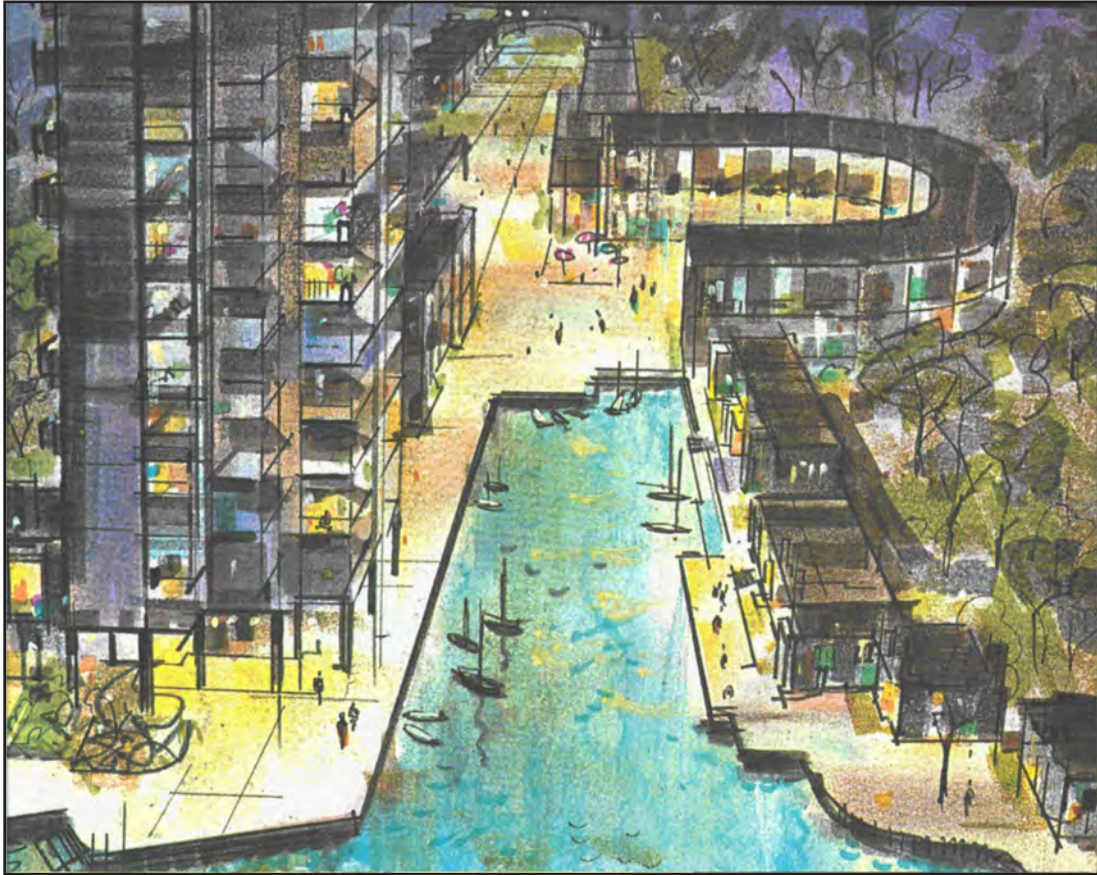


Reston, A Planned Community in Fairfax County, Virginia

Reconnaissance Survey of Selected Individual Historic Resources and Eight Potential Historic Districts



PREPARED FOR:

Virginia Department of Historic Resources

AND

Fairfax County

PREPARED BY:

Hanbury Preservation Consulting

AND

William & Mary Center for Archaeological Research

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W&MCAR Project No. 19-16

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FEBRUARY 8, 2021

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ACKNOWLEDGMENTS

There are many people whose help and support improved this survey effort. Blake McDonald and Aubrey von Lindern with the Virginia Department of Historic Resources were wonderfully flexible in helping us design a revised research and survey approach with the onslaught of a pandemic. Denice Dressel, with Fairfax County, offered a wealth of knowledge both about Reston and how historic and current plans in Fairfax County impacted our research and work. Barbara Naef, Golf Course Island resident and historian, shared her research and a resident's perspective. Bob Howard met with us and gave us good information, particularly about the Unitarian Universalist Church. The staff at the Reston Museum responded quickly to our many requests for information and images. The staff of the special collections at George Mason University were also helpful in accessing

their resources on Reston. Chris Rooney and the "Reston, Remember When" Facebook page provided great insights on the International Center and early single-family housing. Chuck Veatch reviewed the draft report and responded with wonderful suggestions for revisions. Christopher (Chris) Barbuschak, with the Virginia Room of the Fairfax County Library System, provided helpful comments on the report and identified architects for several of the buildings. We are also grateful for the assistance of the Cluster Associations and their presidents for providing access to the various communities. And finally we appreciate the interested citizens who attended the initial and closing public meetings and provided comments and suggestions for this project and for future work.

1: Introduction

In 2019, Fairfax County received a grant award for hiring a consultant to conduct architectural survey in Reston, a planned community first developed in 1964 (Figure 1). The grant supporting the County's contribution to the project came from the Virginia Department of Historic Resources' (DHR) Cost Share Survey and Planning Program, established in 1991 to provide matching grants and administrative support to local governments for historic preservation projects. The scope of the project included reconnaissance-level survey on 51 individual properties and eight potential historic districts and to produce a report that would provide historical context, summarize survey findings, and make recommendations for further study.

This work builds on previous survey and historic register designation efforts. Prior to this survey, DHR's Virginia Cultural Resource Information System (V-CRIS) database included a total of 151 individual properties and districts recorded within Reston. Three of these have also been listed on the National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR):

- Lake Anne Village Center Historic District (029-5652*)
- A. Smith Bowman Distillery (029-5014) at 1890 Old Reston Avenue
- U.S. Geological Survey National Center (029-6638) at 12201-12203 Sunrise Valley Drive

* Identification number as recorded in DHR's V-CRIS database.

Following a competitive request for proposal process, DHR selected Hanbury Preservation Consulting and its subconsultant, William & Mary Center for Archaeological Research (W&MCAR), for the project. The project began in December 2019 with a windshield survey of Reston and a meeting between the project team, DHR Cost Share Survey and Planning Program staff, county staff, and local preservation group members, followed immediately by a public kick-off community meeting and project overview presentation. Given the nature of cluster developments in Reston, the consultants, DHR, and Fairfax County staff provided advance notification of field survey work to cluster associations through a project web page (<https://www.fairfaxcounty.gov/planning-development/historic/reston-survey>) that included the kickoff PowerPoint presentation and copies of introduction letters for the consultants (Appendix A).

Fairfax County staff in consultation with DHR identified several buildings and districts** for survey. These included eight potential historic districts, which correspond to the early phases of Reston's development:

- Hickory Cluster townhouses
- Waterview Cluster townhouses

** According to National Park Service (NPS) definitions, a "*building*...is created principally to shelter any form of human activity" and a "*district* possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."

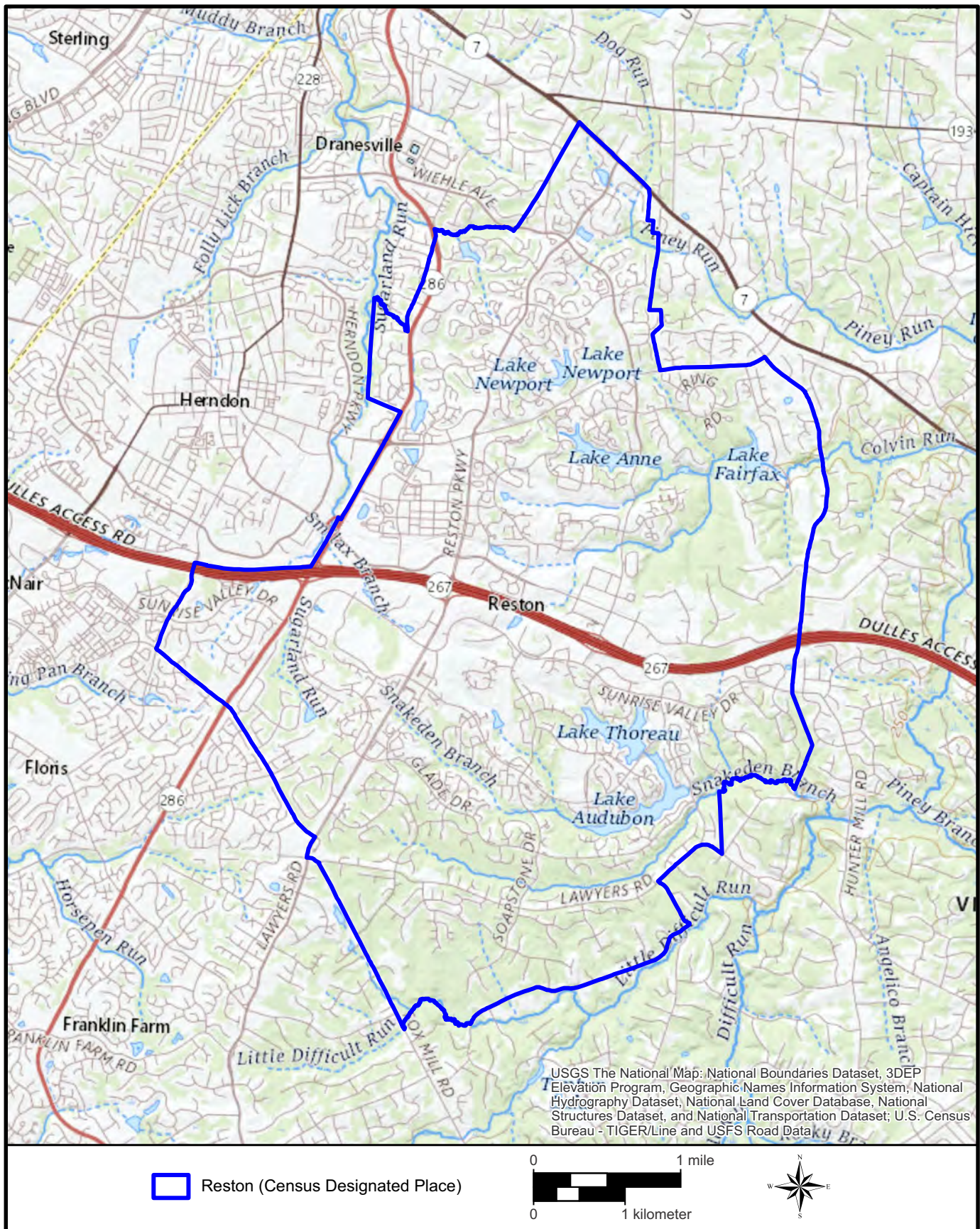


Figure 1. Location and topographic setting of Reston.

- Coleson Cluster townhouses
- Mediterranean Villa Cluster townhouses
- Fairway Apartments
- Golf Course Island townhouses
- Ring Road subdivisions of single-family dwellings
- Cameron Crescent apartments

Survey of the eight potential historic districts entailed identifying preliminary boundaries, performing limited research to outline the historical significance of each area, conducting a preliminary count of properties within the district, and producing a description of the potential districts' physical characteristics.

Forty individual resources that reflect key characteristics of each potential historic district were to be surveyed at the reconnaissance level. An additional eleven individual resources, identified by Fairfax County staff in consultation with DHR, were to be surveyed at the reconnaissance level:

- Lake Anne Gulf Gas Station
- United Christian Parish
- Lake Anne Elementary School
- Hidden Creek Golf Course
- Reston National Golf Course
- The Atrium (office building)
- Sheraton Reston Hotel
- Reston International Center

- United States Geological Survey (USGS) office building
- Terraset Elementary School
- Wiehle Avenue Unitarian Universalist Church

A modification to the project scope in February 2020 excluded survey of the U.S. Geological Survey National Center because an NRHP nomination was in process by another firm separately from this contract. This property was replaced in the survey by the Ken Bonner-designed residence at 12146 Stirrup Road. Survey and access limitations for two apartment complexes resulted in additional individual surveys for Wainwright and Fairway Clusters and properties within them.

The project team completed much of the fieldwork in the first two months of 2020 and then paused to assess travel and fieldwork logistics during the early phase of the Covid-19 pandemic. Fieldwork resumed and was completed in June 2020. Associated data entry, mapping, and file preparation and research for the report continued into the fall. The final draft report was completed in October 2020 and posted for public review and comment online. After a closing public meeting conducted remotely through Webex on January 5, 2021, this final revised version of the survey report was produced and submitted on the date indicated on the title page above.

2: Historical Context

BEFORE RESTON

During the colonial period, the area encompassing Reston and all of Fairfax County lay within the sprawling territory known as the Northern Neck Proprietary. This swath of 5,280,000 acres included the entire Northern Neck peninsula between the Potomac and Rappahannock rivers and extended westward into the present state of West Virginia. The Proprietary was a gift from King Charles II to seven loyal political supporters who helped him during his exile from England beginning in 1649 (the year Parliament deposed and executed his father, King Charles I). Nine years after his 1660 restoration to the throne, Charles II issued a 21-year charter confirming the rights of the proprietors to issue land grants and collect rents in the Northern Neck of Virginia. This essentially created a second territory in the Virginia colony operating under a system of land taxation and granting policy separate from the one governed from the colonial capital at Jamestown. In 1681, Thomas Lord Culpeper acquired exclusive rights to the Proprietary, which King James II endorsed in 1688. After Lord Culpeper's death the following year, the lands passed to the Fairfax family through the marriage of Culpeper's daughter, Catherine, to Thomas Fifth Lord Fairfax (Weisiger 2002). The territory then became known as the Fairfax Proprietary.

When Thomas Sixth Lord Fairfax inherited the Proprietary from his mother in 1719, he saw the opportunity for revenues from Virginia to cover many of his financial obligations in England. After the death of the family's land agent, Robert "King" Carter, Thomas appointed his cousin,

William Fairfax, to the position. In 1737, Thomas ordered a precise survey of the lands and recorded the findings with the Crown (Figures 2 and 3). In 1741, he settled at Belvoir, in what is now Fairfax County (Netherton 1989:17–18).

Only a year later, Thomas convinced the colonial legislature to create a separate county, named for his family, out of a portion of Prince William County to meet the demands of increased settlement. It was the standard practice to form new counties as the geographic size of older ones rendered administration unwieldy. When formed in 1731 "on the heads of King George and Stafford," Prince William County had encompassed the present counties of Fauquier, Loudoun, Fairfax, and Alexandria (now Arlington). In 1742, the colonial legislature created Fairfax County from the northern half of Prince William. Fairfax nearly reached its present size in 1757 with the formation of Loudoun County from its northwestern two-thirds. The formation of Alexandria County in 1789 in the federal district (later returned to Virginia and renamed Arlington County) reduced the size of Fairfax County, and then a slight increase occurred in 1798 with an adjustment to the Fairfax/Loudoun county line (Doran 1987:22–25, 30–31; Ewell 1931:5; Mitchell 2003:x).

Although the members of the wealthy Fairfax family lived in large houses on extensive estates, the vast majority of settlers lived more modestly. Just prior to the formation of Fairfax County, local settlements were typically farmsteads of 200 to 500 acres, occupied and worked by the owner and perhaps a few indentured servants and/or enslaved workers (Puglisi 1989:4487; VDRPT

wife, Margaret, conveyed a large part of the manor (8,600 acres) to their son, Reginald, through a deed of gift. While serving in the U.S. Navy, Reginald sold his part of Great Falls Manor to Benjamin Thornton, a resident of Orange County (Netherton 1989:18-19).

During the second half of the nineteenth century, the portion of Great Falls Manor encompassing Reston served as a logging tract for the Thornton family. After immigration from England in 1848, Benjamin Thornton settled in Richmond, Virginia. In 1852, he purchased two adjacent parcels comprising 8,633 acres from Reginald Fairfax. Benjamin remained an absentee owner, and his brother Joseph settled on the property and managed the lumber business

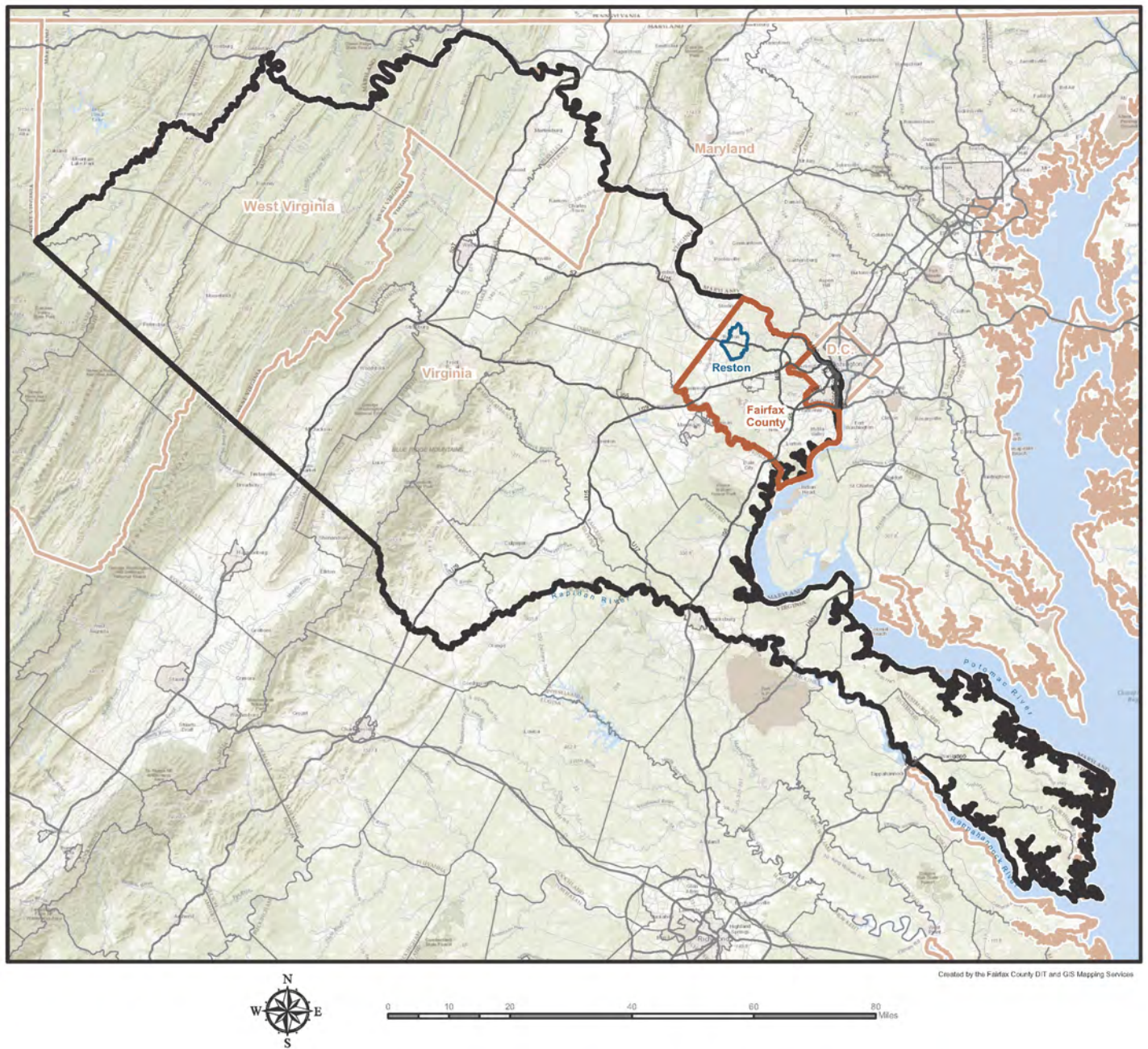


Figure 3. Boundary of Fairfax Proprietary as surveyed in 1737 overlaid on a current map showing the current boundaries of Fairfax County and Reston (Fairfax County DIT and GIS Mapping Services 2020).

(Netherton 1989:19, 23). Until 1955, Joseph Thornton's Gothic Revival mansion stood east of the intersection of what is now Reston Parkway and Sunset Hills Road, just north of the Dulles Toll Road (Figure 4).

The Thornton lumber mill and logging operation would continue in operation until the 1880s. Three decades earlier, however, construction of the Alexandria, Loudoun and Hampshire Railroad made the area less remote. Subsequently, two attempts at planned communities in the late nineteenth century foreshadowed the development of Reston in the 1960s. Investors saw the advantages that railroads from the west had brought to Baltimore, and they hoped to do the same for Alexandria. In addition to carrying farm products and passengers, the trains could also transport coal

from the mines of Hampshire in what is now West Virginia. The Thorntons benefitted both from the railroad's purchase of right-of-way from their acreage and from access to efficient transportation for their lumber products. The railroad also established a station near Joseph Thornton's house and mill. There was also a post office at the station (Netherton 1989:23-25) (Figure 5).

