



LATE TWENTIETH-CENTURY ARCHITECTURE OF FAIRFAX COUNTY:
HISTORIC CONTEXT AND SURVEY REPORT (FINAL)

August 12, 2025

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I. ABSTRACT

Fairfax County's population grew at unprecedented rates in the years after World War II. Until the 1960s, the development accompanying this growth manifested itself primarily in the construction of housing and commercial establishments. Beginning in the late 1960s, however, more and more businesses began to relocate to the county to take advantage of its proximity to the federal government, which relied on the work of contractors, especially those in the defense, research, and high technology fields. The pace of growth in what was until then a mostly rural county with bedroom communities for federal workers commuting to Washington, D.C., continued after 1970, and development made an even greater impact as farms disappeared in favor of subdivisions of hundreds of dwellings, townhouse complexes with dozens of units, and apartment buildings as tall as twenty-six stories, as well as shopping centers covering a million or more square feet, office buildings as tall as the apartment towers, and office parks occupying as much land as the shopping centers. Growth took place in spurts, such as during the military build-up that occurred in the presidency of Ronald Reagan in the 1980s. The pace of development also fell for brief periods, especially after the failure of many savings and loan institutions in the late 1980s, but, overall, development of the county continued to rise between 1970 and 1995. The nature of employment in the Washington area – in government and technology sectors and the industries and infrastructure that support them – meant that the majority of the new development related to the construction of office space, housing, and retail establishments, rather than industrial facilities.

Many of the buildings constructed during the period are now, however, being considered for redevelopment or demolition as a result of changes to office work, the retail economy, and commercial needs, in addition to the availability of video conferencing technology for meetings. The need to increase the county's housing stock also exerts pressure on the underutilized office buildings, office parks, and shopping centers of the late twentieth century. Fairfax County's inventory of nonresidential late twentieth-century buildings represents the work of a local and national architects and developers who made a significant impact on the county's growth. While most of these resources are less than fifty years old, those with exceptional significance may be eligible for the National Register of Historic Places. Others may become eligible in the future.

Fairfax County planners, therefore, sought the development of a historic context for the period and guidelines by which to evaluate the potential significance of buildings from that time. Documentation gathered as part of a reconnaissance-level survey of forty-two properties informed the context. The locations of the surveyed properties generally represent the communities most impacted by the rapid commercial development of Fairfax County during the study period: Falls Church, McLean, Merrifield, Tysons Corner, Reston, Herndon, Fair Lakes, and the Dulles International Airport area. The purpose of this report is to document the major themes that shaped Fairfax County's development during the late twentieth century, specifically the period from 1970 to 1995, to identify the architectural trends that influenced the design of its office, commercial, and government buildings from that period, and to provide a tool to help county planners evaluate the potential significance of its postmodern era resources.

II. ACKNOWLEDGEMENTS

The 2024-2025 Late Twentieth-Century Architecture of Fairfax County: Historic Context and Survey Report is sponsored by the Heritage Resources branch of the Fairfax County Department of Planning and Development and the Virginia Department of Historic Resources. The Robinson & Associates survey team would like to acknowledge Laura Kviklys and Denice Dressel of Heritage Resources Branch for their assistance in selecting the properties to be surveyed and for providing documentation of award-winning projects used to make the selection, as well as for reviewing drafts of the report. Other members of the Heritage Resources team – Megan Riley, Jonathan Kaplan, Daniel White, and Stephanie Newman – also provided valuable assistance during the project. GIS analyst Marsha Collins of the Fairfax County Department of Planning and Development deserves thanks for preparing the area maps used in the report. We would also like to thank Chris Barbuschak, archivist in the Virginia Room of the Fairfax County Public Library, for providing guidance in the use of Fairfax County records and for his review of the report. In addition, we would like to express our appreciation to DHR Survey and Grants Specialist Blake McDonald for his management of the project and to Architectural Survey Data Manager Mae Tilley and National Register Program Manager Austin Walker for their attention to our requests for DHR ID numbers and to the submission of survey information through VCRIS. DHR Archivist Quattro Hubbard also deserves thanks for his prompt response to our requests for information from the DHR Archives.

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VII. INTRODUCTION AND METHODOLOGY

Substantial changes to Fairfax County took place in the quarter century that is the basis of the current study. Millions of square feet of office and commercial space were constructed, and tens of thousands of housing units were erected as the county's population nearly doubled between 1970 and 1995.¹ In recent years, however, the demand for work and commercial space has declined as a result of the COVID pandemic, the availability of video conferencing for meetings, online retail, and other twenty-first century changes to the lives of residents of Fairfax County and the region. Many of the office and commercial buildings constructed during the study period are now being considered for redevelopment or demolition as a result of these changes. The need to increase the county's housing stock also exerts pressure on the office and commercial buildings constructed during the 1980s and 1990s. This historic context study and the accompanying reconnaissance-level resource surveys have been prepared to help Fairfax County planners evaluate the potential significance of office, institutional, and retail buildings from the period.

The list of properties surveyed was prepared in collaboration with the Heritage Resources branch of the Fairfax County Department of Planning and Development and the Virginia Department of Historic Resources. Both also supplied lists of buildings that received awards either from Fairfax County or the Northern Virginia chapter of the American Institute of Architects or had been previously surveyed. The Fairfax County Exceptional Design Awards, now known as the James M. Scott Exceptional Design Awards, were established in 1984 by the Fairfax County Board of Supervisors to recognize achievement in the total design of a building and its site. In developing the building survey list, Heritage Resources prepared a preliminary list of fifteen buildings for consideration, which Robinson & Associates expanded to a total of 105 properties based on the awards lists and surveys provided. Forty-two resources, including office buildings, office condominiums, and office parks, commercial structures, and government buildings, were selected for the survey by agreement between the project sponsors and consultants. The final property list includes individual resources and related groups of buildings. The locations of the surveyed properties generally represent the communities most impacted by the rapid commercial development of Fairfax County during the period: Falls Church, McLean, Merrifield, Tysons Corner, Reston, Herndon, Fair Lakes, and the Dulles International Airport area.

Reconnaissance-level survey forms for forty-two resources in the county have been recorded in the Virginia Cultural Resources Information System (VCRIS), and photographic and site plan documentation was also prepared and submitted to the Virginia Department of Historic Resources. A reconnaissance-level survey does not entail a determination of eligibility for the National Register of Historic Places, and the vast majority of the resources are less than fifty years old and, therefore, have a higher standard to reach to be declared eligible. For this reason, the survey forms discussed their potential significance under National Register criteria and areas of significance, as well as their ability to satisfy Criterion Consideration G for buildings less than fifty years old.

¹ Russ Banham, *The Fight for Fairfax: Private Citizens and Public Policymaking*. 2d edition (Fairfax, Virginia: George Mason University Press, 2020), 139, 205, 211-212, 217.

A small number of properties had either been previously surveyed, such as the Atrium in Reston (DHR ID #029-6645), or included in earlier historic district surveys, such as Skyline Tower in the Skyline Center Historic District in Bailey's Crossroads (DHR ID #029-6845). The earlier documentation provided both specific information on the resources and a broader view of the period. Research conducted to document the majority of properties, however, relied on local newspapers and the *Washington Post*, periodicals such as the *Virginia Record* and *Inform* (both publications of the Virginia chapter of the American Institute of Architects), and Fairfax County real estate records and historical aerial photographs. Monographs and journal articles provided additional detail on resources designed by nationally known architects such as Philip Johnson and John Burgee and Hellmuth Obata & Kassabaum (HOK).

The historic context of the survey report was developed based on research conducted in the Virginia Room of the Fairfax County Public Library, historic planning documents located on the county's Department of Planning and Development website, and secondary sources including, but not limited to, *Fairfax County, A History* (1978), *Virginians and Their Histories* by Brent Tarter (2020), *The Fight for Fairfax* by Russ Banham (2020), and *The Great Society Subway* by Zachary Schrag (2006), as well as a number of studies of the county's historic sites. At the request of the county, and as agreed in the kickoff meeting for the project, the context report includes guidelines for evaluating the potential significance of buildings constructed during the period. The guidelines are based on those outlined in the National Register Bulletin *How to Complete the National Register Multiple Property Documentation Form* (1999) and include matrices of relevant contexts that can be applied to the building types surveyed.

VIII. HISTORIC CONTEXT

The Rural County, Beginnings to 1930

Native American Habitation and European Contact

At the time of European arrival in northern Virginia, Fairfax County was home to the Doeg (alternatively spelled as Doag or Dogue) people, also known as the Taux, an Algonquian-speaking native group that grew corn and fished in settlements on Mason Neck along the Potomac River and on the Occoquan River, Pimmit Run, and Pohick, Accotink, and Little Hunting creeks. Seasonal camps used by the Doeg on Cub Run near Centreville and along what is now Old Centreville Road were identified in the late twentieth century.²

Although Captain John Smith sailed up the Potomac River to the Fall Line in 1608, European colonization of northern Virginia did not have a great impact on the land and native peoples until the late seventeenth century. By that time, the area that now makes up Fairfax County was part of the Northern Neck Proprietary, a tract of more than five million acres between the Rappahannock and Potomac rivers granted by King Charles II of England to seven favored members of the nobility in 1649, before his exile to France. (Figure 1) The proprietary later came into the hands of the Fairfax family, with Thomas, sixth Lord Fairfax, inheriting it in 1734.³ The Northern Neck Proprietary was organized into counties, which were subdivided into additional counties as the population grew. What is now Fairfax County was at various times part of Northumberland, Westmoreland, Stafford, and Prince William counties before being established as a jurisdiction unto itself in 1742. Loudoun County was formed from a western segment of Fairfax County in 1757, but the boundaries were redrawn in 1798 when part of Loudoun County was returned to Fairfax.⁴

By the time Fairfax County was formed, most of the native peoples had migrated from the area or been assimilated. The English desire to clear and plant large areas of land brought them into conflict with the traditional ways of the Doeg. By the early eighteenth century, most Doeg had migrated to Piscataway territories across the Potomac in what is now Maryland or moved south to the Rappahannock River.⁵

² John Milner Associates, "Colvin Run Mill Historic Site: Cultural Landscape Report," prepared for the Fairfax County Park Authority (May 2012), 13; "Late Woodland A.D. 900-1600," Virginia Department of Historic Resources, First People: The Early Indians of Virginia website, <https://www.dhr.virginia.gov/first-people-the-early-indians-of-virginia/>; Nan Netherton, Donald Sweig, Janice Artemel, Patricia Hickin, and Patrick Read, *Fairfax County, Virginia: A History* (Fairfax, VA: Fairfax County Board of Supervisors, 1978), 3.

³ Carolyn Werle, "Fairfax County at the Very Beginning: Colonial Stafford County and the Northern Neck of Virginia," in Fairfax County 2007 Community Citizen Planning Committee, *Fairfax County Stories, 1607 to 2007* (Fairfax, VA: County of Fairfax, 2007), 3-4; Robert S. Gamble, *Sully: The Biography of a House* (Chantilly, VA: Sully Foundation, Limited, 1973), 3, 7; Warren R. Hofstra, *The Planting of New Virginia: Settlement and Landscape in the Shenandoah Valley* (Baltimore, MD: Johns Hopkins University Press, 2006), 86.

⁴ John Milner Associates, 15; Beth Mitchell, *Beginning at a White Oak: Patents and Northern Neck grants of Fairfax County, Virginia* (Fairfax, VA: Fairfax County Administrative Services, 1977), 1; Netherton, et al, 56.

⁵ "Native American Heritage," Prince William Forest Park, National Park Service, website, <https://www.nps.gov/prwi/learn/historyculture/americanindian.htm>.



Figure 1. The Northern Neck Proprietary in the first half of the eighteenth century. (Fairfax County in red box.) John Warner and Thomas Fairfax. A survey of the northern neck of Virginia, being the lands belonging to the Rt. Honourable Thomas Lord Fairfax Baron Cameron, bounded by & within the Bay of Chesapoyocke and between the rivers Rappahannock and Potowmack: With the courses of the rivers Rappahannock and Potowmack, in Virginia, as surveyed according to order in the years 1736 & 1737 (ca. 1747) (Library of Congress, Geography and Map Division)

The Agricultural Economy of Fairfax County Before the Civil War

Although early acquisition of land by Europeans, especially along the rivers, was intended for the production of tobacco, Fairfax County planters diversified their crops beginning in the eighteenth century. In the east, this was due to the exhaustion of the soil from tobacco planting. In the west, it was partly due to the fact that the thin, rocky soil did not provide the high nutrient levels required to grow tobacco. Wheat and corn became profitable alternatives, and a general shift from tobacco toward wheat farming throughout the Virginia piedmont began around 1760. Livestock farming and timber harvesting were also profitable industries in the county. The growth of the milling industry was a notable by-

product of the switch to grain agriculture.⁶ In the second half of the eighteenth century, the grain trade in northern Virginia was facilitated by the construction of new roads that connected to ports at Alexandria and Georgetown.⁷

The agriculture-based economy of northern Virginia had been dependent on enslaved labor throughout the eighteenth century. A list compiled in 1749 determined that enslaved persons comprised 28.88 percent of the population of Fairfax County. As tobacco farming, the basis for the system of enslavement in Virginia, decreased and as farmers left exhausted northern Virginia soils for western lands such as Kentucky, the enslaved population in Fairfax County declined. There were 6,485 enslaved persons in the county in 1810, but only 3,451 in 1840.⁸ In addition, farmers from the north moved to the county after 1840, bringing modern farming practices such as crop rotation and fertilizers to return worn out land to profitability. These immigrants, often Quakers opposed to enslavement, as well as the reduction in the enslaved population, lessened Fairfax's bonds to the slaveholding regions of Virginia to the east and south. In 1861, William H. Dulany, the county's delegate to the convention in Richmond called to determine whether the state should secede from the United States, voted against the ordinance of secession twice. Although Dulany called for state unity behind the Confederate government after the referendum endorsed secession, many Fairfax residents wished to remain within the United States. The county, therefore, elected delegates to a convention in Wheeling where a state government loyal to the United States was being formed. On July 2, 1861, county residents elected a delegate and a state senator to represent Fairfax in the General Assembly of what was known as the Restored Government of Virginia, which met in Wheeling. Backed by the administration of President Abraham Lincoln, the western counties of the Restored Government became the state of West Virginia in 1863, while representatives of northern Virginia, southeastern Virginia, and the Eastern Shore – the areas of the state under Union control – remained the government of Virginia as recognized by the executive and legislative branches of the United States.⁹

The coming of the railroad before mid-century aided Fairfax's agricultural success and also brought the beginnings of suburbanization to the county. Until the 1850s, transportation of farm products to market took place by flat-bottomed boat and by horse and wagon. Two major rail lines were established during that decade, however, connecting the county to the port of Alexandria on the east and the towns of Winchester to the west and Gordonsville to the south. Small towns grew around the station stops during these years, including Vienna Station (now Vienna) and Herndon. (Figure 2) By the early twentieth century, all six of Fairfax's incorporated towns could be reached by rail, providing means for county residents to commute to work in Washington.¹⁰

⁶ Engineering-Science, Inc., "Lanes Mill (44FX46) Historical and Archaeological Studies, Volume II: 1990 Survey," 20; Netherton, et al, 61, 169.

⁷ Hofstra, 290; John Milner Associates, 16.

⁸ Netherton, et al, 30, 210-212; Larry Myers, "Work and Livelihood in Rural Fairfax County ca. 1740-1930," Fairfax Park Authority, July 1979, 12-13, on file with the Archaeology and Collections Branch, Fairfax County Park Authority.

⁹ Brent Tarter, *Virginians and Their Histories* (Charlottesville, Virginia: University of Virginia Press, 2020), 246-250; Netherton, et al, 255-265, 313-315.

¹⁰ Netherton, et al, 266; Lucille Harrigan and Alexander von Hoffman, "Happy to Grow: Development and Planning in Fairfax County, Virginia," Joint Center for Housing Studies, Harvard University, 2004, 6.



Figure 2. Plan of the Town of Herndon, organized around its railroad station and post office. G.M. Hopkins, Jr. *Atlas of fifteen miles around Washington, including the counties of Fairfax and Alexandria, Virginia*. (Philadelphia: G.M. Hopkins, 1879, Library of Congress)

Transition to Dairy Production

With the end of the Civil War in May 1865, farming operations recommenced. Fairfax County had been contested ground during the war and was occupied by the United States military beginning in 1862, all of which caused great damage. Many of the fields were scored with defensive entrenchments and overgrown with weeds, requiring a tremendous investment of labor to make them suitable for agriculture. Roads, bridges, and railroad tracks had been destroyed, and schools, churches, and post offices needed to be rebuilt or repaired.¹¹ According to an 1870 U.S. Department of Agriculture report, Fairfax County avoided many of the difficulties experienced by farmers elsewhere in post-war Virginia. Crop rotation, the application of fertilizers, and another round of northern immigrants, as well as a large population of African Americans who settled in Fairfax County due to opportunities to acquire land there, led to an increase in land values and farms' productive capacity.¹²

The prosperity that characterized Fairfax agriculture in the twenty-five years after the Civil War took a sharp downward turn when farmers in the county, like those across the country, suffered from plummeting prices for their produce during the economic depression of the early 1890s. In response, many farmers in Fairfax County shifted to dairy farming, which brought a steady cash income, rather than relying on uncertain market prices. The shift to dairy farming brought another agricultural revival to the county. Markets in Washington, D.C., and Alexandria brought top prices for milk and

¹¹ Carol Drake Friedman, "Lane's Mill," on file with the Archaeology and Collections Branch, Fairfax County Park Authority; Charles V. Mauro, *The Civil War in Fairfax County: Civilians and Soldiers* (Charleston, South Carolina: History Press, 2006), 126.

¹² Netherton, et al, 407-415; Mark Brzezinski and Andrew Ting, "Black Settlement in Forestville, Vienna and Lewinsville after the Civil War," *Historical Society of Fairfax County Virginia Yearbook* 18 (1982), 21-22.

butter. By 1912, refrigerated milk cars were introduced on the Washington and Old Dominion Railroad, and county farmers were able to increase their milk shipments and reach markets as far away as Baltimore and Philadelphia.¹³

Advancing Urbanization, 1930-1970

Fairfax County's importance to Virginia's agricultural economy continued into the late 1920s, by which time the county led the state in dairy production. Poultry was also important to the county's agriculture, as were orchard fruits and vegetables from truck farms. A combination of factors, however, led to a decline – although not the end – of the rural, agricultural nature of the county in the years before World War II. These included the Great Depression of the 1930s, which reduced prices for farm products; the expansion of federal government programs as a result of the Depression, bringing new residents to the area as well as an increase in the availability of government jobs; and a drought that caused wells and springs to dry up and led to a shortage of feed for cattle and chickens. The mechanization of farming created a need for ready cash to purchase equipment and make repairs. Taxes and labor costs increased. As a result, some farmers sold their lands either to speculators or to well-off Washington residents looking to get out of the city, while others encouraged their offspring to pursue more reliable opportunities for secure jobs in the Nation's Capital. The newcomers more than quadrupled the county's population between 1930 and 1950, from 21,043 to 98,557.¹⁴

By World War II, concern had arisen in the county related to real estate agents who purchased farms in anticipation of non-agricultural development after World War II. By the end of the war, county land was, in fact, increasingly appraised for its residential value.¹⁵ The 1945 annual report from the Fairfax County Extension Agent offered a sobering forecast: "The outlook for agriculture in Fairfax is dismal . . . the people that own homes demand many services and under the taxing system, agriculture carries the burden." Family farms began to disappear after the war but were not given up entirely to residential subdivisions. Large, mechanized commercial farms also moved in, as did part-time farmers with other occupations. For the construction of what became Dulles International Airport, 12,500 acres of land in western Fairfax and eastern Loudoun counties were removed from potential agricultural use in the 1950s. The change in the makeup of the county's population created two distinct interest groups. One group included rural inhabitants concerned mainly about the effect of changes to their farmland caused by development, such as the siltation of ponds and streams due to erosion, which prevented livestock from having sufficient drinking water. The other consisted of suburbanites interested in services like those available in urban areas, such as water and sewer, and learning how to deal with the snakes, ground hogs, skunks, and field mice that lived on their land.¹⁶

Fairfax County hired staff to develop a master plan to govern development in 1952, and a plan was ready two years later. The Board of Supervisors called for revisions to the plan, however, after large landowners protested that the

¹³ Carol Drake Friedman, "Milk brings renewal," in *Centreville Bicentennial, 1792-1992* (Centreville, Virginia: The Centreville Bicentennial Commission, 1992).

¹⁴ Netherton, et al, 545-559.

¹⁵ Grace Dawson, *No Little Plans: Fairfax County's PLUS Program for Managing Growth* (Washington, D.C.: The Urban Institute, 1977), 14-15.

¹⁶ Netherton, et al, 560-564. The quotation can be found on page 561.

densities envisioned by the plan in the western part of the county would limit the development value of their lots. Residents who had recently moved into Fairfax's suburban communities, however, elected supervisors who supported low density development in 1955, and a revised master plan was issued in 1959. The revision reduced the required lot size from 3-5 acres to 2 acres as a compromise. A lawsuit that went all the way to the Virginia Supreme Court rejected the amendment as infringing on the property rights of landowners. The county therefore revised the lot size again, to 1 acre, and adopted the master plan.¹⁷ The story of the 1959 master plan – contested by landowners and recent residents in ways that affected local elections, argued in courts that tended to favor property rights over government planning, and passed after compromises – would be repeated as master plans evolved into comprehensive plans during the study period.

By 1960, Fairfax County's population had leaped to 248,897, an increase of 153 percent over the previous decade. By 1970, it had grown to 455,021 residents. Developed land increased from one-third to one-half of the county's area between 1960 and 1970. The number of people who were employed in agriculture dropped from 800 to 540, while those employed by the government rose from 8,474 to 29,646. A lack of infrastructure across the county increased development pressure on areas with existing water and sewer connections, resulting in sprawl in those areas, according to Grace Dawson's 1977 study of Fairfax County planning for the Urban Institute.¹⁸ The county attempted to meet the challenges of the dramatic increases in and changes to the makeup of its population with more sophisticated planning tools. The prevailing 1959 plan was seven pages long and included only two planning zones. It evolved during the 1960s to include fourteen planning districts and eight more flexible zoning categories that provided for greater density of development. These included planned housing development, planned



Figure 3. Lake Anne Village Center in Reston, circa 1970. (Library of Virginia Photograph Collection)

¹⁷ Dawson, 16-18.

¹⁸ Office of Research and Statistics, "Fairfax County Profile," November 1973, 1, 83, Fairfax County Government website, https://www.fairfaxcounty.gov/demographics/sites/demographics/files/assets/fairfaxcountyprofiles/profile_1973.pdf; Dawson, 19-21.

commercial development, and planned residential communities. The last category was developed by Robert E. Simon, Jr., to accommodate Reston, his planned community in northwestern Fairfax County, and was adopted by the county.

A “Western County Development Policy” was adopted in 1963 to address undeveloped land there. It urged satellite clusters of development, similar to Reston’s village and town centers, that included employment, residences, and retail within walking distance of each other surrounded by public open space (Figure 3). Reston, however, was the only area of the county into which growth was channeled in that manner during the 1960s, resulting in the sprawl encouraged by piecemeal development around existing infrastructure to accommodate growth rather than regulate it, according to Dawson.¹⁹

Continued Growth and Development, 1970-1995

Fairfax County’s population continued to grow during the period under study – to 596,901 in 1980, an increase of 31.2 percent over 1970, and to 818,584 in 1990, an increase of 37.1 percent from the previous decade.²⁰ As had been the case since World War II, a large percentage of the new arrivals came seeking work in the federal government or for the private companies that derived their income from government contracts. Most of these jobs were “white collar” positions that paid well. The United States had been decentralizing its departments and agencies since at least 1943, when the Pentagon was built in Arlington to house the U.S. Department of Defense. More recently, agencies that decamped to the suburbs included the Central Intelligence Agency, which moved to Langley, just inside the Capital Beltway (Interstate 495) in northeast Fairfax County, in 1961, and the U.S. Geological Survey, which moved to Reston in 1971. Relocating to Fairfax County placed government contractors near both the suburban and downtown locations of federal agencies. Many of the private firms moving to the suburban Washington area were involved in the advancing technology that supported federal departments. Dynalelectron, which serviced technical systems for the government, arrived in Fairfax in 1969; the computer systems and software developer TRW followed a year later.²¹

Individuals Who Influenced Fairfax County Development

The Fairfax business community and several members of the county Board of Supervisors over the years willingly participated in and promoted growth, seeing it as inevitable but also as a means to shift the tax burden for the development of infrastructure for the growing county from homeowners to businesses. Increased growth would also help to cement the county’s importance and strengthen its position in the regional economy. The development community did not overlook the potential for increased growth to create prosperity for county residents and for themselves.²² Many developers built fortunes that allowed them to contribute substantially to area cultural and educational institutions and to purchase homes farther away from the development they encouraged. Included in the

¹⁹ Dawson, 21-24.

