive-level studies on resources recommended for further study in order to appropriately provide an eligibility recommendation under Criterion C as well as other NRHP Criteria, prioritizing those within areas of particular threat of development within the county;

- Conduct intensive-level studies on resources recommended for further study in order to appropriately provide an eligibility recommendation under all NRHP Criteria, prioritizing those within areas of particular threat of development within the county;
- Conduct research on underrepresented and cultural communities and their influence and associations on architectural resources from this period in general;
- Conduct further public outreach to better educate county property owners and businesses on modern-era architecture within the county as well as identify potentially previously unknown resources that should be studied through ArcGIS-based StoryMaps, new property owner pamphlets, crowd-sourcing forms or ArcGIS-based mapping to identify more properties that should be considered for study from the period of consideration, public meetings, etc.;
- Work with county boards and departments such as the Fairfax County History Commission and the archivists and librarians at the Virginia Room at the Fairfax County Public Library, civic organizations such as neighborhood associations, historic societies, etc., to identify and record other properties that should be considered for study from the period of consideration and ensure resources are recorded with the DHR for posterity as well as ensuring availability for future researchers;
- Provide education to Fairfax County Board of Supervisors, members of the Fairfax County History Commission, and Planning Department on modern-era resources within the county, their importance to the county's history, how to evaluate them for historic integrity and significance, understanding their character-defining features, and areas within the county of particular concern due to some sort of threat where these resources are extant or concentrated; and
- Explore ways to document, preserve, and better understand modern-era resources through proffer agreements, local ordinances, or planning packet requirements for projects that may have the potential to have negative impacts to the historic integrity and significance of these resources with the assistance of Fairfax County Board of Supervisors, members of the Fairfax County History Commission, and Planning Department.

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APPENDIX A: COMPLETE LIST OF RESOURCES INCLUDED IN THIS SURVEY

Resources in [blue](#) are recommended as potentially eligible or for further study under all criteria.

Resources in [blue](#) are recommended as potentially eligible or for further study under all criteria.

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APPENDIX B: MAPS OF RESOURCES INCLUDED IN THIS SURVEY

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