Due in part to disruption from the Civil War, the railway never extended beyond the Blue Ridge to Hampshire County. Passage of Lee's Army of Northern Virginia through the area in 1862 resulted in damage to the tracks, sidings, switches, and water tanks. After the war, the railroad reorganized and changed names several times as the Washington & Ohio, the Washington and Western, the Washington, Ohio,

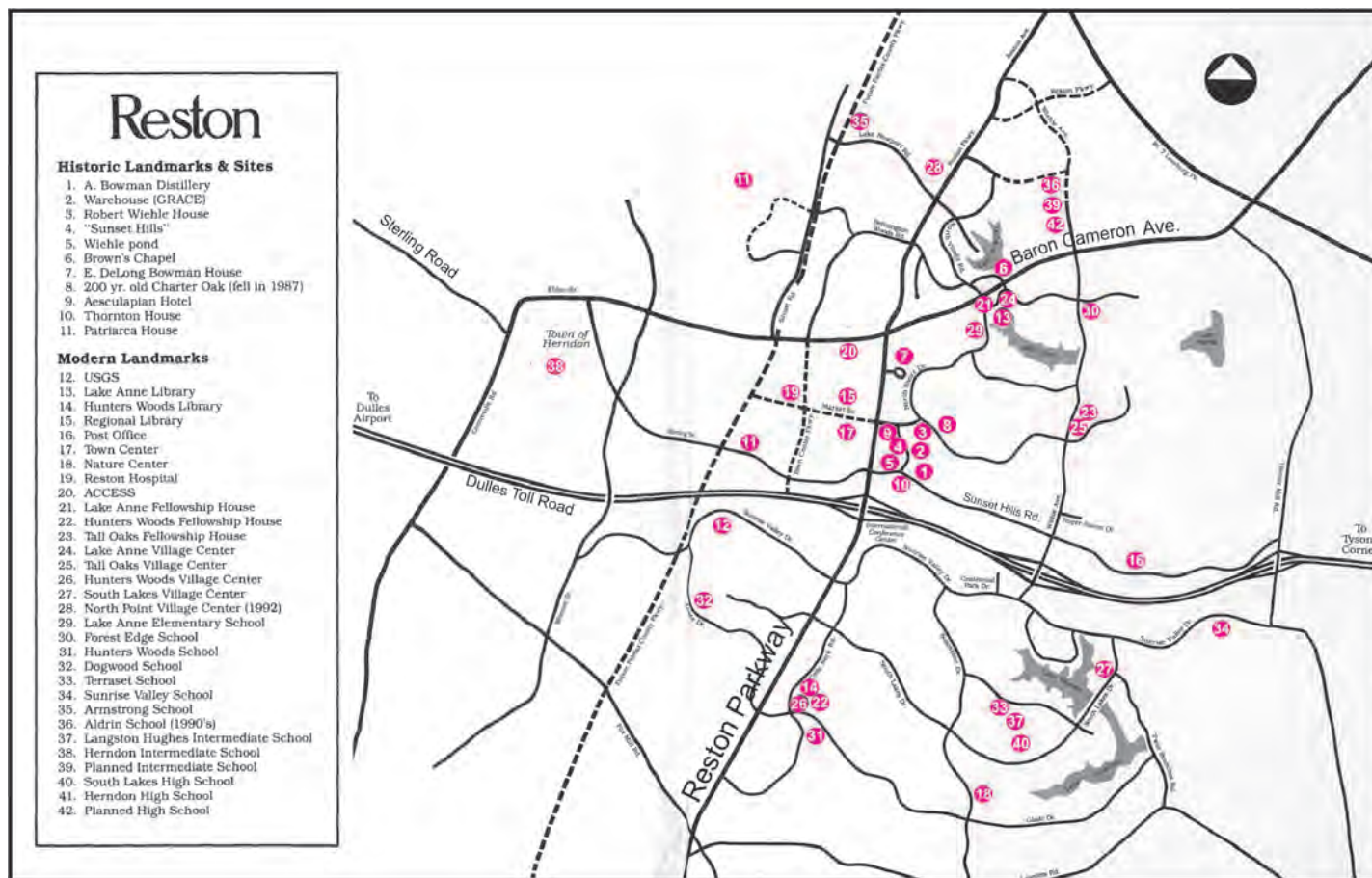


Figure 4. Map of major roads and landmarks in Reston (after Netherton 1989:endpapers).

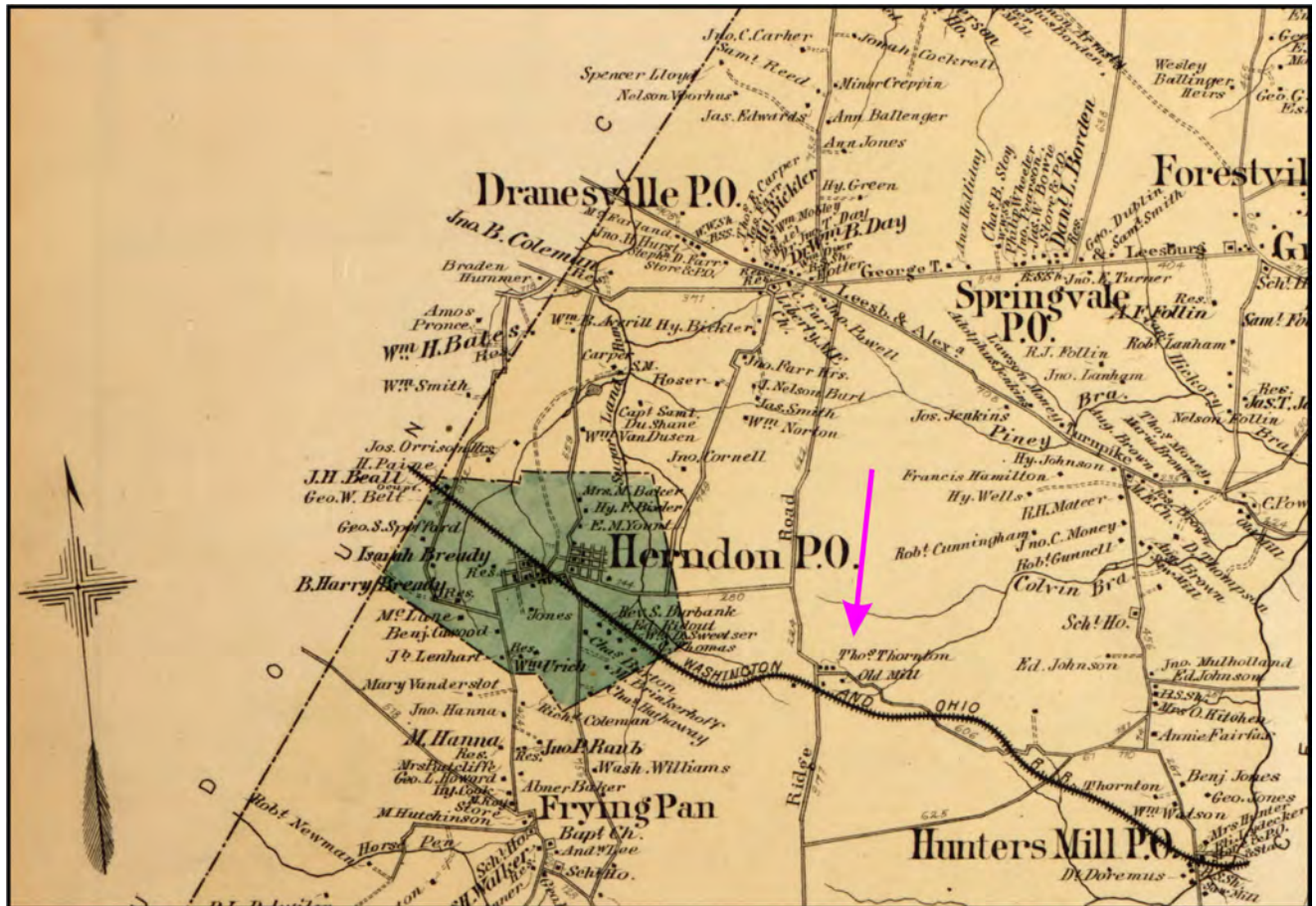


Figure 5. Late nineteenth-century map showing the location of the Thornton house and lumber mill operations (Hopkins 1878).

and Western, and then finally the Washington & Old Dominion. In the early twentieth century, this railway was briefly electrified. The railway closed in the 1960s, and portions began conversion to recreational trails in 1977 (Neville 2000).

Beginning in the 1850s, Joseph Thornton sued his brother, Benjamin, for unpaid management fees, and other creditors joined the suit. Eventual settlement in 1885 resulted in the sale of the property. Jointly, Dr. Carl Adolph Max Wiehle and William McKee Dunn purchased the remaining 6,449 acres, sawmills, the Thornton mansion, and several tenant houses. Both men hoped to develop the property into a new town. Almost immediately, the buyers partitioned the property between themselves, Wiehle taking the half north of the railroad tracks and Dunn the half to the south (Netherton 1989:24-25, 29).

After the split of the property, Dunn partnered with George B. Loring to develop a resort community on the property, but Dunn died in 1887 during the early stages of development. Dunn's wife, Elizabeth, inherited the property and sold it to the Fairfax Lumber Company. A community called Dunn Loring eventually developed on a separate tract west of Falls Church (outside the Reston area) that Dunn and Loring had purchased. Dr. Wiehle's plans for a community on the north side of the tracks progressed quickly with a plat for the layout of streets and hundreds of house lots (Figure 6). Ultimately, the development included about a dozen two-story frame houses, a small school, and some small manmade lakes. The Wiehles built a large mansion for themselves in the 1890s, along with a hotel and spa, all around the Sunset Hills area. The town of



Figure 6. Plat of Wiehle, an ambitious town development planned in the 1890s for the area north of Sunset Hills Drive (printed in Netherton 1989:32).

Wiehle was incorporated in 1898. After Wiehle's death in 1908, however, the vision for developing a large community or resort did not come to fruition (Gulf Reston, Inc. 1970:5-7; Netherton 1989:29-30).

In 1908, the old Wiehle property came under the ownership of the Cuthbert Land and Development Company, headed by Dr. Hugh Barbour Hutchison, a native of Herndon. There were various ideas for development, but the most extensive was the clearing of 500 acres and estab-

lishment of a dairy farm. Location along a rail line was important for transporting milk to a growing market in Washington. The heavily wooded areas of the property with numerous old logging trails were popular for local recreation and the building of stills by local residents for the clandestine production of liquor during Prohibition. In 1923, Hutchison changed the name of the post office from Wiehle to Sunset Hills (Netherton 1989:35-36).

When the heirs of Dr. Hutchison sold the property in 1927, they conveyed it as a single tract of 3,800 acres. The purchaser, A. Smith Bowman, Sr., was a successful businessman several times over, having owned an 8,000-acre wheat farm in Canada and having created a bus system in Indianapolis that he sold for more than 20 times his initial investment of \$65,000. After operating the property solely as a beef and dairy farm, Bowman took advantage of the end of Prohibition in 1933 to develop a bourbon business (Figure 7). Using grain from his own property, Bowman and his family developed “Fairfax County,” “Virginia Gentleman,” and seven other bourbons and began distributing them in 1937. In 1947, the Bowmans purchased the old Dunn tract south of the railroad tracks, thereby recreating the old property of the Thornton and Fairfax days (Netherton 1989:39).

In the 1950s, the growth of the Washington, D.C. area led to the growth of suburban subdivisions in Fairfax County. The Bowmans’ Sunset Hills tract was attractive to many developers, including Seward H. Mott and Associates, a firm that envisaged the property as a large self-contained community, not unlike later Reston,

with open spaces, residential areas, industrial areas, and recreational opportunities. One of the obstacles of such an intensive development would be the runoff into two streams that fed the Washington water supply on the Potomac River. A final spur to development would be the construction of Washington’s Dulles Airport 6 miles to the west. In 1960, the Bowmans sold the Sunset Hills property to Lefcourt Realty for nearly \$19,750,000, but the firm encountered financial and development challenges causing them to seek resale of the property almost immediately. The Bowman Distillery remained active on the same property, including after the development of Reston through 1988, when the Bowmans moved the operation to the vicinity of Fredericksburg (Netherton 1989:39-41).

ROBERT E. SIMON AND THE DEVELOPMENT OF RESTON

In 1960, the Sunset Hills Tract was one of the largest undeveloped tracts remaining in Fairfax County suitable for suburban development. Since the end of World War II, development had surged



Figure 7. Bowman distillery, which continued in operation after the development of Reston until the family moved its operation to the Fredericksburg area in 1988 (Courtesy Reston Historic Trust & Museum).

in the county as it had around numerous large cities nationwide. As millions returned home from military service and international trade resumed, American economic growth accelerated. With intact and even improved infrastructure, compared to the rebuilding needed in Europe and other parts of the globe, the United States enjoyed a considerable advantage in economic growth. Many of the nation's industries adapted from production of war materiel to the demands of a civilian economy. After adapting their production and marketing, American companies exported a wide variety of manufactured goods as worldwide competitors were slower to recover from the physical devastation of war and restoration of private and governmental institutions. With the American birth rate soaring during the postwar Baby Boom, pent-up domestic consumer demand also flourished. High job and wage growth meant that increasing numbers of American families could afford the single-family homes with yards that were typical of suburbia. Construction of arterial highways and increased automobile ownership helped spur residential suburban growth for families with money-earners commuting to the city. Long-term mortgages with liberal terms, backed by the Veterans Administration or the Federal

Housing Authority, also made home buying attractive. New housing starts nationwide increased from 114,000 in 1944 to 937,000 in 1946. The 1945-1960 period saw a peak of housing starts at 1,692,000 in 1950 (McClelland et al. 2004:E7-E8, E33). Suburban growth around Washington, D.C. resulted not only from general commercial and industrial growth in the area, but also from the increased size of the federal government, civil service, and firms established around the nation's capital to do business with the federal government and especially the Defense Department.

The Sunset Hills tract came to the attention of innovative developer Robert E. Simon in New York City (Figure 8). A real estate broker working for Lefcourt Realty approached Simon, offering the 6,750 acres for \$8 million, with a \$12 million mortgage to the Bowman family and no interest payments for 10 years. When Simon visited the property, he found, "attractive, beautiful land. Half of it was woods and half pasture" (Alcorn 2016:61, 66, 101) (Figure 9). With Dulles Airport under construction, 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. Simon had

funds on hand since he had just sold Carnegie Hall to the City of New York. The property had been in his family since 1925 when his father, also in the real estate business, had purchased the landmark to save it from demolition. With \$2 million in net proceeds from the \$5 million sale of the concert hall, on March 29, 1961 Simon completed the closing in New York City for the

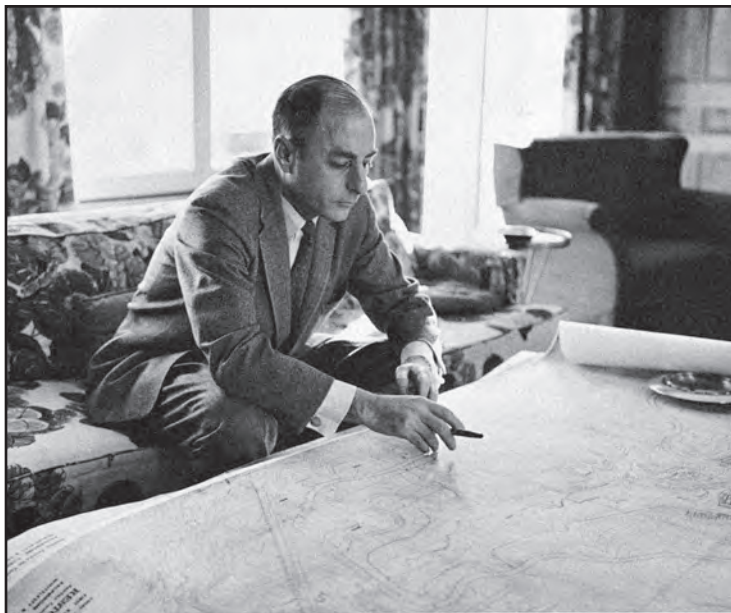


Figure 8. Robert E. Simon examining plans for the development of Reston at the old Bowman family home (Simon Enterprises 1963).

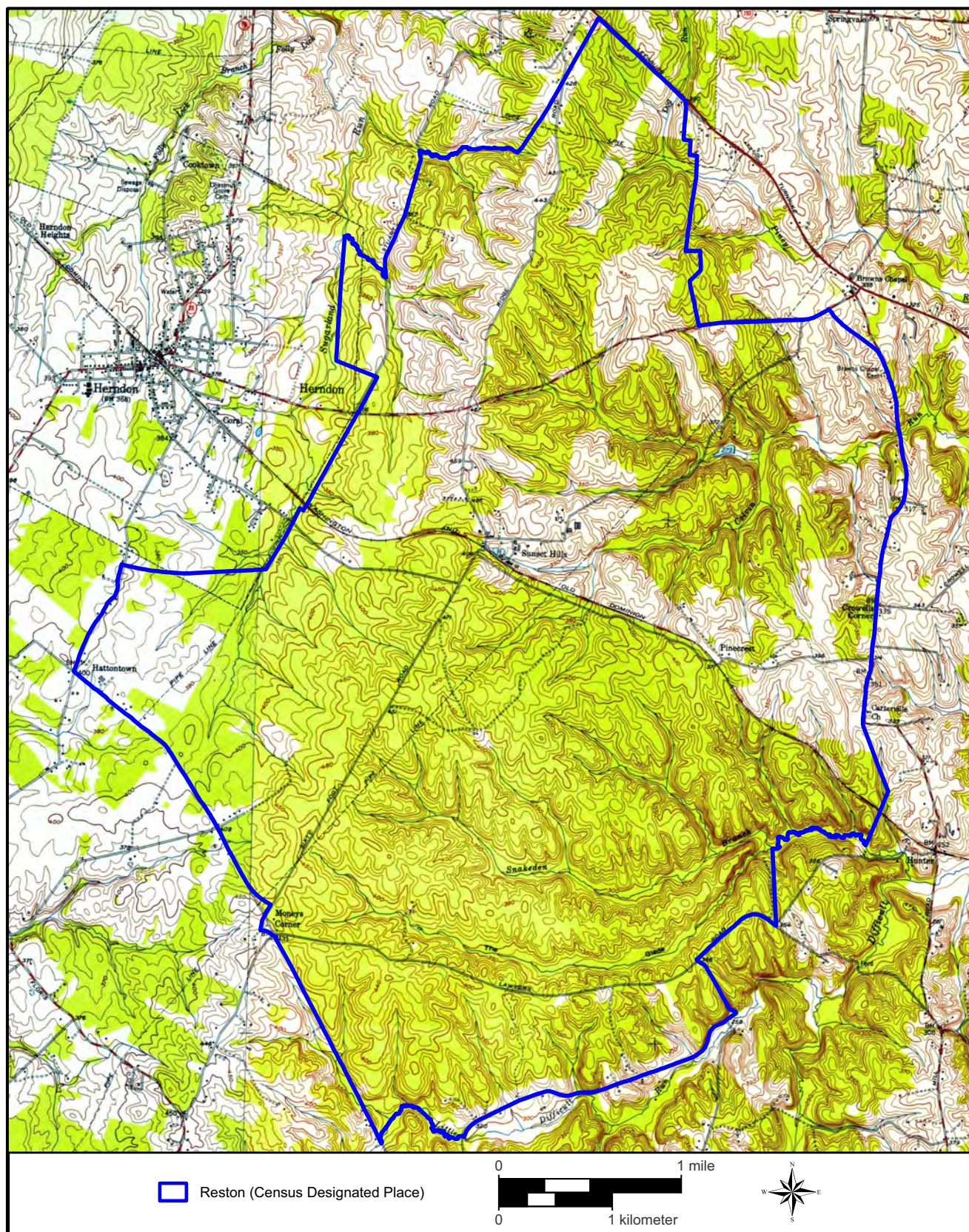


Figure 9. Topographic map of the Reston area surveyed six years prior to initial development showing the mixed rural land use of forests and meadows that Robert Simon encountered upon his first visit to the property. Note the absence of lakes, which were created beginning in 1964 with the damming of local streams.

purchase of the Sunset Hills tract through a corporation he formed called Palindrome. The transaction also included purchase of the Bowman Distillery property, though the Bowman family continued its operation under Palindrome's ownership (Robert E. Simon Papers [RESP] Box [B] 1, Folder [F] 16).

When Simon purchased the property, the potential was excellent for profitable development of yet another typical commuter suburb on the outskirts of Washington, D.C. Yet Simon's experience and interests led him to develop a very different kind of community. Most suburban developments of the period consisted of collections of single-family properties, uniformly arranged to maximize the profitability of a subdivision tract. These developments functioned solely as housing, with residents widely separated from opportunities for work, education, worship, political and social activity, shopping, and recreation. As such, suburban developments often suppressed opportunities for interaction in these other domains, and thereby lacked community feeling and attachment. As Simon quoted Gertrude Stein on the character of suburbia, "There is no there, there" (quoted by Simon in Alcorn 2016:67).

Simon determined to develop not just a large subdivision but an entire town that would combine all of the various spheres of living that were lacking in other contemporary suburban communities. The new town would require a name, consisting of the initials of Simon's name, R. E. S., and "ton," a suffix of Anglo-Saxon origin meaning town. Simon's wife and mother gave him the idea. Under a deadline from Fairfax County to submit a name for the community, he preferred Reston to the "repugnant" Simon City suggested by a public relations firm (Alcorn 2016:70).