²⁰ U.S. Department of Commerce, Bureau of the Census. *Census of Population, General Population Characteristics: Virginia, 1980 and 1990*, Bureau of the Census website, <https://www2.census.gov/library/publications/decennial>.

²¹ Banham, 96.

²² Banham, 129-130.

pro-development camp were both longtime residents and more recent arrivals.²³ A few of these individuals are discussed in the following paragraphs.

Gerald T. “Jerry” Halpin: One of the earliest developers to see the potential for the development of Tysons Corner was Gerald T. “Jerry” Halpin (1923-2017), who was born in Scranton, Pennsylvania, and came to Northern Virginia when his wife got a job as an accountant with one of the new government contractors, Atlantic Research Corporation (ARC). In 1962, he purchased a 125-acre dairy farm from the Ulfelder family in Tysons Corner on behalf of ARC and developed the West*Gate office campus there. By the mid-1970s, his West*Gate and West*Park office campuses totaled 560 acres and together represented the largest office development in Tysons Corner.²⁴

Earle C. Williams: BDM International, a defense contractor that moved to Fairfax County from El Paso, Texas, in 1970 to be closer to the federal government, opened an office in the West*Park complex in 1977. The firm eventually built its own headquarters in West*Park in 1988. (Figure 4; DHR ID #029-7565) It was designed by the Kansas City architecture firm Helmuth Obata & Kassabaum (HOK). Earle C. Williams (1929-2016) became the president and chief executive of BDM in 1972 and remained in that position until 1994. Under his leadership, BDM tested American weaponry, studied the effects of electromagnetic fields on aircraft and missiles, and examined the communications technology of the U.S. Strategic Air Command, among many other government projects. Beginning in 1981, BDM stock was publicly traded on the New York Stock Exchange. TRW purchased the company for \$1 billion in 1997; Northrop Grumman acquired TRW in 2002.²⁵ Williams played a significant role in the economic growth and development of Fairfax County while



Figure 4. The former BDM International headquarters building. (Robinson & Associates, Inc., 2025)

²³ Milton Peterson, who teamed with John T. “Til” Hazel on multiple development projects during their twenty-year partnership, was thought to have had a personal fortune of \$100 million at the time of his death. Hazel’s “considerable fortune” allowed him to live on a 50-acre estate in Fauquier County in his later years. Both men donated money to and raised money for George Mason University. A building at GMU’s law school is named for Hazel. Sidney Dewberry, co-founder of an important engineering firm located in Fairfax County, also donated to Mason and was a founding member of the school’s Civil Engineering Institute. Its Department of Civil, Environmental, and Infrastructure Engineering is named for him. Earle C. Williams, president and CEO of BDM International, was board chairman of Wolf Trap National Park for the Performing Arts, a donor to GMU, Northern Virginia Community College, and several political candidates, and poured \$2 million of his own money in a failed run for governor of Virginia. These individuals are discussed in this section, and the information in this note derives from the sources cited there.

²⁴ Banham, 97; Bob Levey, “Gerald T. Halpin, real estate magnate who foresaw promise of Tysons Corner, Dies at 94,” *Washington Post*, August 15, 2017, ProQuest Historical Newspapers: The Washington Post. The two campuses are also spelled “Westgate” and “Westpark.”

²⁵ Bart Barnes, “Earle Williams, Who Built BDM into Contracting Giant, Dies at 86,” *Washington Post*, April 7, 2016, Proquest Historical Newspapers: The Washington Post.

serving as a commissioner and then chairman of the Fairfax County Economic Development Corporation and helped recruit George Johnson to serve as president of George Mason University.²⁶

Milton V. Peterson and John Tilghman “Til” Hazel: Two of the biggest developers during the study period – both separately and together – were Milton V. Peterson (1936-2021) and John Tilghman “Til” Hazel (1930-2022). Peterson came to the Washington area in 1958 from Middlebury College to serve his ROTC commitment at Fort Belvoir with the U.S. Army Corps of Engineers. At night and on the weekends, he sold houses and as soon as his service hitch was up made it his fulltime job. He went from selling houses to developing residential subdivisions in 1965 and soon branched out into other real estate projects.²⁷ Hazel grew up in Arlington, then helped out on the family farm near McLean when his banker father turned to agriculture during the Great Depression. He received undergraduate and law degrees from Harvard and returned to Northern Virginia in 1957. Early in his career he argued court cases seeking condemnation of land for construction of the Capital Beltway and soon became an expert in zoning law and land acquisition. He helped win cases brought by Fairfax County landowners against county planners trying to implement policies to manage growth. Hazel joined forces with Peterson in 1972.²⁸

According to journalist Russ Banham, the partnership built more than 15,000 residential units and 9.5 million square feet of commercial space on 5,500 acres of Fairfax County land by 1987, prompting the observation that “No other developer in America had made such a profound impact on a community.”²⁹ Their partnership lasted from 1971 until 1991 and included both the Burke Center and Franklin Farms residential subdivisions. Among the mixed-use projects implemented by Hazel/Peterson was Fair Lakes, a complex of office, commercial, retail, and hotel space, along with 1,300 detached houses, townhouses, and condominiums on a 657-acre site at the intersection of Interstate 66 and U.S. Route 50 implemented in the mid- to late-1980s. The developers also planned green space with trails and recreational facilities as part of the project. New access roads were required to link the development to surrounding highways. Using a “proffer,” by which developers became responsible for improvements and amenities as part of the rezoning process, Hazel/Peterson built half of the cloverleaf that connected I-66 with the new Fairfax County Parkway that traversed the site. Hazel developed the proffer mechanism with Fairfax County attorney Lee Ruck.³⁰ Two properties included in the current survey were constructed in the Fair Lakes development – Fair Lakes One (DHR ID #029-7549), an office building designed by the McLean-based architecture firm Davis & Carter with landscaping by Sasaki Associates of Cambridge, Massachusetts, and completed in 1986, and the Hilton Fairfax hotel (DHR ID #029-7551), completed in 1988.

²⁶ Banham, 129-136.

²⁷ Bob Levey, “Milton V. Peterson, developer of National Harbor, dies at 85,” *Washington Post*, May 26, 2021, ProQuest Historical Newspapers: The Washington Post.

²⁸ Lisa, Rein, “John ‘Til’ Hazel Jr., Lawyer and Developer who Transformed Virginia Suburbs, dies at 91,” *Washington Post*, March 16, 2022, ProQuest Historical Newspapers: The Washington Post.

²⁹ Banham, 217.

³⁰ Banham, 145, 211-215.

Sidney Dewberry: The site engineer for Fair Lakes, and for the Fair Lakes One office building, was Dewberry & Davis, an engineering firm co-founded in 1956 by Sidney Dewberry (1927-2022) and James D. Nealon (d. 2000) and first known as Dewberry & Nealon. The pair had both worked for the Maryland engineering firm Greenhorne & O'Mara before starting their own company. Richard Davis (d. 2008) joined Dewberry and Nealon in 1957 and became a partner in 1968. All three were graduates of George Washington University. The firm became Dewberry & Davis in 1975 after Nealon's retirement, having established its headquarters in Fairfax County ten years earlier. Now known simply as Dewberry, the firm had a hand in much of the infrastructure built in Fairfax County since the 1960s, including many projects in Reston, the Dulles Toll Road (Route 267), which provided local interchanges from roadways running parallel to the Dulles Access Road, and Fair Lakes. The firm also designed the rebuilding of the Filene Center at Wolf Trap National Park for the Performing Arts after a fire destroyed the original building in 1982.³¹

George Johnson: Earle Williams of BDM International became involved in the recruitment of a president for George Mason University in Fairfax in 1978 as part of his duties as chairman of the Fairfax County Economic Development Authority. That same year the university hired George Johnson (1928-2017), then the Dean of Arts and Sciences at Temple University. Born in North Dakota, Johnson served in the U.S. Army during the Korean War, then received master's and doctoral degrees in English literature from Columbia University. He taught at the University of Missouri and Temple before coming to George Mason in 1978. As president, Johnson met with the principals of several of the technology companies in Fairfax County "to craft a plan to grow the university and the county as a commercial nexus," in Johnson's words, as recorded by Banham.³² At the time, the school had only been a university for four years, having previously functioned as a two-year college. The plan crafted by Johnson and the tech executives called for the university to concentrate on three academic areas considered important to the region: public policy, appropriate for the university's proximity to the federal government; information technology, to serve the technology companies relocating to the county; and the arts, to fill a gap in the lives of Northern Virginia's rapidly growing population. The model for the plan was the collaboration of Stanford University with the high-tech companies in Silicon Valley, and Johnson founded the George Mason Institute of Science and Technology as a formal means of connecting the university with the technology sector. During Johnson's tenure, which lasted until 1996, George Mason's enrollment doubled to 20,000 students, and the university opened a law school, established a doctoral program in information technology, and constructed dorms, classrooms, a library, and athletic facilities. One of the buildings from Johnson's tenure, the George

³¹ Lacey, Derek. "Obituary: Engineer Sidney Dewberry, 94, Firm Founder, Education Donor." *Engineering News-Record*, August 11, 2022, ENR website, <https://www.enr.com/articles/54608-obituary-engineer-sidney-dewberry-94-firm-founder-education-donor>; Banham, 343-36, 65, 203; "GW Engineering Hall of Fame: CEE Members," George Washington University Department of Civil and Environmental Engineering website, <https://cee.engineering.gwu.edu/gw-engineering-hall-fame-cee-members>; "James Nealon Dies at 74, Va. Developer," *Washington Post*, November 1, 2000, ProQuest Historical Newspapers: The Washington Post.

³² Banham, 148-151; T. Rees Shapiro, "George W. Johnson, College President who Transformed GMU, Dies at 88." *Washington Post*, June 3, 2017. ProQuest Historical Newspapers: The Washington Post.

Mason Center for the Performing Arts (DHR ID #029-7556), fulfilled his hope of creating a cultural center on a par with the John F. Kennedy Center for the Performing Arts in Washington.³³

John F. “Jack” Herrity: In 1975, BDM president Earle Williams was recruited to back the campaign of John F. “Jack” Herrity (d. 2006) to become chairman of the Fairfax County Board of Supervisors. Herrity was a graduate of Georgetown University Law School and an insurance consultant who had been a member of the Board of Supervisors since 1972. Business groups such as the Chamber of Commerce supported Herrity as a promoter of growth in the county during a time when the Board of Supervisors generally backed controlled growth. Herrity won the job and organized a “Committee to Study the Means of Encouraging Industrial Development in Fairfax County.” Composed of members of the business community, including Hazel, Halpin, and Williams, the committee produced a report concluding that the county tax base had declined between 1972 and 1976, placing more of the tax burden on residents. The report also recommended increases to the staff and budget of the Fairfax County Economic Development Authority (FCEDA) to market the county as a location for corporate enterprise. Herrity appointed Earle Williams to the FCEDA in 1976, and he became its chairman in 1978. Among the recommendations of Herrity’s committee were completion of Interstate 66 to downtown Washington and a streamlined approvals process for rezoning requests, both of which were ultimately accomplished.³⁴

Attracting New Business

The Fairfax County Economic Development Authority marketed Fairfax County through full-page advertisements in the *Wall Street Journal* and *Business Week* and through meetings in New York City ballrooms between business executives, county officials, and whomever happened to be the governor of Virginia at the time of the meetings. Board of Supervisors Chairman Herrity traveled the country to “court” businesses, and the Greater Washington Board of Trade pitched in by arranging tours of the county for non-profit organizations, trade associations, professional societies, retailers, and investment firms. The focus of the marketing for all of the targets was the same – the proximity of Fairfax County to “the highest concentration of power in the free world” in Washington, D.C., according to one advertisement.³⁵ An early success and boost to the county’s profile was the 1976 decision by Mobil Oil, the seventh largest industrial firm in the United States at the time, to move 850 jobs in its U.S. Marketing and Refining Division from New York to Fairfax. When the new building opened in 1980 on 130 acres of forested land at the intersection of the Capital Beltway and U.S. Route 50, 1,100 workers were employed in a complex of buildings designed by Gyo Obata of Hellmuth, Obata & Kassabaum (Figure 5, DHR ID #029-7560). By 1990, Mobil had moved its world headquarters to the site, as Fairfax County officials had hoped it would back in 1976. Along with the arrival of U.S. business giants such as AT&T and Boeing in Fairfax County, the Mobil move signaled the county’s importance as a business and industrial headquarters location,

³³ Banham, 151-152; Rees; Judith Weinraub, “Now Playing in Virginia . . .,” *Washington Post*, September 30, 1990, G1, G10, ProQuest Historical Newspapers: The Washington Post.

³⁴ Banham, 129-136.

³⁵ *Ibid.*, 134-135.

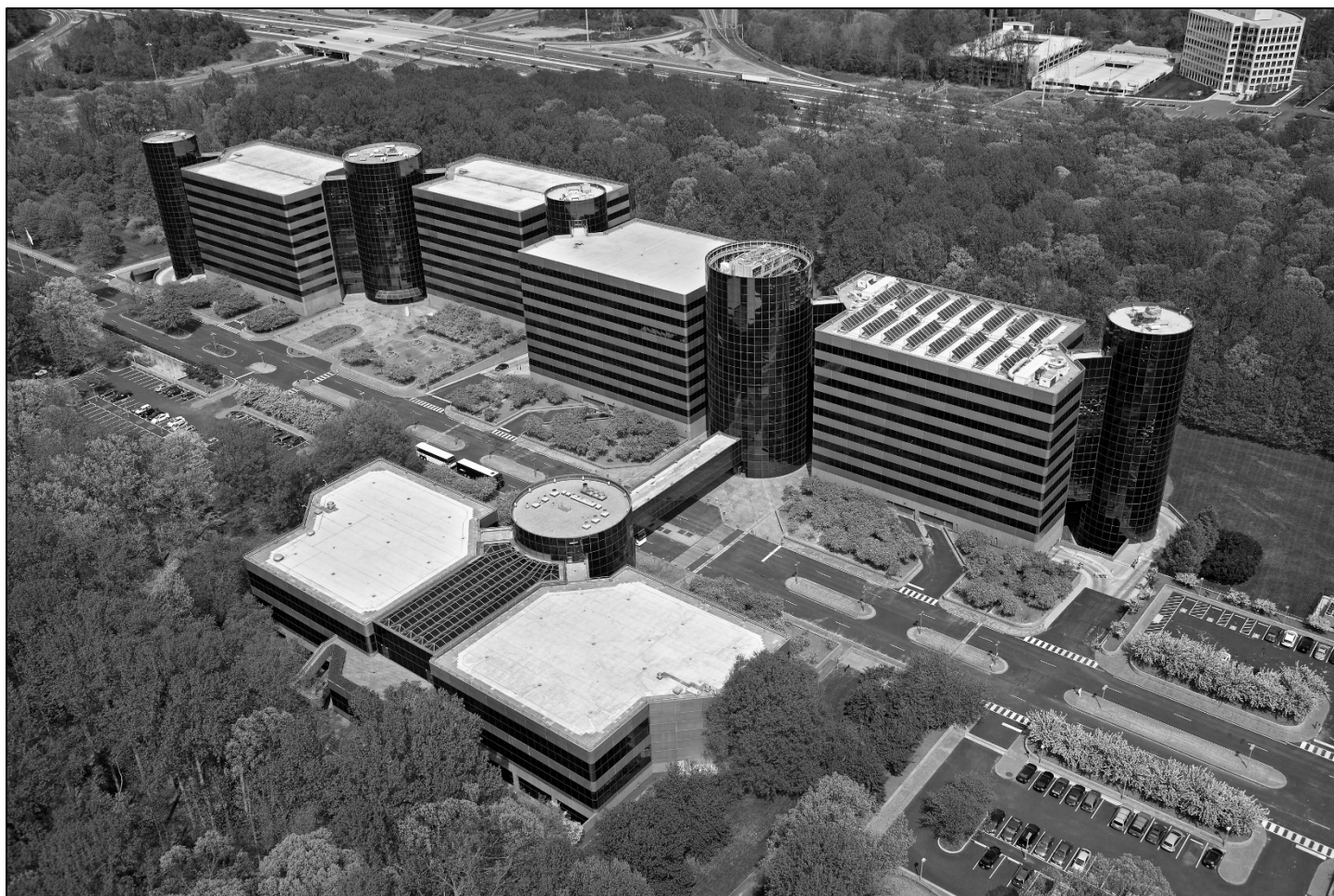


Figure 6. The Exxon Mobil headquarters campus, circa 2013. (Edgemoor Infrastructure & Real Estate website)

as well as the success of the developers, businessmen, and county and state officials in channeling growth into the high-paying high tech and corporate employment sectors.³⁶

Luring AT&T to Fairfax County from its Washington, D.C., location constituted a second early success. The company, established in 1885 as Atlantic Telephone & Telegraph, was a subsidiary of the Bell Telephone Company by the late twentieth century and had several regional offices around the country. In the late 1970s, AT&T sought space for a 400,000 square foot facility to house 1,500 workers and purchased a 34-acre parcel in a mainly residential neighborhood in Oakton for the purpose. The Fairfax County Board of Supervisors approved construction of the building in December 1977, and it was completed in 1980. Known as the AT&T Long Lines Eastern Division Headquarters (DHR ID #029-7156), it was designed by Kohn Pedersen Fox Associates, headed by principals A. Eugene Kohn, William Pedersen, and Sheldon Fox, of New York City. The AT&T Headquarters consisted of a central spine with flanking office wings. The glazed, barrel-

³⁶ Jerry Knight, "Mobil to Move 1,300 to Fairfax," *Washington Post*, January 18, 1978, D9, D16; Jerry Knight, "'Sing, Sing, Sing' for Mobil Oil," *Washington Post*, April 19, 1978, B1, B2; John M. Berry, "A Corporate Refuge in Fairfax," *Washington Post*, June 2, 1980, WB1, WB6-WB7; Eric L. Wee, "Mobil Facility is Staying," *Washington Post*, December 10, 1998, 1, 5, ProQuest Historical Newspapers: The Washington Post.

shaped roof of the spine illuminated the atrium below in a manner meant to recall the Galleria Vittorio Emanuele in Milan (1865-1887).³⁷

Transportation Improvements

Recognized by county planners, developers, landowners, and politicians alike was the significance of improved transportation to handle the new residents and commuting employees in the county. The Capital Beltway, begun in 1958 and completed in 1964, acted as both a bypass for through traffic and a distributor for local traffic; county planners used it to program future growth areas. Another important highway built at this time was the Dulles Access Road, which served the newly built Dulles International Airport in Chantilly, completed in 1962.³⁸ The Dulles Toll Road paralleling the access road provided local interchanges and connected the north and south parts of Reston. It opened in 1984.³⁹ Interstate 66, which was built to connect Interstate 81 to the National Capital region, was planned to run east from the Front Royal area to and through Fairfax and Arlington counties and then cross the Potomac River to Washington. The first sections of I-66 were completed in 1961, and, in 1964, the first segment in the Washington metropolitan region, which consisted of 12.9 miles from the Beltway west to Centreville, was opened. The last segment, consisting of 10 miles from the Beltway to the Potomac River, opened to traffic in 1982.⁴⁰ These federal highways opened new areas to development, influencing the pace of growth in those areas. An example was Fair Lakes, which grew in attractiveness to developers when Interstate 66 was built, intersecting with U.S. Route 50. Development there required additional transportation improvements – road widening, cloverleaf ramps, and two parkways (Fairfax County Parkway and Fair Lakes Parkway) – to link the new development to other areas of the county. As a member of the Board of Supervisors, Jack Herrity championed many of the new roadways, including Interstate 66 inside the Capital Beltway, the Fairfax County Parkway, and the Dulles Toll Road. The Fairfax County Parkway was named in his honor in 1995.⁴¹

County officials and developers also understood the importance of rapid transit as a planning tool and sought to provide mass transportation options so as to reduce dependency on the automobile. The commuter trains of the Metro system reached into Fairfax County in 1986 with four stations – East Falls Church, West Falls Church, Dunn-Loring, and Vienna. By that time, Interstate 66 had already become a highly congested artery into and out of Washington during rush hour, and the stations were expected to ease some of that traffic. The stations' potential for attracting and organizing growth, however, was complicated by a number of factors. The West Falls Church and Dunn Loring stations were located in residential subdivisions with little vacant land available for mixed-use development. Developable land – more than 200 acres – did exist near the Vienna site, and Hazel/Peterson purchased a 61-acre tract on which they envisioned both

³⁷ EHT Traceries, Inc., "AT&T Long Lines Eastern Regional Headquarters, DHR #029-7156, Phase II Architecture Survey," prepared for EYA LLC, July 2024, 14-19.

³⁸ Netherton, et al, 596-597; Richard K. MacMaster and Ray Eldon Hiebert, *A Grateful Remembrance: The Story of Montgomery County, Maryland* (Rockville, MD: Montgomery County Historical Society, 1996), 351; Schrag, 17.

³⁹ Paul E. Ceruzzi, "How Tysons Went High Tech, 1965-199," *Washington History* 21 (2009), 87-88.

⁴⁰ Sherman Pratt, *Arlington County Virginia, A Modern History* (Arlington, VA: Arlington Historical Society, 1997), 238-240, 252.

⁴¹ "Former Fairfax Board Chairman Jack Herrity Dies."

residential and high-rise office construction in conformance with an “urban village” planning concept. Local residents opposed the density envisioned for the site, however, fearing noise and the destruction of Vienna’s small-town feel. The development was abandoned as a result.⁴²

The Maturation of Planning Tools, 1970-1995

The period under study coincides with the evolution of more complex tools for planning growth in Fairfax County. Whereas the 1959 master plan adapted to changes in development forecasts primarily through the use of zoning amendments (144 during the decade between 1959 and 1969), Fairfax County brought a wide range of planning ideas and new information into its planning procedures beginning in the 1970s, which evolved into the continuous planning regime in use today. The impetus for the changes was the Fairfax County Board of Supervisors, which called for a complete revision of the county zoning ordinance in 1969. Concerned about the explosive growth that took place in the 1960s, Fairfax residents elected a board of supervisors in 1971 that sought to control growth through a number of means. In February 1973, the supervisors passed a resolution that created a task force, the goal of which was to create a comprehensive plan for the county. The effort resulted in the Planned Land Use System (PLUS) program, a sequence of nine tasks intended to promote orderly development. Studies for the program began in 1974 and were carried out over an eighteen-month period, yielding the county’s first comprehensive plan. An Office of Comprehensive Planning was established, replacing the existing Planning Office, and given more expansive responsibilities. The planning staff increased from fifty to eighty-four people. A significant concept employed by the office was to control growth by timing it to coincide with the availability of public services, such as water, sewer, roads, and schools. This linked planning for growth to the county’s long-term capital improvements program. In the near term, growth would be directed to areas where infrastructure already existed. Future development would be guided into other areas as capital improvements were accomplished.⁴³

An important first step in the PLUS program was a moratorium on zoning applications while information was gathered to inform the comprehensive plan. Developers and landowners opposed such a delay, resulting in compromises and lawsuits – more than a hundred were filed – that altered the county’s approach. An important means of establishing orderly growth, the “Adequate Public Facilities Ordinance” approved by the Board of Supervisors was overturned by the Virginia Supreme Court in 1975. Still, the PLUS program strengthened Fairfax County’s planning structure and developed the means to incorporate citizen input into the development of planning documents as well as citizen review of the finished product. The PLUS program resulted in the creation of the 400-page “Countywide Plan Alternatives” document in September 1974 as well as the preparation of four area plans for different parts of the county.⁴⁴ The Comprehensive

⁴² Schrag, 236-237; Stephen J. Lynton, “Metro Grows 9.1 Miles,” *Washington Post*, June 2, 1986, A1, ProQuest Historical Newspapers: The Washington Post; E.H.T. Traceries, Inc., “Hunters Branch Office Buildings, DHR #029-7204, Phase II Architectural Survey,” prepared for Insight Property Group. June 2024. 20.

⁴³ Dawson, 30-43; Fairfax County Board of Supervisors, *Fairfax County, Virginia, Plan*, 1975, Virginia Room, Fairfax County Public Library, I-I-1.

⁴⁴ Dawson, 50-63, 132-146; Harrigan and von Hoffman, 13-15.

Plan adopted on September 8, 1975, represented an evolution of the Countywide Plan. Also approved in 1975 were four area plans encompassing a total of fourteen planning districts that had been conceived during the PLUS program and incorporated into the 1974 Countywide Plan:

- Area I – Annandale, Baileys, Jefferson, and Lincolnia planning districts (approved June 16)
- Area II – McLean, Vienna, and Fairfax planning districts (approved August 25)
- Area III – Pohick, Bull Run, and Upper Potomac planning districts (approved June 30)
- Area IV – Lower Potomac, Mount Vernon, Rose Hill, and Springfield planning districts (approved July 28)⁴⁵

The 1975 Comprehensive Plan established the format, content, organization, graphic standards, and level of recommendations for subsequent iterations of county plans. It also established the concept of annual reviews to keep the plan's information and development guidelines current and introduced classifications of land use based on characteristics of the area and planning goals. "Stable areas," for instance, were mature communities, complete or nearly complete in their development. The planning goal for stable areas was to prevent inappropriate redevelopment within them. "Option areas" were less developed areas for which a number of uses could be considered. "Complex areas" had one or more constraints or variables that complicated future planning. Option and complex areas warranted special studies that were incorporated into the area plans. The 1975 Comprehensive Plan was amended frequently and revised in 1984 and 1986 as more detailed information was gathered and further analysis was undertaken. The maturing plans could be detailed in their recommendations for specific areas, identifying densities, height and type of buildings, and orientation relative to local streets. Landscaping and the relationship of the site to the surrounding neighborhood, as well as alterations to roadways, were also included. The final appearance of finished developments was therefore influenced by county officials and developers, as well as designers.⁴⁶

In 1987 the Board of Supervisors appointed the Fairfax County Goals Advisory Commission to review earlier planning procedures. The impetus for the review included the levels of growth and prosperity that had taken hold in the county by the late 1980s, which far surpassed what had been imagined by planners in 1975. The median household income, for instance, had risen from \$30,100 in 1979 to \$55,000 in 1987, in large part, according to the 1990 *Policy Plan* that was part of that year's update to the *Comprehensive Plan*, due to the high-paying jobs being brought into the county and a substantial increase in the number of two-income families.⁴⁷ The advisory commission recommended eighteen goals to

⁴⁵ Fairfax County, Virginia, Plan, 1975, I-I-2-3.

⁴⁶ Fairfax County Board of Supervisors, *The Comprehensive Plan for Fairfax County, Virginia*, 1984 and 1986 editions, Historic Comprehensive Plan Documents, Fairfax County Government website, <https://www.fairfaxcounty.gov/planning-development/comprehensive-plan/historic>.

⁴⁷ Fairfax County Board of Supervisors, *Policy Plan: The Countywide Policy Element of the Comprehensive Plan for Fairfax County, Virginia*, 1990 Edition, Historic Comprehensive Plan Documents, Fairfax County Government website, <https://www.fairfaxcounty.gov/planning-development/comprehensive-plan/historic>, 14. The 1990 Policy Plan provides these numbers, derived from the county's Office of Research Services. Neither the Policy Plan nor the 1988 Standard Reports prepared by the county's Office of Research and Statistics, from which the numbers were taken, explain their causes. Other sources reviewed for the survey report (Harrigan and Hoffman, 2-5, 20; Banham, 94-98, 198-199; Dawson, 19) cite the decentralization of federal government agencies to Fairfax County and the relocation of government contractors and support services as factors in the increase in household income in the county. Fairfax County also made a concerted effort to attract technology and other non-polluting businesses to the county beginning in the 1960s. See the section of this report titled "Continued Growth and Development, 1970-1995," above.

replace the sixteen policies of the 1975 plan, and review of the goals by Fairfax residents and constituencies was incorporated into the 1988 annual planning review. Planning district task forces, individuals, county staff, the Planning Commission, and the Board of Supervisors met to discuss and public hearings were held on the eighteen goals, which were adopted by the board on October 24, 1988. Also adopted was a countywide “Policy Plan” with specific recommendations that replaced the earlier Comprehensive Plan. The goals echoed the 1975 policies but were more general in nature and encompassed all aspects of county government, not just the mandate of the Planning Commission. The policies more specifically addressed functional planning areas such as land use, transportation, and environment. The Policy Plan was adopted on August 6, 1990, and area plans were revised in accordance with the Policy Plan the following year. During the study period, amended versions of the Policy Plan were promulgated in 1992 and 1995.⁴⁸

Late Modernism and Postmodernism

By 1970, the dominance of Modernist architecture in the United States had begun to decline. After World War II, a number of architects, including some of the founders of the movement, experienced dissatisfaction with strict adherence to Modernist precepts of abstraction, exclusion of ornament in favor of functionality, visibility of structure, and use of industrial materials. Many moved toward more personal styles. Ludwig Mies van der Rohe evolved from an emphasis on open planning made possible by the contemporary structural skeleton to a disciplined use of the structural frame to refine details and proportions in an almost Classical manner. The Swiss architect Le Corbusier began to use concrete – a material integral to the Modern project – in an expressive, rather than a purely functional, way. Philip Johnson incorporated inspiration from historical precedents into his designs, such as the paired columns inspired by the Louvre in Paris used in his New York State Theater at the Lincoln Center for the Performing Arts in New York City (1962), while still employing contemporary construction techniques.⁴⁹ Examples of the expressive use of modern materials could be seen in Fairfax County in, for



Figure 6. Eero Saarinen's Neo Expressionist Dulles Airport, completed in 1962. (Wikimedia Commons, 2006)

⁴⁸ *Policy Plan*, 1990, 1-6, 13-17.

⁴⁹ Marcus Whiffen, *American Architecture since 1780*, revised edition (Cambridge, Massachusetts: MIT Press, 1996), 255-266.

example, the terminal at Dulles International Airport, designed by Eero Saarinen and completed in 1962 (Figure 6, DHR ID #052-0008). Such buildings were intended to communicate meaning through their formal expression. The Dulles terminal evoked both a gateway to Washington, D.C., in its columnar forms and glass curtain walls, and the age of jet travel in its swooping roofline. The Virginia Department of Historic Resources labels buildings like Dulles “Neo Expressionist.”⁵⁰

The desire to imbue architecture with meaning based on its forms developed in the 1970s into a different, populist reaction against Modernism, which became known as Postmodernism. Led by architects such as Robert Venturi and Denise Scott Brown, along with Michael Graves and several others, the Postmodernists faulted Modernism for its failure to communicate meaning to users of architecture due to their abstract designs and lack of comprehensible ornament. Rather than suggest meaning through form, however, the Postmodernists referenced historical precedents and architectural features, as well as elements of popular culture, that residents, employees, visitors, and passersby would immediately recognize. Because architectural elements, including columns, keystones, and pediments, did not perform a structural function in Postmodern design, which was built using the latest construction methods, Postmodernists altered them to make their decorative function clear – exaggerating their size, placing them in locations that did not correspond to any structural logic, and mixing up elements from historical periods. Michael Graves’ Portland Building (1980), with its gigantic keystone and column motifs, is often considered “a prototype for the assimilation of Postmodernism by the American architectural mainstream” (Figure 7).⁵¹ These designers also used bold colors to contrast their work with the concrete or metallic gray of Modernist buildings. Charles Jencks, one of the most active chroniclers of the architecture of the period, wrote that the self-conscious use historical and popular culture references in Postmodern designs made them “doubly coded, one-half Modern and one-half something else (usually traditional building).” For Jencks, Postmodern buildings are pluralistic in their use of symbols, employing both “elitist *and* popular signs.” That is, they contain multiple, and sometimes contradicting, meanings, often including an element of irony or humor.⁵²



Figure 7. Michael Graves’ Portland Building. (Wikimedia Commons, 1982)

⁵⁰ Melina Bezirdjian and Lena Sweeten McDonald, “New Dominion Virginia, Architectural Style Guide,” Virginia Department of Historic Resources, 2014, 47-48

⁵¹ Diane Ghirardo, *Architecture after Modernism* (New York: Thames & Hudson, 1996), 28.

⁵² Charles Jencks, “Postmodern and Late Modern: The Essential Definitions.” *Chicago Review* 35:4 (1987), 33-37. The quotations can be found on pages 33 and 37.

Modernism, however, did not disappear, and what Jencks and others have labeled “Late Modernism” continued to influence architecture throughout the study period. Modernism’s aesthetic values informed Late Modernism, but the practice lost its ideological purpose – the sense that industrially produced materials, rapid construction, and rational design could help mitigate or eliminate the social ills that had made it popular between the two World Wars. Instead, those same qualities made it appealing to developers and planners in the building boom that followed World War II as cost-effective means to construct the housing developments, skyscrapers, suburban office parks, and shopping centers that were seen as solutions to issues of growth. Late Modernist designs often took the design ideas of Modernism – machine-finished surfaces, glass curtain walls, concrete slab floors, skeleton frames enclosed by “skins” of industrially produced materials – to extremes. Such buildings were “singly coded” and without reference to the past or the context in which they were located.⁵³ In many cases, Late Modern buildings evolved toward “slick tech” design, in which the building skin enclosing a Modernist structural skeleton was exaggerated “toward the glossy and ultra-smooth.”⁵⁴

The style was frequently employed for skyscrapers and large complexes such as hotels. John Portman became a purveyor of such buildings across the country beginning in the late 1960s. Henry Cobb of I.M. Pei and Partners designed one of the best-known slick tech buildings, the sixty-story John Hancock Tower in Boston, completed in 1977 (Figure 8).⁵⁵

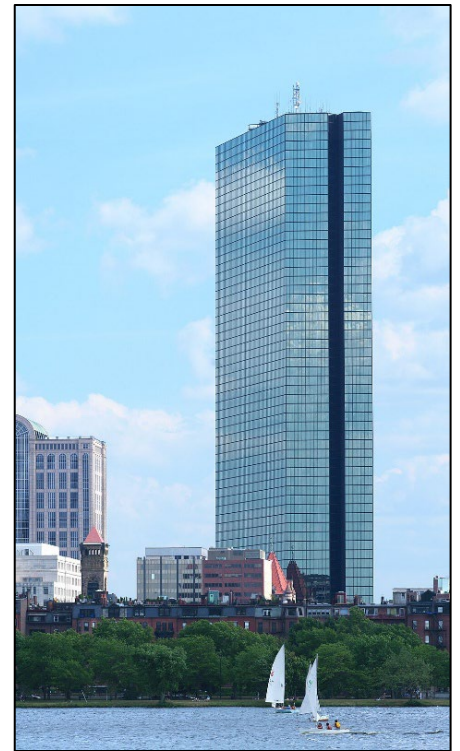


Figure 8. The John Hancock Tower, by Henry Cobb, completed in 1977. (Wikimedia Commons, 2007)

The decorative exaggeration and excess of Postmodern design also provoked a reaction that came to be known as Deconstructivism. The term referenced both the early Modern Constructivist architecture of the 1920s and 1930s and “deconstruction,” a linguistic theory of the 1960s and 1970s associated with French philosophers such as the Algerian-born Jacques Derrida (1930-2004). Deconstructivism emerged in the early 1980s in the work of Bernard Tschumi and Rem Koolhaas and was codified in an exhibition at the Museum of Modern Art

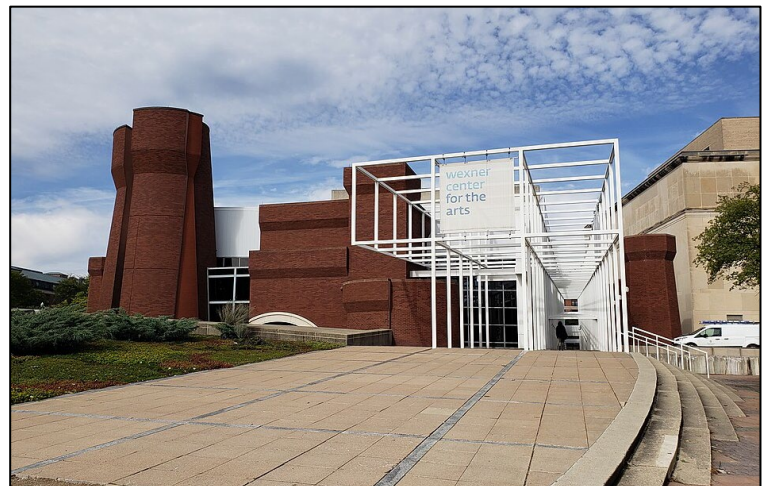


Figure 9. Peter Eisenman’s Wexner Center for the Arts in Columbus, Ohio (1983-88). (Wikimedia Commons, 2018)

⁵³ Jencks, “Postmodern and Late Modern,” 48-50.

⁵⁴ Charles Jencks, *Architecture Today* (New York: Harry N. Abrams, 1982), 50.

⁵⁵ Jencks, *Architecture Today*, 58-64.

in New York in 1988. The exhibition included the work of Peter Eisenman, Zaha Hadid, Daniel Libeskind, and Coop Himmelblau, among others (Figure 9). The catalog for the exhibition attributed “disruption, dislocation, deflection, deviation, and distortion” to Deconstructivism, rather than the “demolition, dismantling, decay, decomposition, and disintegration” that the name might seem to imply.⁵⁶ Architecture labeled as Deconstructivist achieves its goals by, among other things, arbitrarily disrupting expected norms – of the surrounding street grid or orientation to it, for instance, or the scale of buildings or architectural features. Expectations of materials, color, form, location of functions, and other features might also be undermined in Deconstructivist design.⁵⁷

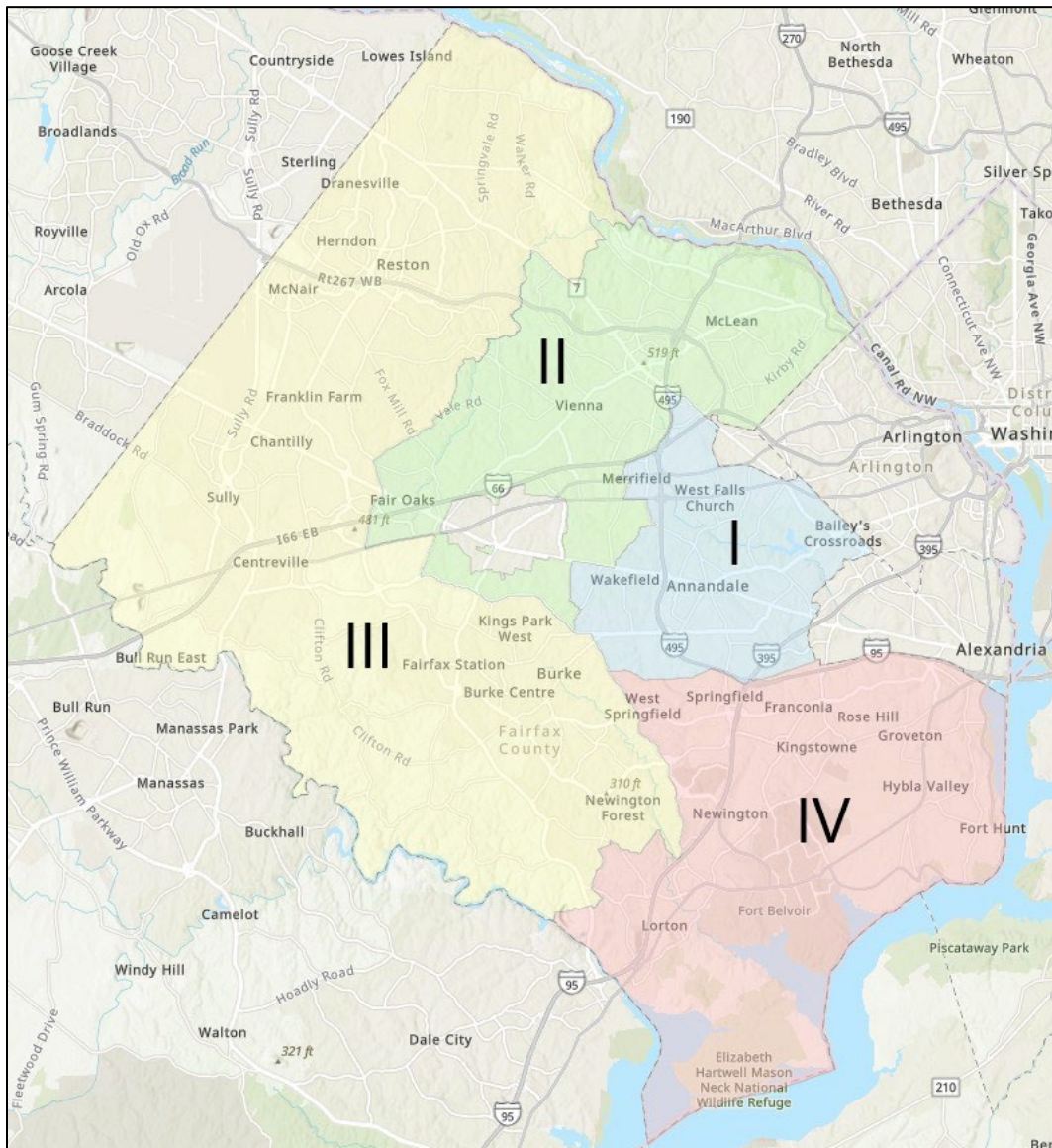
⁵⁶ Kenneth Frampton, *Modern Architecture, a Critical History* (New York: Thames & Hudson, 1992), 313.

⁵⁷ Frampton, 312-313; John Fleming, Hugh Honour, and Nikolaus Pevsner, *The Penguin Dictionary of Architecture and Landscape Architecture*, 5th edition (New York: Penguin Books, 1998), 149.

IX. SURVEY FINDINGS

General Survey Findings

A total of forty-two resources were surveyed as part of the project. For the purposes of this survey report, discussion of these buildings is organized by the four planning areas used by Fairfax County (Map 1). This division of county land resulted from the analysis and planning that took place in the early 1970s, which yielded the 1975 Comprehensive Plan. Three of the four planning areas (I, II, and IV) are located in the eastern part of the county and were more developed than the large, more rural, western area (III) during the study period. Thirty-five of the resources surveyed are located in Areas II and III, with only seven in Areas I and IV. As the most rural part of the county at the beginning of the study period, Area III would be expected to absorb new development. Area II, although more developed than III, included substantial undeveloped land in Reston and was crossed by highways constructed during the period – the Dulles Toll Road/Route 267 and Interstate 66 – that invited development. Both roads also helped bring development to Area III.

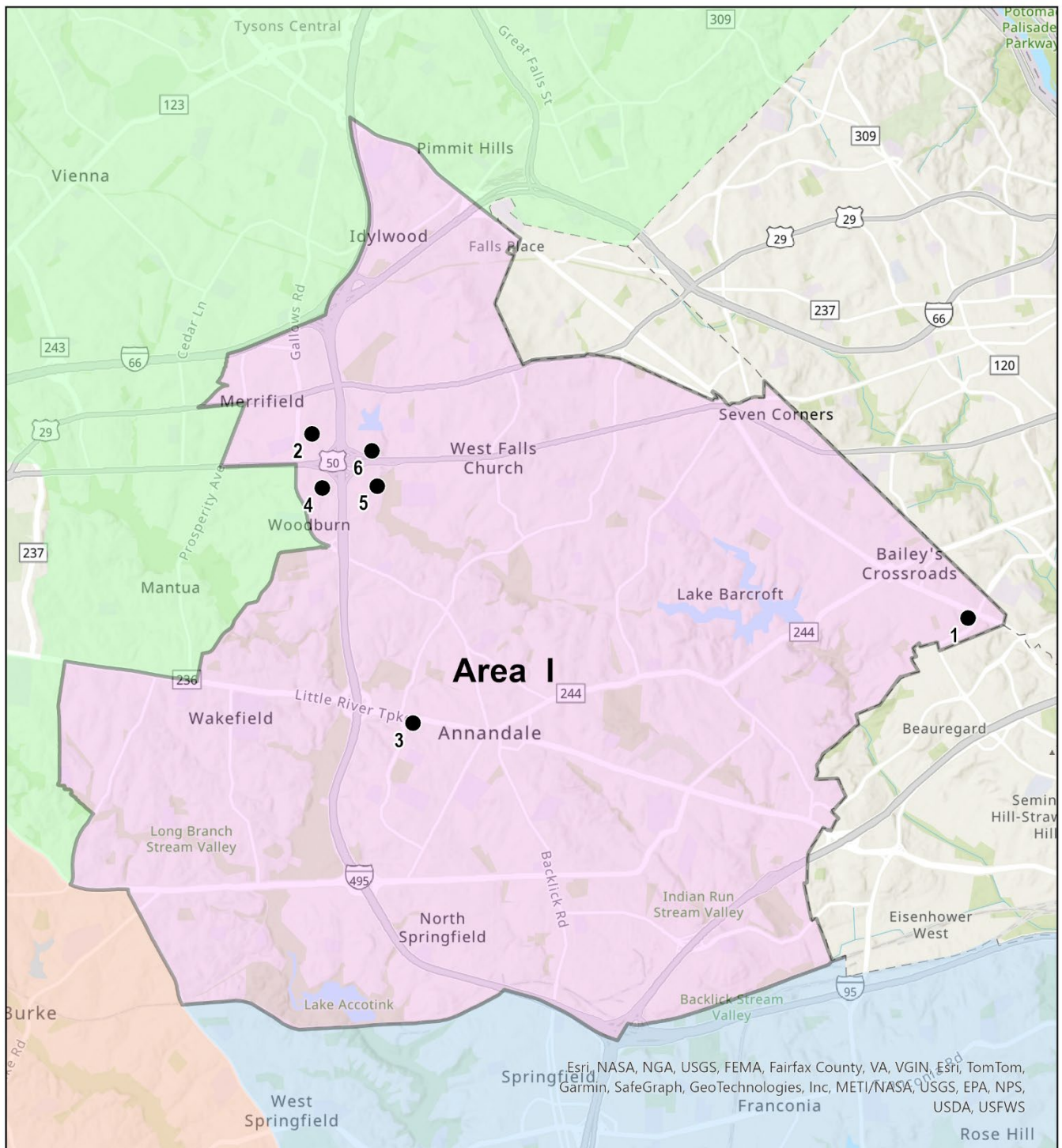


Map 1. Fairfax County Planning Areas. (Fairfax County Government, ArcGIS)

The majority of the properties selected for the survey (thirty-three) house various types of offices – high-, medium-, and low-rise buildings, as well as office condominiums, a recently developed building type. Some of these buildings are underutilized and stand on large parcels of land. Of the total number of office resources, eighteen are located in office parks, while twelve are stand-alone buildings. Three of the office properties can be categorized as condominiums, although they vary in expression. The remaining buildings in the survey include three hotels (all near Dulles International Airport), two shopping centers, a community center, a theater/auditorium, a juvenile residential treatment facility, and a maintenance building. A characteristic common to all the buildings are designated parking areas, both surface and structured. Sometimes both can be found on a single property.

Thirty buildings surveyed were originally constructed during the 1980s, while eight date to the first half of the 1990s. One property was originally constructed in the 1970s and was added to in both the 1980s and 1990s. Eleven buildings are located in Fairview Park (DHR ID #029-7561). Six of these were originally constructed in the 1980s, three in the 1990s, and two in the 2000s. Only three of the surveyed buildings were originally constructed more than fifty years ago (DHR ID #029-6049, DHR ID #029-6645, and DHR ID #029-7266), meaning that the vast majority need to display exceptional significance in order to be eligible for the National Register. Thirteen buildings are forty or more years old, and three of those are forty-five years old (DHR ID #029-7538, DHR ID #029-7542, and DHR ID #029-7560).