Simon's experience of postwar suburban living in Syosset, Long Island, outside New York City, cemented his disaffection for homes widely separated from the other spheres of living:

The time on Long Island was very important in terms of what I wanted to do to Reston.

I saw all these women stuck at home [before two-income families were common]....The women were chauffeurs. They just drove their kids around and went crazy. This had a significant impact on my goals for Reston (Alcorn 2016:57).

Unlike Syosset, Reston would be a complete community, one especially where residents would not need their cars for every activity outside the home. Rather than being solely residential, the community would need to attract industries and businesses so that many of the residents could work in the community where they lived. Nor would the housing options be limited to single-family homes. Instead, Reston would also offer condominiums, townhouses, and apartments for various income levels. In a breakthrough for Virginia, and even compared to some northern suburbs, Simon ruled out restrictive covenants that could exclude residents based on race or ethnic origin. Walking paths through green spaces, not just roads for automobiles, would connect neighborhoods with workplaces, civic and religious buildings, and shopping areas. Moreover, from the outset, the community would feature recreational amenities like swimming pools, tennis courts, and bridle paths, rather than a vague promise to offer these after reaching a set number of home buyers. This unusual commitment appeared at the beginning of his mission statement for the development, the "Seven Principles for Reston":

1. That the widest choice of opportunities be made available for the full use of leisure time. This means that the New Town should provide a wide range of cultural and recreational facilities as well as an environment for privacy.
2. That it be possible for anyone to remain in a single neighborhood throughout his life, uprooting being neither inevitable nor always desirable. By providing the fullest range of housing styles and prices—from high-rise efficiencies to 6-bedroom town-

houses and detached homes—housing needs can be met at a variety of income levels and at different stages of family life. This kind of mixture permits residents to remain rooted in the community—if they so choose—as their particular housing needs change. As a by-product, this also results in the heterogeneity that spells a lively and varied community.

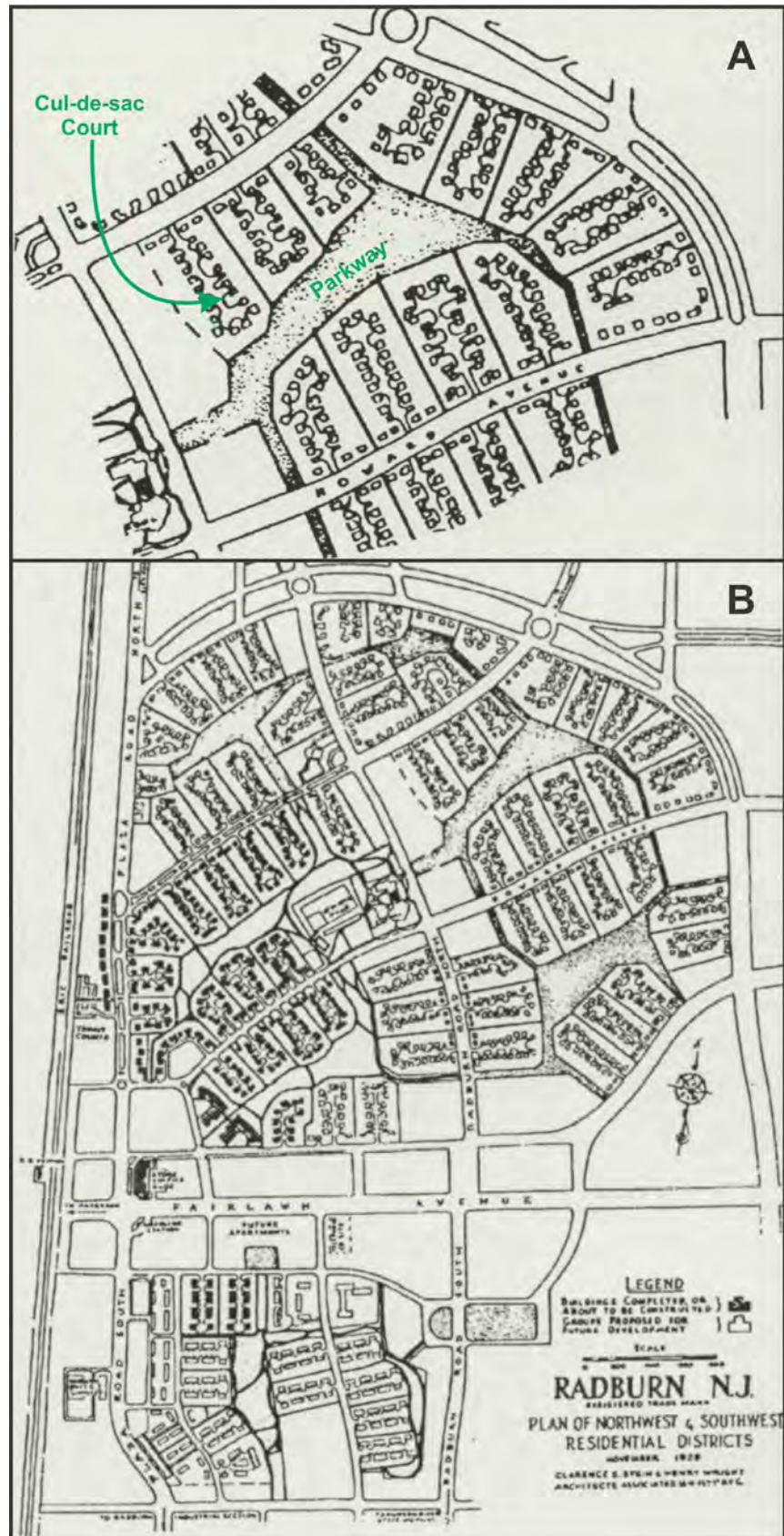
3. That the importance and dignity of each individual be the focal point for all planning, and take precedence over largescale concepts.
4. That the people be able to live and work in the same community.
5. That commercial, cultural, and recreational facilities be made available to the residents from the outset of the development—not years later.
6. That beauty—structural and natural—is a necessity of the good life and should be fostered.
7. Since Reston is being developed from private enterprise, in order to be completed as conceived it must also, of course, be a financial success.

Simon's distinctive ideas about developing a complete community—a new satellite town on the outskirts of a large metropolitan city—was consistent with concepts presented in the Year 2000 Plan for Washington, D.C. To mitigate the effects of urban sprawl, the plan called for new towns located “in corridors radiating from the central city” (NCPC 1961; Simon Enterprises 1963). The wide-ranging interests and travels of Robert Simon made him familiar with the history of satellite cities, going back to the early Renaissance. In 1484, Leonardo da Vinci had made a similar proposal to develop 10 satellite cities around Milan, each with a population of 30,000; he hoped to relieve the crowded conditions in the urban center that had helped to spread the bubonic plague (Gulf Reston Inc. 1972:10). Further inspiration for building new, complete

communities on the outskirts of great cities came from the English Garden City movement of the turn of the twentieth century. Ebenezer Howard presented the concept in *Garden Cities of Tomorrow* (1902). Howard's vision called for towns “designed for healthy living and industry; of a size that makes possible a full measure of social life, but not larger” (Howard 1902:26). Implementation of Howard's ideas appeared in the towns of Letchworth (established in 1903) and Welwyn (1919) outside London, consisting of row houses surrounded by open spaces and areas for commercial and industrial land use (Campbell 1976:19).

The first Garden City developed in the United States had a very direct influence on Simon's ideas. Radburn, New Jersey, begun in 1928, had received financing through the real estate firm of Simon's father. One of the planners for Radburn, Julian Whittlesey, eventually co-founded the firm of Whittlesey and Conklin. When Simon purchased the property to develop Reston, he hired Whittlesey and Conklin to create the master plan (Gulf Reston Inc. 1972:10-11). Clarence J. Stein, the principal designer of the radically distinct layout of Radburn's streets, houses, and circulation system, had a major influence on Simon, and many of the concepts for the plan of Reston are adaptations of innovations pioneered by Stein, along with his colleague, Henry Wright (*The Reston Letter* February 1963). The Radburn design called for an elaborate hierarchical layout beginning with a cul-de-sac court for about two dozen houses, with the backs of houses facing the court and the fronts facing their own gardens (Figure 10). Groups of courts faced onto greenspace corridors called parkways that connected to schools and community centers. Clusters of court groups comprised a superblock. In each superblock, automobile and pedestrian traffic were separated using underpasses so that children could move about safely and walk to school without crossing roads. A neighborhood consisted of four to six superblocks. Where neighborhoods adjoined, there

Figure 10. Layouts of a superblock (A) and a neighborhood (B) in the innovative planned community of Radburn, New Jersey, which influenced Robert Simon's vision of pedestrian-friendly greenways connecting housing clusters, village centers, and civic buildings in Reston, Virginia (from Patricios 2002:Figures 1 and 2).



were shopping areas. Neighborhoods also shared use of facilities such as hospitals, high schools, and theaters (Patricios 2002:71). The developers of Radburn managed to build less than one full neighborhood due to the downturn in housing during the Great Depression. Nevertheless, the innovative ideas for clusters of housing and shopping areas, along with greenspace pedestrian circulation to complement automobile transportation influenced new towns such as Greenbelt, Maryland and Reston, Virginia.

A variety of postwar projects also influenced Simon's vision for Reston. The underlying concept of including both housing and industry as integral parts of Reston and the idea of comprehensive planning had precedents in the New Towns built in Great Britain after the war. Other new towns in the Netherlands and in Scandinavia also provided important models (*The Reston Letter* February 1963). In particular, Tapiola in Finland inspired the use of a high-rise apartment as a focal point, similar to Heron House in Lake Anne Village (Alcorn 2016:70) (Figure 11).

With planning underway, Simon Enterprises presented the vision for Reston in a large-format staple-bound booklet illustrated with maps, landscape plans, and charcoal value studies of various views of the proposed development (Figure 12). In the booklet, Simon succinctly explained his concept of a complete community for the development as a critique and solution of the current state of suburbia:

- * People should be able to do the things they enjoy, near where they live.

- * Many Americans want the stability of belonging to one community for a lifetime. They are tired of rootlessness (Simon Enterprises ca. 1963:n.p.).

The plan would draw on “natural resources and modern skills to achieve sound social, economic and human goals.” Simon elaborated how such a concept of a community would manifest itself on the landscape. Reston would be a decided antidote

to “‘the subdivision blues’—long rows of similar houses on individual lots.” On the other hand, it would also be different from a typical town with a dense city center surrounded by swaths of housing. Instead, urban-type settings would be arranged in “sinews which wind from one end of the city to the other.” Varied types of housing (cluster houses, single-family dwellings, and even a high-rise apartment building) would judiciously punctuate the landscape, in settings that took advantage of natural features like hilltops, lakes, and meadows to create “visual and social excitement.” The clustering of housing also would free up land for parks and sports facilities (Simon Enterprises ca. 1963:n.p.).

In terms of proportions, the plan called for residential development to take up the most area (4,100 acres), followed by parks and public use land (1,100 acres), industries and government agencies (900 acres), golf courses (400 acres), village centers and a town center (200 acres), and lakes (100 acres). The design would interweave these different land uses so as to offer easy access to various spheres of living by car, by foot, and by bicycle. Village centers would offer “the excitement of city living with none of its drawbacks.” The community would have a wide variety of housing types and price ranges. Recreation and natural beauty would be accessible via bike and pedestrian paths running around the edges of housing clusters through green corridors, “safe from danger or fumes.” Some housing clusters, whether townhouses or detached homes, would be located based on recreational interests, near lakes, tennis courts, or golf courses, and even one cluster focused around a community horse stable with an indoor riding ring designed by modernist architect Charles Goodman (Figure 13). To encourage local engagement, the plan called for a community center in every village, where residents could agree on choices of programs such as youth centers, daycare, drama societies, and continuing education, for example. Even though Reston might attract commuters, devotion of 14 percent



Figure 11. View of the planned garden city of Tapiola, Finland (top), an inspiration to Robert Simon with its high-rise apartment building used as a focal point for a mixed-use densely built area overlooking a small lake; compare to Heron House apartment building and the surrounding development at Lake Anne Village (bottom) in Reston (Tapiola Residents' Association 2019; courtesy of Gregory Maxwell).

of the land area to commercial industry and the offices of government agencies and private corporations meant that a large portion of residents could work in the community where they lived. Simon also hoped that the benefits of living in a “desirable community” would lead to residential stability. More employees would find satisfaction

in working long-term for local employers rather than undergoing the disruption of multiple long-distance career moves (Simon Enterprises ca. 1963:n.p.).

Reston saw major signs of progress after the Fairfax County Planning Commission approved the Master Plan for 6,800 acres on July 18, 1962. Prior to its approval, the county had created a new kind of zoning called Residential Planned Community that accommodated Simon’s new kind of development. Naming of thoroughfares was based on the following system: avenues named after historical figures, such as Baron Cameron (Lord Fairfax) and Benjamin Thornton; drives and roads named after local industries and trades; lanes after flora and fauna; prominent topographic or manmade features would be used as well, where applicable. On April 15, 1963, the commission approved a final plan for a 128-acre section of Reston’s first village on newly created Lake Anne with 350 housing units (Figure 14). Lots were available for sale in May and construction would begin in the summer. At a hearing prior to the planning meeting, Simon’s

team had presented a 50-foot to 1-inch scale model of the village (Figure 15). At this early stage, Simon’s economic consultant, Arthur D. Little, Inc., evaluated the 6,800-acre tract in terms of potential for attracting employers. The location within a fast-growing, high-income county close to Washington, D.C. and its international airport favored the site for attracting research industries and government facilities. By late spring 1963, industrial development consultants James M. Rice Associates had designed a 941-acre industrial campus along the north side of the Dulles Toll Road (Figure 16). The buildings could accommodate businesses requiring from 5,000 to several hundred thousand square feet. In addition to a street of large industrial and office buildings, there was a 300,000 square foot building in the shape of a

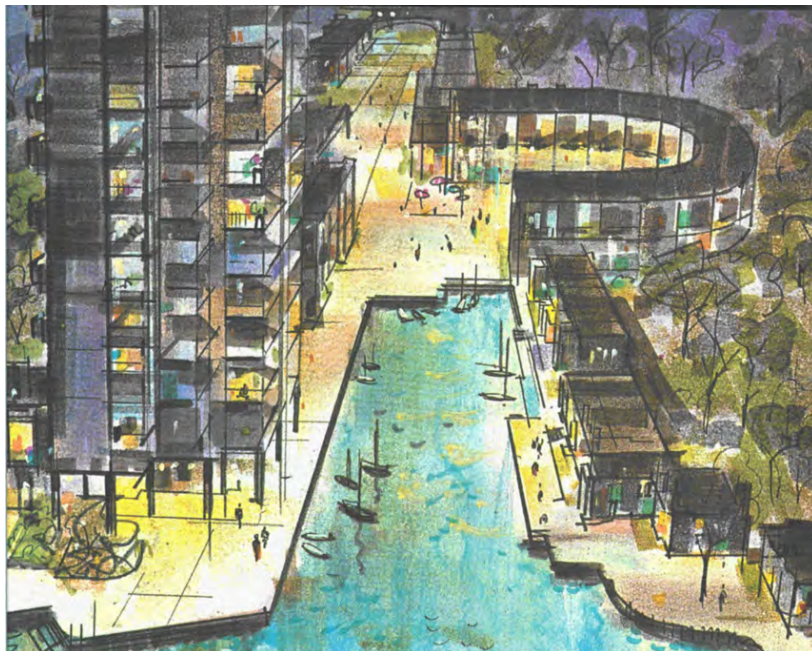
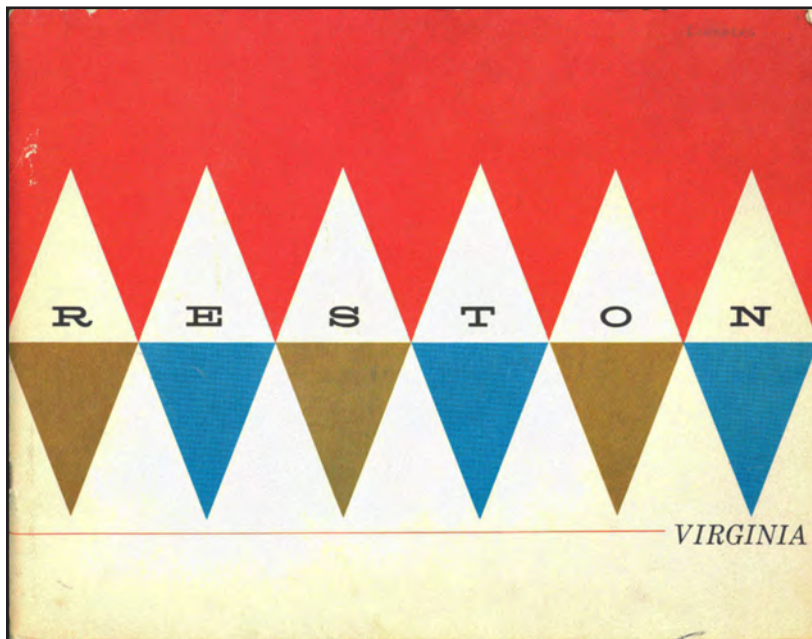


Figure 12. Cover (top), value drawing (center), and elevations (bottom) from the initial promotional brochure for Reston printed by Simon Enterprises (1963).



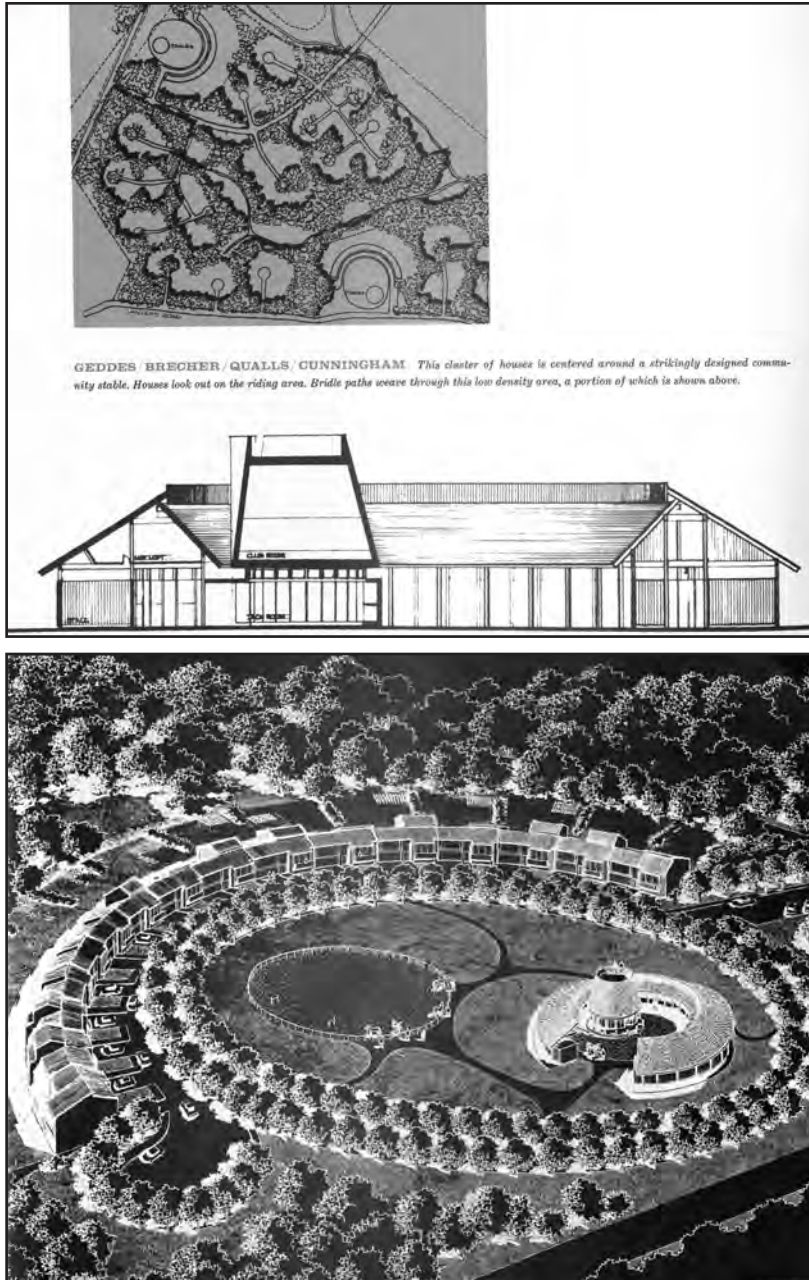


Figure 13. Pages from the initial promotional brochure for Reston showing an example of a cluster centered around a recreational interest, in this case horse riding (Simon Enterprises 1963).

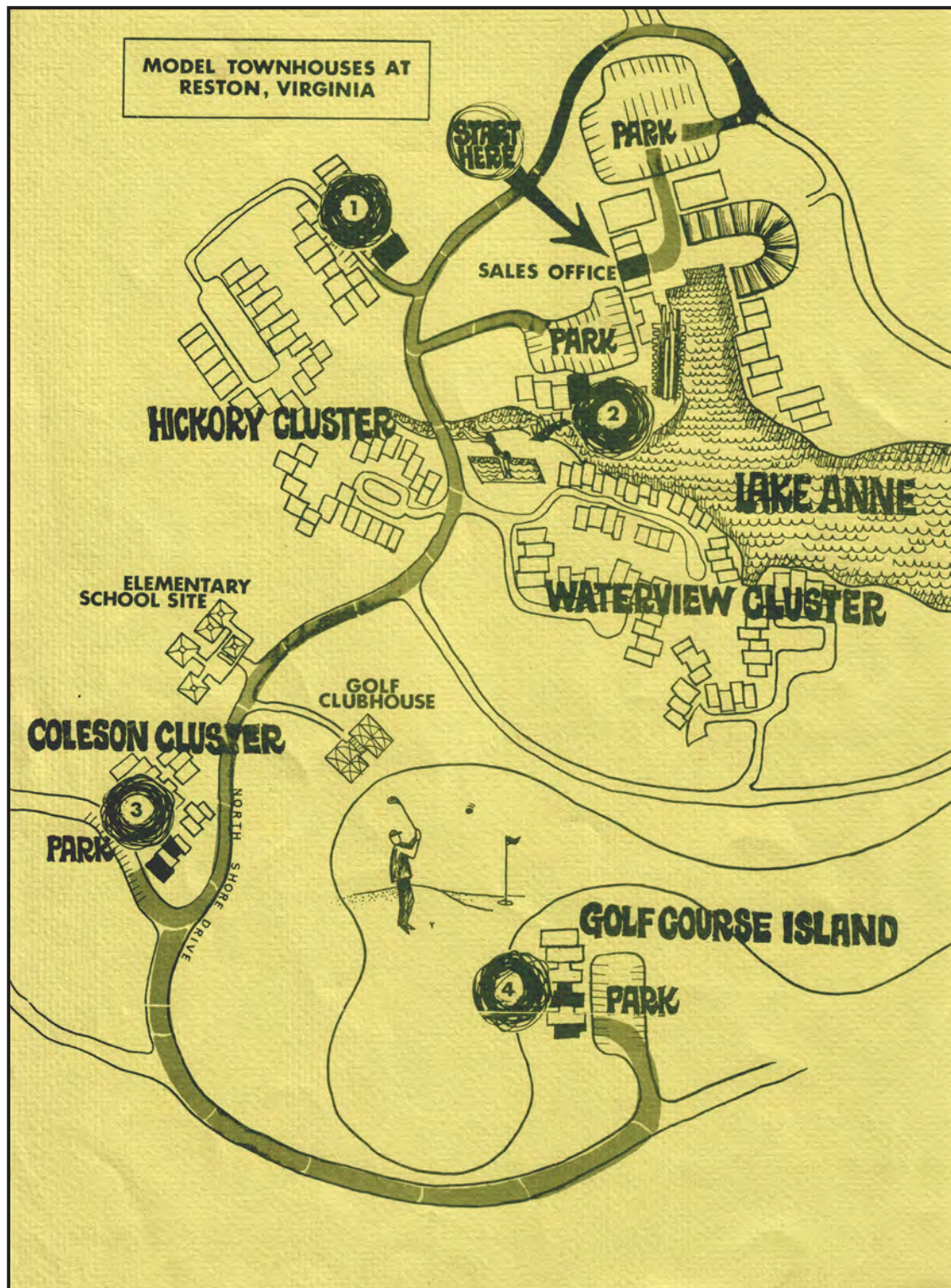


Figure 14. Map of the initial phase of construction in the vicinity of Lake Anne (Reston Historic Trust & Museum).



Figure 15. Detail view of a 50 foot to 1 inch scale model of Lake Anne Village presented by Robert Simon's team at a Fairfax County planning hearing (Reston Historic Trust & Museum).

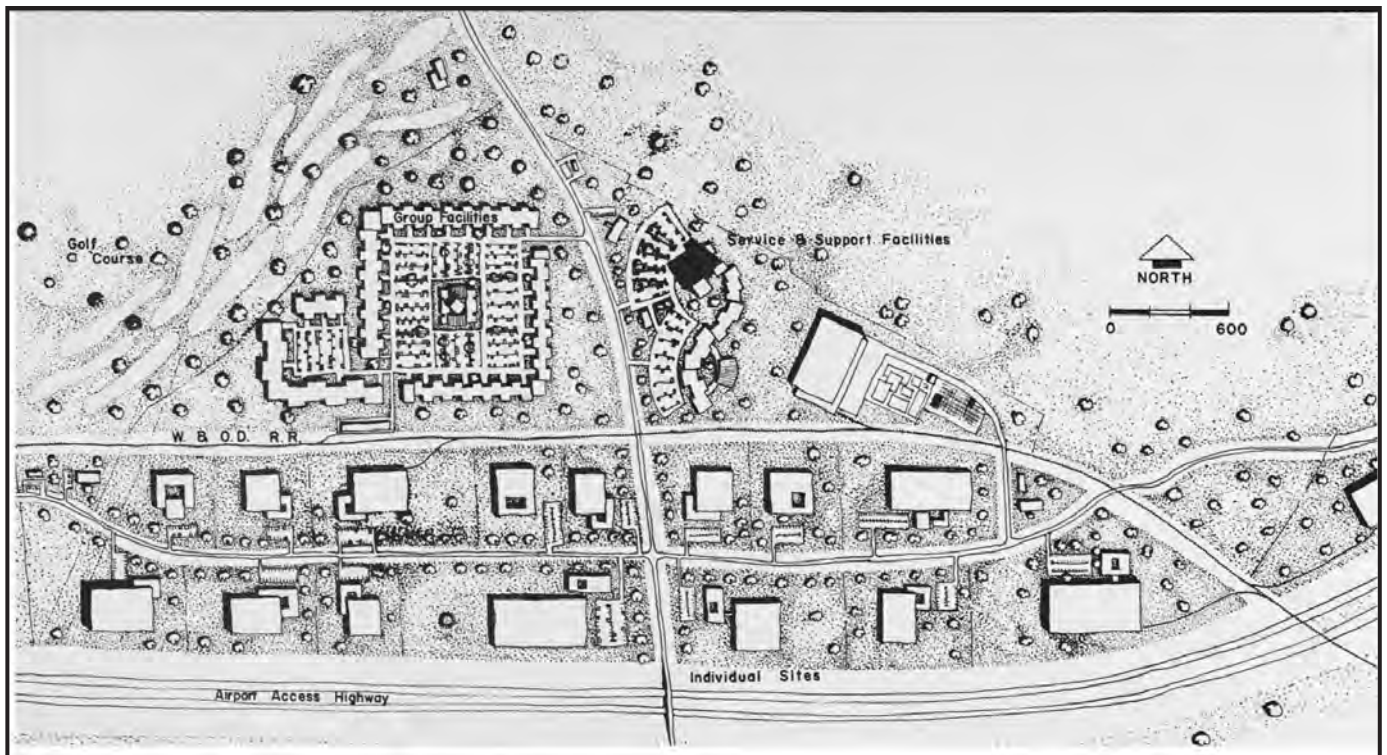


Figure 16. Plan of proposed buildings in the industrial area, approximately 900 acres along the north side of the Dulles Toll Road (Simon Enterprises 1963).

hollow square that could accommodate multiple smaller firms. Support facilities included a builders' supply center (*The Reston Letter* May 1963).

In 1963, a large number of major construction projects got underway at Reston. Progress was feasible in part through financing from Gulf Oil Corporation. On March 31, the company announced a commitment to invest in Reston. Gulf would supply all heating oil and build any service stations in the community (*The Reston Letter* May 1964). As indicated in the May 1963 newsletter, the stores (50,000 sq. ft.), the 15-story Heron House with 113 apartments, and 47 townhouses of Lake Anne Village Center, planned by James Rossant of Conklin and Rossant (successor firm of Whittlesey and Conklin), was under construction (Figure 17). Building of a dam that impounded Colvin Run created the 30-acre Lake Anne by August 1963 (Figure 18). Simultaneously, the Reston North Golf Course designed by Ed Ault was under construction. Two other early projects were the Waterview Cluster (90 townhouses) designed by Chloethiel W. Smith and the Hickory Cluster (90 townhouses) designed by Charles Goodman (Gulf Reston Inc. 1972:15) (see Figure 14).

Designs for individual housing clusters by these various architects fit into an overall vision and master plan for the Lake Anne Village Center prepared by Whittlesey and Conklin architect James Rossant. After receiving an undergraduate architecture degree from the University of Florida, Rossant received a master's of urban planning at the Harvard Graduate School of Design in 1953. During this period, Bauhaus icon Walter Gropius and other modernists were influential at the university. Other influences on Rossant came from Italian planner Gino Valle and the historic architecture experienced during a long stay in Italy. When Simon asked for Lake Anne Village to include a town plaza similar to ones he had seen in Italy, Rossant modeled the design on the port town of Portofino (near Genoa) where he had stayed (Figure 19). As an accomplished



Figure 17. Heron House high-rise apartment building under construction in 1964 (George Mason University Libraries [GMUL] item ID C0001B113_01).

artist, Rossant also displayed his personal talent with several sculptures on the plaza (Figure 20). Following Simon's wishes, the playful abstracted concrete pieces and a fountain played the dual role as public art and a point of interest where young children would enjoy playing (Bierig 2010; Kaspar 2020; Simon and Cunningham 2015).

In May 1964, the golf course opened as several new construction projects south of the toll road got underway (Figure 21). In the industrial area, known as the Industrial Group Facilities Complex (designed by Rouse, Dubin and Ventura), construction began with a 33,000 sq. ft. building on what became Isaac Newton Square. The first occupants, Air Survey Corporation and



Figure 18. Aerial view of Lake Anne Village area taken in 1968 (GMUL item ID C0001B171_01).



Figure 19. Bustling waterfront activity in Portofino, a source of inspiration for the plaza on Lake Anne for architect James Rossant (Reston Historic Trust & Museum).



Figure 20. Sculptures by James Rossant in Lake Anne Village plaza (Reston Historic Trust & Museum).



Figure 21. Reston's first golf course, designed by Ed Ault, soon after opening in 1964 (currently part of Hidden Creek Country Club; other previous names include North Shore Golf Course and Reston North Golf Course) (GMUL item ID C0001B121_03).

then HRB-Singer, Inc., moved into the Reston Industrial Division in the late fall. The first officially recognized residential occupants, Mr. and Mrs. Samuel A. Furcron, moved into Reston in December, after buying a townhouse in the Waterview Cluster.* Development expanded into Hunters Woods Village, located around the edge of the tract, reserved for low-density development. Here Simon hedged his bets on the cluster concept by also offering individual lots for single-family homes. Construction of the Reston South Ridge Center also began in Hunter Woods Village (Gulf Reston Inc. 1972:16-17; *The Reston Letter* February 1965).

Also during 1964, Simon and his consultants crafted the legal framework and bylaws for two homeowners' associations, the First Association for the area north of the Dulles Access Road and the Second Association for the area south of the road. A Deed of Dedication provided for the individual owners' stake in the public areas. Covenants governed limitations on improvements and modifications to the exterior of individual properties (Gulf Reston Inc. 1972:16). Reston's arrangement of neighborhoods in townhouse clusters was innovative and unique in the 1960s. Once the cluster reached 50 percent individual ownership, the developer gave over control of the cluster association to the individual owners. At that point, assessments by the association on the homeowners would cover the costs of maintenance, taxes, insurance, improvements, and reserves. In addition to being a member of the respective cluster association, each homeowner was also a member of the Reston Homeowners Association with its own assessments for the upkeep of the community's open spaces, pathways,

recreational facilities, and various community buildings (New Town Publications 1981:20-21).

Late in 1965 and early in 1966, a variety of businesses filled all of the commercial space in Lake Anne Center, including a barber, a pharmacy, a hardware store, a restaurant, a dry cleaner, and specialty stores. Late in 1965, swimming pools, a volleyball court, a golf course, tennis courts, and a riding center offered a wide range of recreation to 500 residents occupying a portion of the community's 113 apartments, 227 townhouses, and 100 single-family homes. Four businesses were in operation in the industrial center, employing 250 people, while three additional businesses had committed to lease space (Gulf Reston Inc. 1972:17). According to a brief overview of Reston in the February 1965 newsletter, residents were between the ages of 27 and 67, with 51 percent employed by the federal government, 33 percent by private industry, 12 percent self-employed, 2 percent in local government jobs, and 2 percent retired (*The Reston Letter* February 1965).

With the core development established around Lake Anne, representation of all of the basic elements of Simon's multi-use vision for the residential planned community were in place. An official dedication of Reston took place on May 21, 1966. The event attracted high-profile dignitaries in federal and state government, including 22 foreign ambassadors, Department of the Interior Secretary Stewart Udall, HUD Secretary Robert C. Weaver, and Virginia Governor Mills Goodwin, Jr. In addition, President Lyndon B. Johnson sent good wishes through a telegram read at the event. Secretary Weaver presented Simon with the first-ever Urban Pioneer Award. As an encouraging sign for attracting employers, Udall announced plans for the U.S. Geological Survey to build its \$50 million headquarters, designed by Skidmore, Owings, & Merrill, in Reston's Industrial Center (Gulf Reston Inc. 1972:18; Terio-Simon and Mastran 2017:29-30). Another high-profile visit indicative of the interest in the innovative community was a visit on short notice

* At the time, the Furchons received media attention as the first residents, but they were preceded by a CIA agent and his family. Given the sensitivity of the agent's employment and identity, however, this family's move into Reston was not publicized (Charles Veatch, personal communication 2021).



Figure 22. Impromptu visit to Reston by the First Lady, Claudia Alta “Lady Bird” Johnson, guided by Robert Simon on July 25, 1967 (Reston Historic Trust & Museum).

(for security reasons) by the First Lady, Claudia Alta “Lady Bird” Johnson, who toured Reston with Simon as her guide on July 25, 1967 (Alcorn 2016:108) (Figure 22).

GULF OIL CORPORATION (1967-1979)

Despite impressive initial sales of housing and occupation of industrial space, the heavy costs of infrastructure for Simon’s ambitious development dragged the business into increasing debt. John Hancock Mutual Life Insurance Company had provided loans for the first stages of development. By 1967, however, Simon’s financing efforts could not keep up with planning and construction costs, and Gulf Oil Corporation brought in the millions of dollars needed to keep the project going. As one commentator from the planning and design

profession explained, the financial difficulties facing Reston did not imply flaws in the ambitious design. Instead, he recognized that,

...a New Town by its very nature must provide for a long lead-time between investment and returns—a time when costly community facilities and amenities, plus payments, taxes and land carrying cost in general will deplete early capital and there will be insufficient income to replace it (Gulf Reston Inc. 1972:18).

Simon’s woes at Reston went well beyond depleted capital. By late 1967, Reston had debts of \$6 million owed to Chase and other New York banks, \$21 million to John Hancock Mutual Life Insurance Company, and \$15 million to Gulf Oil (Netherton 1989:87; Charles Veatch, personal communication 2021). In addition to paying for the high costs of community facilities, the

Reston development soon began to suffer from a slowdown in home sales. High home prices dissuaded buyers, who could purchase a single-family home elsewhere in Fairfax County for the same price as a townhouse in Reston (Grubisich 2012). In order to protect their existing investment in Reston, Gulf hired consultant Robert Ryan to examine the business operation. Meanwhile, as an alternative to surrendering control to Gulf, Simon came to the brink of a deal with General Electric, which had plans to build 20 new towns. In order to garner the expertise of Simon and use Reston as a model for their venture, the company sought to purchase a major stake in Reston. This would have eliminated Simon's debt problems, while still allowing him 20 percent of equity. Before the final approval, however, one board member objected to funding a racially integrated community, and the deal fell through abruptly (Alcorn 2016:113).

With the collapse of the General Electric deal, Simon had no other hope than to surrender control of Reston's development to Gulf Oil in September 1967 (Netherton 1989:87). The company released Simon from his debts and gave him a special class of stock in Reston. The following month, Robert Ryan held a meeting at which he dismissed many of the Reston development staff. When Simon refused to resign, Ryan dismissed him as well (Alcorn 2016:111–114). In a commitment to make Reston more profitable, Ryan cut costs by releasing some of Simon's consultants as well. He restructured the financing of mortgages to make them more profitable for Gulf and modified some of the housing types to include alternatives to modernist designs. Following these changes, home sales improved in 1968 to \$10 million—triple the previous year's sales. In addition, 10 new industries took up space at the Industrial Center (Netherton 1989:89). After a decade of control over Reston, Gulf recovered its costs and paid Simon \$1 million for his stock in the development (Grubisich 2012; Grubisich et al. 1985).

MOBIL OIL CORPORATION (1979-1996)

In 1979, Gulf sold its share of undeveloped areas of Reston to a subsidiary of Mobil Corporation, another oil company with interests in real estate. Areas already developed by Gulf were purchased by a separate investment company. Mobil Land Development Corporation (MLDC), a subsidiary of Mobil Corporation specializing in real estate development, purchased the remaining 3,700 acres of undeveloped land. In 1978, the MLDC formed Reston Land Corporation (RLC) for the purchase of this acreage from Gulf (Netherton 1989:119). Like Gulf Oil, Mobil and RLC followed the concepts of Simon's initial master plan. Six years into Mobil's investment, Reston's development received a further boost with the completion of the Dulles Toll Road in 1984. This provided an efficient connection for Reston commuters to Washington, D.C. Mobil's marketing tended to target buyers seeking luxury rather than touting the sense of community as the main appeal. Housing options included upgraded kitchens and bathrooms, and larger rooms (Grubisich 2012).

A major accomplishment of Mobil was the first phase of developing the Reston Town Center, which had been a part of Simon's original master plan (Figure 23). After nearly a decade design and review processes for Reston's urban center, the groundbreaking ceremony took place in June 1988. Virginia Governor Gerald Baliles and Mobil Corporation Chairman of the Board Allen Murray headlined the event and turned the first shovelfuls of dirt (Netherton 1989:136). In line with Simon's ambitious approach to development, such as building recreational amenities in tandem with housing before the sale of a single unit, Mobil funded multiple large buildings of different uses to give the sense of an urban center as soon as construction was complete. Accordingly, Phase One included two high-rise office towers,



Figure 23. Heart of the pedestrian-friendly Town Center, Phase One portion opened in October 1990 (Fairfax County Times 2015).

a 512-room hotel building, and shops, creating urban density from the beginning. Rather than spreading out buildings with vast areas for car parking between, the Town Center design provided a more pedestrian-friendly environment. Following this first phase of development, high-rise residential buildings were added. Further phases of development have continued to attract businesses especially in the high-technology sector in Town Center and other areas of Reston (Grubisich 2012).

RESTON TODAY

As of 2019, Reston had a population of 61,147, (United States Census Bureau 2021). By now, most of the area zoned residential has been developed. Many of the residents make up the work force of some 60,000 (as of 2007) employed in various high-technology and service businesses established in the Industrial Area, Town Center, and village clusters (Grubisich 2012).

3: Reconnaissance Survey Findings

INTRODUCTION

The architectural reconnaissance survey initially included 11 individual properties, eight potential historic districts (groups of properties such as clusters [townhouses or apartments]), and 40 representative individual units within the districts. Due to limited access to some of the clusters, the survey team included two additional potential districts. This brought the total to 61 surveys; the 11 individual resources and 10 districts are identified by V-CRIS database resource identification numbers on the map displayed in this chapter and listed with both the database numbers as well as addresses and/or names in the summary table (Figure 24 and Table 1).

SURVEY FINDINGS

Lake Anne Gulf Gas Station (029-6643) This one-story gas station has a flat roof and common bond brick walls. The façade alternates between flat window walls and undulating, curved, projecting brick walls (Figure 25). The primary entrance is by a bulbous protrusion connected by a narrow “neck” to the main building. It has a window wall containing a glass door on its south elevation. The north (rear) elevation has a series of three garage bays with glazed vehicular doors. They are stepped, with the easternmost bay projecting farthest north. At the west, a brick wall slightly separated from the building extends to the west as a screen to the rear service area, spirals, and terminates in a round room, likely storage.

Gulf Oil Company’s real estate division made an initial investment of \$15 million in the

development of Reston in 1964. With Reston indebted for a total of \$36 million to Gulf and John Hancock Life Insurance Co. by 1967, Gulf foreclosed and bought out Robert E. Simon’s interest in the new town he had founded. In the year prior to taking control of development, Gulf built its gas station on North Shore Drive. The distinctive modernist design by Conklin and Rossant garnered an architectural prize in 1967 (Figure 26). A decade later Gulf sold its interest in Reston to the real estate division of another oil company, Mobil Corporation (Christopher Barbuschak, personal communication 2021; Netherton 1989:86-87; Ross 1977).

The Lake Anne Gas Station retains integrity of location and setting. Alterations to design, materials, and workmanship are minimal and do not impair the integrity of feeling and association. The gas station is associated with the Town of Reston, a ground-breaking master-planned community. There is no known association of this property with historically significant personages. Designed by the firm of Conklin & Rossant, it embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, and possesses high artistic values. It does not yield, nor is it likely to yield, information important to the area’s history. The building is potentially eligible for listing on the National Register of Historic Places (NRHP).