The following sections provide additional discussion of the properties found in each of the areas surveyed. Examples with descriptions and photographs are included, along with a map of each survey area. A table including all of the properties surveyed, organized by survey area, follows the discussion.



Map 2. Area I. (Fairfax County Government, ArcGIS, annotated by Fairfax County Department of Planning and Development)

KEY

- 1 – One Skyline Tower
- 2 – One Cambridge Court
- 3 – Heritage I and II
- 4 – Exxon Mobil Headquarters
- 5 – Fairview Park
- 6 – Northrop Grumman Headquarters

Area I

Area I is bordered by Arlington County and Alexandria on the east, Area IV on the south, Area III on the southwest, and Area II on the west and north. The closest to Washington, D.C., of any of the planning areas, it was the most highly developed and most densely populated part of the county at the beginning of the study period, containing the City of Falls Church and the urbanized areas of Annandale and Bailey's Crossroads.⁵⁸ Despite its development and density, however, Area I included one of the largest parcels of developable land in the county in the mid-1970s – more than 900 acres – at the intersection of the Interstate 495 and U.S. Route 50 in the Merrifield area. The highways divided the land into four quadrants, which county planners used to guide development. The Route 50/I-495 Task Force was created after the Area I plan was adopted on June 16, 1975, to create a special study of the area, which offered “an unusual opportunity for coordinated large scale planning on one of the most important sites in the county.”⁵⁹ The Route 50/I-495 area included the Chiles tract, which occupied the three largest quadrants (northeast, southeast, and southwest) (Figure 10). Heavily wooded and with Holmes Run crossing it, the gently rolling land had been the site of Camp Alger for a brief period during the Spanish American War and was owned by several families before being purchased by Earl N.

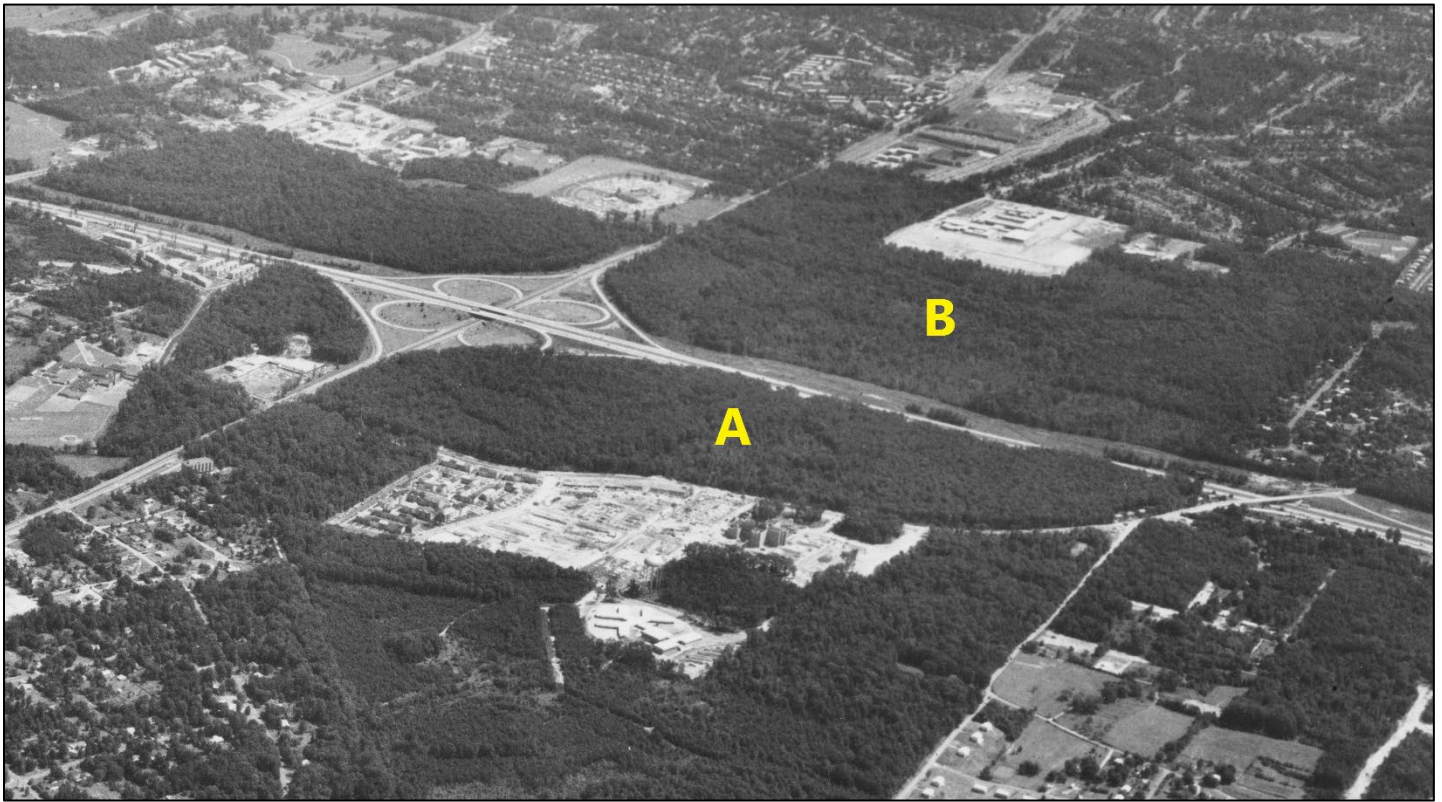


Figure 10. The three Chiles tract quadrants showing the future locations of the Exxon/Mobil headquarters (A) and the Fairview Park office park (B), n.d. (Fairfax County Public Library, Photographic Archive – General Collection)

⁵⁸ *The Comprehensive Plan for Fairfax County, Virginia*, 1984, 73.

⁵⁹ *Ibid.*, 1984, 126.

Chiles sometime after his arrival in the Washington area in 1924.⁶⁰ The Chiles tract became the location of three properties surveyed as part of this project, the Exxon Mobil campus (DHR ID #7560), the Fairview Park office park (DHR ID #7561), and the Northrop Grumman headquarters (DHR ID #029-7586).



Photo 1. West elevation of the south building on the Exxon Mobil campus, with an original elevator tower (left) and one altered by Inova (DHR ID #029-7560). (Robinson & Associates, 2025)

The Mobil Corporation announced plans in 1978 to move its U.S. Marketing and Refining Division, which had been part of the company's headquarters in New York City, to Fairfax County. It acquired the 130-acre southwest quadrant of the Route 50/I-495 property shortly thereafter and hired the St. Louis architecture firm of Hellmuth, Obata & Kassabaum (HOK) to design its corporate campus there, with Gyo Obata as the lead designer. The campus, opened in 1980 and retaining much of its original tree cover, consisted of rectangular office buildings linked by

cylindrical elevator towers, all covered with polished metal and glass (see Figure 5). Additional buildings of the same design were added north of the original group in 1988 when Mobil decided to move its entire headquarters to Fairfax. Mobil merged with Exxon in 1998, and the new company's headquarters remained in Fairfax. In 2015, however, the company consolidated its operations in Houston, Texas, and sold its Fairfax campus to Inova Health Systems in 2020. Inova made some changes to the original buildings and added a new facility and a parking garage north of the 1988 buildings in 2019 (Photo 1). Luring Mobil Oil to Merrifield was a signature achievement of Fairfax County's efforts to bring nationally significant corporate offices to the county, and it's an early example of Late Modern "slick tech" architecture in the county designed by an important, nationally recognized architecture firm.

On the other side of I-495, east of the former Exxon Mobil campus is the Fairview Park office park (DHR ID #029-7561), built on the southern section of a 220-acre parcel of the Chiles Tract that straddled Route 50. Mostly residential construction was placed north of Route 50. Fairview Park Drive, accessed from both Route 50 and I-495, enters the office park from the north and circles through the property. Two of the office park's eleven buildings were built on the island within the drive, nine on the outside. The buildings were constructed between 1986 and 2008, with seven of them built by 1990. A single one-story building stands within the park, while the remainder vary from six to fifteen stories. All

⁶⁰ *Fairfax County, Virginia, Plan*, 1975, II-I-53; Kenneth Bredemeier, "Beltway Becomes Area's Main Street," *Washington Post*, February 17, 1985, ProQuest Historical Newspapers: The Washington Post.

are office buildings except for the fifteen-story hotel on the island. The buildings stand in tree-shaded settings with both structured parking and surface lots near each one. All of the offices can be described as Late Modernist in design, with concrete or polished stone alternating with vertical glass curtain walls or ribbon windows on the exterior (Photo 2).



Photo 2. West elevations of 3170 (right) and 3180 Fairview Park Drive in the Fairview Park office park (DHR ID #029-7561), looking northeast. (Robinson & Associates, 2025)

The only designer identified for the project was the engineering firm Dewberry & Davis, which won a Fairfax County Exceptional Design Merit Award for Fairview Park in 1989, likely for the site design.⁶¹

Two striking examples of architecture from the late twentieth century are also located in Area I, and while both make use of contemporary structural design and materials, they represent altogether different aesthetic approaches. One Skyline Tower, at 5107 Leesburg Pike in Bailey’s Crossroads, is a contributing building in the Skyline Center Historic District (DHR ID #029-6845). It was built almost twenty years after Skidmore, Owings & Merrill (SOM) produced a master plan for the 61-acre Skyline Center in 1969. The buildings at the Skyline Center, both apartment and office buildings, primarily exhibit Modernist International Style characteristics. The twenty-six story Skyline Tower, on the other hand, is representative of its construction date (1988), as expressed in the designs of Roger Strassman and Mark Bellonby of the Weihe Partnership. Its smooth reflective glass and its limitation of the use of masonry to its base and four-story entry is a Late



Photo 3. Skyline Tower (DHR ID #029-6845), east elevation, looking west. (Robinson & Associates, 2025)

Modernist “slick tech” design, in which the structural skeleton is wrapped in a smooth, polished, and often reflective skin (Photo 3). The height and reflectivity of the building also exemplifies what was known as “screaming architecture” – highly visible buildings designed to stand out as landmarks on the skyline.⁶² Although no taller than the apartment

⁶¹ Louie Estrada, “Woodsy Lakefront Community Blooms Inside a Fairfax County Office Park,” *Washington Post*, November 29, 1997, E1, E3; Maryann, Maryann, “Investment Group Buys 111-Acre Office Park Parcel in Fairfax,” *Washington Post*, May 5, 1997, 37, ProQuest Historical Newspapers: The Washington Post.

⁶² John Gentry, EHT Tracerics, Preliminary Information Form: Skyline Center Historic District (DHR ID #029-6845), Virginia Department of Historic Resources Archives; Lynda Richardson, “New Buildings Add Zest, Jest to Area Skyscrapers,” *Washington Post*, August 9, 1987, B1, ProQuest Historical Newspapers: The Washington Post. The reference to “screaming architecture” can be found in Richardson’s article.

towers in the Skyline Center, the glassy surface and sculptural form of One Skyline Tower differentiates it from the other buildings in the area.

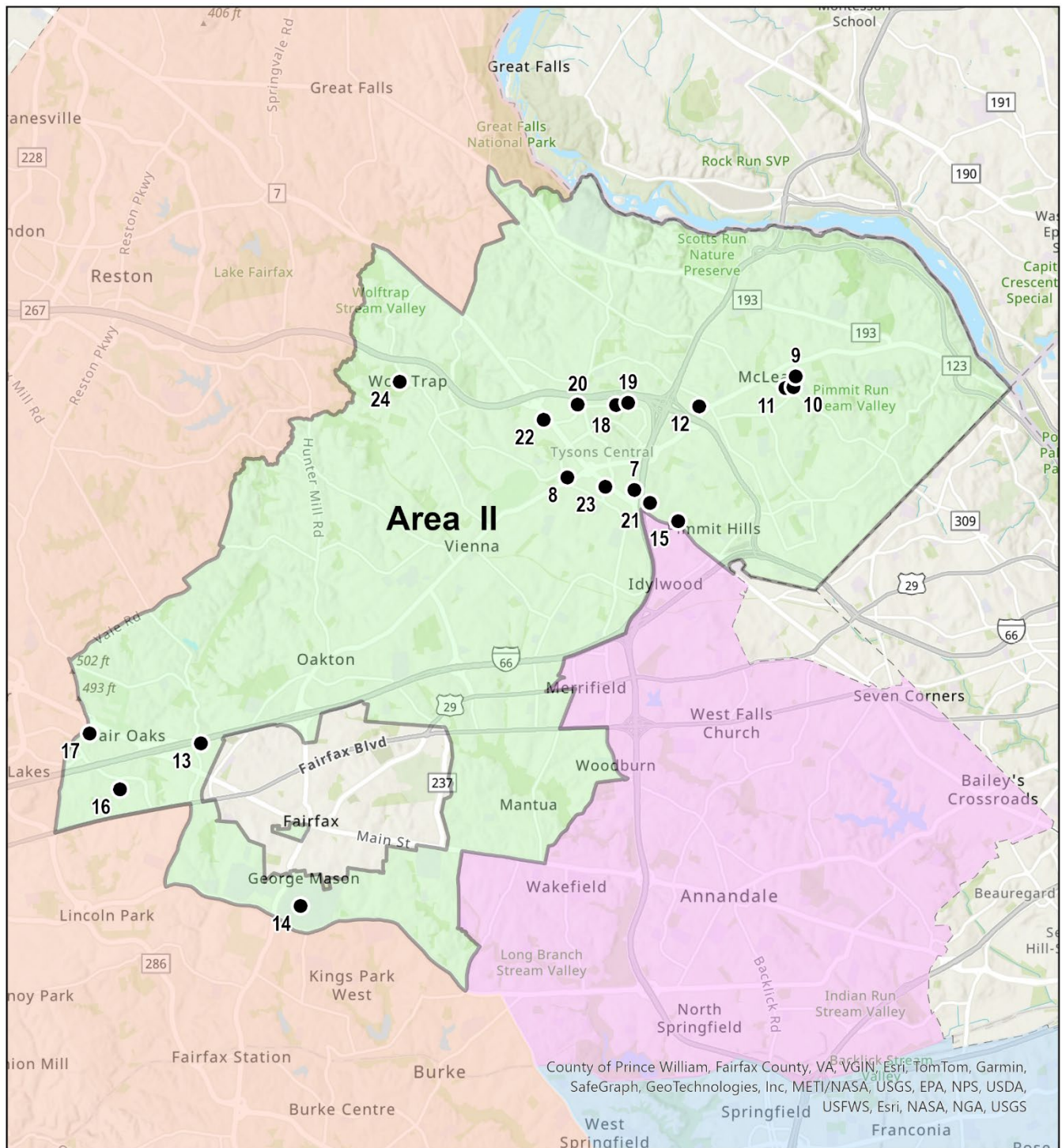
One Cambridge Court (DHR ID #029-7558) was also built with reflective glass curtain walls and polished stone around a skeleton frame, but its designers – Roger Strassman of the Weihe Partnership again and his colleague Bill Brenneke – opted to add such Gothic elements as pointed arches, battlements, and a diamond-patterned version of rose windows to the exterior at the behest of developer Lowell Baier, as well as interior features based on medieval precedents (Photo 4). Baier, according to *Washington Post* architecture critic Benjamin Forgey, was “an enthusiast of postmodern architecture and the romance of Gothic times.”⁶³ These dual enthusiasms manifest the pluralistic meanings inherent in



Photo 4. One Cambridge Court (DHR ID #029-7558), south elevation, looking north. (Robinson & Associates, 2025)

Postmodernism, which could consider historic architecture seriously but use its forms abstractly and ironically – as indicated in Forgey’s description of the building as both a “poignant, instant landmark” and an “almost goofy profusion of motifs.” One Cambridge Court appears to be one of the few buildings reviewed in this survey that hews closely to the tenets of Postmodernism, along with Tycon Tower (DHR ID #029-6590) and Heritage II and III (DHR ID #029-7559). It is also located in the Route 50/I-495 area at 8110 Gatehouse Road, across Route 50 north of the Exxon Mobil campus, in a mixed neighborhood of housing, office, and retail construction.

⁶³ Benjamin Forgey, “Gothic Reflections in Glass,” *Washington Post*, October 27, 1990, D1, ProQuest Historical Newspapers: The Washington Post.

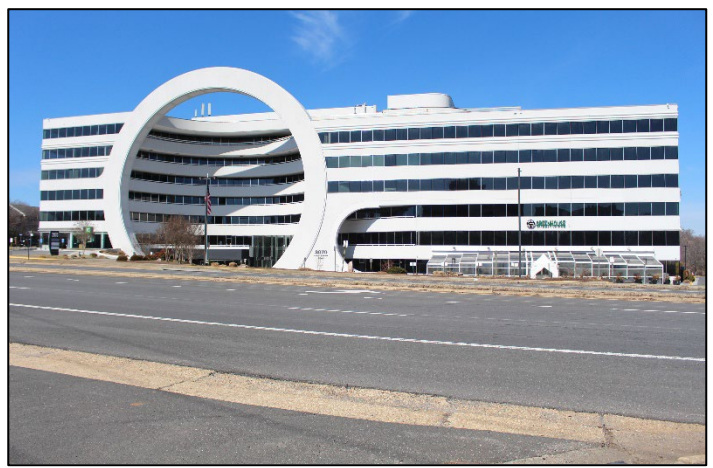


KEY

- | | | |
|------------------------------------|--------------------------------------|--|
| 7 – Tycon Tower | 14 – GMU Performing Arts Center | 19 – Fairfax Building/BASIS |
| 8 – Tycon Courthouse | 15 – 7600 Leesburg Pike | 20 – Tysons Dulles Plaza |
| 9 – Old McLean Village | 16 – Fairfax County Government Ctr | 21 – Tysons Executive Plaza |
| 10 – Curran Square | 17 – Centerpointe I and II | 22 – Westwood I |
| 11 – Marketplace of McLean | 18 – Federal Home Loan Mortgage Corp | 23 – Tysons Office Center |
| 12 – Farm Credit Building | | 24 – Meadowlark Gardens Maintenance Facility |
| 13 – National Rifle Association HQ | | |

Area II

Located in the northeast part of Fairfax County, Area II is bordered by Arlington County on the east, Area I on the south, Area III on the west, and the Potomac River on the north. Area II also encircles the City of Fairfax near its southwest boundary. Major roads, including the Capital Beltway, Interstate 66, the Dulles Access and Toll roads, Route 7 (Leesburg Pike), and Route 123 (Chain Bridge Road), crisscross the area. McLean and Vienna are among the urban areas established before the study period began, and Area II also includes Tysons Corner (now more frequently called “Tysons”) and Fair Oaks, which became major centers of development during the study period. The 1984 Fairfax County Comprehensive plan stated that 10 million square feet of office space had been developed in Tysons Corner as of that year, as well as 1.2 million square feet of retail space in the Tysons Corner Shopping Center, which opened in 1968 on a triangle of land bordered by the Capital Beltway, Chain Bridge Road, and Leesburg Pike. About 300 acres remained undeveloped in Tysons Corner in 1984, but 117 acres of that amount were already planned for the second phase of the shopping center, known as Tysons II, now Tysons Galleria.⁶⁴



Photos 5 and 6. The Tysons Office Center (DHR ID #029-7570, left) and the Tycon Courthouse (DHR ID #029-6591). (Robinson & Associates, 2025)

Among the Tysons Corner office buildings constructed during the period were three vying for attention along busy highways through the use of signature, contemporary architectural motifs. The earliest was the Tysons Office Center at 8133 Leesburg Pike, opened in 1981 (DHR ID #029-7570, Photo 5). It was designed by the Benham Group – East, an architecture and engineering firm with a Washington office in Vienna. Along with the Exxon Mobil campus, it was an early example of slick-tech design, this time in an urban setting. It takes the form of a cube of tinted glass curtain walls in dark metal framing resting on a base of polished, dark gray, stone-covered walls. Like other billboard-type buildings, the nine-story Tysons Corner Center quickly earned a nickname based on its overall form – the “Flash Cube Building” – due to its resemblance to the cubical, rotating, flash module on Kodak Instamatic cameras.⁶⁵ The nearby office building at 2070 Chain Bridge Road, Tycon Courthouse (DHR ID #029-6591), became known as the “Toilet Bowl Building” due to the six-story circular opening at its entrance and the bowl-shaped façade behind it (Photo 6). It is located on the site of

⁶⁴ *The Comprehensive Plan for Fairfax County, Virginia*, 1984, 69.

⁶⁵ Lynda Richardson, “New Buildings Add Zest, Jest to Area Skylines,” *Washington Post*, August 9, 1987, B1, ProQuest Historical Newspapers, The Washington Post.

Fairfax County's first courthouse, built in 1742. Designed by Volker Zinser and Barry Dunn and said to be based on the geometrical volumes of French visionary architects of the eighteenth century, it was completed in 1983. One important change has taken place since its original construction. While the arched opening at the entrance has always been faced in white concrete, the spandrels between the tinted ribbon windows were originally black, except for two extensions from the entrance arch. It is not known when the color of the spandrels was changed to match the entrance arch.⁶⁶

Due to its location along the Capital Beltway next to the Tysons Corner Shopping Center, Tycon Tower, at 8000 Towers Crescent Drive (DHR ID #029-6590), is the most prominent of the "screaming architecture" buildings in Area II. This is also a result of its size (seventeen stories) and its architects, Philip Johnson and John Burgee, who collaborated on a number of large office and mixed-use projects across the country in the 1980s, all based on Postmodern adaptations of historical styles. At Tycon Tower, completed in 1986, the precedents are classicist and Jeffersonian in nature, including the tripartite division of the façade into base, shaft, and attic; the central, four-column portico; a symmetrical footprint;



Photo 7. Tycon Tower (DHR ID #029-6590), by Philip Johnson and John Burgee, southwest elevation, looking northeast. (Robinson & Associates, 2025)

and the use of red brick veneer (Photo 7). Postmodernism enters the design through abstractions and exaggerations of these forms. The portico, for instance, is fourteen stories high and capped by a monumental brick arch that led to the tower's nickname – the "Shopping Bag Building." Further, the building's columns, as well as the pilasters that separate the window bays, are cylindrical and have no capitals. Reactions to the building manifest the variety of interpretations that was a goal of Postmodern design. The developer of the project, James T. Lewis, took the historical references seriously, for instance, while architectural critic Mark Alden Branch deemed the tower "ever-laughable." Lewis's plan for the site envisioned construction of two more identical towers, neither of which was begun. It is not known whether the plan was not completed due to a lack of enthusiasm for the design or to the downturn in office construction that accompanied a difficult Fairfax County economy in the late 1980s and early 1990s.⁶⁷

Fairfax County's comprehensive plans favored mixed-use development where possible in order to offer county residents the opportunity to live within walking distance of employment centers and commercial areas. In several instances, office parks or individual office buildings were targeted for location adjacent to major highways, with residential areas located

⁶⁶ Vernon Miles, "The Story of Tycon Courthouse, the 'Ugliest Building in Virginia,'" *Tysons Reporter*, February 14, 2019, Tysons Reporter website, <https://www.tysonsreporter.com/2019/02/14/the-story-of-tycon-courthouse-the-ugliest-building-in-virginia>.