Evaluation: Potentially eligible for the NRHP

Area of Significance: Architecture, Community Planning and Development

Period of Significance: 1966

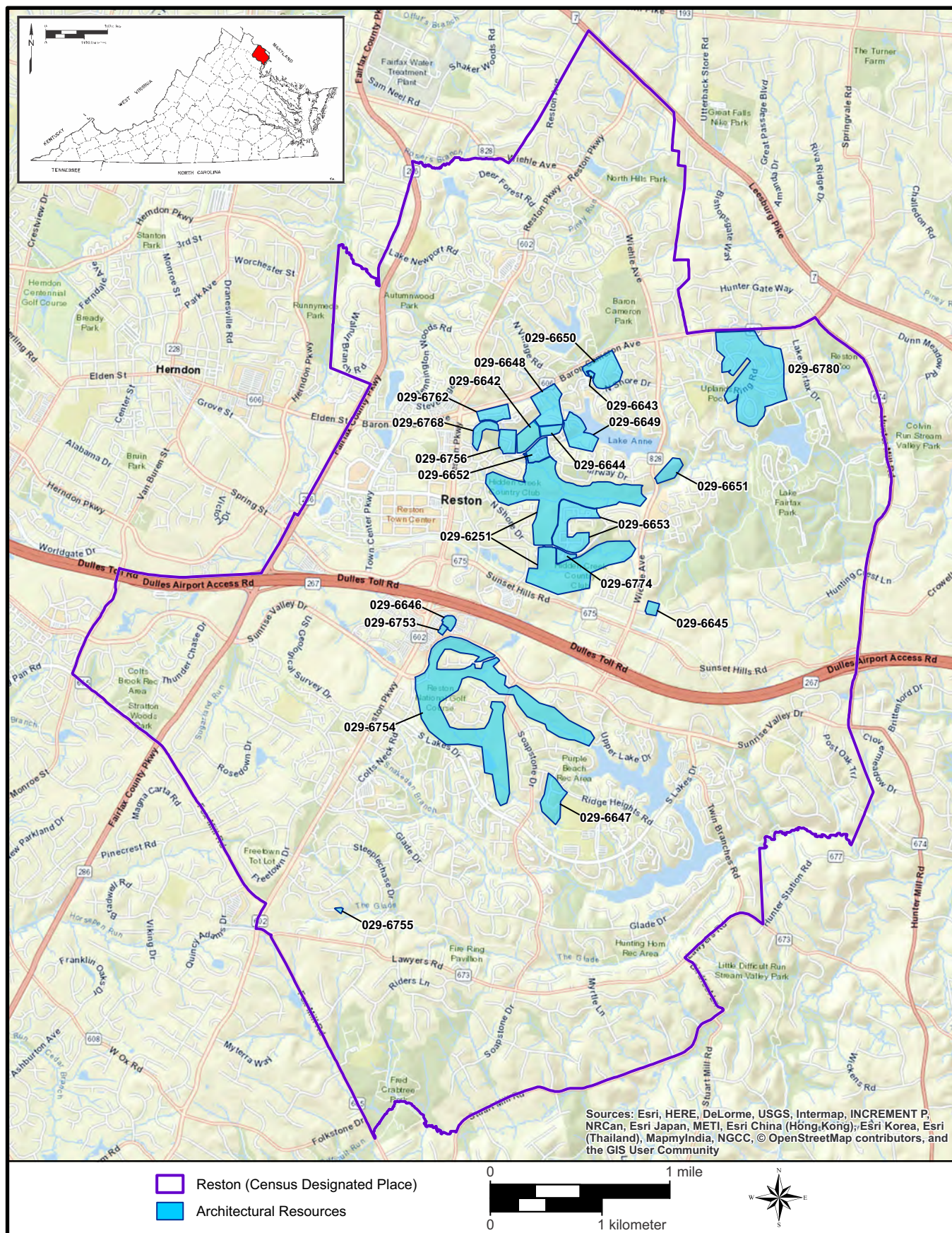


Figure 24. Map of properties/resources surveyed (numbers refer to V-CRIS database resource identification numbers).

| DHR ID. No. | RESOURCE NAME / ADDRESS OR LOCATION DESCRIPTION | DATE | NRHP ELIGIBILITY | NOTES |
|-------------|---|------|-----------------------|--|
| 029-6645 | The Atrium / 11250 Roger Bacon Dr. | 1974 | Merits further study. | Less than 50 years old, likely not meeting Criteria Consideration G; should be re-evaluated when it reaches 50 years of age. |
| 029-6650 | Cameron Crescent / Cameron Crescent Dr. off north side of North Shore Dr. | 1967 | Merits further study. | Further study needed about housing typology and design for this period. |
| 029-6756 | Coleson Cluster / off east side of Wainwright Dr., north of North Shore Dr., and east of Lake Anne Elementary School | 1966 | Potentially eligible. | |
| 029-6652 | Fairway Apartments / Wainwright Dr., Sunder Ct., and Bachan Ct. on east side of North Shore Dr. | 1969 | Merits further study. | Further study needed about housing typology and design for this period. |
| 029-6774 | Fairway Cluster / North Shore Ct., off south side of North Shore Dr. | 1972 | Merits further study. | Less than 50 years old, likely not meeting Criteria Consideration G; should be re-evaluated when it reaches 50 years of age. |
| 029-6653 | Golf Course Island Cluster / Links Dr. (Route 4736) off north side of North Shore Dr. | 1966 | Potentially eligible. | |
| 029-6648 | Hickory Cluster / Hickory Cluster [road] and Apple Ridge Rd. off west side of North Shore Dr., opposite the Lake Anne Shopping Area, and south of Baron Cameron Ave. | 1965 | Potentially eligible. | |
| 029-6251 | Hidden Creek Golf Course (other names: Hidden Creek Country Club, Reston North Golf Course / 1711 Clubhouse Rd. (course east of Reston Parkway, north of Sunset Hills Rd., and west of Wiehle Ave.) | 1964 | Potentially eligible. | |
| 029-6755 | House, 12146 Stirrup Rd. / 12146 Stirrup Rd. | 1964 | Potentially eligible. | |
| 029-6642 | Lake Anne Elementary School / 11510 North Shore Dr. | 1966 | Not eligible. | Loss of integrity. |
| 029-6643 | Lake Anne Gulf Gas Station / 11410 North Shore Dr. | 1966 | Potentially eligible. | |
| 029-6762 | Mediterranean Villa Cluster / Mediterranean Ct. between Wainwright Dr. and Vantage Hill Rd., south of Baron Cameron Ave. | 1970 | Potentially eligible. | |

Table 1 (pt. 1 of 2). Recommendations regarding National Register of Historic Places (NRHP) eligibility for the resources surveyed during the current project.

| DHR ID. No. | RESOURCE NAME / ADDRESS OR LOCATION DESCRIPTION | DATE | NRHP ELIGIBILITY | NOTES |
|-------------|--|-----------|-----------------------|--|
| 029-6753 | Reston International Center / 11800 Sunrise Valley Dr. | 1973 | Not eligible. | Loss of integrity. |
| 029-6754 | Reston National Golf Course (other name: Reston South Golf Course) / 11875 Sunrise Valley Dr. (south of Dulles Toll Rd.) | 1970 | Potentially eligible. | |
| 029-6780 | Ring Road subdivisions / south of Baron Cameron Ave.: Ring Rd., Deep Run Ln., Westhills Ln., Buttermilk Ln., Hunt Club Rd., Thanet Ln., Aldenham Ln. | 1961–1970 | Potentially eligible. | |
| 029-6646 | Sheraton Reston Hotel / 11810 Sunrise Valley Dr. | 1973 | Merits further study. | Less than 50 years old, likely not meeting Criteria Consideration G; should be re-evaluated when it reaches 50 years of age. |
| 029-6647 | Terraset Elementary School / 11411 Ridge Heights Rd. | 1977 | Not eligible | Less than 50 years old; loss of integrity. |
| 029-6644 | United Christian Parish / 11508 North Shore Drive | 1967 | Not eligible | Loss of integrity. |
| 029-6768 | Wainwright Cluster / east side of Wainwright Dr. (western end of loop interior) and west of The Green Trail | 1966 | Potentially eligible | |
| 029-6649 | Waterview Cluster / Waterview Cluster [road] (west bank of Lake Anne) | 1964 | Potentially eligible | |
| 029-6651 | Wiehle Avenue Unitarian Universalist Church / 1625 Wiehle Ave. | 1973 | Not eligible | Less than 50 years old and loss of integrity due to 2010 additions. |

Table 1 (pt. 2 of 2). Recommendations regarding National Register of Historic Places (NRHP) eligibility for the resources surveyed during the current project.

United Christian Parish (029-6644)

Constructed in 1966, the building was the design of Vosbeck, Vosbeck and Associates. The firm was established in Alexandria in the 1960s by two brothers, Randall and William Vosbeck, originally from Minnesota (Charles Barbuschak, personal communication 2021; Livingston 2008). The property began as the home of the Redeemer Methodist Church congregation (Figure 27). In 1973, the Methodist congregation in Reston joined with local congregations of the Christian

Church, Presbyterian Church, and United Church of Christ to form the United Christian Parish (Netherton 1989:57).

While the evolution of the complex is not entirely clear, aerial photographs indicate that in 1976 the building was composed of three units, roughly square in footprint, arrayed on a north-south axis, that now constitute the western end of the complex. There was no associated surface parking. Between 1980 and 1988, an addition to the east, roughly centered in the previous extent of



Figure 25. Lake Anne Gas Station, south corner.

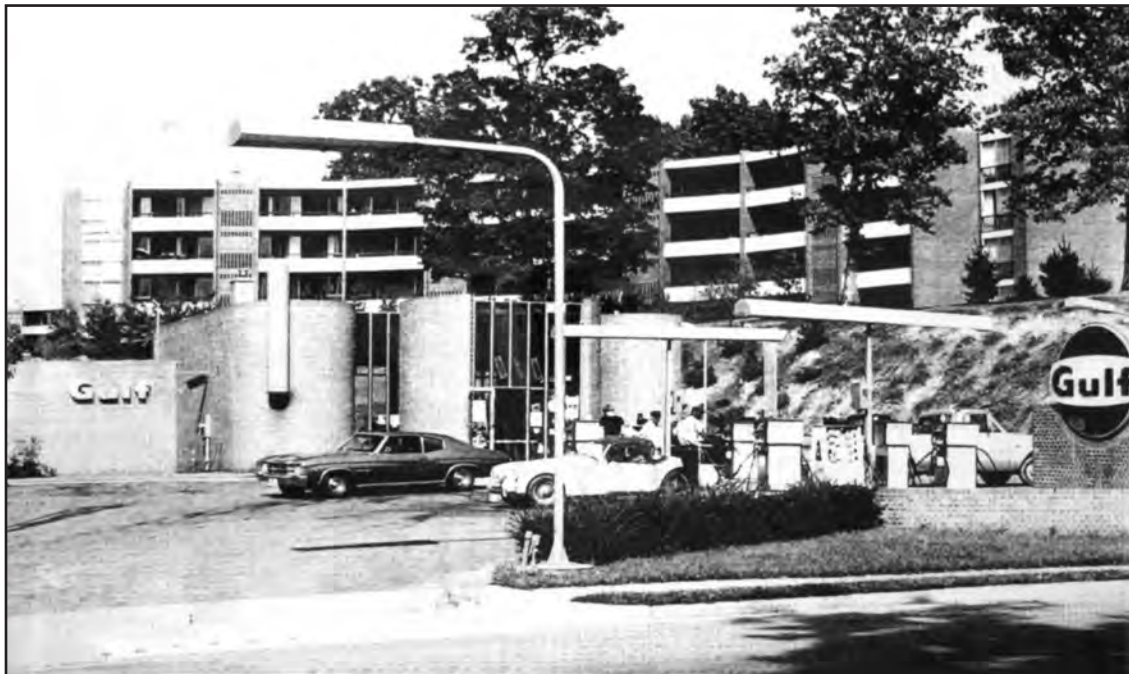


Figure 26. Lake Anne Gas Station shortly after its construction according to an award-winning modernist design in 1967.

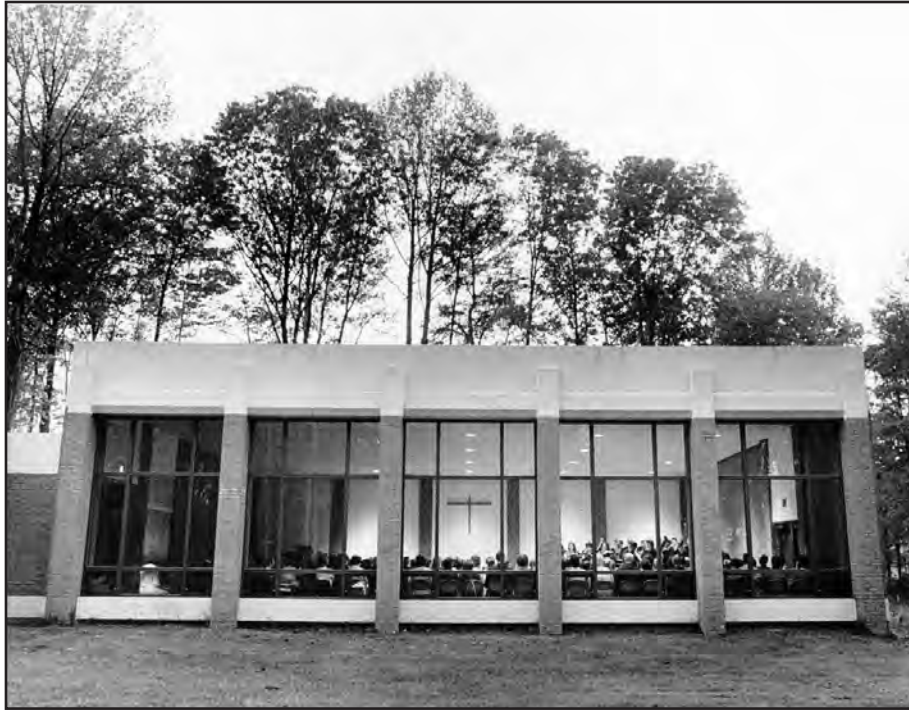


Figure 27. Redeemer Methodist Church in 1966 shortly after its construction; now part of United Christian Parish Church (029-6644) (Graham 1966).

the building, was built. Additionally, during this period a vehicular drive west of the complex was added as well as parking to the north that extended to the east side of the lot. By 2011, construction of the additional drive and egress onto North Shore Drive had started along with a substantial addition on the east of the current building. The complex appears to have reached its current size and configuration by 2012 (Figure 28).

The first and second phases of the building are one-story with a flat roof and brick veneer walls. At grade, they have a band of exposed aggregate concrete. The cornice is a projecting band of exposed aggregate concrete of roughly the same height as the band at grade. In these sections, projecting brick pilasters separate and demarcate windows. The 2012 addition has a two-story section to the west and a tall, one-story sanctuary to the east with a covered transverse hall between them that extends to open onto covered walkway entrances at both the north and south. The two-

story section to the west mimics some aspects of the earlier building sections with a concrete band at or near grade, and at the cornice (though not exposed aggregate concrete), and brick pilasters. The south elevation has four bays, set off by pilasters with exterior doors on the first floor and above them a projecting bay with a composite window that includes a metal awning. The north elevation has three such bays; however, the lower floor has flush composite windows, not doors.

The sanctuary space has a swooping roof that is cantilevered on its east end. The east end eave is perforated with five rectangular slots. The east elevation has a wall of glass windows and to its east a lower, partial-width, stone projecting volume made of two walls angled toward each other. The north and south elevations of the sanctuary are brick to a certain height and width with a set-back wall of glass windows above and beyond.

The United Christian Parish retains integrity of location and setting. Alterations to design,



Figure 28. United Christian Parish (029-6444), north elevation, looking east

materials, and workmanship impair the integrity of feeling and association. The property is associated with the Town of Reston, a ground-breaking master-planned community. There is no known association of this property with historically significant personages. It does not embody the distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master, nor possess high artistic values. It does not yield, nor is it likely to yield, information important to the area's history. As such, this property is not individually eligible for the NRHP under Criteria A-D.

Evaluation: Not Eligible for the NRHP

Lake Anne Elementary School (029-6642) In 1963, Fairfax County Public schools, with funding from a grant from Educational Laboratories, Inc., hired Houston architects Caudill, Rowlett & Scott and local architects Pickett, Seiss, and Hook to begin planning for

new schools in Reston. The architects developed a House-type plan for the schools with discreet sections or houses connected by halls (Figure 29). The design was modular, allowing for expansion. Interior spaces were flexible and may be among the earliest “open classroom” learning environments, designed for team teaching. Initial bids for the school were over budget. In 1966, Reston, Va., Inc. successfully bid \$675,213 to build the 20-classroom school. In mid-January 1967, the school opened with a racially integrated student body, but an integrated staff did not take shape until the beginning of the 1967–1968 school year. In 1978, the school added temporary trailers to address over-enrollment. Peck, Peck, and Associates, Inc. were hired in 1982 to design an addition with a music room, a library, a gymnasium, and 12 additional classrooms. In 1992, air conditioning was integrated into the building. Whitener & Jackson, Inc., received a contract to



Figure 29. Architectural concept painting of Lake Anne Elementary School (GMUL).

build another addition, completed in 2004. In 2010, additional connections between existing wings were added, along with a new entrance canopy (Fairfax County Public Schools 2021).

The Lake Anne Elementary School is an evolved, one-story, brick building. Most of its roof is flat, but there are five units, the original “houses,” which are square in footprint with pyramidal hipped roofs (Figure 30). The cornice, which originally had been a narrow flat fascia, is now a corrugated material that, at the windows, extends down to the lintel level. Projecting brick pilasters divide windows that are grouped in various numbers, and separate windows from the brick wall plane. Given the corrugated “cornice” migration to lintel levels, the pilasters no longer appear to support that fascia as they did previously. The building has two major, rectangular parallel units connected by two hyphens and at their west end by the gymnasium addition. The

façade has a primary entrance with an elongated entrance canopy extending south to the parking area. The secondary façade entrances are marked by projecting flat-roofed porches supported by metal posts that are exposed slightly between the roof and a brick pier wrap. The façade also has a single projecting bay with a bank of windows. This bank consists of five columns of three large lights, the lowest of which appear to be hopper windows. The west addition includes at its north end a gymnasium that is taller than the rest of the school and on the southwest and north elevations has no windows. While the gymnasium wing attempts to blend with earlier construction, the wing added to the east side of the rear building is less successful in its blending with redder brick, pilasters of smaller dimensions, and five-light horizontal-light windows.

The Lake Anne Elementary School retains integrity of location and setting. Alterations to



Figure 30. Lake Anne Elementary School (029-6642), northeast elevation (facade).

design, materials, and workmanship impair the integrity of feeling and association. The school is associated with the Town of Reston, a groundbreaking master-planned community. There is no known association of this property with historically significant personages. Changes to its design impair its integrity so that it does not embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values; nor does it yield, nor is it likely to yield, information important to the area's history. As such, this property is not individually eligible for the NRHP under Criteria A-D.

Evaluation: Not eligible for the NRHP

Hidden Creek Golf Course (029-6251); other names **Hidden Creek Country Club, Reston North Golf Course, North Shore Course** (Figures 31 and 32) Previous survey work

by Penne Sandbeck in 2018 is confirmed. Her research states,

In 1961, entrepreneur, Robert E. Simon, Jr., purchased 6,750 acres around the Virginia Gentlemen bourbon distillery in Fairfax County and hired the firm of Whittlesey and Conklin to prepare the Reston Master Plan. The plan accommodated 75,000 people in seven village centers and devoted 42% of the acreage to public space, including trails, roads, parks, and two golf courses. In the summer of 1963, a dam was built to impound Colvin Run, resulting in the 30-acre Lake Anne, and construction began on Reston North Golf Course, the first two projects undertaken in the planned New Town. The course consisted of 18 holes, totaling 71 par, and almost 7,000 championship yards on 160 acres with an underground irrigation system that drew water from Lake Anne. Followed by a horse riding



Figure 31. Hidden Creek Golf Course (029-6251), view of course from clubhouse, looking south.



Figure 32. Hidden Creek Golf Course (029-6251), clubhouse entrance.

center, the private “Reston North Golf Course opened for play in May 1964, and during its first season averaged 1,000 rounds per week” (Gulf Reston, Inc. 1970:17). The Reston South Golf Course, now Reston National Golf Course, opened as a public course four years later. Both were designed in the parkland style, historically the most popular type of course for PGA tournaments, by Edmund (“Ed”) Ault (1908-1989), whose significance as a designer has not been fully evaluated.

Ault first served as an engineer and skilled amateur player. During his second career between 1958 and 1989, he designed 42 golf courses in Maryland, 33 in Virginia, and several private, public, and military golf courses in Pennsylvania, Missouri, Ohio, Florida, New York, and New Jersey. Of the 177 courses he designed from 1958 to 1968, several remain open, though successor firms, including Ault, Clark & Associates, run by his son, Brian Ault, and Thomas Clark, have altered their features. Of these, Etowah Valley Golf and Resort near Hendersonville, North Carolina, the Pines Country Club in Morgantown, West Virginia, Spotswood Country Club in Harrisonburg, Virginia, and Stonehenge Country Club in Richmond, Virginia, appear to have undergone the fewest changes to their courses.