⁶⁷ Mark Alden Branch, "From Strident Devotion to Reckless Indifference," review of *Philip Johnson: Life and Work* by Franz Schultze, *Inform* 6:1 (1995), 32-33, 35; Barbara Carton, "Tall Talk of the Town: Tysons' Towering Landmark Turns the Corner to Comment," *Washington Post*, July 16, 1987, VA2, ProQuest Historical Newspapers: The Washington Post.

farther away to shield them from traffic noise. Two surveyed properties in the Tysons Corner-McLean area fulfilled this planning goal – the low-rise office building at 8000 Jones Branch Drive (DHR ID #029-7565) and the campus of the Federal Home Loan Mortgage Corporation at 8200 Jones Branch Drive (DHR ID #029-7564). Both were built in the West*Park office park along the Dulles Access and Toll roads and both were designed by Hellmuth, Obata & Kassabaum (HOK), who also designed the Exxon Mobil campus in Merrifield. Completed in 1987, the four-story building at 8000 Jones Branch Drive was constructed as the corporate headquarters of BDM International, a technical services firm founded in 1959 and now part of Northrop Grumman. It was one of the early group of technology companies that relocated their headquarters to Fairfax County in the 1970s to be closer to the federal agencies for which they did much of their business. The office is a steel-frame building faced with concrete panels and glass (Photo 8). It consists of two wings connected by an atrium with a barrel vault roof. The main entrance on the west façade, which opens to the atrium, is composed of glass doors set within an arched window wall. It now houses a school, but at one time contained



Photos 8 and 9. The office building at 8000 Jones Branch Drive (DHR ID #029-7565, left) and the Freddie Mac headquarters (DHR ID #029-7564). (Robinson & Associates, 2025)

The office of Earle C. Williams, president and CEO of BDM International from 1972 to 1994. As mentioned earlier, Williams played a significant role in the economic growth and development of Fairfax County while serving as a commissioner and then chairman of the Fairfax County Economic Development Corporation. He was also the board chairman of the Wolf Trap National Park for the Performing Arts and an aggressive booster of both George Mason University and Northern Virginia Community College.⁶⁸

The decision by the Federal Home Loan Mortgage Corporation, also known as Freddie Mac, to move its headquarters out of Washington was part of a larger trend by the federal government and private corporations to decentralize, beginning in the post-World War II period. The new location encompassed the northern section of West*Park, itself revitalized with new buildings in the 1980s, and offered employees easy access to the Dulles Toll Road and I-495. HOK's design for the four-story building featured a U-shaped plan with a curving central pavilion faced with red granite and

⁶⁸ "BDM Plans Headquarters in Tysons Corner." *Washington Post*, January 13, 1986, WB42; Bart Barnes, "Earle Williams, Who Built BDM into Contracting Giant, Dies at 86," *Washington Post*, April 7, 2016, ProQuest Historical Newspapers: The Washington Post; Banham, 129-136.

stepped projecting wings with floor-to-ceiling windows in a precast concrete grid (Photo 9). *Washington Post* architectural critic Benjamin Forgey called it “an impressive, sprawling structure.” Development of the 22-acre Freddie Mac property continued through the first half of the 1990s. A second headquarters building (HQ2) was completed in 1994, according to Fairfax County records. It was designed by DNC Architects of Montgomery County (MD) and was similar in scale and materials to the HOK building. Both buildings were given architectural awards from Fairfax County – HQ1 an Exceptional Design Merit Award and HQ2 an Honorable Mention. The Washington-based, African American firm Devroux & Purnell was awarded the third phase of development, and HQ3 was completed in 1995.⁶⁹



Photo 10. Centerpointe I and II (DHR ID #029-7563), south elevation, looking north. (Robinson & Associates, 2025)

Areas in the western parts of the county became the focus of development after the master planning process had begun to guide the transition of farmland toward residential and commercial development. A large area of developable land was known as Fairfax Center, west of the City of Fairfax and covering the southwest corner of Area II and the western part of Area III. Two catalysts that sparked detailed planning in the area were the Fair Oaks Shopping Center and the Fairfax County Government Center. The Fair Oaks Shopping Center (or Fair Oaks Mall) opened in 1980 at

the intersection of Interstate 66 and U.S. Route 50. The mall spurred other development, including the construction of Centerpointe I and II at 4000 and 4050 Legato Road (DHR ID #029-7563). The location was the subject of a special planning effort by the county to mix compatible office, residential, and commercial development. The Centerpointe buildings manifest characteristics typical of office construction of the time (Photo 10). The conceit of a pair of office buildings mirroring each other was popular, as it broke down the bulk of the construction while also providing for a smaller initial investment in one building that could generate revenue while the construction of a second was being considered or built. The details of the buildings – structural steel frame clad in bands of concrete panels and ribbon windows – were frequently used in the 1980s. (Centerpointe I opened in 1987, Centerpointe II in 1989.) Further, the

⁶⁹ Cornelius F. Foote, Jr., “U.S. Unit is Moving to Tysons,” *Washington Post*, January 6, 1987, C1; Benjamin Forgey, “Not Your Average Office Holder,” *Washington Post*, August 19, 1995, C1; Maryann Haggerty, “Behind the Design of a New Headquarters,” *Washington Post*, June 19, 1995, 5, ProQuest Historical Newspapers: The Washington Post.

buildings' height (eleven stories) gave the project the visibility to passing motorists that helped market the building to potential renters.⁷⁰

Fairfax County created its first government center in the mid-1960s in order to consolidate its offices, which were scattered in multiple locations. The first building constructed as part of the government center was the Massey Building, named for Carlton Massey, the first Fairfax County executive, in 1971. VVCR (William and Randall Vosbeck, Lee Kendrick, and Jack Redinger) designed the twelve-story, square-plan, Modernist building, which was built on county-owned land within the boundaries of the City of Fairfax. An annex was constructed at the same time as the Massey Building, and they both opened in 1969. Both the Massey building and its annex were demolished in 2020.⁷¹ Additional buildings were constructed in the 1970s and 1980s, but a new location for the county government office was under consideration by



Photo 11. The Fairfax County Government Center (DHR ID #029-7562), west elevation, looking east. (Robinson & Associates, 2025)

the late 1970s.⁷² The site for the new government center had been chosen by 1980, when the Fair Oaks Mall opened, but design and construction were delayed by needed studies and by difficulties in financing. The county ultimately traded 116 acres of land it had purchased for the project to a developer, the Charles E. Smith Cos., in exchange for the developer building the government center on the remaining 82 acres. A downturn in the economy after the failure of savings and loan institutions in the late 1980s also slowed the project and aroused controversy over its cost in the unexpectedly poor economic conditions. RTKL Associates of Baltimore designed the U-shaped, five-story building, which

⁷⁰ "Carr Properties Joint Venture Buys Centerpointe Buildings," *Washington Post*, December 26, 2011, A8; TomPrecious, "Booming Fair Oaks Eyes Future Warily: Developers and Residents Square Off on Fair Oaks Development," *Washington Post*, August 15, 1987, E1, E4-E5, ProQuest Historical Newspapers: The Washington Post.

⁷¹ Thunderbird Archeology, "Fairfax County Judicial Complex Master Plan, Appendix: Historic Resources Report," prepared for Skidmore, Owings & Merrill on behalf of the Fairfax County Department of Public Works and Environmental Services, January 2021, 2, 131-133.

⁷² Fairfax County Board of Supervisors. *The Comprehensive Plan for Fairfax County, Virginia*, 1984 Edition. Historic Comprehensive Plan Documents, Fairfax County Government website, https://www.fairfaxcounty.gov/planning-development/comprehensive-plan/historic_70.

has a reinforced concrete structural frame. The outer (west) elevation is composed of a two-story glass curtain wall at the base with horizontal bands of concrete, polished brown granite, and banked, flush-mounted windows facing each of the upper floors (Photo 11). Pairs of cylindrical concrete columns supporting the structure are recessed into the façade to create the window bays. The glass curtain wall of the entrance at the center of the outer elevation is carried up to the roof in a stepped triangle silhouette. The Fairfax County seal – 13-feet in diameter and made of granite – is embedded in the curtain wall above the entrance. The building opened in 1992.⁷³

The largest proportion of offices constructed throughout Fairfax County during the study period were large boxy structures ranging from five to twenty-five stories. They were usually located in office parks or as part of the urban grid along with other offices and scaled appropriately to surrounding land uses. A need for smaller office spaces, along with the county's desire to build at greater density in order to conserve open space and small-scale "stable" neighborhoods, led to the adoption of an additional zoning category by 1984: "Transitional low-rise office use." The purpose of this zoning category was to provide a transition from higher density nonretail commercial use (office buildings) to existing adjacent stable or planned residential neighborhoods.⁷⁴ The buildings constructed to fulfill the purpose of this zoning category were often office condominiums. In Virginia, the condo solution to the office space problem began to be adopted in the early- to mid-1970s. Built in 1974, the Atrium (DHR ID #029-6645), at 11250 Roger Bacon Drive in Reston (Area III), is considered to be one of the first, if not the first, office condominium in Virginia. The Seminary Professional Village on Dawes Avenue in Alexandria opened in 1974 or 1975. The target occupants for office condos were small professional service firms.⁷⁵

Old McLean Village (DHR ID #029-7538, (Photo 12) and Curran Square (DHR ID #029-7539, (Photo 13) are two examples of such transitional construction located in Area II. Old McLean Village, designed by Thomas G. Georgelas & Associates, opened in 1980. Residential communities are located on two sides of the village, with small-scale commercial construction on the other two sides. The complex featured fourteen three-story units and three two-story units arranged into six blocks. Each unit ranged in size from 2,000 to 3,200 square feet. The design applied the townhouse form to the office building function, which offered owners separate unit entrances. The blocks were organized in a "cul-de-sac-like" manner, and arcades provided covered walkways between units. Building materials also reflected residential design and included red brick with grapevine mortar joints and standing-seam copper roofs. To avoid the repetitive character of the townhouse form and break down the surface plane of the front and rear facades, the

⁷³ Rick Allen, "The Building Behind the County Seal," *Washington Post*, April 23, 1992, VA 7A, 9; John Ward Anderson, "Center Being Built on Foundation of Controversy," *Washington Post*, May 24, 1990, VAC2; Peter Baker, "After Uproar, Government Center Opens Quietly," *Washington Post*, May 9, 1992, D3; Thomas Heath, "Fairfax Government Center Gets Luxury at a Bargain," *Washington Post*, July 10, 1991, B3. ProQuest Historical Newspapers: The Washington Post.

⁷⁴ *The Comprehensive Plan for Fairfax County, Virginia*, 1984, 67.

⁷⁵ "Office Condo Designed for Doctors," *Washington Post*, February 16, 1974, E33; John B. Willmann, "Office Condominium Project Planned in Fairfax County," *Washington Post*, June 11, 1977, E30; ProQuest Historical Newspapers: The Washington Post.

architect incorporated balconies, arcades, and projecting party walls into the design.⁷⁶ Although originally conceived of for office purposes, some of the units now house other commercial uses, such as a health spa, a locksmith, and a bank.



Photos 12 and 13. Old McLean Village (DHR ID #029-7638, left) and Curran Square (DHR ID #029-7539). (Robinson & Associates, 2025)

Curran Square (DHR ID #029-7539), in the 6700 block of Curran Street in McLean, opened a year after Old McLean Village. Also designed by Thomas G. Georgelas & Associates, it was built by Kettler Brothers. The complex featured seventeen identical three-story units arranged into four blocks. Each unit measured 3,040 square feet.⁷⁷ The development also applied the townhouse form to the commercial condominium function with a Postmodern design that featured gabled roof lines, large front windows, and glass entrance vestibules set at an angle to the façade. The units were arranged in stepped rows to provide visual separation and to relieve the repetitive character of the façade. Stairways were located in towers along the rear of each unit to allow for vertical circulation without entering the main office areas. Skylights adjacent to the rear entrances provided light to the lower levels, which were partially below grade. In 1976, the area in which Curran Square is located was primarily residential in character, according to Fairfax County historic aerial photographs. By 1980, however, commercial and retail uses had started to predominate, and today the area remains primarily commercial.

Not all shopping and dining opportunities in Area II are housed in large shopping malls like Tysons Corner and Fair Oaks. Seeking density and variety at a smaller scale, developers and architects sometimes employed Postmodern elements in the design of urban shopping centers instead of piecemeal development of individual buildings. An example is the Marketplace of McLean (DHR ID #029-7540) at 1371 Beverly Road. Designed by Anderson Cooper Georgelas, a McLean-based firm founded in 1980 by principals David Cooper, Bill Anderson, and Thomas Georgelas, the complex was completed in 1990. It consists of three two-story buildings connected by a two-story arcade (Photo 14). All three buildings are constructed of concrete faced with a warm, orange-toned brick. The bases of the buildings are red brick,

⁷⁶ "Two Projects by Thomas Georgelas & Associates – Architect," *Virginia Record* (March-April 1982), 30-33; "Hadid Sells Control of McLean Project," *Washington Post*. August 4, 1984, E2, ProQuest Historical Newspapers: The Washington Post.

⁷⁷ "Two Projects by Thomas Georgelas & Associates – Architect"; Willmann.

and there are cast stone entablatures along the rooflines. Curved surfaces, both convex and concave, are used to avoid a boxy appearance. All of the metal window and door frames and the metal railings used throughout the complex are the color of patinated copper. In 1995, the Marketplace project received Honorable Mention in the Fairfax County Exceptional Design Awards.



Photo 14. The Marketplace of McLean (DHR ID #029-7540), looking east-northeast. (Robinson & Associates, 2025)



Photos 15 and 16. The Meadowlark Botanical Gardens Arboretum Maintenance Facility (DHR ID #029-7571, left) and the George Mason University Center for the Arts (DHR ID #029-7556). (Robinson & Associates, 2025)

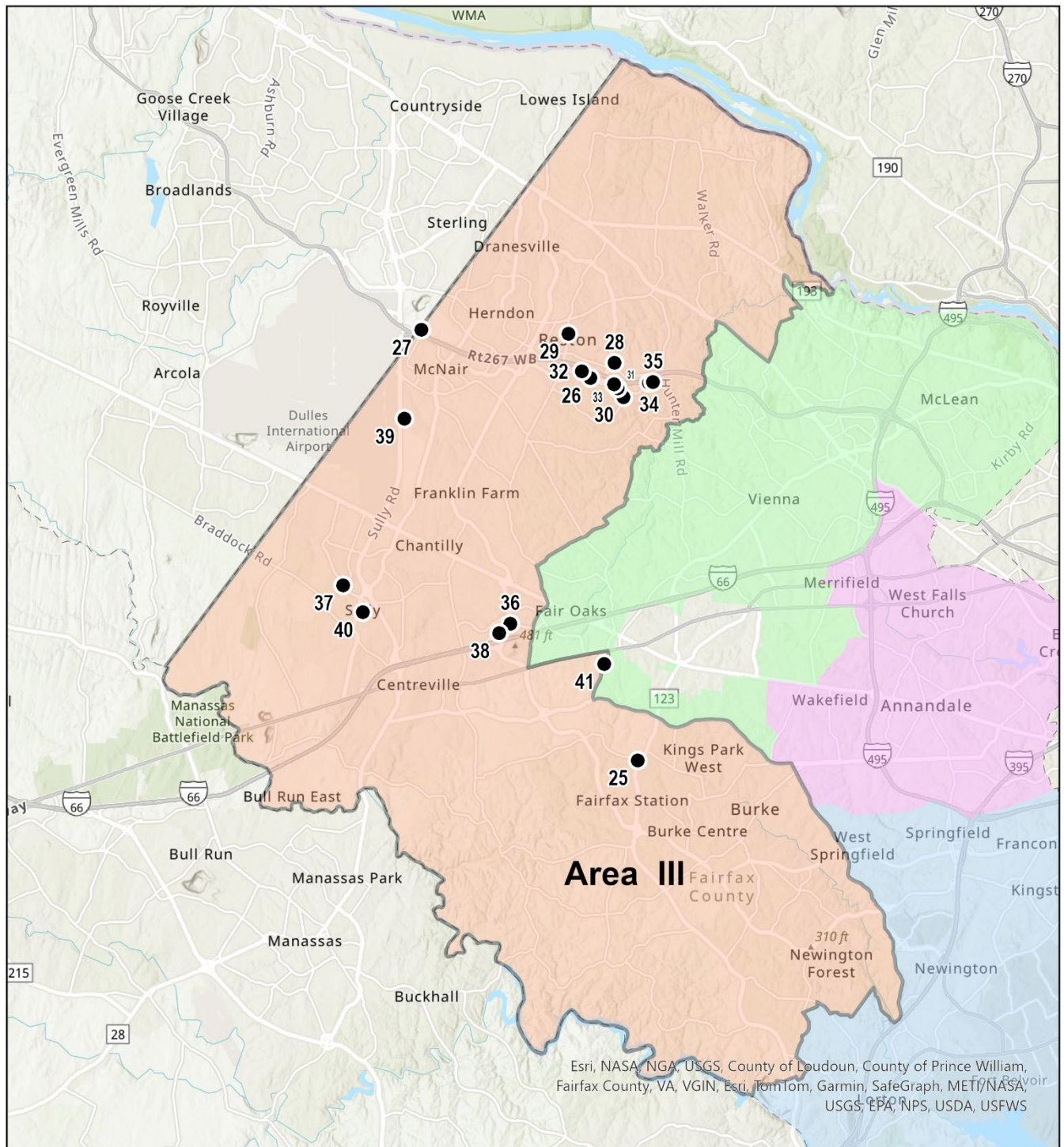
While office buildings were the primary focus of the survey, several noteworthy examples of other building types were also reviewed. In 1980, Gardiner C. Means and his wife Caroline F. Ware donated their 74-acre farm to the Northern Virginia Regional Park Authority. The authority decided to transform the former farmland into an arboretum. The Meadowlark Botanical Gardens Arboretum Maintenance Facility (DHR ID #029-7571) was the first building constructed on the site, in 1986, a year before the gardens, which include three lakes, herb and wildflower gardens, evergreen groves, a native tree collection, and hiking and horse trails, first opened to the public. The 1986 maintenance building was designed by Lawrence Cook Associates of Falls Church. Cook advocated for keeping the existing barn on the property, rather than tearing it down, as had been planned. He then clad an addition, angled off the original barn so that its greenhouse extensions faced due south, in board-and-batten similar to the barn's vertical siding (Photo 15). The

addition included rigid insulation over a concrete block shell, furthering both the architect's efforts to reduce energy consumption and to employ economical construction. Other energy-conscious features included roll-down insulating screens over the windows, eutectic salt tubes in the walls that absorb heat in the winter and then release it slowly at night to prevent plants from freezing, and destratification fans that return rising heat to the lower levels of the building. A monitor along the roof's ridgeline included both windows and vents to absorb heat and light in the winter and allow hot air to escape in the summer. The Meadowlark Botanic Gardens received an Energy Design Award from the Virginia chapter of the American Institute of Architects. The maintenance building also received a design Honor Award from the AIA Northern Virginia chapter in 1986.⁷⁸

The George Mason University Center for the Arts (DHR ID #029-7556), which opened in October 1990, was the capstone of a plan undertaken by university president George Johnson to raise the profile of the university when he took over its direction in 1976. As envisioned by Johnson, the center would raise the level of cultural knowledge of GMU students, as well as residents of Northern Virginia, and compete with institutions like the John F. Kennedy Center for the Performing Arts in the level of talented artists it could attract, while also providing a performance venue for students and local organizations. The Center for the Arts was designed by the Lukmire Partnership, an architecture firm formed in 1989 in Arlington and headed by Gregory S. Lukmire. It is nearly cubical in form with its main entrance on the southwest corner (Photo 16). The design removed a diagonal slice from the cube in this location, creating a flat surface for the entrance and a triangular tower calling attention to its location. The center is faced with precast concrete panels, and the two-story entrance is composed of a grid of these panels with the voids filled with tinted glass. The west elevation, along Mason Pond Drive, continues the motif of tinted glass and dark metal curtain walls held within broad horizontal and vertical bands of concrete panels. Triangular, concrete-paneled columns in the curtain walls support the overhanging roof and a cantilevered upper story. The Center for the Arts received a design award from the Northern Virginia chapter of the American Institute of Architects.⁷⁹

⁷⁸ Rick Allen, "The Garden View from Meadowlark Park," *Washington Post*, April 9, 1992, AVA11; Barbara H. Blechman, "Couple's Land to Have Rebirth as Garden Park," *Washington Post*, July 10, 1986, VAE1, ProQuest Historical Newspapers: The Washington Post; "Northern Virginia Chapter, American Institute of Architects 1986 Design Awards," *Virginia Record* 108:5 (September-October 1986), 10-12; "VSAIA Energy Design Awards of 1987," *Virginia Record* 110:1 (January-February 1988), 27-30; Darrell Winslow, "Arboretum, Northern Virginia Regional Park Authority," *Design* (Winter 1984), 11-16, Park Practice Program, National Park Service, U.S. Department of the Interior.

⁷⁹ "History," George Mason University Center for the Arts website, <https://cfa.gmu.edu/about/history>; "The Lukmire Partnership, Inc." *Inform*, Special Issue (1994), 72; Judith Weinraub, "Now Playing in Virginia . . .," *Washington Post*, September 30, 1990, G1, G10, ProQuest Historical Newspapers: The Washington Post.



Map 4. Area III (Fairfax County Government, ArcGIS, annotated by Fairfax County Department of Planning and Development)

KEY

- | | | |
|--------------------------------------|-----------------------------|--|
| 25 – NOVA Regional Park Authority HQ | 31 – Software A.G. of NA HQ | 37 – Westfield International Conference Center |
| 26 – Future Business Leaders HQ | 32 – Pond Office Building | 38 – Hilton Fairfax |
| 27 – Ctr for Innovative Technology | 33 – Campus Point | 39 – Hilton Washington Dulles |
| 28 – The Atrium | 34 – Parkridge I | 40 – Sully Station Community Ctr |
| 29 – Bowman Green | 35 – Parkridge II | 41 – Fairfax County Boys Probation House |
| 30 – South Lakes Village Ctr | 36 – Fair Lakes One | |

Area III

Encompassing the western part of Fairfax County, Area III is bordered on the east by Areas I, II, and IV, on the southwest by Prince William County, on the northwest by Loudoun County, and on the north by the Potomac River. The area includes urbanized localities (Reston, Herndon, and Centreville), as well as the Fairfax County portion of Dulles International Airport. The corridor east of the airport – between Reston on the north and Chantilly on the south and as far east as Centreville Road (Route 657) – was targeted by Fairfax planners for economic development uses, as were parts of the Area III portion of Fairfax Center along Interstate 66. Nearly 3,300 acres of land in the Dulles/Chantilly area had been already zoned or planned for economic development uses. The Reston area was already home to 4.5 million square feet of space for office and high-tech industrial uses in 1984. Half of it had been built in the previous five years. Another 1 million square feet of such space was under construction that year.⁸⁰

The large areas of land available at modest prices in Area III made the establishment of office parks attractive to developers. As built, most of these office parks contained a small number of two- to five-story buildings set amid asphalt-paved surface parking areas, structured parking, curving drives, and greater or lesser amounts of retained tree cover. In her survey *Architecture After Modernism* (1996), University of Southern California Professor of Architecture Diane Ghirardo stated that much of the office design in the late twentieth century was “uninspired, usually governed by the fact that most of the buildings are structural skeletons onto which the architects drape various types of cladding.” Further, the design of buildings in office parks was “[d]ominated by tight economic constraints, cheap materials, and a functionalist impulse.”⁸¹

The buildings in Area III’s office parks fit that description in many ways, although architects also sought ways to avoid Ghirardo’s implied dreariness. An early precedent was set by what was known as the Reston Center for Associations and Educational Institutions, a 22.78-acre office park containing ten office buildings along Association Drive between the Dulles Toll Road and Sunrise Valley Drive. In 1970, the National Education Association and ten affiliated organizations purchased 56 acres of land in this area and commissioned a master plan by the Vosbeck Vosbeck Kendrick Redinger (VVKR). Nine office buildings were constructed along Association Drive between 1972 and 1982 (with another building added in 1991) in various Modernist and Postmodern styles. In 2019, the Association Drive Historic District (DHR ID #029-6494) was determined eligible for the National Register of Historic Places under Criterion A in the area of Community Planning and Development. As a rare survivor of the industrial development aspect of Reston’s town plan, it satisfied Criterion Consideration G for properties less than fifty years old. The 1991 building in the historic district, at 1912 Association Drive (DHR ID #029-6494-0007, DHR ID #029-6259) was deemed noncontributing.⁸² It was resurveyed as part of the present study, and its status remains unchanged.

⁸⁰ *The Comprehensive Plan for Fairfax County, Virginia*, 1984, 70.

⁸¹ Diane Ghirardo, *Architecture after Modernism* (New York: Thames & Hudson, 1996), 211.

⁸² Virginia Department of Historic Resources Architectural Survey Form: Association Drive Historic District (DHR ID #029-6494); Virginia Department of Historic Resources Architectural Survey Form: Association Drive Historic District (DHR ID #029-6259), Virginia Cultural Resources Information System.

Despite the office park along Association Drive, some land between Sunrise Valley Drive and the Dulles Toll Road was still zoned for residential use in 1980. A change in the zoning that year, however, led to a strip of office parks along the toll road, the buildings of which manifested several forms of mid-1980s office design. The two-story Campus Point building at 1880 Campus Commons Drive (DHR ID #029-7546) was designed by the McLean-based architecture firm Davis & Carter and completed in 1985. Set in a broad, asphalt-paved surface parking lot, the building's rectangular form, ribbon windows, cylindrical columns, and smooth brick and glass skin mark it out as a Late Modern adaptation of International Style elements, with a narrow, landscaped courtyard at its center (Photo 17).⁸³

Farther east, the Parkridge Business Center ultimately numbered seven buildings (1.2 million square feet) set in irregularly shaped lots on land that rises from Sunrise Valley Drive to the Dulles Access Road. Surface and garage parking cover much of the property. Remaining open space is turf-covered with scattered trees. The earliest buildings, Parkridge I and II, were both designed by ADD, Inc., a Cambridge, Massachusetts-based design firm that opened an office in Washington, D.C., in 1981. Both of these buildings received honors from Fairfax County – a citation for Parkridge I in 1985 and a merit award for Parkridge II a year later. Parkridge I, at 10800-10802 Parkridge Boulevard (DHR ID # 029-7547) employs a simple palette of International Style elements (ribbon windows, brick spandrels, cylindrical columns, flat roof) to integrate the attached buildings into their hillside site (Photo 18). Their footprints – rectangles with staggered east facades and notched west façades – mirror each other and break up the buildings' mass. The exterior walls consist of bands of brown brick laid in running bond separated by thin horizontal strips of orange brick, also laid in running bond. The ribbon windows hold square, black, glass panes in black metal frames.⁸⁴ The two buildings at Parkridge II (DHR ID #029-7548), at 10803-10805 Parkridge Boulevard, stand side by side, rather than back to back as in Parkridge I, and are generally rectangular in form, with projections on the north and south elevations. The exterior walls primarily consist of multicolored brick separated by bands of contrasting colors.



Photos 17 and 18. Campus Point (DHR ID #029-7546, left) and Parkridge I (DHR ID #029-7547) in Reston. (Robinson & Associates, 2025)

⁸³ Molly Moore, "Reston Residents Square Off Over Planned Restaurant Bar," *Washington Post*, March 31, 1982, VA 1, ProQuest Historical Newspapers, The Washington Post; "Campus Point at Campus Commons Office Park," *Virginia Record* 109:5 (October-December 1986), 49-52.

⁸⁴ "Office opened," *Architectural Record*, September 1981, 53; "Virginia Society AIA News," *Virginia Record* 108:5 (September-October 1986), 12.

A third low-rise office building in this area, at 11190 Sunrise Valley Drive (DHR ID #029-7544), is located in a four-building office park adjacent to Campus Point. It varies the office box formula in a site-specific way. Built in 1987 as the headquarters for Software AG of North America, the U.S. office of a German company founded in 1969 to develop software for business management and data analytics, it was designed by Donnally, Donnally Associates of Bethesda and won a Fairfax County Exceptional Design Honor Award in 1990. The building has an altered U-shaped footprint, with



Photo 19. 11190 Sunrise Valley Drive (DHR ID #029-7544), east elevation, looking northwest. (Robinson & Associates, 2025)

the east leg of the wing angled in a Deconstructionist gesture so that it intersects and crosses through the north wing (Photo 19). Constructed on a steel frame, its sections vary in height from one to four stories. It is faced with red brick, except at the entrance on the east, which includes a glass curtain wall, and employs two types of window openings – horizontal banks of four, square windows in dark metal frames and rows of single, square windows. Within the open space created by the building wings, a pond reaches to a terrace along the building face. The pond is bordered on the south by trees and may have Lake Thoreau, immediately across Sunrise Valley Drive, as the source of its water.

Although most of the buildings in the Reston office parks are less than forty years old, some are older, and changes have taken place. In 1976, according to Fairfax County aerial photos, two office buildings were located along Sunrise Valley Drive on land immediately northwest of the Reston Center for Associations and Educational Institutions. By 1990, there were six buildings in this area, and the two earlier buildings had been enlarged. One of the earlier buildings, the American Press Institute Headquarters (API, DHR ID #029-6051), had been constructed to the designs of architects Marcel Breuer and Hamilton Smith in 1974. Breuer (1902-1981) was a Bauhaus-trained émigré from Hungary, who came to the United States in 1937. He taught at Harvard with Walter Gropius and designed his most well-regarded buildings after World War II. These included the UNESCO headquarters in Paris (1953-58) and the Department of Housing and Urban Development building in Washington, D.C. (1963). Smith (b. 1925) was one of Breuer's associates, collaborating on the Whitney and several other buildings.⁸⁵ Although considered potentially eligible for the National Register in 2016, the API building was demolished in 2017 to make way for new housing.⁸⁶ Two other office buildings in this group were demolished by 2021, according to aerial photos, also for housing.

⁸⁵ Fleming, Honour, and Pevsner, 69-70; "Hamilton P. Smith, Architect," archINFORM website, <https://www.archinform.net/arch/> 1660, accessed June 6, 2025.

⁸⁶ Virginia Department of Historic Resources, Architectural Survey Form: American Press Institute Building (DHR ID #029-6051), January 2015, Virginia Cultural Resource Information System.

One office building in Area III made a dramatic attempt to escape Ghirardo's assessment of formulaic blandness – the Center for Innovative Technology (CIT) in Herndon (DHR ID #029-6347). Designed by Arquitectonica in association with local architecture firm Ward/Hall Associates and landscape architect Martha Schwarz and completed in 1989, the CIT building follows the principles of Deconstructivism by thwarting expectations of a typical office building. It is broken into four distinct parts, each with a different shape, orientation, and exterior finish, and randomly connected to each other. The main entrance located above the parking podium – the exterior of which is covered by a wire screen – is reached by a narrow, partly hidden drive. The elevations of the eleven-story tower and one side of a lower office wing angle outward, looming over visitors or employees who dare walk beneath them. (Photo 20) A 2021 Level II survey of the building recommended the CIT building eligible for the National Register as an early and rare example of Deconstructivism in Virginia.

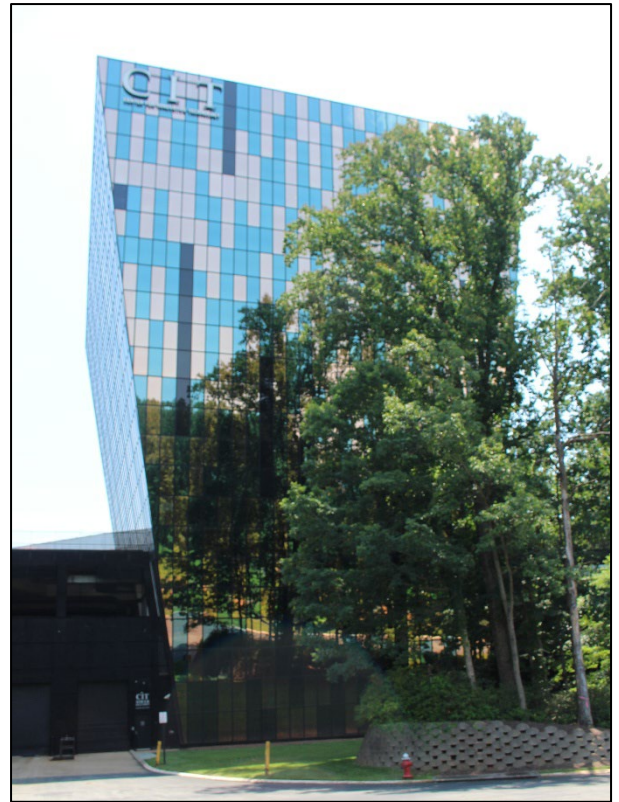


Photo 20. Northwest elevation of the CIT tower, looking southeast. (Robinson & Associates, 2025)



Photo 21. The southwest elevation of Fair Lakes One (DHR ID #029-7549), looking northeast. (Robinson & Associates, 2025)

The Fair Lakes area, along Interstate 66 just west of Fair Oaks, was rezoned in 1984 to accommodate 5.1 million square feet of office, high-tech industrial, retail, and hotel construction. Many of the projects were completed before 1990. Fair Lakes One (DHR ID #029-75490) at 12500 Fair Lakes Circle was part of a 657-acre development in this area planned by Hazel/Peterson Companies. Headed by John T. “Til” Hazel and Milton Peterson, Hazel/Peterson was one of Northern Virginia’s most prominent development firms in the last quarter of the twentieth century. At Fair Lakes, they planned a mixed-use development of residential, office, hotel, and retail space intended that would retain as much woodland as possible and provide walking trails and athletic facilities for residents. Fair Lakes One was built to take advantage of this intention. Designed by Davis & Carter, who collaborated frequently with Hazel/Peterson, Fair Lakes One had a chevron-shaped footprint, opening toward a manmade stormwater retention pond to the northeast. The building, four stories tall on a sloping site, is faced with reflective glass held in precast concrete framing (Photo 21) The primary entrance is located in the rounded point of the chevron facing southwest, looking toward the asphalt-paved surface parking lot. The large expanses of glass walls provided views of the wooded landscape, shaped by landscape architects Sasaki Associates, a nationally recognized firm based in Cambridge, Massachusetts. Completed in 1986, Fair Lakes One won three design awards: from the Northern Virginia chapter of the American Institute of Architects (1987), from Fairfax County (1988), and from the Northern Virginia Community Appearance Alliance, a realtors group (1989).⁸⁷



Photos 22 and 23. The Atrium (DHR ID #029-7542, left) and Bowman Green (DHR ID #029-6645). (Robinson & Associates, 2025)

Area III includes two examples of office condominium projects that were surveyed as part of the study, including the earliest in Fairfax County, if not in the state of Virginia. Two *Washington Post* entries (from 1973 and 1976, respectively) describe the Atrium (DHR ID #029-6645, Photo 22) as both “Virginia’s first condominium office building” and as “one of the first in Virginia to be sold on the condominium basis.” Located at 11250 Roger Bacon Drive in Reston, it was designed by Oxman Stewart Associates, led by principals Michael L. Oxman and James Stewart, and completed in 1974. The firm

⁸⁷ “Fair Lakes One, Davis and Carter, P.C. – Architects,” *Virginia Record* 109:5 (October-December 1987), 57-60; “N.Va. Realtors Group Honors Eight Developments for Design,” *Washington Post*, May 18, 1989, KVA 15, ProQuest Historical Newspapers: The Washington Post; “Northern Virginia Chapter, VSAIA, Design Awards,” *Virginia Record* 110:1 (January-February 1988), 54-55.

designed townhouses in Reston, as well as detached houses, apartments, and office buildings.⁸⁸ Rather than organized into rows or blocks, like other condominiums, the Atrium consists of twenty-three two- and three-story units arranged roughly in a square enclosing an interior courtyard. In some places, the projecting upper floors are cantilevered and in others supported by round metal columns. The roof is a faux mansard with a seamed metal covering. On the exterior, banks of windows for each unit are separated from neighboring units by a projecting fin. The Atrium was not built as a transitional low-rise office building near a residential neighborhood, the purpose envisioned by the 1984 Comprehensive Plan for such construction. Rather, it was located adjacent to a small shopping center in an otherwise lightly developed area north of the Dulles Access Road in Reston.

The second office condominium surveyed, also in Reston, is Bowman Green (DHR ID #029-7542, Photo 23), located just off Reston Parkway opposite Bowman Towne Drive. The east side of Reston Parkway, where Bowman Green is located, consists primarily of townhouse groupings, while the west side is given over to commercial and office uses. The condominiums therefore fulfill the county planning goal of transitioning from commercial to residential construction. Beery, Rio & Associates of Annandale, Virginia, formed in 1961 by Edgar C. Beery, Jr., and S. Richard Rio, designed Bowman Green. It opened in 1980 and includes twenty-five townhouse-style buildings divided into five blocks of two buildings, three blocks of four buildings, and one block of three buildings. They are one, one-and-a-half, and two stories tall, with composition shingle, low-pitched roofs and white-framed casement windows. The buildings are constructed of brick veneer and brickcrete over concrete block, and the windows are Insulite glass. At the center of the composition is the World War II-era, white, frame farmhouse occupied by Abram Smith Bowman, Sr., and his family. The site was once part of a 7,200-acre tract owned by the Bowmans, who farmed part of the land and used some of the produce at their distillery, which manufactured Virginia Gentleman bourbon whiskey. The Bowmans sold the property to Lefcourt Realty in 1960, who, a year later, sold 6,750 acres to Robert E. Simon, Jr., of New York for his planned town of Reston. Robert and his wife Anne used the house as a weekend getaway where they entertained and pitched Reston to potential investors. After the Simons' active participation in Reston ended in 1967, the house served as the public meeting place for Reston citizens until the Lake Anne community hall was built.⁸⁹

Three substantial hotels were surveyed during the project, all constructed in a three-year period near Dulles International Airport. Fairfax County planners included potential hotel locations in their area plans. All three of the

⁸⁸ "Office Condo Designed for Doctors," *Washington Post*, February 16, 1974, E33, ProQuest Historical Newspapers: The Washington Post; "Veatch Charles and Michael Oxman and James Stewart form VOS1 Partnership," *Reston Times*, June 28, 1973, A2, Fairfax County Library Historical Newspaper Index, <https://research.fairfaxcounty.gov/local-history/historical-newspaper-index>; Mary Ruffin Hanbury, Virginia Department of Historic Resources Architectural Survey Form: The Atrium (DHR ID #029-6645), Virginia Cultural Resources Information System.

⁸⁹ "Architect Edgar Beery Named to State Board," *Northern Virginia Sun*, January 25, 1973; "Architect S. Richard Rio Dies at 87," *Washington Post*, July 31, 1999, B6, ProQuest Historical Newspapers: The Washington Post; Laura H. Hughes, Laura H. and Simone M. Moffett, National Register of Historic Places Registration Form: A. Smith Bowman Distillery (DHR ID #029-5014). Department of the Interior, National Park Service. December 9, 1999; Nahorniak, Carol. "Bob Simon Slept Here." *Reston* 2:3 (Fall 2011), 32-35.



Photos 24 and 25. The Hilton Washington Dulles Airport (DHR ID #029-7552, left), and the Hilton Fairfax (DHR ID #029-7551), near Dulles International Airport. (Robinson & Associates, 2025)

surveyed hotels take a different design approach. The earliest, the Hilton Washington Dulles Airport Hotel (DHR ID #029-7552) at 13869 Park Center Road was conceived in the early 1980s as part of the “Renaissance Centre” by GT Realty & Management of Alexandria, a development firm headed by Victor G. Trapasso. Trapasso envisioned a 200-room hotel and a 300,000-square foot office building, convenient to both Dulles Airport and Interstate 66. Both were built across Route 28 from the Dulles runways. Lewis/Wisnewski & Associates of Alexandria designed the hotel using the Modernist approach of separating functions into different pavilions. In this case, a five-story circular building with a void at the center contained the rooms, while an attached L-shaped entrance building housed desk functions and dining facilities. The circular building employs vertical elements on the lower three floors (glass curtain walls between tan, brick-veneer piers) and horizontal elements for the top two floors (a continuous curtain wall band topped by a tan, brick-veneer cornice) (Photo 24). The entrance building presents a curved south façade to arriving visitors. It consists of a clear glass curtain wall set in a tan, brick-veneer frame. The Northern Virginia Chapter of the American Institute of Architects awarded the Renaissance Centre a merit citation in 1986. A rectangular, red brick events building was added to the southeast side of the hotel ring circa 2005.⁹⁰

The Hilton Fairfax (DHR ID #029-7551) at 12777 Fair Lakes Circle was completed in 1988 and was also part of Hazel/Peterson’s Fair Lakes project, located just down Fair Lakes Parkway from the Fair Lakes One office building. The hotel stands thirteen stories high and displays exterior features common to large commercial buildings constructed in the late twentieth century – ribbon windows of tinted reflective glass, glass curtain walls, and precast concrete panels (Photo 25). The building also possesses a simple, sculptural shape and decorative crown visible from nearby roadways. (It is located adjacent to a ramp from Interstate 66 to the Fairfax County Parkway.) No information regarding the history

⁹⁰ “Building Begins on Herndon’s Renaissance Centre,” *Washington Post*, June 11, 1984, WB53, ProQuest Historical Newspapers: The Washington Post; “GT Group Begins Construction for Office Building,” *Virginia Record* 105:3 (May-June 1984), 111; “Northern Virginia Chapter of the American Institute of Architects, 1986 Design Awards,” *Virginia Record* 108:5 (September-October 1986), 12; “Victor G. Trapasso, Real Estate Company President,” *Washington Post*, December 29, 1989, ProQuest Historical Newspapers: The Washington Post.

of the Hilton Fairfax design or the architects was discovered during research for the survey. The third hotel, the Westfields International Conference Center (DHR ID #029-7550) is now known as the Westfields Marriott Washington Dulles. Located at 14750 Conference Center Drive in Chantilly, it was conceived by the Henry A. Long Co. of Fairfax in the early 1980s as part of a 1,000-acre mixed use development including national and international corporate headquarters, research and development facilities, warehouses, and hotels. Perkins & Will, a Chicago firm that opened a Washington office in 1988, designed the hotel based on “grand Colonial Virginia estates,” including James Madison’s Montpelier, according to a newspaper article – apparently without any Postmodern irony from either the developers, the designers, or the reporter. It opened in 1989 and won an Exceptional Design Merit Award from Fairfax County in 1990.⁹¹

Only one commercial development in Area III was surveyed for the project, the South Lakes Village Shopping Center (DHR ID #029-7543) on South Lakes Drive in Reston. The center, completed in 1984, may represent a change in thinking for the developers of Reston at the time (Reston Land Corporation, a subsidiary of Mobil Corporation) resulting from the straitened economic circumstances of the late 1970s and early 1980s. Unlike the Lake Anne Village Center, which was designed for pedestrians and offered a mix of residences, offices, and shopping grouped around a large public plaza along the lake, the South Lakes center took its design cue from suburban strip-type shopping centers – accessed primarily by automobile and containing dozens of retail enterprises (Photo 26). Designed by Western Development Corporation, the South Lakes Village Shopping Center consists of two one-story building groups set against the northwest and south boundaries of the property. The front facades of the shops are clad in painted wood siding, both horizontal and vertical. Windows also vary from store to store and include individual fixed glass panes, large shopfront-style openings, and bay windows, as well as windows with arched and triangular tops. The South Lakes Village Shopping Center includes a public space in the form of a paved plaza along Lake Thoreau between the two segments of retail



Photo 26. The South Lakes Village Shopping Center (DHR ID #029-7543), looking northwest. (Robinson & Associates, 2025)

⁹¹ Marcia McAllister, “1,000-Acre Development Planned in West Fairfax,” *Washington Post*, December 1, 1984, E1, E20; Marcia McAllister, “Major Resort Set for Fairfax,” *Washington Post*, October 11, 1985, D1-2; Nan Powers, “Putting Executives in the Lap of Luxury,” *Washington Post*, June 5, 1989, F34. Proquest Historical Newspapers: The Washington Post.

stores. Restaurants at the end of these segments overlook the plaza and lake beyond. The shopping center received an Exceptional Design Merit Award from Fairfax County in 1985.⁹²

Unique in the survey is the Sully Station Community Center (DHR ID #029-7553) at 5101 Sequoia Farms Drive in Centreville (Photo 27). The Sully Station planned community, which was developed by Kettler & Scott, Inc. (also known as KSI Services), covered 1,100 acres and offered large and small detached houses, townhouses, and apartments to appeal to multiple demographics. In addition, it included a shopping center with a grocery store and dozens of retail shops, as well as a 150,000 square-foot office park to offer potential employment opportunities. The Martin Organization, an architecture and land planning firm based in Philadelphia but with a Washington office by 1988, designed the community center as the “clubhouse” and sales office for the planned community. It was completed in 1988 and is now home to the Sully Station Community Association and hosts community events and meetings and administers use of the pool to the south. The building can also be rented by local groups. The community center and shopping center employed similar, abstracted late nineteenth-century forms inspired by the work of architect H.H. Richardson (1838-1886) and Queen Anne or Shingle style buildings. The elements are simplified and exaggerated in the Postmodern manner, but the building had a serious purpose: designed to resemble a train station, it was intended to create a local landmark, similar to a town hall or courthouse in a small town. Sully Station and its associated residential developments helped make Kettler & Scott’s reputation. The company went on to develop several additional planned



Photo 27. Sully Station Community Center (DHR ID #029-7553), 5101 Sequoia Farms Drive, north elevation. (Robinson & Associates, 2025)

⁹² Hanbury Preservation Consulting and William & Mary Center for Archaeological Research, “Reston, A Planned Community in Fairfax County, Virginia,” prepared for the Virginia Department of Historic Resources and Fairfax County, February 8, 2021; Wendy Swallow, “Reston Ponders Its Last Frontier,” *Washington Post*, February 19, 1983, E1, E8, ProQuest Historical Newspapers: The Washington Post.

communities following the same principles in Fairfax, Prince William, and Loudoun counties. It is said to have developed 10,000 acres of land by the end of the twentieth century.⁹³

Two buildings constructed during the study period in Area III were publicly funded and intended to help address the social and recreational needs of its citizens. The Northern Virginia Regional Park Authority Headquarters, also known as the Walter L. Mess Building (DHR ID #029-6049), was designed by Washington-area architect Charles M. Goodman (1906-1992) and completed in 1973, with additions constructed in 1983 and 1991.⁹⁴ Goodman studied at the Armour Institute in Chicago, the forerunner of the Illinois Institute of Technology. He was lead architect for the design of Washington National Airport (now Ronald Reagan Washington National Airport) and designed houses in suburban Washington locations such as Hollin Hills, near Alexandria, Virginia, and the Moyaone Reserve in Accokeek, Maryland.⁹⁵ His park headquarters building is wood-framed, one story tall, with a two-tiered, hipped roof. The wood roof rafters extend beyond the building face, creating deep, open eaves on all four sides. The building was determined to have historic significance for its association with Goodman in 2015 and was listed on the Fairfax County Inventory of Historic Sites.⁹⁶

Lawrence Cook Associates designed the 1983 addition, incorporating numerous energy-saving techniques into the design, just as he had in Meadowlark Gardens Arboretum maintenance building (DHR ID #029-7571). For environmental design, Owens-Corning awarded the addition to the park headquarters building a Certificate of Achievement in 1983 for its use of passive solar techniques to reduce energy use for heating, cooling, and lighting (Photo 28). The National Park Service publication *Design* stated that the award was “the highest recognition in the country for energy conscious design.”⁹⁷ The headquarters addition also received an Energy Design Award from the Virginia chapter of the American Institute of Architects (VSAIA) in 1987. The architect of the 1991 addition is not known.⁹⁸

The rapid increase in Fairfax County’s population in the 1970s and 1980s coincided with a rise in crime of all types and among all ages.⁹⁹ County officials began looking for ways to house and treat its increasing criminal population by the

⁹³ John Ward Anderson, “Sully Station Suits Suburban Pioneers,” *Washington Post*, Jun 18, 1988, E1, E21-E22; Sam Hankin, “Developers Seek to Create Small-Town Atmosphere,” *Washington Post*, March 4, 1989, E1, E20-E21; Steven Pearlstein, “Developer Kettler May Have Found the Magic Formula,” *Washington Post*, May 14, 2007, ProQuest Historical Newspapers: The Washington Post.

⁹⁴ Denise Dressel, Virginia Department of Historic Resources Architectural Survey Form: The Walter L. Mess Building (DHR ID #029-6049), Virginia Cultural Resources Information System, 2015.

⁹⁵ Elizabeth Jo Lampl, National Register of Historic Places Nomination, “Subdivisions and Architecture Planned and Designed by Charles M. Goodman Associates in Montgomery County, Maryland,” January 2004; Richard Guy Wilson, “Hollin Hills Unit House,” in *The Making of Virginia Architecture*, eds. Calder Loth, Charles E. Brownell, and Richard Guy Wilson (Richmond: Virginia Museum of Fine Arts, 1992), 396.