Hidden Creek Country Club retains integrity of location within Reston’s first village center. It retains a fair integrity of setting as Lake Anne Village developed around the course largely according to the Reston Master Plan, though there has been some deviation to the southwest. Integrity of design remains as much of the course retains original grading, fairways, sand traps, circulation, and planting patterns; in addition, the overall intent of the landscape is intact despite the circa-1991 addition of the driving range between Holes 4, 5, and 7 and the circa-1995 work by Ault, Clark & Associates, which included the redesign of six teeing greens, addition of three fairway sand bunkers, and creation of mounds between Hole 17’s

teeing green and an artificial water feature. Integrity of materials was partially affected when course terrain changed from ryegrass to bentgrass in the 1990s, but this was in response to severe climate issues along the Mid-Atlantic coast; other regional golf courses would adopt bentgrass as well. The golf course’s integrity of workmanship is average with many bridges and paths from the 1960s original design having been successively replaced in ways that do not enhance the course’s overall features. In general, there is integrity of feeling and association as it continues to function as a golf course within its historic boundary with many of its historic features (Sandbeck 2018).

Initially, this golf course was public, but it became a private club in 1970 when the Reston South Golf Course/Reston National Golf Course opened as a private course (Charles Veatch, personal communication 2021).

Despite the loss of integrity in the clubhouse and the presence of multiple small non-contributing buildings and structures, the Hidden Creek Country Club is recommended individually as potentially eligible for the NRHP under Criterion A due to its association with the development of Reston and the New Town Movement. It is also recommended as potentially eligible under Criterion C on the statewide level as an element in the work of master planners Whittlesey and Conklin and on the local level as representative of the work of golf course designer Ed Ault.

Evaluation: Potentially eligible for the NRHP

Areas of Significance: Entertainment/Recreation; Landscape Architecture; Community Planning and Development

Period of Significance: 1964

Reston National Golf Course (029-6754) also **Reston South Golf Course** (Figures 33 and 34) Reston National Golf Course (1970) is the second of two golf courses built in Reston (the first being what is now Hidden Creek Country Club, formerly the North Shore Golf Course, built in 1964). Both were designed by Edmund B. Ault.



Figure 33. Reston National Golf Course (029-6754), view of course near holes 1 and 2.



Figure 34. Reston National Golf Course (029-6754), clubhouse facade.

A Washington native, Ault was a power company engineer and avid “scratch golfer.” Given his engineering knowledge, he was often asked to consult on technical course issues and upon his retirement from the power company he began a practice both rehabilitating existing golf courses and designing new courses. The Reston National Golf Course is associated with the development of the “new town” of Reston and retains integrity of location, design, setting, materials, workmanship, feeling, and association. It is potentially eligible for the NRHP at the local level of significance under Criteria A and C.

Evaluation: Potentially eligible for the NRHP

Areas of Significance: Entertainment/Recreation; Landscape Architecture; Community Planning and Development

Period of Significance: 1970

The Atrium (029-6645) Built in 1974, The Atrium is considered to be an early, if not the first, office condominium complex in the country. It was developed by Environmental Concepts, Inc., a real estate development and consulting firm. The company’s president, Charles A. Veatch, had served previously as a salesman and later Director of Residential Marketing for Reston from 1964 to 1970. Veatch also has the distinction of serving as Reston’s first postmaster (Netherton 1989:69, 84; Charles Veatch, personal communication 2021). Veatch’s firm hired Oxman Stewart Associates, Ltd., as the architects for the building, and Daft, McCune and Walker for the landscape design (Christopher Barbuschak, personal communication 2021).

The Atrium is an office condominium with 23 two- and three-story units arranged roughly in a square enclosing an interior courtyard (Figure 35; see Figure 16). The courtyard can be accessed by some offices and by four first-floor passages from the parking area, one per elevation. The building is two stories in some places and three in others, and the upper floors project above the first floor (Figure 36). In some places, the upper floors are

cantilevered and in others supported by round metal columns. The roof is a faux mansard with seamed metal roofing. On the exterior, banks of windows for each unit are separated from neighboring units by a projecting fin. While most windows are single-pane, fixed, and metal, the entrances to the courtyard from the exterior are marked on the exterior by round windows. Three-story sections of the building have balconies facing the courtyard. The courtyard can be described as a “poor man’s modernism.” It has a series of irregular, geometrically shaped, tiered raised beds with wooden retaining walls. Paving is a combination of exposed aggregate concrete, in some cases poured and in some cases set in paving stones with occasional brick edging ascents. In some locations, the retaining wall has integrated wooden bench seating with concrete cubes as adjacent tables. Plantings include low ground cover such as pachysandra and liriopse, small shrubs, and decorative trees. Landscaping on the exterior of the building includes low shrubs such as boxwood.

The Atrium is not yet 50 years of age and does not meet NRHP Criteria Consideration G. It retains integrity of location and setting. Alterations to design, materials, and workmanship are minimal and do not impair the integrity of feeling and association. The property is associated with the Town of Reston, a ground-breaking master-planned community. There is no known association of this property with historically significant personages. It does embody the distinctive characteristics of a type, period, or method of construction, but does not represent the work of a master, or that possess high artistic values; nor does it yield, nor is it likely to yield, information important to the area’s history. The building merits further study.

Evaluation: Merits further study; NRHP eligibility should be reconsidered in 2024

Areas of Significance: Architecture; Landscape Architecture; Community Planning and Development

Period of Significance: 1974



Figure 35. The Atrium (029-6645), courtyard, looking north.



Figure 36. The Atrium (029-6645), southwest corner.

Sheraton Reston Hotel (029-6646) Planning stages for a complex including a Sheraton Hotel, a 15-story office tower called the Reston International Center, and a connecting plaza got underway in 1969 (Figure 37). When the complex opened in 1973, the open space between the hotel and office building was named the Dag Hammarskjöld Plaza in honor of the Swedish economist and diplomat who served as the second Secretary General of the United Nations (Netherton 1989:92, 98, 112, 187).

The hotel and office complex was designed by the Lyles, Bissett, Carlisle, and Wolff firm of Columbia, South Carolina. 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 (Lee 2016).

The Reston Sheraton is a five-story building with a P-shaped footprint. The stem of the P extends to the east to create a porte-cochere at the hotel's main entrance (Figures 38 and 39). Inside the P is a courtyard with a swimming pool.

The curving section of the building has a recessed lower level divided into structural bays by concrete buttresses that extend upward to form low dividers to second level balconies before tapering back to form slender pilasters, the ends of which are tucked under a corrugated metal cornice. Alternating with the buttresses are low partition walls that subdivide the balconies and taper to pilasters, like the buttresses.

The lower level has composite, full-height, smoked glass windows that fill each bay. At least one bay holds a secondary entrance in a recessed porch. The balconies above service individual rooms, each with a bank of smoked glass windows and presumably doors that are obscured by the balconies' solid outer wall. The wall plane above the balcony level has bands of five smoked glass windows separated by pilasters. Separating the window bands are solid stuccoed wall surfaces



Figure 37. Aerial view of Sheraton Reston Hotel (029-6646) and Reston International Center (029-6753), during construction 1969-1972.



Figure 38. Sheraton Reston Hotel (029-6646), southwest corner.



Figure 39. Sheraton Reston Hotel (029-6646), porte cochere.

with exterior vents centered under each bank of windows. The roof is a curving gable with a flattened ridge and a small tower at the apex of the curve.

At the northwest juncture of the curving section of the building with the rectangular stem is a service entrance in a one-story hyphen. At the southeast juncture, there is also a hyphen of sorts with what appears to be a stair tower servicing the curved section and to its south a slightly recessed, two-story, largely glazed hall/hyphen with a ribbed metal gable roof with a broad, ribbed metal cornice and a similar shed roof with cornice between the first and second floor.

The five-story stem has a two-story, two-part porte-cochere. The section is divided by buttresses that recede to pilasters, with balconies on the third level of the southwest elevation. Roof and windows patterns are similar to those on the curved section of the building.

The Sheraton (built in 1973) is not yet 50 years of age and does not meet NRHP Criteria Consideration G. It retains integrity of location and setting. Alterations to design, materials, and workmanship are minimal and do not impair the integrity of feeling and association. The property is associated with the Town of Reston, a groundbreaking master-planned community. There is no known association of this property with historically significant personages, nor does it yield, nor is it likely to yield, information important to the area's history. It does embody the distinctive characteristics of a type, period, or method of construction. Further research into the firm of Lyles, Bissett, Carlisle, and Wolff to determine how the building contributes to its oeuvre is merited.

Evaluation: Merits further study; NRHP eligibility should be reconsidered in 2023.

Areas of Significance: Architecture; Community Planning and Development

Period of Significance: 1973

Reston International Center (029-6753)

This Miesian/modernist office building, has three

visual zones, a base with concrete columns set in front of the wall plane supporting a concrete beltcourse upon which “rests” a black glass curtain wall with alternating matte and glossy panes in a checkerboard pattern (Figure 40). At the top of the curtain wall, the columns “re-appear,” again with a recessed wall plane behind them, in a shortened version, supporting the buildings crown, a flat concrete band that was designed to house signage. The south east elevation has a porte cochere of sorts with a vehicular drive routed behind the columns at grade. The northwest elevation, given a change of topography, has the primary entrance at a level above the vehicular entrance on the southeast elevation. The entrance is accessed by a concrete plaza with stairs ascending from three directions to a primary entrance by paired double doors with an irregularly shaped structural awning that cantilevers out above them (Figure 41). North of the entrance, the base columns are enclosed within a clear glass curtain wall.

The International Center was designed by the Columbia, South Carolina firm of Lyles, Bissett, Carlisle, and Wolff in tandem with the adjacent Sheraton Hotel. The complex originally included a low-rise retail center with a rectangular footprint to the northwest and a series of integrated plazas and landscapes. The retail center was demolished between 2011 and 2013, and subsequent road realignments and site work between 2015 and 2017 destroyed landscaped areas northwest of the hotel and the office building. The main plaza, known as Dag Hammarskjöld plaza, remains, though in poor repair (Figures 42). Modernization of the main building includes construction of a new entrance and entrance plaza, the enclosure of some of the pylon bases behind glass, and the complete reorganization of the plaza. These modifications detract from the building's integrity to the point that it is not eligible for listing on the NRHP, despite its design by a prominent mid-century architecture firm and its role in the development of the “new town” of Reston. The plaza merits further study to determine whether the land-



Figure 40. Reston International Center (029-6753), south corner.



Figure 41. Reston International Center (029-6753), entrance.



Figure 42. Reston International Center (029-6753), original configuration of central plaza with pool, terracing, and adjacent retail spaces (left) and current, diminished configuration with pool and terraces filled in, and retail building removed (right).

scape architecture was designed by Lyles, Bissett, Carlisle, and Wolff, or another party.

Evaluation: Not eligible for the NRHP, though landscape merits further study.

Terraset Elementary School (029-6647)

Opened in 1977, Terraset (meaning “set in the earth”) was designed in response to the energy crisis of the 1970s to be an energy-efficient school, insulated by earth and powered in part by a solar array, donated by Saudi Arabians (Figure 43). The building, designed by the Reston-based architectural firm Davis and Smith, was known affectionately as the “hill with a school inside” (Christopher Barbuschak, personal communication 2021; Netherton 1989:104; Wolak and McCulley ca. 1978). The school opened in September 1977 with the distinction of being the first “earth-sheltered elementary school” in the nation; the building received an architectural award for its innovative design (Netherton 1989:104). The solar array, however, was not suited for the northern Virginia climate and was removed in 1991.

Between 2015 and 2017, the school was expanded slightly, the courtyard entrance area originally under the array infilled, and the

two bridges to the parking area were replaced with a single bridge (Figures 44–47). The firm Architecture, Incorporated completed this major reconfiguration of the original 70,000 square foot 1970s construction and designed a 34,000 square foot expansion, with a total project cost of \$19 million. The trade publication *Learning By Design* awarded the work “Outstanding Project” recognition in 2018 (Architecture, Incorporated 2018).

Terraset Elementary School is significant under NRHP Criterion C for Design but does not meet the Criteria Consideration G threshold of exceptional significance for a resource less than 50 years of age. It is not known to be associated with a significant person, nor is it likely to yield information important to prehistory or history. It could be significant under Criterion A for its response to a global energy crisis. Given the loss of integrity in design, workmanship, feeling, and association from removal of the character-defining solar array in 1991 and infill of the courtyard, the school is recommended not eligible for the NRHP.

Evaluation: Not eligible for the NRHP



Figure 43. Aerial view of Terraset Elementary School (029-6647) after completion in 1977, showing original turf-covered roof



Figure 44. Terraset Elementary School (029-6647), east elevation.



Figure 45. Terraset Elementary School (029-6647), east elevation, looking north.



Figure 46. Terraset Elementary School (029-6647), roof, looking south.



Figure 47. Terraset Elementary School (029-6647), bridge leading to entrance.

Wiehle Avenue Unitarian Universalist Church (029-6651) The original core of the church was designed by Doug Carter, then of Davis and Carter, and constructed in 1973 (Figures 48 and 49). The western portion of the building, in the three parts with a side-gabled central portion flanked by monitor roofed portions, was expanded in 2010 by a side-gabled wing to the east with a belfry and a front deck, designed by Lawrence Cook and Associates. Thus, the facade reads as a building in four sections with a belfry.

The roofs are clad in composite shingle and the walls are stuccoed, giving a uniform appearance overall. The addition has a double-leaf glass door flanked by fixed single-pane windows. At its north corner, a belfry, square in section with a shed roof rises through the roof. A single-leaf door painted to match the exterior stucco is at the south end of the wing's facade. The eastern portion of the original section houses the sanctuary. There are

no doors or windows on the facade of this section except the bank of large square windows in the roof monitor. The central section of the original facade has a double-leaf glass door set off-center in a wall of composite, full-height windows. The door enters into a hall that leads to the sanctuary at the east and support spaces to the west. The final section is narrow and has a monitor roof. On its west elevation, this section has an exterior door, serviced by a ramp from the facade. The north elevation has an entrance at grade. Given the sloping lot, this entrance is below the entrance on the facade. The upper level has full-height quadrilateral windows. The rear elevation has an exposed basement. Parapet dividers between the building sections are more pronounced on the rear of the building. In the original core rear elevation, there are two-part windows on both levels in the larger two sections and exterior entrances at grade. The rear elevation of the addition has two bays



Figure 48. Wiehle Avenue Unitarian Universalist Church (029-6651), northeast corner.



Figure 49. Wiehle Avenue Unitarian Universalist Church (029-6651), west end of facade.

divided by a pilaster. In each bay on both levels are banks of rectangular single-light windows.

The church is associated with the development of the “new town” of Reston. As a church, this property would need to meet Criteria Consideration A as a religious property deriving primary significance from architectural or artistic distinction or historical importance. Built in 1973, it is not yet 50 years of age nor does it meet the requirement for Criteria Consideration G as it is not of exceptional importance. The property is not associated with events that have made a significant contribution to the broad patterns of our history. A large addition constructed ca. 2010 impairs its integrity and eliminates eligibility under Criterion Consideration A. While the original structure will be 50 years of age in 2027 and could merit evaluation, it is likely that the extensive 2010 additions will impair its integrity until they could be considered historic in 2060.

Evaluation: Not eligible for the NRHP. While the original structure will be 50 years of age in 2027 and could merit evaluation, it is likely that the extensive 2010 additions will impair its integrity until they could be considered historic in 2060.

Hickory Cluster (029-6648) Initially known as the Reston Hills Cluster, this complex was a favorite of Robert Simon, who referred to it as “The Jewel of Reston.” Hickory Cluster was designed by architect Charles M. Goodman, who was hired by Robert Simon in the early stages of Reston’s development (Netherton 1989:60). After a career with the federal government in the Washington, DC area that endured through World War II, Goodman established his own firm known for its modernist designs with a heavy emphasis on residential work (Wells and Dalton 1997:169). Some scholars credit Goodman with introducing modern architecture to Virginia (Brownell 1992:394). Although Dan Kiley is known to have worked on landscape design in the early years of Reston, Goodman’s drawings show that his

design incorporated not only the buildings and plazas of the Hickory Cluster but the surrounding common areas as well. Kiley was also among the landscape architects who collaborated with Goodman on NRHP-listed Hollin Hills residential development in Fairfax County (Trieschman et al. 2013:8:89).

The cluster is composed of three main blocks of housing, located west of North Shore Drive near Lake Anne (Figures 50 and 51). Two blocks, to the north and west, are arranged around Maple Ridge Road, a looping cul-de-sac. The third block, to the south, is arrayed on either side of a road known as Hickory Cluster. Pedestrian access from the Lake Anne and Waterfront Cluster areas is by the Green Trail that passes under North Shore Drive and meanders along a stream between the north and west housing blocks and the south one, with branches that lead directly to the housing areas. Within the cluster housing areas are plazas, plantings, and steps to different levels. Although the original site design and construction included a parking deck and a pedestrian roof deck, these were demolished in the late 1990s; currently there is only surface parking (Charles Veatch, personal communication 2021). Goodman’s designs for the clusters provide some variety in size and configuration. The 90 units included 12 specific models of three common types: block house, row house, and carriage house. All are in an arrangement of concrete frames that define grids infilled with brick or fenestration, or are left open to define terraces.

The cluster is associated with the development of the “new town” of Reston and is designed by architect Charles Goodman. It is eligible for listing under Criteria A and C. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Evaluation: Potentially eligible for the NRHP

Areas of Significance: Architecture; Community Planning and Development

Period of Significance: 1965



Figure 50. Hickory Cluster (029-6648), north portion of courtyard, looking northeast.



Figure 51. Hickory Cluster (029-6648), north portion of courtyard, looking east.

Waterview Cluster (029-6649) The Waterview Cluster is bisected by a stream that feeds Lake Anne. The northern section is organized around Waterview Cluster Road and the southern section around Orchard Lane. While the road networks do not intersect in the cluster, the Blue Trail connects the two halves. The housing units are stuccoed, two to three stories tall, with side-gabled roofs (Figure 52). Some have balconies or decks, and the sections of row houses are staggered so as to break up the wall plane of the facades (Figure 53).

The Waterview Cluster was one of the earliest residential subdivisions constructed as part of Robert Simon's plan for Reston (Netherton 1989:60). The "Residential Planned Community" zoning developed for Reston allowed dense development without traditional requirements for side yards and setbacks, giving designers the ability to reserve land for shared amenities such as paths and common open space, while still creating sufficient housing units to make the project financially feasible. The cluster was developed within comfortable walking distance to Lake Anne, creating a mixed-use area and reducing dependence on car and bus transit. Waterview Cluster stands on a hillside adjacent to Lake Anne with a ratio of six units per acre, grouping 90 units on 15 buildable acres. Waterview Cluster was described in the November 30, 1965 issue of *Look* magazine as "recall[ing] the charm and variety of a pastel-walled Mediterranean fishing village" (Anonymous 1965). The architect for the cluster was Chloethiel Woodard Smith, who influenced many key post-World War II developments in Washington, DC in addition to undertaking national and international commissions. Her Washington, DC firm, Chloethiel Woodard Smith & Associates, was at one point the largest architectural firm run by a woman, and she was the sixth woman elected to the American Institute of Architects' College of Fellows (Simon 2012). The Waterview Cluster retains integrity of

location, design, setting, materials, workmanship, feeling, and association.

Evaluation: Potentially eligible for the NRHP

Areas of Significance: Architecture; Community Planning and Development

Period of Significance: 1964

Coleson Cluster (029-6756) The cluster contains 45 units on a roughly rectangular 4.5-acre parcel bounded by North Shore Drive to the south, Wainwright Drive to the west, Reston's Green Path to the north, and Lake Anne Elementary School to the east. The units are along both sides of an L-shaped drive that runs southeast from Wainwright Drive, turns to the southwest, and ends in a cul-de-sac. Eleven open, multi-car carports are interspersed throughout the cluster as well as limited uncovered parking spots. The cluster has a buffer of trees on all sides and a small grassy park without trees on an island in the pavement at the right-angled turn of the drive.

The cluster has a strong orientation to public space rather than large private yards. The units are two or three stories tall, though some have exposed basements due to changes in grade (Figures 54 and 55). Some of the units are clad in brick and others in vertically grooved wooden siding. All have flat roofs. They feature large, full height windows and sliding glass doors. Large windows with commanding views were a hallmark of Chloethiel Woodard Smith's residential design.

The Coleson Cluster (built in 1966) is one of the earlier townhouse subdivisions in the development of Reston. The Coleson Cluster townhouses were designed by Chloethiel Woodard Smith and built in 1966. Some sources credit Robert Simon as having influenced Smith's design and given the cluster's orientation to public space as opposed to large private yards and the proximity of units; Simon's philosophy of creating communities through interaction is evident. Chloethiel Woodard Smith influenced many key post-World War II developments in Washington, DC in addition to undertaking national and interna-



Figure 52. Architect's scale model of a section of the Waterview Cluster houses.



Figure 53. House, 11443, Waterview (029-6669), facade.



Figure 54. Coleson Cluster (029-6756), numbers 1648-1654, looking east.



Figure 55. Coleson Cluster (029-6756), numbers 1684-1688, looking east.

tional commissions. Her Washington, DC firm, Chloethiel Woodard Smith & Associates, was at one point the largest architectural firm run by a woman, and she was the sixth woman elected to the American Institute of Architects' College of Fellows (Simon 2012).

Evaluation: Potentially eligible for the NRHP

Areas of Significance: Architecture; Community Planning and Development

Period of Significance: 1966

Mediterranean Villa Cluster (029-6762)

Built in 1970, the Mediterranean Villa Cluster is a rare example of domestic architecture by Robert W. Davis (1932-2012), who specialized in the design of hospitals and office buildings for most of his career. After receiving his architecture degree from the University of Oklahoma in 1956, Davis founded a firm in Kansas City, and then moved to Washington, D.C. in 1965. Three years later, he and Douglas Carter (architect of Reston's Terraset School) founded Davis and Carter Architecture (Davis Carter Scott since 1980). Davis also was active in the community of Reston, where he served as Founding Director of the Reston Civic Association and President of the Hickory Cluster Home Owners Association.

The Mediterranean Cluster includes 37 houses, each clad in stucco with tile roofs and two-car garages (Figures 56 and 57). Located south of Baron Cameron Avenue, the cluster is organized around Mediterranean Court, a loop road that connects to Wainwright Drive and Vantage Hill Road. Interspersed along Mediterranean Court are stuccoed arches that span the roadway. Many units are accessed through walled courtyards. The inclusion of individual garages is a departure from some of the earlier cluster designs, which had common open carports and surface parking. The privatization of parking and the proliferation of walled courtyards makes this cluster less outwardly community-focused than some other clusters.

The houses are stuccoed in a uniform tan color and have terra cotta tile roofs. Trim color also

draws from a limited palette, giving the cluster a visual cohesion. There are limited public areas, namely some planting beds

The Mediterranean Villa Cluster is associated with the development of the "new town" of Reston and retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Evaluation: Potentially eligible for the NRHP

Areas of Significance: Architecture; Community Planning and Development

Period of Significance: 1970

Fairway Apartments (029-6652)

The Fairway Apartments consist of two discontinuous developments one to the west and one to the east, both oriented toward the Hidden Creek Golf Course. Both are composed of a series of three-story garden apartment buildings with mansard roofs and clad in brick veneer (Figures 58 and 59). The western portion has 12 buildings arranged around a loop drive that enters from and exits to North Shore Drive. The eastern section has six buildings arranged around a drive that enters from North Shore Drive, has a spur to the west and a circle to the east, before intersecting with the complex entrance road.

The buildings are composed of units that are generally square in footprint and staggered, breaking up the wall planes of the facades and rear elevations. Some facades have projecting bays that have windows in the lower level and in the mansard roof. Building entrances are generally single-leaf glazed doors flanked by full-height sidelights, all within a projecting brick frame. Windows are generally two-light sliding glass windows. The side elevations generally have no masonry openings. The rear elevations have inset porches and balconies in alignment. The level at grade has an inset terrace, the second floor a balcony with a metal railing, and the attic level an inset balcony within the roof structure with a solid, shingled wall. The terraces and balconies generally flank what appears to be an interior stairwell with a pierced brick wall on the exterior.



Figure 56. Mediterranean Villa Cluster (029-6762), Mediterranean Court, looking east.



Figure 57. Mediterranean Villa Cluster (029-6762), Mediterranean Court, looking southeast.



Figure 58. Fairway Apartments (029-6652), East Loop, looking west.



Figure 59. Fairway Apartments (029-6652), West Center Court, looking west.

The Fairway Apartments were built in 1969 by Gulf Reston and designed by Cohen, Haft and Associates. The complex was one of the earlier apartment complexes built in the “new town” of Reston. The complex may be eligible for listing on the National Register under Criteria A and C. It retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Evaluation: Merits furthers study.

Area of Significance Architecture, Community Planning and Development

Period of Significance 1969

Golf Course Island Cluster (029-6653) The Golf Course Island Cluster, built in 1966, was designed by architect Louis Sauer. Sauer studied architecture at the Institute of Design of the Illinois Institute of Technology and, after military service, began his professional career in New Jersey. In the mid-1950s, he began work with Edmund Bacon in the Philadelphia City Planning Commission and began postgraduate studies with Louis Kahn. After graduate studies, Sauer’s career alternated between private practice with a focus on affordable housing, and academia with positions at Drexel Institute of Technology, the University of Pennsylvania, and Carnegie Mellon University. Sauer also published extensively. From the 1990s until 2013, he also served as a visiting professor at universities in Canada and Australia.

He was a proponent of the townhouse/row house typology evident in his designs for Golf Course Island. The units feature large windows that give interior rooms a sense of spaciousness and afford generous views. Sauer’s design—with staggered units, bold geometric forms, inclusion of features such as decks and terraces, and judicious composition of interior plans—reflected his desire to provide both privacy and individuality in a row house context (Figures 60 and 61). The models range from two- to four-bedroom types, and Sauer was responsible for both the building and site plan design. In 1967 *Architectural Record* magazine designated them as Houses of the Year noting,

the buildings together create a skyline effect that is jutting, angular, vigorous, and yet not disruptive. In contrast to the expansive golf course, secluded courts, decks, and patios are included in each of the individual house plans, while sheltered community areas are planned between the rows. Row houses, whose history has ranged from the elegant to the mean, have here found a contemporary expression which makes them a positive asset in a planned new town community.”

The Golf Course Island Cluster is organized around Links Drive, a loop road that intersects twice with North Shore Road. Frame rowhouses are organized around access drives with scattered covered parking units and interior courtyards. The areas outside the main loop have views to the Hidden Creek Golf Course. The Blue Trail threads through the development.

The housing units are frame, two to three stories tall. Many have complex and irregular roofs, often a combination of gable and shed forms. Most have split-level interiors. Brick veneer and board-and-batten are the primary exterior coverings. Most units have fenced yards and the prototypical fencing is about 3 feet tall with narrowly spaced wooden pickets that are square in section. Many units are divided from each other by prominent brick, parapet, party walls.

There are several standard unit typologies repeated throughout the cluster. Sometimes a section will include only similar types, but other rows will have more than one building type in an attached row of housing units.

Evaluation: Potentially eligible for the NRHP

Area of Significance Architecture, Community Planning and Development

Period of Significance 1966

Ring Road subdivisions (029-6780) Ring Road, which forms a circle, is accessed from the west by North Shore Drive and from the east by Hunter Club Road. The single-family subdivisions are on dead-end roads and circle roads arrayed around Ring Road, namely Deep



Figure 60. Golf Course Island Cluster (029-6653), northeast section, looking east.



Figure 61. Golf Course Island Cluster (029-6653), southeast section, looking north.

Run Lane, West Hills Lane, Buttermilk Lane (off Hunt Club Road), Thanlet Lane (stub road with a circle), Aldenham Lane (stub road with a circle), and Earnshaw Court (Figure 62). Ring Road bisects the Uplands recreation area and pool common areas.

The Ring Road subdivisions were developed in the 1960s and early 1970s. Historic aerial photographs available through Fairfax County's GIS system show that in 1960, while a large utility right-of-way was established, neither the Ring Road, nor its spur roads making up the subdivisions, nor the housing existed. By 1976, the community was nearly, if not completely built out. Many of the houses are specific models that repeat throughout the area, designed by architects or by homebuilders (Figure 63). The area was developed soon after the first single-family detached home was built in Reston (1964), beginning a new development pattern.

Evaluation: Potentially eligible for the NRHP
Area of Significance Architecture, Community Planning and Development

Period of Significance ca. 1961-1970

Cameron Crescent (029-6650) The complex is located on a hill north of North Shore Drive in close proximity to the Lake Anne Shopping area (Figure 64). It is accessible by the Blue Trail, which runs along the northeast side. Baron Cameron Avenue skirts along the northwest edge of the complex. A loop road, Cameron Crescent Drive, provides access from North Shore Road. Surface parking is available along the drive. Though foundation plantings are sparse, the site features several prominent mature trees.

Arrayed along Cameron Crescent Drive, this garden apartment complex consists of five curving, crescent-shaped, three-story buildings containing a combined total of 181 units. The exterior curves



Figure 62. Ring Road Subdivisions (029-6780), Buttermilk Lane, looking south.



Figure 63. Ring Road Subdivisions (029-6780), looking southeast.



Figure 64. Cameron Crescent Apartments (029-6650), southeast building, looking north.



Figure 65. Cameron Crescent Apartments (029-6650), southwest building, southeast entrance.

of the buildings feature brick-veneered walls, slightly projecting brick pilasters, and window sections composed of three-part windows with stuccoed panels above them. Also located on the exterior curves are the recessed primary entrances with tall canvas awnings above and flanking, slightly projecting brick side walls (Figure 65). These entrances lead to common stairs with unit entrances off the landings. Interior curves of the buildings have brick walls with pierced work at the stair halls. Stair halls and brick party walls divide balconies with low, solid, stuccoed walls, accessed by sliding glass doors. Roofs are flat and end walls have no masonry openings.

The Cameron Crescent Apartments were built in 1967, designed by Cohen, Haft and Associates of Silver Spring, Maryland. The complex was

one of the earlier apartment complexes built in the “new town” of Reston. The complex may be eligible for listing on the National Register under Criteria A and C. It retains integrity of location, design, setting, materials, workmanship, feeling, and association

Evaluation: Merits further study.

Area of Significance Architecture, Community Planning and Development

Period of Significance 1967

House, 13146 Stirrup Road (029-6755)

Constructed in 1964, this is one of the first detached, single-family house built in the “new town” of Reston. It was designed by Kenneth L. Bonner, Sr., who designed a number of single-family homes and townhouse clusters. This house

marks a transition from Reston's master-planned cluster developments to a more typical suburban housing model. Though many assert that this is the first single-family house in Reston, the first ones may have been built along Fairway Drive in Section 1 of Reston. This Bonner-designed residence is likely the first single-family house built south of the Dulles Toll Road. This topic merits further investigation.

Bonner's design here is a good example of a modest, modernist house built with environmental consciousness that allowed for passive solar heating. The property is located at the southeast terminus of Stirrup Road. The land slopes down to the rear of the lot toward a stream. The parcel is lightly wooded with a driveway to the attached carport (Figures 66–68). Low groundcover extends across much of the lot. The one-story frame house is clad in wooden panels. It stands on a partially exposed basement that is clad in brick veneer. The roof is a gently sloping shed roof with broad eaves and exposed rafters. The

house has an attached two-bay carport supported by metal posts to the north. The entrance to the house is by a low wooden deck tucked under the roof eaves. A single-leaf door with a sidelight is the primary entrance. To the east of the entrance are paired windows. Skylights cut into the roof allow for light to the windows and to a planting bed cut into the decking below them. The rear of the carport has a wooden fence rail and one bay with a wooden enclosed storage area that forms an exterior wall. The carport and wooden deck are cantilevered to the rear of the house with a brick wall protruding from the basement wall plane to add support. The remainder of the east elevation of the house has windows in the main level and the exposed brick basement below. The south elevation has a projecting wing to the west. An open wood deck with wood railing spans the elevation, projecting south slightly, east of the projecting wing of the house to provide a larger footprint for outdoor furniture. The lower level of this elevation has windows, sliding glass doors



Figure 66. House, 12146 Stirrup Road (029-6755), driveway and west elevation.



Figure 67. House, 12146 Stirrup Road (029-6755), carport and entrance.



Figure 68. House, 12146 Stirrup Road (029-6755), northeast corner.

and a single-leaf door. The upper level has three sets of sliding glass doors to the deck. The west elevation has a single pair of windows at the north on the main level, and paired windows toward the south on the lower level.

Evaluation: Potentially eligible for the NRHP

Areas of Significance: Architecture; Community Planning and Development

Period of Significance: 1964

Wainwright Cluster (029-6768) Wainwright Cluster was designed in 1966 by the Boston-based PARD Team (now known as Mintz Associates, Architects/Planners, Inc.), a multi-disciplinary design firm founded by Samuel E. Mintz in 1964. By the time they designed the Wainwright Cluster, they had already completed Boston's Watertown Arsenal Site master plan among other projects. Their Washington, D.C. area office was in close contact with Reston's developer, Robert E. Simon, and assisted with implementation of the Reston master plan. The firm is credited with selecting Louis Sauer to design the Golf Course Island Cluster. In 1966, Simon hired PARD to design the Wainwright Cluster as a high-quality design and an affordable alternative to some of the earlier clusters. Grouped in three separate sections, the Wainwright Cluster included six model townhouse designs with large bedrooms and closets, and significant storage space. The three sections are all oriented around common green space and are set within a wooded parcel to provide a buffer from other uses and provide attractive views from the units' large windows (Figures 69–72). The cluster includes open common carports and play areas. It is said that the design elements were the inspiration for the 1967 Forest Edge Cluster. The Wainwright Cluster is located north of North Shore Drive and south of the loop created by Wainwright Drive. South and east of the cluster, but also within the Wainwright Drive loop, is the roughly 5.25-acre Wainwright Recreation Area, which contains a basketball court and a baseball

diamond and is serviced by Reston's Green Trail. The units are side-gabled townhouses clad in brick veneer with grooved wooden paneling. They feature parapet firewalls and framed second-story sections that extend above the first on the facades.

Evaluation: Potentially Eligible for the NRHP

Areas of Significance: Architecture; Community Planning and Development

Period of Significance: 1966

Fairway Cluster (029-6774) When built in 1972, the 22-unit Fairway Cluster was called the Golf Course Village Townhouses (Figures 73–76). The units are arranged along North Shore Court, a short cul-de-sac road. The cluster's triangular parcel is along the south side of North Shore Drive and bordered on its other two sides by the Hidden Creek Golf Course. The development includes surface parking and some limited public space. Given the topography, the parking area is separated from the western units by a concrete retaining wall with a metal railing. Concrete steps with a matching railing ascend through a gap in the wall to the higher grade and units at the west side of the development. The development consists of 22 units in six sections arrayed around a short cul-de-sac road. Units are uniformly two stories, with flat roofs, clad in vertically grooved wooden paneling, with a distinctive projecting second-floor wing cantilevered over a terrace with a curved wall on the facade.

Associated with the development of the "new town" of Reston, the Fairway Cluster retains integrity of location, design, setting, materials, workmanship, feeling, and association. It should be re-evaluated in 2022 when it becomes 50 years old.

Evaluation: Merits further study.

Areas of Significance: Architecture; Community Planning and Development

Period of Significance: 1972



Figure 69. Wainwright Cluster (029-6768), lower cluster, looking southeast.



Figure 70. Wainwright Cluster (029-6768), middle cluster, looking northeast.



Figure 71. Wainwright Cluster (029-6768), upper cluster, looking southwest.



Figure 72. Wainwright Cluster (029-6768), upper cluster carports, looking northeast.



Figure 73. Fairway Cluster (029-6774), Units 1801–1807, looking east.



Figure 74. Fairway Cluster (029-6774), Units 1800–1804, looking northwest.



Figure 75. Fairway Cluster (029-6774), Units 1809–1813, looking east.



Figure 76. Fairway Cluster (029-6774), Units 1819–1823, looking east.

4: Recommendations for Future Work

The current project has produced basic documentary data for several residential clusters, a subdivision, two golf courses, two churches, two schools, and a handful of commercial buildings. The reconnaissance-level survey of these resources has also resulted in recommendations of potential eligibility for listing on the National Register of Historic Places (NRHP) (see Table 1). Any property recommended potentially eligible or meriting further study should undergo intensive survey in the event of planned demolition or modifications.

With this strong basis for documentation established, the highest priority for the next stage of historic preservation should be placing these specific resources in broader contexts. Given the complexity of Reston, there are many possible approaches to creating contexts.

A broad historic context document for the development of Reston from early settlement, though the Robert Simon era (1964-1967), the Gulf Reston era (1967-1978), and the Mobil era (1978-1996) would provide a strong basis for the analysis and evaluation of resources dating to 1996.

Reston's path network, which subtly knits together the various clusters and recreational areas, is a defining feature of the designed landscape. Additionally, the careful construction of golf courses, plazas, and public art creates a physically integrated and connected community. A Historic Landscape Study could further enumerate and describe these landscape features, could report on their designers, and could evaluate their current conditions with preservation and maintenance standards. This should also include recreation

centers and lakes created during the development of Reston.

The developers, especially Robert Simon, commissioned many notable architects to design residential clusters and individual buildings, including Charles M. Goodman, Louis Sauer, Chloethiel Woodard Smith, Ken Bonner, and others. A historic context document, or a Multiple Property Document (MPD) focused on the architects who designed Reston would provide a foundation for future NRHP nominations.

There are several resources in close proximity to the existing Lake Anne Historic Overlay District, which is a local historic district, notably the Waterview Cluster townhouses, the Lake Anne Gulf Gas Station, the Cameron Crescent apartments, and the Hickory Cluster townhouses (Figure 77). These appear to be defensible extensions of the local overlay district. Please note that the Lake Anne Historic District as listed on the NRHP is slightly larger, encompassing 41.2 acres (Figure 78). In addition, it should be noted that both Cameron Crescent and Fairway Apartments have both been key parts of redevelopment proposals in recent years and may also be suitable for inclusion in an expansion of the overlay district.

On a broader scale, Reston was part of a New Town movement that began in the United Kingdom but expanded to the United States and included Reston as well as Columbia, Maryland; Peachtree City, Georgia; and other communities. These new towns were a source of inspiration for large-scale new urbanist projects such as Seaside, Florida. A context document that looks at New Towns nationally could not only support designa-

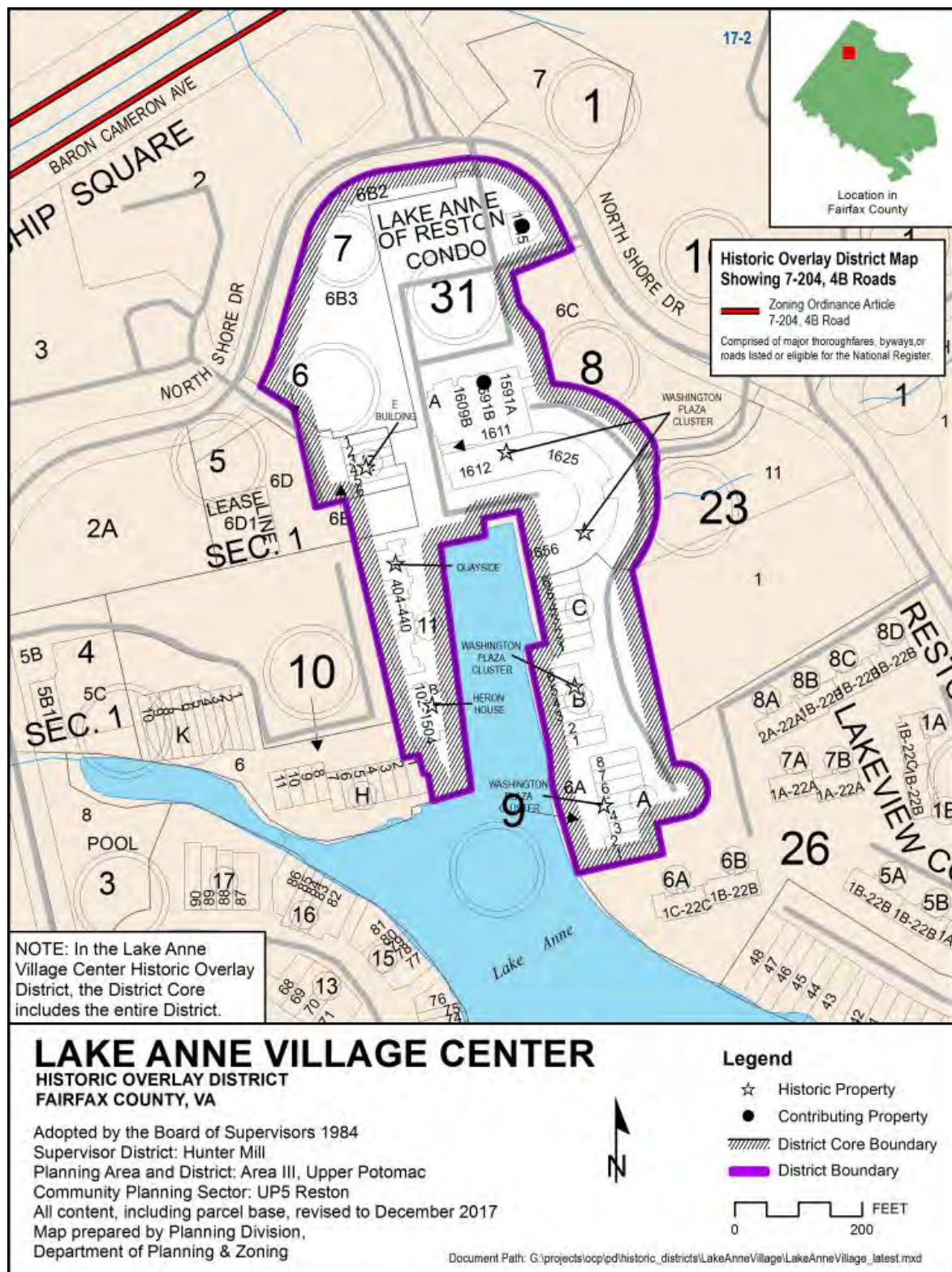


Figure 77. Map of the Lake Anne Historic Overlay District (Fairfax County Planning Division 2017).