⁹⁶ Dressel.

⁹⁷ Darrell Winslow, “Headquarters Addition, Northern Virginia Regional Park Authority,” *Design* (Winter 1984), Park Practice Program, National Park Service, U.S. Department of the Interior.

⁹⁸ A.J. Davis, “VSAIA Energy Design Awards,” *Virginia Record* 110:1 (January-February 1988), 27-30, ProQuest Historical Newspapers: The Washington Post; Frances Sauve, “Architectural Award,” *Washington Post*, December 15, 1983.

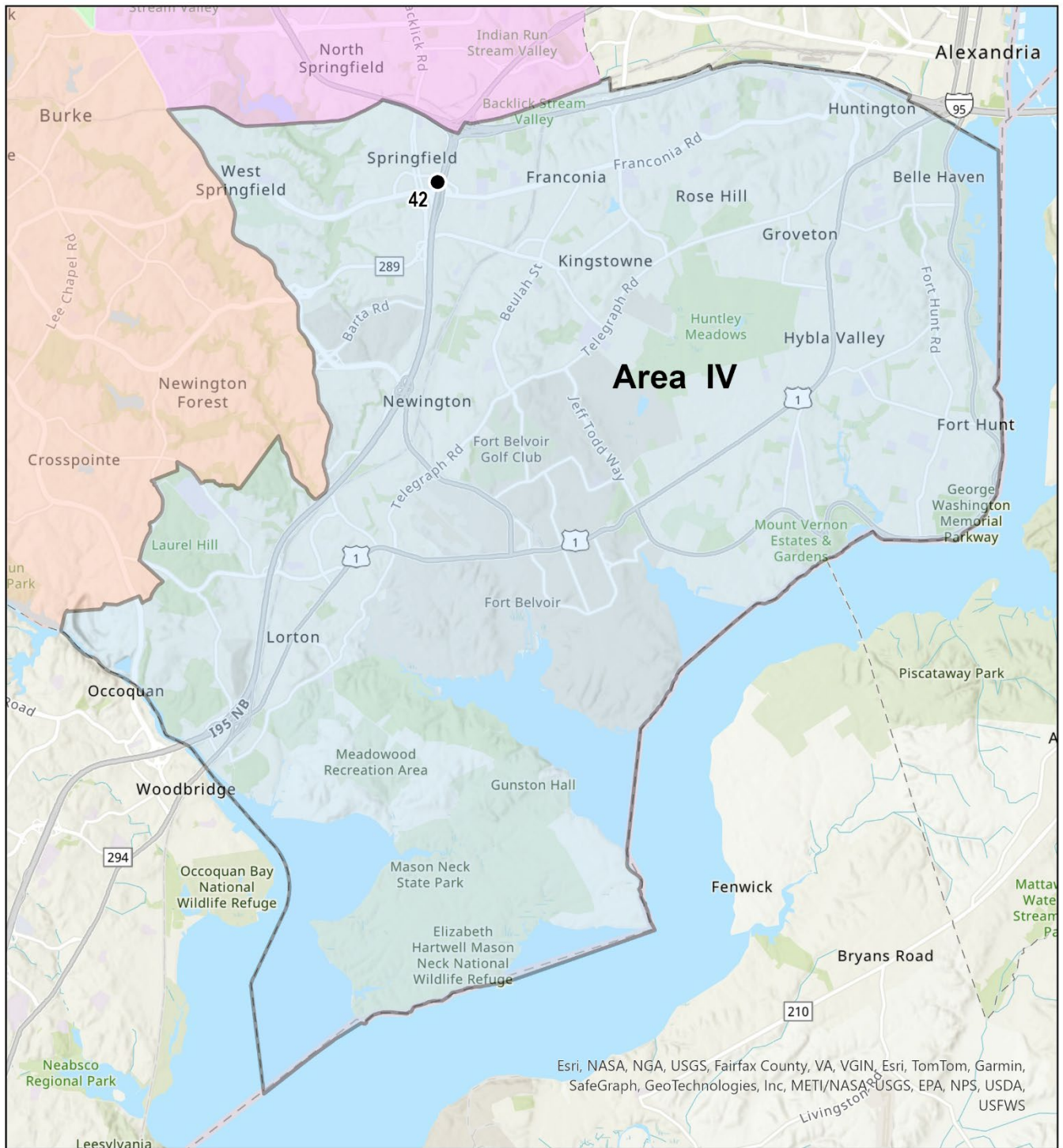
⁹⁹ Lan, Nguyen, “Juvenile Crime Rises Again in Fairfax,” *Washington Post*, March 28, 1996, V1; Peter Baker, “Fairfax Board Sets Bond Vote, Adjusts Budget for Tax Relief,” *Washington Post*, August 8, 1989, D1, ProQuest Historical Newspapers: The Washington Post.



Photos 28 and 29. The 1971 original section of the Walter L. Mess Building (DHR ID #029-6049, left) and the Fairfax County Boys Probation House (DHR ID #029-7555). (Robinson & Associates, 2025)

middle of the 1980s and in 1989 authorized referenda on several bond issues, including funding to renovate and expand the Boys Probation House. Rather than renovate the existing building at 4410 Shirley Gate Road, the county ultimately acquired an adjacent property, demolished the buildings on both, and constructed a new facility (DHR ID #029-7555). Gauthier, Alvarado & Associates of Falls Church designed the new Fairfax Boys Probation House, which was completed in 1995 (Photo 29).¹⁰⁰ It is a nearly square, one-story brick building with a hipped, standing-seam metal roof. The facility consists of four wings around a small courtyard. Eyebrow dormers holding louvered panels are located at intervals on all four sides of the roof. The primary entrance is located at the center of the east elevation, facing the entrance drive and Shirley Gate Road. The facility of one of several built by the county during the study period – a girls probation house, a halfway house, and enlarged detention facilities – intended to address the social problems of a rapidly urbanizing county.

¹⁰⁰ D’Vera Cohn, “Fairfax Approves Bond Issue for Jail, Other Facilities,” *Washington Post*, November 8, 1989, A28; “Highlights of Fairfax County November Bond Referendum,” *Washington Post*, August 17, 1989, VA-E2. ProQuest Historical Newspapers: The Washington Post; “Gauthier, Alvarado & Associates.” *Inform*, Special Issue (1994), 61-62.



Map 5. Area IV (Fairfax County Government, ArcGIS, annotated by Fairfax County Department of Planning and Development)

KEY

42 – Springfield Tower

Area IV

Area IV is located in southeast Fairfax County. It is bordered by Area I and Alexandria on the north, the Potomac River on the east and southeast, Prince William County on the southwest, and Area III on the west. Fort Belvoir and the Mason Neck National Wildlife Refuge are located within its boundaries, and Springfield, near its northern boundary is its largest urban area. Interstate 95 and U.S. Route 1 are the major north-south arteries, and U.S. Routes 29 and 50 and Route 236 cross it from east to west. A large parcel of land, known as the McGuin tract at the intersection of the Capital Beltway and South Van Dorn Street remained undeveloped in 1984, one of the last undeveloped areas along the Beltway. Downtown Springfield, which contained a relatively random assortment of shopping centers, single buildings such as banks, restaurants, and offices, was considered ripe for redevelopment. Such redevelopment was understood to require the assembly of multiple tracts and the demolition of some buildings.¹⁰¹

The Springfield Tower (DHR ID #029-7266) is located in the area suggested for redevelopment but was not among those considered for demolition. The twelve-story office tower was designed by Ward and Hall and Associates and completed in 1972. The developers envisioned a landmark project that would stand out from its low-profile neighbors and identify Springfield as the gateway to Northern Virginia. Limited by the size of the site, which originally contained only 16,000 square feet, or one-third of an acre, the architects conceived of a tall, slim building with approximately 40,000 gross square feet spread across relatively small floorplates (Photo 30). A limited partnership headed by George Truman Ward and Charles E. Hall, Jr., developed the project. The design grouped all of the core functions, together with two stairways and two elevators, in a concrete shaft, leaving the office space as a separate element in a glass-enclosed tower. Unimpeded by core and corridors, each office floor had a 270-degree view through a “Solarbronze” glass curtain wall and the rounded corners of Plexiglas panels in a color that matched the tinted glass walls. The office tower was supported by only four columns, encouraging open office planning. When the building was completed, locals dubbed it “The Needle.” The Springfield Tower is an early example in Fairfax County of the trend by suburban developers to commission highly visible, highly recognizable office buildings



Photo 30. Springfield Tower (DHR ID #029-7266), looking southwest. (Robinson & Associates, 2025)

¹⁰¹ *The Comprehensive Plan for Fairfax County, Virginia, 1984*, 70, 420.

that were meant to make a mark on the skyline and serve as local signposts – a precursor to the type of signature buildings that would later be dubbed “screaming architecture.” The building’s award-winning design is also a notable example in Fairfax County of a Late Modern-era, high-rise office building designed using International Style principles of expression and of the location of this building form and style in a suburban setting. In 1973, the Northern Virginia Builders Association awarded Edsall Corporation, the general contractor, an award for “workmanship of crafts” in the Springfield Tower. The following year, the Virginia Chapter of American Institute of Architects awarded the project an Honor Award. AIAVA jury members that year included Michael Graves (Architect and Professor at Princeton University), John M. Johansen (Architect, New York City), and James Stewart Polshek (Architect and Dean of Columbia University School of Architecture).¹⁰²

¹⁰² “1974 Honor Awards,” *Virginia Record* 97, no. 2 (February 1975), 9-37; “Carr and Gulf-Reston Count 5: 22 N. Virginia Building Awards Made,” *Washington Post*, July 21, 1973, E1; John B. Willman, “Tall, Slim Building Seen on Springfield Skyline,” *Washington Post*, September 2, 1972, D1, ProQuest Historical Newspapers: The Washington Post; “Springfield Tower Office Building,” *Virginia Record* 95, no. 11 (November 1973), 66-67.

Table 1. Fairfax Postmodern Selective Survey – Resource Table

| No. | DHR ID # | Name | Address | Date of Construction |
|-----|----------------|---|--|----------------------|
| | AREA I | | | |
| 1 | 029-6845 | Skyline Tower | 5107 Leesburg Pike, Falls Church | 1988 |
| 2 | 029-7558 | One Cambridge Court | 8110 Gatehouse Road, Falls Church | 1989 |
| 3 | 029-7559 | Heritage II-III | 7605-7611 Little River Turnpike, Annandale | ca. 1990 |
| 4 | 029-7560 | Exxon Mobil Headquarters | 8081 Innovation Park Drive, Falls Church | 1980, 1988 |
| 5 | 029-7561 | Fairview Park | 3110-3190 Fairview Park Drive, Falls Church | 1986-2008 |
| 6 | 029-7586 | Northrop Grumman Headquarters | 2980 Fairview Park Drive, Falls Church | 1990 |
| | AREA II | | | |
| 7 | 029-6590 | Tycon Tower | 8000 Towers Crescent Drive, Vienna | 1986 |
| 8 | 029-6591 | Tycon Courthouse | 2070 Chain Bridge Road, Vienna | 1983 |
| 9 | 029-7538 | Old McLean Village | 6700-6764 Old McLean Village Drive and 1352-1358 Old Chain Bridge Road, McLean | 1980 |
| 10 | 029-7539 | Curran Square | 6719-6732, 6734, 6736, and 6738 Curran Street, McLean | 1981 |
| 11 | 029-7540 | Marketplace of McLean | 1371 Beverly Road, McLean | 1990 |
| 12 | 029-7541 | Farm Credit Administration | 1501 Farm Credit Drive, McLean | 1984 |
| 13 | 029-7554 | National Rifle Association Headquarters | 11250 Waples Mill Road, Fairfax | 1989 |
| 14 | 029-7556 | GMU Center for the Arts | 4373 Mason Pond Drive, Fairfax | 1990 |
| 15 | 029-7557 | Office Building | 7600 Leesburg Pike, Falls Church | 1986 |
| 16 | 029-7562 | Fairfax County Government Center | 12000 Government Center Parkway, Fairfax | 1992 |
| 17 | 029-7563 | Centerpointe I & II | 4000 and 4050 Legato Road, Fairfax | 1987, 1989 |
| 18 | 029-7564 | Federal Home Loan Mortgage Corp. | 8200 Jones Branch Drive, McLean | 1990, 1994 |
| 19 | 029-7565 | Fairfax Building/ BASIS Independent | 8000 Jones Branch Drive, McLean | 1988 |
| 20 | 029-7566 | Tysons Dulles Plaza | 1410, 1420, and 1430 Spring Hill Road, McLean | 1986, 1989 |
| 21 | 029-7567 | Tysons Executive Plaza | 2000 and 2010 Corporate Ridge, McLean | 1984, 1987 |
| 22 | 029-7568 | Westwood I | 8601 Westwood Center Drive, Tysons Corner | 1984 |
| 23 | 029-7570 | Tysons Office Center | 8133 Leesburg Pike, Vienna | 1981 |
| 24 | 029-7571 | Meadowlark Gardens Maintenance Bldg | 9750 Meadowlark Gardens Court, Vienna | 1986 |

| No. | DHR ID # | Name | Address | Date of Construction |
|-----|----------------------------|---|--|----------------------|
| | Area III | | | |
| 25 | 029-6049 | Northern Virginia Regional Park Authority HQ | 5400 Ox Road, Fairfax Station | 1973, 1983, 1991 |
| 26 | 029-6259/ 029-6494-0007 | Future Business Leaders of America | 1912 Association Drive, Reston | 1991 |
| 27 | 029-6347 | Center for Innovative Technology | 2214 Rock Hill Road, Herndon | 1989 |
| 28 | 029-6645 | The Atrium | 11250 Roger Bacon Drive, Reston | 1974 |
| 29 | 029-7542 | Bowman Green | 11701-11741 Bowman Green Drive, Reston | 1980, 1984 |
| 30 | 029-7543 | South Lakes Village Shopping Center | 11120 South Lakes Drive, Reston | 1984 |
| 31 | 029-7544 | Software A.G. of North America HQ | 11190 Sunrise Valley Drive, Reston | 1987 |
| 32 | 029-7545 | The Pond Building | 1939 Roland Clarke Place, Reston | 1988 |
| 33 | 029-7546 | Campus Point | 1880 Campus Commons Drive, Reston | 1985 |
| 34 | 029-7547 | Parkridge I | 10800-10802 Parkridge Boulevard, Reston | 1984 |
| 35 | 029-7548 | Parkridge II | 10803-10805 Parkridge Boulevard, Reston | 1985 |
| 36 | 029-7549 | Fair Lakes One | 12500 Fair Lakes Circle, Fairfax | 1986 |
| 37 | 029-7550 | Westfields Marriott International Conference Center | 14750 Conference Center Drive, Chantilly | 1989 |
| 38 | 029-7551 | Hilton Fairfax | 12777 Fair Lakes Circle, Fairfax | 1988 |
| 39 | 029-7552 | Hilton Washington Dulles | 13869 Park Center Road, Herndon | 1986 |
| 40 | 029-7553 | Sully Station Community Center | 5101 Sequoia Farms Drive, Centreville | 1988 |
| 41 | 029-7555 | Fairfax County Boys Probation House | 4410 Shirley Gate Road, Fairfax | 1995 |
| | AREA IV | | | |
| 42 | 029-7266 | Springfield Tower | 6320 Augusta Drive, Springfield | 1972 |

X. GUIDELINES AND RECOMMENDATIONS

Introduction

The purpose of the Late Twentieth-Century Architecture of Fairfax County: Historic Context and Survey Report, as stated in the RFP for the project, is to develop historical contexts as means by which to assess the potential National Register of Historic Places eligibility of the properties being surveyed in a manner that can be applied to as yet unidentified properties in the future. The RFP for the project refers to the *Phase 1, Historic Resources Inventory (HRI)* for Arlington County, Virginia, which addresses three types of historic resources (garden apartments, shopping centers, and commercial buildings) as a potential model. The HRI is a table of surveyed properties ranked by their importance in county history and design significance and takes into account physical integrity. During the kickoff meeting for the present project, Fairfax County staff also suggested the National Register multiple property documentation format, which develops National Register eligibility guidelines to be applied to thematically related but discontinuous property types, as an appropriate way to address the eligibility of properties in the present survey.¹⁰³ The two approaches have been adapted in the following analysis. Since the vast majority of the buildings surveyed are less than fifty years old (thirty-nine out of forty-two), the guidelines address Criterion Consideration G for assessing significance in addition to the three applicable National Register criteria of significance (A, B, and C).¹⁰⁴

This section also includes a matrix for each property type that correlates the information related to significance that is part of the Guidelines and Recommendations with specific resource information gathered during the selective survey that was conducted as part of the project. Each matrix includes a column that indicates whether the resource is at least fifty years old or satisfies Criterion Consideration G and one that notes National Register recommendations made by the survey. For buildings less than fifty years old and those that do not appear to satisfy Criterion Consideration G, the matrices are intended to indicate the historic contexts that may apply to the surveyed buildings when enough time has passed for eligibility to be evaluated. While the intent of the matrices is to aid in preservation planning, the tables should always be used alongside the survey report and the survey form for individual properties to ensure that the properties are understood within those contexts.

National Register Criteria and Criteria Considerations Applicable to All Property Types

Criterion A

The resources surveyed as part of the Late Twentieth-Century Architecture of Fairfax County study have been evaluated under Criterion A as potentially significant examples of the historical events and patterns of events that took place in Fairfax County during the study period. These events or patterns – the contexts – include shifts in land use, changes in the nature of labor and commerce in the metropolitan Washington, D.C., area,

¹⁰³ *Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form* (1999). National Register of Historic Places, U.S. Department of the Interior, 1999.

¹⁰⁴ Criterion D, relating to archaeology, was not addressed as part of the study.

improved local transportation, federal government programs and policies, and the county's efforts to manage rapid growth through comprehensive planning. National Register areas of significance for properties considered under Criterion A may include, but are not limited to, commerce, community planning and development, education, engineering, industry, invention, law, performing arts, politics/government, and transportation.

Criterion B

It may be possible for a property such as an office building in Fairfax County to be considered eligible for the National Register under Criterion B since the accomplishments of significant people – businessmen, government officials, architects – may be most closely associated with their workspaces. It should be stressed that the individuals must be demonstrated as significant within a specific historic context before the subject building can be evaluated for its association with that individual. Relevant possible contexts include all those appropriate for use under Criterion A and potentially under Criterion C, since some local architects moved their offices into office buildings they designed. Areas of significance may include, but are not limited to, architecture, commerce, community planning and development, engineering, industry, invention, landscape architecture, politics/government, and transportation.

Criterion C

The surveyed resources may also be considered for eligibility under Criterion C for their design or method of construction or as the work of a master. The architects may be locally or nationally known. The design philosophy of the resources will generally be either Late Modernism or Postmodernism, and the contexts for the evaluation of significance would include the evolution of Modernism in the late twentieth century in response to advances in building technology and the reaction against Modernism that resulted in Postmodern design. A reaction against Postmodernism, which produced Deconstructivist architecture, is another design context to consider. Eligible resources should be early or definitive examples of these approaches. Areas of significance to be applied may include architecture, community planning and development, engineering, or landscape architecture.

Criteria Consideration G

To be eligible for the National Register, any property less than fifty years of age, whether it is being evaluated under Criterion A, B, or C, must satisfy the requirements of Criterion Consideration G, which calls for "exceptional importance" on the part of the resource within applicable contexts. This consideration is included in National Register evaluations to ensure that a scholarly historical perspective is in place by which to understand the resource. Such perspective may be difficult to establish with regard to properties with potential local significance since they are less likely to have been the subject of scholarly research. Fairfax County has an advantage in this regard. As a result of its location near the nation's capital, the national standing of many corporations located in the area, and the high standard of living of its citizens, it has been the subject of academic analysis, especially in the areas of planning and late twentieth-century growth. It should be noted that some properties, whether individual resources or historic districts, may not need to satisfy

Criterion Consideration G if their plan or design is more than fifty years old, but their completion extends beyond that date by a few years. In addition, all of the buildings in potential historic districts may not need to satisfy Criterion Consideration G if most of the buildings are more than fifty years old.

Most of the surveyed properties are less than fifty years old and, therefore, would likely need to meet Criteria Consideration G to be eligible for the National Register. As mentioned earlier, only three surveyed resources were constructed before 1975. All three are office buildings – a one-story government office (Northern Virginia Regional Park Authority Headquarters, DHR ID #029-6049), an office condominium (the Atrium, DHR ID #029-6645), and a multistory tower (Springfield Tower, DHR ID #029-7266). In addition, another multistory office tower (Skyline Tower, DHR ID #029-6845) was determined by a previous survey to contribute to the significance of the Skyline Center Historic District, which has a period of significance of 1969-1988.

Integrity

To be considered eligible for the National Register, all properties must be determined to have integrity to their period of significance according to National Register standards. Since reconnaissance-level surveys do not cover building interiors, assessment of the National Register integrity of the surveyed buildings was not included in the present study.

Level of Significance

Most of the resources to be evaluated under the criteria described above are likely to have local significance because they were conceived and built to satisfy local needs and according to local standards. With some exceptions, buildings were constructed as the Washington office of regional or national companies, rather than as corporate headquarters. Most were also designed by local architects, although a small number were designed by architecture firms with national or international practices, such as Hellmuth, Obata & Kassabaum and Philip Johnson and John Burgee. There may also be a few instances where state significance comes into play. The Atrium (DHR ID #029-6645), for instance, may be the first office condominium in Virginia. The building would, therefore, have significance at the state level. Fairfax County was also the state leader in the high-tech sector during the study period, and the potential significance of some properties considered under Criterion A or B may therefore rise to the state level.

Property Types and Eligibility Guidelines

The following property types were surveyed for this project:¹⁰⁵

- office buildings
- office condominiums (historic district)
- office parks (historic district)

¹⁰⁵ The consideration of property types in determining eligibility is derived from standards employed for National Register Multiple Property Documentation evaluations. The list of property types described here is based on the original use of the building. Although most properties continue to be used for their original purpose, a small number have been converted to new uses or have had uses added. One office building, for instance, has been converted into a school, and two of the office condominiums now house retail establishment in some units.

- hotels
- shopping centers
- community buildings

It should be noted that several of the office buildings surveyed were part of office parks but were surveyed as individual resources. The only office park surveyed as a whole was Fairview Park (DHR ID #029-7561). Information derived from the survey of individual properties that were part of office parks or planned developments were factored into the guidelines below, but additional surveying would be required to determine whether the office parks can be evaluated as historic districts. A list of surveyed buildings that were part of office parks is included in that section of the guidelines. In addition, some of the office buildings and hotels are located in areas planned for mixed uses and may therefore be considered as part of potential historic districts encompassing those uses. Since no such planned developments were surveyed as part of the project, however, guidelines for their eligibility are not included in this report.

Office Buildings

In order to be eligible for the National Register under **Criterion A**, the office buildings from the survey period (1970-1995) should be associated in a significant way with one or more of the following contexts:

- A1¹⁰⁶ – Changes in land use: Much of Fairfax County, especially in its western section, remained rural and agricultural in 1970. Changes in land use patterns in the county during the study period relevant under Criterion A will most often take the form of commercial land use replacing former residential or agricultural areas or multistory, higher density commercial development replacing one- or two-story, lower density residential, industrial, or commercial use. Eligible resources will be harbingers of these land use shifts. Examples of such properties are Campus Point (DHR ID #029-7546) and Fair Lakes One (DHR ID #029-7549). Campus Point was located in an area of Reston originally zoned for residential use and was conceived in the same year that the zoning was changed. Fair Lakes One was the first building constructed in an area of western Fairfax County rezoned for multiple uses.
- A2 – Changes in the nature of commerce and labor in the metropolitan Washington, D.C., area: During the study period, commerce and employment changed dramatically from agricultural, local retail, and light industrial activities to research and development, high-technology manufacturing, federal agency locations, government support services, and regional retail, with a resulting increase in median household income. Properties eligible under Criterion A in this context will have been specifically designed for these activities, rather than existing buildings adapted for such uses, and will represent early examples of the new industries and workplaces. Especially important in this category would be buildings designed for a specific client, rather than speculative

¹⁰⁶ The alpha-numerical designation corresponds to the headers in the evaluation matrix at the end of the resource categories.

buildings designed for general office use. An example might be the Exxon Mobil Headquarters in Merrifield (DHR ID #029-7560).

- A3 – Improved local transportation: New roads and improvements to existing roads guided, resulted from, and were intended to accommodate growth and land use changes in Fairfax County. Interstates 495 and 66 were not built to suit county needs, although their courses were influenced by local interests. The highways’ intersections with local roads were quickly seen as potential nodes of future growth. Subsequently, the capacity of local roads was often increased, and additional new roads, often dubbed “parkways,” were constructed to link more and less developed areas. Development projects near these transportation improvements may be eligible if they were among the first to take advantage of the improvements, instigating additional construction in the area, or are outstanding examples of such designs. Among others, this context applies to many of the office buildings in Reston south of the Dulles Toll and Access roads.
- A4 – Federal government programs and policies: Decentralization of federal agencies into the suburbs accelerated in the late twentieth century as government agencies grew or multiplied and as downtown Washington land values increased in comparison with suburban sites. Changes to federal policies, like the defense build-up that took place during the presidency of Ronald Reagan, also influenced the relocation of defense-related private businesses to Fairfax County. Federal and private offices in Fairfax County may satisfy Criterion A by representing this trend but should be trailblazers in some capacity or exemplary projects. The Federal Home Loan Mortgage Corporation building (DHR ID #029-7564) is one such building.
- A5 – Fairfax County’s efforts to manage growth through comprehensive planning: During the study period, Fairfax County adopted its first comprehensive plan and its first area plans, employed continuous monitoring of their plans and process, and adapted their planning documents to changing conditions. The plans recommended areas for different types of development, promoted compatible development in areas adjacent to existing older neighborhoods, and encouraged conservation of land and green space, access to mass transit, and mixed uses. In some cases, the county prepared more detailed plans for areas considered especially important that included sketches, recommendations for reworked circulation, and proposed locations for different uses. Surveyed properties representing this context may be eligible under Criterion A if they fulfilled comprehensive or area plan guidance on the sites they occupy, especially if they were early examples or successful designs that became models for later development. While this context applies to many of the buildings surveyed for this report, an important example is the Exxon Mobil headquarters in Merrifield (DHR ID #029-7560), which was constructed on a significant site along the Capital Beltway at its intersection with Arlington Boulevard. Its development satisfied an aspect of a county area plan, as well as achieving goals of attracting nationally important corporations to the area.

Under **Criterion B (B)**, a property may be eligible for the National Register if:

- It is associated with an individual – either a businessman, developer, designer, or county official – who is demonstrably significant to the history of Fairfax County during the period 1970-1995 through their contributions to Fairfax business, development, growth, architecture, engineering, or planning, *and*
- The property in question is the resource that best represents the contribution to Fairfax history made during the individual's productive life. For the current survey, this property would likely be the place of business, office, or studio where the individual conducted the work for which they are significant.

Only one office building surveyed for this report appeared to be potentially eligible under Criterion B. That is the Fairfax Building (now BASIS Independent School, DHR ID #029-7565), which once housed the offices of BDM International, one of the early private companies that moved to Fairfax County in the 1970s to be closer to its primary client, the federal government. The building appears likely to have contained the office of Earle C. Williams, the president and CEO of the company for twenty years during the study period. Williams was also an important booster of the Fairfax County business community and a commissioner of the Fairfax County Economic Development Authority. It should be noted that Williams' contribution to Fairfax's growth during this period would need to be determined exceptionally important since the building is less than fifty years old.

Office buildings from the period are potentially significant under **Criterion C** if:

- C1 – They exemplify and embody the design precepts and construction techniques of Late Modern, Postmodern, or other relevant design philosophies as practiced by architects, landscape architects, and planners of the study period, *and*
- C2 – They are one of the important precedents or early examples of Late Modern, Postmodern, or other relevant design philosophies in Fairfax County or nationally during the period, or
- C3 – They represent a work of a master designer in Fairfax County, of either national, state, or local reputation.

Most of the buildings surveyed can be labeled Late Modernist in approach. Three stand out for their adherence to Postmodern architectural principles: Tycon Tower (DHR ID #029-6590), 1 Cambridge Court (DHR ID #029-7558), and Heritage II and III (DHR ID #029-7559). The lone Deconstructivist building surveyed is the Center for Innovative Technology (DHR ID #029-6347).

Table 2. Office Building Evaluation Matrix

| Resource no. | DHR ID No./Name | A1 | A2 | A3 | A4 | A5 | B | C1 | C2 | C3 | 50 yrs/G ¹⁰⁷ | NR ¹⁰⁸ |
|--------------|---|----|----|----|----|----|---|----|----|----|-------------------------|-------------------|
| | Area I | | | | | | | | | | | |
| 1 | 029-6845 – Skyline Tower | | X | | | X | | X | X | X | X | X |
| 2 | 029-7558 – 1 Cambridge Ct | | X | | | | | X | X | | | |
| 3 | 029-7559 – Heritage II-III | | X | | | | | X | | | | |
| 4 | 029-7560 – Exxon Mobil HQ | X | X | X | | X | | X | X | X | X | X |
| 6 | 029-7586 – Northrop Grumman HQ | | X | X | | X | | X | | | | |
| | Area II | | | | | | | | | | | |
| 7 | 029-6590 – Tycon Tower | | X | X | | X | | X | | X | | |
| 8 | 029-6591 – Tycon Courthouse | | X | X | | X | | X | X | | | |
| 12 | 029-7541 – Farm Credit Administration | | X | | X | | | X | | | | |
| 13 | 029-7554 – NRA Building/ Summit 66 | | X | X | | | | X | | | | |
| 15 | 029-7557 – 7600 Leesburg Pike | | X | | | | | X | | | | |
| 16 | 029-7562 – Fairfax County Government Center | | | X | | X | | X | | | | |
| 17 | 029-7563 – Centerpointe I & II | | X | X | | X | | X | | | | |
| 18 | 029-7564 – Federal Home Loan Mortgage Corp | | | X | X | | | X | | X | | |
| 19 | 029-7565 – Fairfax Bldg/ BASIS Independent | | X | X | X | | X | X | | X | | |
| 20 | 029-7566 – Tysons Dulles Plaza | | X | X | | X | | X | | | | |
| 21 | 029-7567 – Tysons Executive Plaza | | X | X | | X | | X | | | | |
| 22 | 029-7568 – Westwood I | X | X | X | | X | | X | | | | |
| 23 | 029-7570 – Tysons Office Center | | X | | | X | | X | X | | | |

¹⁰⁷ In all the matrices, If this column is checked, the resource is either fifty years old or it satisfies Criteria Consideration G.

¹⁰⁸ This column in all the matrices addresses recommendations on National Register eligibility made by the current or earlier surveys.

| | Area III | | | | | | | | | | | |
|----|---|---|---|---|---|---|--|---|---|---|---|---|
| 25 | 029-6049 – Northern Virginia Regional Park Authority HQ | | | | | X | | X | | X | X | X |
| 26 | 029-6259/029-6494-0007 – Future Business Leaders of America | | X | X | | X | | X | | | | |
| 27 | 029-6347 – Center for Innovative Technology | | X | X | | | | X | X | | X | X |
| 31 | 029-7544 – Software A.G. of North America HQ | | X | X | | X | | X | | | | |
| 32 | 029-7545 – The Pond Bldg | | X | X | | X | | X | | | | |
| 33 | 029-7546 – Campus Point | X | X | X | | X | | X | | | | |
| 34 | 029-7547 – 1 Parkridge Center | | X | X | X | X | | X | | | | |
| 35 | 029-7548 – Parkridge Business Center, Phase II | | X | X | | X | | X | | | | |
| 36 | 029-7549 – Fair Lakes One | X | X | X | | X | | X | | | | |
| | Area IV | | | | | | | | | | | |
| 42 | 029-7266 – Springfield Tower | | X | | | X | | X | X | | X | X |

Office Condominiums (historic district)

Four examples of office condominiums were surveyed for the present project. All represent different approaches to achieving the goal of creating small office units on limited sites that were intended to be domestic in scale, often in order to be harmonious with or provide a transition to adjacent residential areas. Criteria to be used to determine the eligibility of such properties for the National Register are the same as those of individual office buildings. In the case of office condominiums, however, the individual office units are contributing resources to the historic district. The Atrium in Reston (DHR ID #029-6645) is fifty years old and has been determined potentially eligible for the National Register. One office condominium has the potential to be significant under Criterion B. This is Bowman Green (DHR ID #029-7542), which includes the house occupied by Robert E. Simon in the early years of the planned town of Reston's development.

Table 3. Office Condominium Evaluation Matrix

| Resource no. | DHR ID No./Name | A1 | A2 | A3 | A4 | A5 | B | C1 | C2 | C3 | 50 yrs/G ¹⁰⁹ | NR ¹¹⁰ |
|--------------|-------------------------------|----|----|----|----|----|---|----|----|----|-------------------------|-------------------|
| | Area II | | | | | | | | | | | |
| 9 | 029-7538 – Old McLean Village | | X | | | X | | X | | | | |
| 10 | 029-7539 – Curran Square | | X | | | X | | X | | | | |
| | Area III | | | | | | | | | | | |
| 28 | 029-6645 – The Atrium | | X | | | X | | X | X | | X | X |
| 29 | 029-7542 – Bowman Green | | X | | | X | X | | | | | |

Office Parks (historic district)

A large number of office buildings in Fairfax County built during the study period were constructed in areas set aside for two or more buildings, often, but not always, removed from primary transportation corridors and set amid landscaped or wooded grounds. Although properties surveyed for this study were almost entirely addressed as individual buildings, the importance of these “office parks” in the development of Fairfax County during the study period became clear during research. One property, Fairview Park, which contains eleven buildings, was surveyed as a whole and will be used as an example of how an office park may be evaluated, using the same categories as office buildings. In addition, a list of surveyed office buildings (Table 5) that were or appear to have been built as parts of office parks follows the office park matrix. Given their size and the green space implied by their label as parks, landscape design may play a greater role in their significance than in individual office buildings or office condominiums. One of the buildings surveyed – the Future Business Leaders of American headquarters (DHR ID #029-6259/029-6494-0007) – was previously surveyed and determined to be a noncontributing resource in the National Register-eligible Association Drive Historic District (DHR ID #029-6494).

Table 4. Office Parks Evaluation Matrix

| Resource no. | DHR ID No./Name | A1 | A2 | A3 | A4 | A5 | B | C1 | C2 | C3 | 50 yrs/G ¹¹¹ | NR ¹¹² |
|--------------|--------------------------|----|----|----|----|----|---|----|----|----|-------------------------|-------------------|
| | Area I | | | | | | | | | | | |
| 5 | 029-7561 – Fairview Park | X | X | X | | X | | X | | | | |

¹⁰⁹ In all the matrices, If this column is checked, the resource is either fifty years old or it satisfies Criteria Consideration G.

¹¹⁰ This column in all the matrices addresses recommendations on National Register eligibility made by the current or earlier surveys.

¹¹¹ In all the matrices, If this column is checked, the resource is either fifty years old or it satisfies Criteria Consideration G.

¹¹² This column in all the matrices addresses recommendations on National Register eligibility made by the current or earlier surveys.

Table 5. Office Buildings in Office Parks

| Resource No. | DHR ID # | Name | Address | Construction Date |
|--------------|----------------------------|------------------------------------|---|-------------------|
| | Area I | | | |
| 4 | 029-7560 | Exxon Mobil Headquarters | 8081 Innovation Park Drive, Falls Church | 1980, 1988 |
| 6 | 029-7586 | Northrop Grumman Headquarters | 2980 Fairview Park Drive, Falls Church | 1990 |
| | Area II | | | |
| 20 | 029-7566 | Tysons Dulles Plaza | 1410, 1420, and 1430 Spring Hill Road, McLean | 1986, 1989 |
| 21 | 029-7567 | Tysons Executive Plaza | 2000 and 2010 Corporate Ridge, McLean | 1984, 1987 |
| 22 | 029-7568 | Westwood I | 8601 Westwood Center Drive, Tysons Corner | 1984 |
| | Area III | | | |
| 26 | 029-6259/ 029-6494-0007 | Future Business Leaders of America | 1912 Association Drive, Reston | 1991 |
| 31 | 029-7544 | Software AG of North America | 11190 Sunrise Valley Drive, Reston | 1987 |
| 33 | 029-7546 | Campus Point | 1880 Campus Commons Drive, Reston | 1985 |
| 34 | 029-7547 | Park Ridge I | 10800-10802 Parkridge Boulevard, Reston | 1984 |
| 35 | 029-7548 | Park Ridge II | 10803-10805 Parkridge Boulevard, Reston | 1985 |
| 36 | 029-7549 | Fair Lakes One | 12500 Fair Lakes Circle, Fairfax | 1986 |

Hotels

Hotels are very similar to office buildings with regard to their place in the Fairfax County Late Twentieth-Century era survey – large scale projects undertaken by major developers conveniently located near major transportation corridors and frequented by workers in the high-tech industries being brought to Fairfax during the study period. They were also the focus of planning attention by county officials. Hotels can therefore be evaluated for National Register eligibility as individual buildings according to the same guidelines as office buildings, office condominiums, and office parks. None of the hotels surveyed for the current project were recommended for National Register eligibility because they are less than fifty years old and do not satisfy Criterion Consideration G.

Table 6. Hotel Evaluation Matrix

| Resource no. | DHR ID No./Name | A1 | A2 | A3 | | A5 | B | C1 | C2 | C3 | 50 yrs/G ¹¹³ | NR ¹¹⁴ |
|--------------|--|----|----|----|--|----|---|----|----|----|-------------------------|-------------------|
| | Area III | | | | | | | | | | | |
| 37 | 029-7550 – Westfields Marriott International Conference Center | X | | X | | X | | | | | | |

¹¹³ In all the matrices, if this column is checked, the resource is either fifty years old or it satisfies Criteria Consideration G.

¹¹⁴ This column in all the matrices addresses recommendations on National Register eligibility made by the current or earlier surveys.

| | | | | | | | | | | | | |
|----|-------------------------------------|---|--|---|--|---|--|---|--|--|--|--|
| 38 | 029-7551 – Fairfax Hilton | X | | X | | X | | X | | | | |
| 39 | 029-7552 – Hilton Washington Dulles | X | | X | | X | | X | | | | |

Shopping Centers

Although retail commercial development was important to growth in Fairfax County during the study period and planners considered the proper location and form of retail development in their comprehensive planning recommendations, only two properties in this category were part of the current survey. The ability to usefully consider factors to be evaluated in determining eligibility of retail properties is therefore limited. It might be considered that the criteria used to determine the eligibility of commercial, non-retail properties would also be important in the retail category, but that presumption cannot be borne out by the survey data. The following text includes contexts and requirements to be considered in determining the National Register eligibility of shopping developments constructed between 1970 and 1995.

Under **Criterion A**, relevant contexts include:

- A1 – Changes in land use: Much of Fairfax County, especially in the western section, remained rural and agricultural in 1970. Changes in land use patterns in the county during the study period relevant under Criterion A will most often take the form of commercial land use replacing former residential or agricultural areas or higher density commercial development replacing one- or two-story, lower density residential, industrial, or commercial use. Eligible resources will be harbingers of these land use shifts.
- A2 – Changes in the nature of commerce and labor in the metropolitan Washington, D.C., area: During the study period, commerce and employment changed dramatically from agricultural, local retail, and light industrial activities to research and development, high-technology manufacturing, federal agency locations, government support services, and regional retail, with a resulting increase in median household income. Resources in this category take new approaches to retail architecture, seeking greater density on smaller parcels, as well as variations on the strip mall theme. One such effort is the Marketplace of McLean (DHR ID #029-7540), which includes three offset buildings and a small courtyard and contains a bank, restaurants, and offices on less than one acre of land.
- A3 – Improved local transportation: New roads and improvements to existing roads both guided, resulted from, and were intended to accommodate growth and land use changes in Fairfax County. Although Fairfax County encouraged walkable development, the properties surveyed were accessed primarily by automobile. Development projects near transportation improvements may be eligible if they were among the first to take advantage of them or are outstanding examples of such designs.

- A5 – Fairfax County’s efforts to manage growth through comprehensive planning: During the study period, Fairfax County adopted its first comprehensive plan, prepared its first area plans, adopted continuous monitoring of their plans and process, and adapted their planning documents to changing conditions. The plans recommended areas for different types of development, encouraging conservation of land and green space, access to mass transit, and mixed uses. In some cases, the county prepared more detailed plans for areas considered especially important that included sketches, reworked circulation, and location of different uses. Surveyed properties representing this context may be eligible under Criterion A if they fulfilled comprehensive or area plan guidance on the sites they occupy, especially if they were early examples or successful designs that became models for later development.

Under **Criterion B (B)**, a property may be eligible for the National Register if:

- It is associated with an individual – either a businessman, developer, designer, or county official – who is demonstrably significant to the history of Fairfax County during the period 1970-1995 through their contributions to Fairfax business, development, growth, architecture, engineering, or planning, *and*
- The property in question is the resource that best represents the contribution to Fairfax history made during the individual’s productive life. For the current survey, this property would likely be the place of business, office, or studio where the individual conducted the work for which they are significant.

Shopping centers from the period are potentially significant under **Criterion C** if:

- C1 – They exemplify and embody the design precepts and construction techniques of Late Modern, Postmodern, or other relevant design philosophies as practiced by architects, landscape architects, and planners of the study period, *and*
- C2 – They are one of the important precedents or early examples of Late Modern, Postmodern, or other relevant design philosophies in Fairfax County or nationally during the period, or
- C3 – They represent a work of a master designer in Fairfax County, of either national or local reputation.

Table 7. Shopping Center Evaluation Matrix

| Resource no. | DHR ID No./Name | A1 | A2 | A3 | | A5 | B | C1 | C2 | C3 | 50 yrs/G ¹¹⁵ | NR ¹¹⁶ |
|--------------|--|----|----|----|--|----|---|----|----|----|-------------------------|-------------------|
| | Area II | | | | | | | | | | | |
| 11 | 029-7540 – Marketplace of McLean | | X | | | X | | X | | | | |
| | Area III | | | | | | | | | | | |
| 30 | 029-7543 – South Lakes Shopping Center | | X | | | X | | X | | | | |

¹¹⁵ In all the matrices, If this column is checked, the resource is either fifty years old or it satisfies Criteria Consideration G.

¹¹⁶ This column in all the matrices addresses recommendations on National Register eligibility made by the current or earlier surveys.

Community Buildings

The survey included four properties that served specific, although different, public uses. One functions in a residential community as meeting place and rental facility. Another is a government-owned and -operated building that provides therapeutic treatment for juvenile male offenders. The third is a university theater and auditorium that hosts public performances for the community and arts education for university students, and the fourth is a maintenance building for a botanical garden administered by a regional park authority. For the most part, the Criterion A contexts cited for previous resource categories do not apply to these properties, with the exception of community planning (A5). Other applicable contexts may include social or community services or entertainment and recreation, as described below:

- A5 – Fairfax County’s efforts to manage growth through comprehensive planning: During the study period, Fairfax County adopted its first comprehensive plan, prepared its first area plans, adopted continuous monitoring of their plans and process, and adapted their planning documents to changing conditions. The plans recommended areas for different types of development, encouraging conservation of land and green space, access to mass transit, and mixed uses. In some cases, the county prepared more detailed plans for areas considered especially important that included sketches, reworked circulation, and location of different uses. Surveyed properties representing this context may be eligible under Criterion A if they fulfilled comprehensive or area plan guidance on the sites they occupy, especially if they were early examples or successful designs that became models for later development.
- A6 – Social or community services: The rapid increase in population and urbanization during the study period brought social issues to Fairfax County that were rarely seen before 1970. As the county government expanded services to its citizens to address these issues, new buildings were designed and constructed to house them. The surveyed example is the Fairfax County Boys Probation House (DHR ID #029-7555). The construction of large residential subdivisions also brought the need for community gathering places, some of which were provided by the developer as amenities for their residents, such as the Sully Station Community Center (DHR ID #029-7553). Such properties may be considered eligible for the National Register in this context if they were erected as part of a program designed to address a particular social concern or to provide a gathering place for a cohesive residential community. In the latter case, they might be more likely be considered as potentially contributing to the significance of a historic district comprising the residential community that the building served.
- A7 – Entertainment and recreation: Prior to 1970, Fairfax County did not have arts venues to compare with Washington, D.C., nor to serve the many people who moved to the area during the study period. The Wolf Trap National Park for the Performing Arts was one attempt to provide such a venue when it opened in 1971. Others followed and included arts education in their missions, such as the George Mason University Center for the Arts (DHR ID #029-7556). Such properties may be considered potentially eligible for the National Register in this context if they were erected during the period specifically to provide entertainment or recreation for residents of and visitors to Fairfax County.

Other factors to be considered in determining eligibility are the same as those previously discussed. Under **Criterion B** (B), a community property may be eligible for the National Register if:

- It is associated with an individual – either a businessman, developer, designer, or county official – who is demonstrably significant to the history of Fairfax County during the period 1970-1995 through their contributions to Fairfax business, development, growth, architecture, engineering, or planning, *and*
- The property in question is the resource that best represents the contribution to Fairfax history made during the individual's productive life. For the current survey, this property would likely be the place of business, office, or studio where the individual conducted the work for which they are significant.

Community buildings from the period are potentially significant under **Criterion C** if:

- C1 – They exemplify and embody the design precepts and construction techniques of Late Modern, Postmodern, or other relevant design philosophies as practiced by architects, landscape architects, and planners of the study period, and
- C2 – They are one of the important precedents or early examples of Late Modern, Postmodern, or other relevant design philosophies in Fairfax County or nationally during the period, or
- C3 – They represent a work of a master designer in Fairfax County, of either national or local reputation.

Table 8. Community Building Evaluation Matrix

| Resource no. | DHR ID No./Name | | | A5 | A6 | A7 | B | C1 | C2 | C3 | 50 yrs/G ¹¹⁷ | NR ¹¹⁸ |
|--------------|--|--|--|----|----|----|---|----|----|----|-------------------------|-------------------|
| | Area II | | | | | | | | | | | |
| 14 | 029-7556 – George Mason University Center for the Arts | | | | | X | | X | | | | |
| 24 | 029-7571 – Meadowlark Gardens Maintenance Building | | | X | | X | | X | | | | |
| | Area III | | | | | | | | | | | |
| 40 | 029-7553 – Sully Station Community Building | | | X | X | | | X | | | | |
| 41 | 029-7555 – Fairfax County Boys Probation House | | | X | X | | | X | | | | |

¹¹⁷ In all the matrices, If this column is checked, the resource is either fifty years old or it satisfies Criteria Consideration G.

¹¹⁸ This column in all the matrices addresses recommendations on National Register eligibility made by the current or earlier surveys.

Recommendations

The following recommendations are made based on the research and surveys conducted for the present project:

- For the four properties determined by the present survey to have the potential to be eligible for the National Register, it is recommended that landmark nominations be considered in the near future in order to document their historic significance. The four properties include the Exxon Mobil Headquarters (DHR ID #029-7560), the Atrium office condominium (DHR ID #029-6645), the Northern Virginia Regional Park Authority Headquarters (DHR ID #029-6049), and the Springfield Tower (DHR ID #029-7266).
- The large number of properties less than fifty years old suggests that additional evaluation of the resources, such as intensive level architectural surveys, may be planned as the properties near fifty years of age. This approach allows for additional research to accumulate that may provide a sound basis for determination of their National Register eligibility. Such work could start with the four properties that are already forty-five years old or will turn that age next year. These four resources are Old McLean Village (DHR ID #029-7538), Curran Square (DHR ID #029-7539), Bowman Green (DHR ID #029-7542), and the Tysons Office Center (DHR ID #029-7570).
- Several properties reviewed as individual resources for this survey, including office buildings and hotels, were constructed as part of office parks or planned mixed-use developments. Context statements and selective surveys of these two property types would help identify potential historic districts that would assist in the county's preservation planning.

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