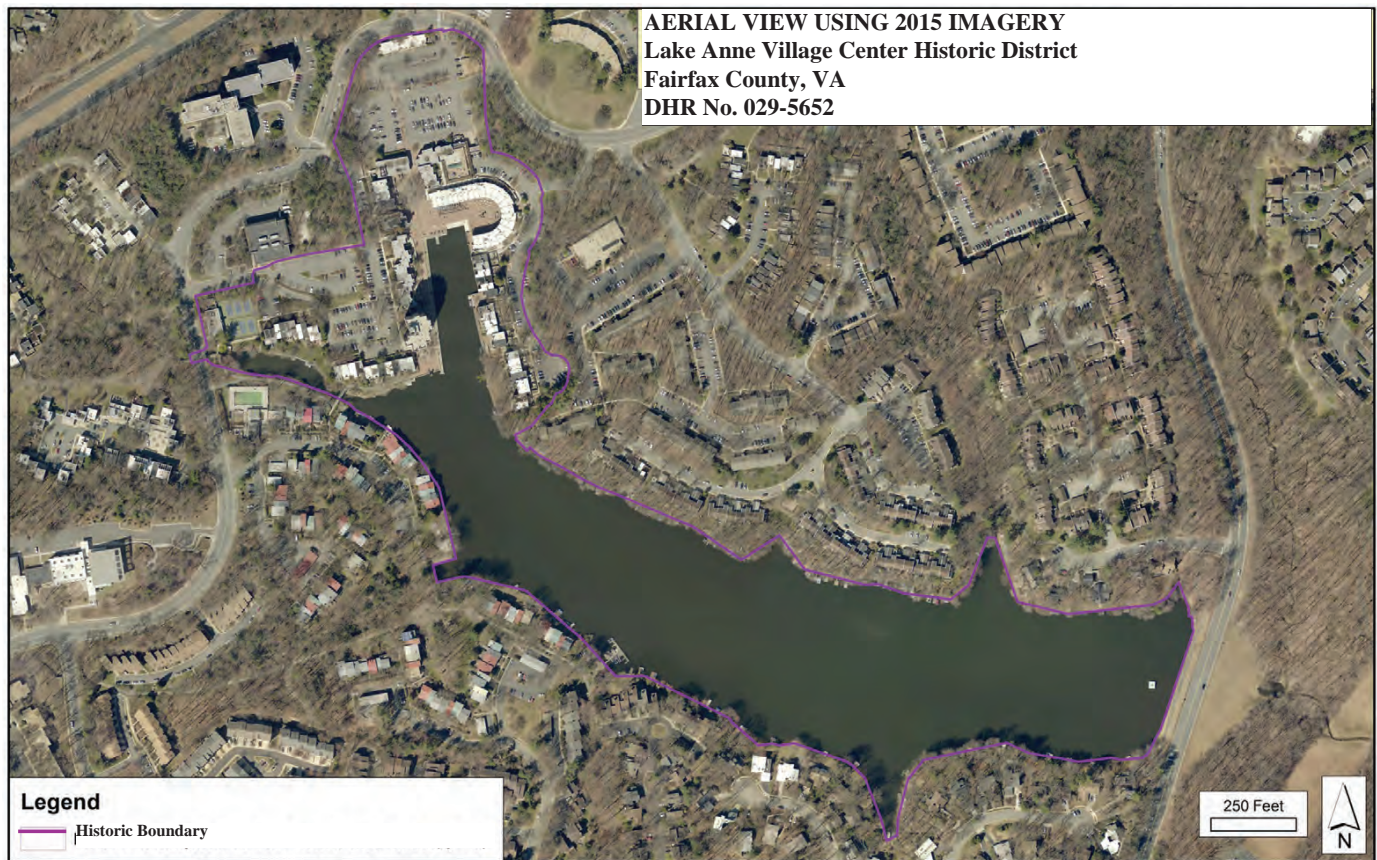


Figure 78. Map showing the boundaries of the Lake Anne Village Center Historic District, as listed in the National Register of Historic Places and the Virginia Landmarks Register in 2017 (Terio-Simon and Mastran 2017).

tions in Reston but also in related communities and could begin to bolster a national understanding of the importance of these places.

Many early residents of Reston continue to live in the community, but they are getting older. Continued oral history programs, perhaps in conjunction with the Reston Museum, would capture information often not found in documentary sources about the early development of the town and the experience of living in Reston.

A context or MPD about residential clusters—whether individually or collectively—would assemble important historical documentation and provide analysis, evaluation, and the basis for future NRHP nominations. A residential study could also expand to include subdivisions of single-family detached housing, charting the

changes in development patterns within Reston. Other contexts or MPDs could examine non-residential buildings.

Continued selective survey should continue, with priority given to resources threatened by demolition or new development. Additionally, Fairfax County should consider a policy that would require reconnaissance-level documentation of buildings slated for demolition. Future survey of individual clusters should note that each is created from a limited series of building designs or types. The development of a thorough description for each type would allow for expedited documentation and description for units of each type with reference to the initial description.

There is an increasing national and regional interest in modern architecture. *Montgomery*

Modern documents modern architecture in nearby Montgomery County, Maryland. The Hollin Hills tour in Alexandria, Virginia is an annual event of a Charles Goodman-designed community with a broad social media outreach. The Washington chapter of DoCoMoMo, a nonprofit dedicated to the preservation of modern architecture, landscape, and design, includes Northern Virginia. USModernist is an online archive for information about modern architecture. All of these organizations and others are natural partners for education, outreach, and advocacy.

An increasing interest in modern architecture by academic programs could support Reston internships for research at architectural and preservation programs from University of Virginia, University of Mary Washington, Goucher College, and others.

Given that many preservation guidelines and manuals are oriented towards buildings older than those in Reston, the county could develop reference documents with guidance for the treatment and preservation of modern materials such as concrete and T1-11 siding.

Fairfax County could collaborate with the Reston Historic Trust & Museum to augment their website or to create a robust portal with links to data about Reston's history, as well as preservation efforts and best practices.

The Virginia Department of Historic Resources (DHR) is a natural partner for many of these efforts with technical support and grant programs. However, there are other sources of grant funding available in addition to local government monies.

The Reston residential clusters tend to be inwardly focused, and thus not immediately apparent to the public travelling by car. Likewise the path network and the connectivity of the community can only be truly understood as a pedestrian. As such, it is easy for a typical visitor, traveling largely by car, not to see or understand the complex and holistic design of the community and its component parts. Thus continued outreach is very important to educate the larger community about Reston and its significance. In addition, a broad study of landscape design in Reston could include the individual cluster landscape at Hickory Cluster, for example, where architect Charles Goodman made a point of integrating buildings and landscape and collaborated with celebrated landscape architect Dan Kiley.

One approach to help prioritize residential survey efforts would be to assemble a document that outlines the chronology of development, including a comprehensive list of subdivisions and clusters, with architects if known.

In the public meetings for this project, it was suggested that the entirety of the master-planned community could be surveyed as a cultural landscape and nominated as a large district. The resources required for such a large project and the logistics of notification and assessing owner consent could be daunting, however.

The scope of work for this project requires a list of areas for further study. Based on a windshield tour and historic aerial photographs, the list of properties in Table 2 was assembled.

| RESIDENTIAL AREAS | |
|----------------------------------|--|
| Angel Wing Court Housing | Ivy Oak Square |
| Cedar Ridge Apartments | Lakeside Cluster |
| Charter Oak Cluster | Lakeview Mall Cluster |
| Chatham Colony Cluster | Moorings Drive Housing |
| Chestnut Grove Square | Northgate Square Cluster |
| Colts Neck Road Subdivisions | North Shore Cluster |
| Colts Neck Cluster | Old Trail Drive Housing |
| Coquina Cluster | Park Crest Circle |
| Dogwood Cluster | Pemberton Cluster |
| Forest Edge Cluster | Pinecrest Cluster |
| Forest Edge Estates | Regency Square Cluster |
| Freetown Court Housing | Royal Fern Court Housing |
| Freetown Road Housing | Sanibel Cluster |
| Generation Cluster | Soapstone Cluster |
| Glade Cluster | Southgate Square |
| Golf Course View Cluster | South Shore Road Housing |
| Golf Course Square | Springs at Reston |
| Governor's Square Townhouses | Steeplechase Road Subdivisions |
| Hill Crest Cluster | Stonegate Village |
| Homestead at Reston | Vantage Hill Road Housing |
| Hook Road Housing | Villas de Espana Cluster |
| Hunt Club Cluster | West Glade Apartments |
| Hunter's Green | |
| NON-RESIDENTIAL RESOURCES | |
| 1930 Isaac Newton Square | Post Office (11110 Sunset Hills Rd.) |
| Association Drive business area | Reston Association structures, especially roads, trails, and recreational assets |
| Business Center Drive | St. Thomas A Becket Church |
| Designed pathways | Sunset Hills Road |
| Popeye's on Sunrise Valley Drive | Triangle Industrial Park |

Table 2. Resources recommended for future survey.

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Appendix A:

Kickoff Meeting PowerPoint Presentation Slides

RESTON ARCHITECTURAL SURVEY AND REPORT



Image property of Reston Museum



Virginia Department of Historic Resources
Architectural Survey Form

DHR ID: 029-5652
Other DHR ID: No Data

Property Information

| | | |
|--------------------------------|--|---|
| Property Name | Name | Property Evaluation Status |
| NRHP Listing | Lake Anne Village Center Historic District | NRHP Listing |
| Historic Context | Lake Anne Village Historic District | VLR Listing |
| Property Address | | |
| Altitude - North Shore Drive | | This Property is associated with the Lake Anne Village Center Historic District |
| Current - Washington Plaza | | |
| County/Independent City | Fairfax (County) | |
| Incorporated Town/City | Reston | |
| Zip Code(s) | 20190 | |
| Municipal District(s) | Hunter Mill | |
| Tax Parcel(s) | 029-5652 | |
| USGS Quad(s) | VIENNA | |

Additional Property Information

Architecture Setting: Village
Acreage: 41.21

Site Description:
Oct 2007: Lake Anne Village Center is located on the north end of Lake Anne. There is a large U-shaped plaza and at the southeast corner, which fronts the water. A sculpture by Gonzalez Torralba is a focal point in the plaza. The plaza is formed by a three-story building. Other buildings are to the south of the plaza and to the west, on the other side of the lake. Brick paving links the structures. All parking is to the rear of the plaza, behind the buildings.

April 2011: Located 18 miles west of Washington, DC, in western Fairfax County, Virginia, Lake Anne Village Center is a pedestrian plaza set in an area of a 50-acre tract made lake, creating the feeling of a small European-style town. [14 acres]

Dec 2014 NRHP Verbal Boundary Description: The boundary of the Lake Anne Village Center Historic District is irregular. The northern boundary is North Shore Drive where Village Road crosses it from Fairfax County, Virginia. The eastern boundary begins at the entrance to the Lake Anne parking lot on the south side of the Lake Anne and runs along the eastern boundary of the parking lot, behind the community center building, and encompasses the parking lot and the Cherry House townhouses, where a major Lake Anne. The boundary encompasses all of Lake Anne. The southern boundary of the district also extends along the south side of the canal leading into the lake and under the North Shore Drive through the landscape to encompass the various sculptures. On the east side of the landscape, the boundary extends northward to include the BELLAC building and tennis courts as well as the Washington Plaza townhouses, Cherry House, and the associated parking lot. The boundary then extends northward to include the quonset buildings and their yards and sidewalks, where it meets the main Lake Anne Plaza parking lot and the northern boundary at North Shore Drive.

Boundary Justification: The boundaries were selected to include all original elements of the Lake Anne Village Center.

Surveyor Assessment:
Oct 2007: In 1961 Robert E. Simon purchased over 7000 acres using the proceeds of the sale of New York City's Carnegie Hall. Simon was a proponent of the garden city movement and wanted to create a community where people could both live and work. Beauty was another important factor. The name "Reston" is taken from his initials. The first of the planned village centers in Reston was to be built around a four-acre lake and named for his wife. Other centers around the New York tract at Washington and Columbia. James Roush assumed major design responsibility. In 1963 work was begun on Lake Anne dam, allowing the waters of Colvin Run to fill the 17-acre lake. A collection of small houses, a high rise building, a duplex, apartment, and townhouses were built on the site surrounding the lake between 1963 and 1967. The center officially opened Dec 8, 1965. New York Times architecture critic, Ada Louise Huxtable praised Simon's achievement.

April 2011: Lake Anne Village Center, begun in 1963, is the oldest area of Reston and part of the nation's first Planned Unit Community zone. Its influences were drawn from the English Garden City movement first represented in the United States at Radburn, New Jersey, as well as European plans, and townhouses of the northeastern urban areas of the United States. But unlike European new towns, and the greenbelt towns created in the United States in the 1930's under the Emergency Relief Appropriation Act, Lake Anne Village Center was a completely privately financed undertaking which struggled for acceptance of its vision and its financing.

Lake Anne Village Center's completion was heralded nationally in the November 10, 1965 issue of the magazine LOOK, which devoted an full page to pictures of the Village Center and the planned village under the banner of "A NEW WAY TO LIVE." Ada Louise Huxtable wrote in The New York Times (December 5, 1965), "The result seemed to be one of the most striking communities in the country." And The Washington Post's architecture critic of the time, Ward Voss Eckardt proclaimed that in 20 years (1985) it would be "equal to... such as Williamsburg had demonstrated the housing of urban culture to a private society. Reston had demonstrated the validity of human values to a technological society."

While the architecture and planning were visionary, the social innovations articulated in the green goals of its founder, Robert E. Simon, II, was far less successful. The third goal, "Diversity" was unachievable. "If the experience and dignity of each

December 10, 2019

Page: 3 of 8

Why Reston?



HISTORIC RESOURCE SURVEY



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 Virginia Department of
Historic Resources
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THE NEW DOMINION

1945-1991

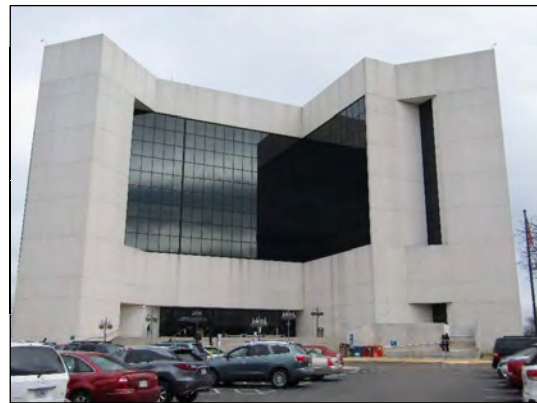
- End of World War II through end of Cold War
- Period of rapid urban/suburban expansion in VA
- Civil Rights Movement and end of segregation
- New materials and construction methods



STATEWIDE RECENT PAST SURVEY



Air Power Park, City of Hampton
DHR File No. 114-5824



DMV Headquarters, City of Richmond
DHR File No. 127-7207



NATIONAL REGISTER NOMINATIONS



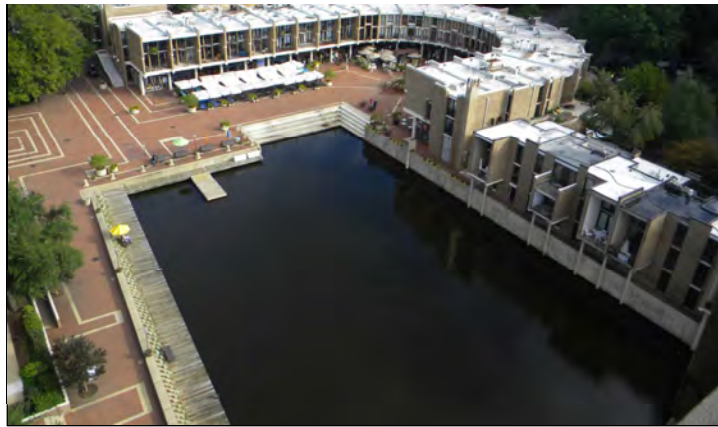
Tower Building, City of Richmond
DHR File No. 127-6136-0004
VLR, NRHP 2017



Dancing Point, Charles City County
DHR File No. 018-5108
VLR 2015, NRHP 2016



NATIONAL REGISTER NOMINATIONS



Lake Anne Village Center Historic District,
Fairfax County
DHR File No. 029-5652
VLR, NRHP 2017



Virginia Department of
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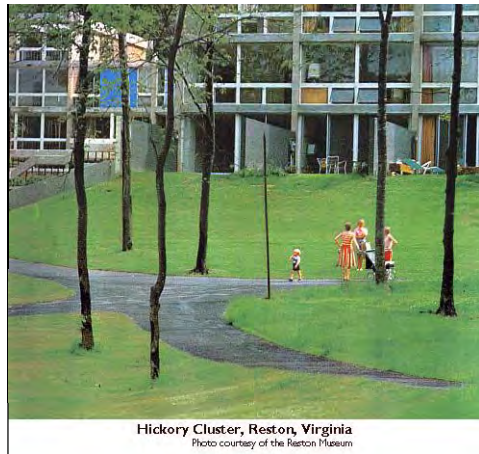
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RESTON HISTORY



Satterlee & Smith and Chloethiel Woodard Smith & Associated Architects, site plan for The Lake Cluster, Lake Anne, Reston, Va., 1962–65. *Architectural Record*, July 1964



Hickory Cluster, Reston, Virginia
Photo courtesy of the Reston Museum

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Q & A




Kick-off Meeting

- Introductions
- Scope of Work
- Why Reston?
- Q & A

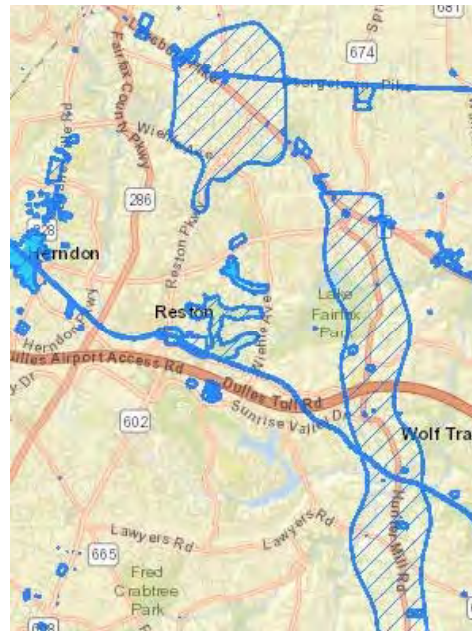
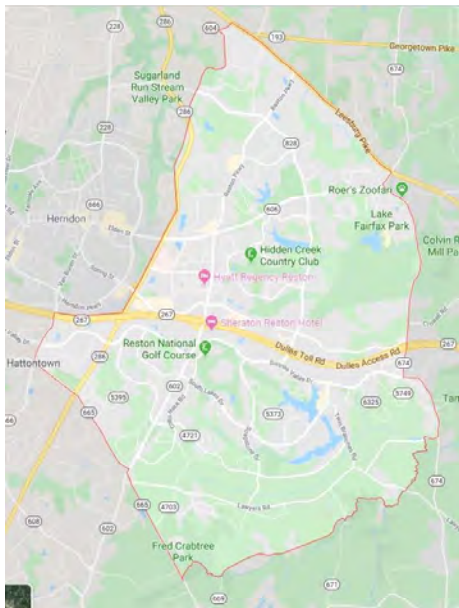





Scope of Work

- windshield-level resource identification survey
 - reconnaissance-level documentation of 8 potential historic districts
 - reconnaissance-level documentation of 51 individual properties
 - survey report providing recommendations for additional preservation projects
- 

Windshield-level Resource Identification Survey



Reconnaissance-level Documentation of 8 Potential Historic Districts

- Hickory Cluster townhomes
 - Waterview Cluster townhomes
 - Coleson Cluster townhomes
 - Mediterranean Villa Cluster
 - Fairway Apartments
 - Golf Course Island townhomes
 - Ring Road subdivision
 - Cameron Crescent
- 

Reconnaissance-level Documentation of 51 Individual Properties

Lake Anne Gulf Gas Station
United Christian Parish
Lake Anne Elementary School
Hidden Creek Golf Course
Reston National Golf Course
The Atrium
Sheraton Reston Hotel
Reston International Center
USGS Building
Terraset Elementary School
Wiehle Avenue Unitarian Universalist Church
And 40 properties within the 8 potential districts

Reconnaissance-level Documentation

- Photography (digital and archival hard copy)
- Locational Mapping
- Site Plan Mapping
- Database entries to include written architectural description and brief history



