

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: William H. Randall EstatesOther names/site number: VDHR # 029-6392Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: Shiver Drive between Rollins Drive and Colgate Drive, Jube Court, and Rollins Drive, the south side between Radcliffe Drive and Duke DriveCity or town: Alexandria State: Virginia County: FairfaxNot For Publication: ☐ N/AVicinity: ☒ X**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national X statewide local

Applicable National Register Criteria:

X A X B X C D

Signature of certifying official/Title:

Date

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☐
- District ☒
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>40</u>	<u>10</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>1</u>	<u>0</u>	objects
<u>42</u>	<u>10</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling, secondary structure

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling, secondary structure

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Minimal Traditional/Cape Cod

OTHER: Ranch

OTHER: Split-Level

MODERN MOVEMENT

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, SYNTHETICS: Vinyl, STONE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The William H. Randall Estates Historic District is a mid-20th century residential subdivision located in Fairfax County, just south of the city of Alexandria, Virginia. Established in three phases between 1962 and 1974, the 20-acre subdivision is composed of fifty individual residential lots that front three streets: Rollins Drive, Shiver Drive, and Jube Court. Apart from one open lot within a floodplain, each individual property includes a single-family residence. Most are single-story Ranch dwellings clad in brick, with some houses also exhibiting influences of the International Style and other Modern Movement trends and building types. Overall, Randall Estates is representative of a nationwide trend in subdivision development during the mid-20th century characterized by the arrangement of generous lots laid out along wide, gently curving roads and side roads ending in cul-de-sacs. Randall Estates retains high integrity of location, feeling, setting, and association. The district likewise retains relatively high integrity of design, workmanship, and materials, with only modest changes made to some of the individual homes and the addition of contemporary homes on some lots. Contributing to the significance of the historic district are 40 buildings, one structure, and one object.

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Narrative Description

Overview Description of the Property

William H. Randall Estates Historic District is a residential subdivision located in Fairfax County, Virginia, just south of the city of Alexandria. It is edged to the north by the Bucknell Manor neighborhood and to the south by the White Oaks neighborhood within the Mount Vernon District. Also located to the south of the William H. Randall Estates Historic District is Hollin Hills (DHR ID# 029-5471, NRHP 13000807), a neighborhood listed in the National Register of Historic Places as a historic district characterized by post-war modernist architecture designed by Charles M. Goodman. More specifically, the subdivision is edged to the north by Rollins Drive, to the east by Duke Drive and Colgate Drive, and to the south and west by Paul Spring Branch. The subdivision forms an irregular polygon centered around residential lots that edge Rollins Drive to the south between Ratcliffe Drive and Duke Drive, Shiver Drive between Rollins Drive and Colgate Drive, and Jube Court, a cul-de-sac, in its entirety. The land generally descends from north to south, with steeper slopes on the south side of Shiver Drive descending to the Paul Spring Branch stream valley and floodplain. There is evidence of extensive grading used to establish the subdivision lots to both the north and south of Shiver Drive. The topography within the development descends somewhat steeply from west to east. The houses on the west side of the road occupy higher terrain and overlook the road, while houses to the east are set level with the road, or below the grade of the road. The houses to the south of Shiver Drive overlook the lower-lying terrain of Paul Spring Branch.

The William H. Randall Estates subdivision was built in three phases between 1962 and 1974. The first phase occurred along Rollins Drive and Shiver Drive west of Jube Court. This section contains 22 lots. The second phase encompassed lots to the east of phase 1 along Shiver Drive and established Jube Court. Phase 2 centered around the development of 15 lots.¹ Phase 3 extended the subdivision southeast along Shiver Drive as far as the lots at the intersection of Colgate Drive. Phase 3 entailed the development of a final 11 lots. During this period, of the 50 platted lots, a total of 42 individual single-family dwellings were built. As completed, Randall Estates is representative of many subdivisions built during the mid-twentieth century, with modest parcels characterized by turf lawn, shade trees, and foundation plantings set around single story ranch-style and split-level brick single-family homes. The internal streets – Shiver Drive and Jube Court – were relatively wide, curvilinear streets and cul-de-sacs. The majority of

¹ Two additional properties, 7022 and 7024 Jube Court, that were not part of the original subdivision were incorporated into the section later that are classified as non-contributing because they were not platted as part of the subdivision.

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the homes feature a concrete driveway leading directly toward one end of the home where a carport or garage is located. Most homes feature a concrete walk linking the driveway to the front door. Many homes also feature a lamp post adjacent to the driveway or concrete walk leading toward the front door. Although many of the original homes survive intact, some have been updated since their original construction with additions ranging from decks, sunporches, and screened porches, to second stories, and conversion of carports into garages or interior living space. Some of the original lots now contain contemporary homes that either replace earlier dwellings that have been demolished or have been built on previously undeveloped lots.

There remains one unbuilt lot within the Randall Estates subdivision (2237 Rollins Drive; lot 20, section 1). It edges Rollins Drive near the intersection with Radcliffe Drive. The lot was acquired by Fairfax County Park Authority after it was determined to lie within the floodplain of Paul Spring Branch. The lot is generally characterized by turf lawn, edged by wooden post and rail fencing along the road right-of-way and woodland to the rear. The lot is edged to the northwest by a drainage system associated with the street and the Paul Spring Branch stream corridor.

The development is marked at the entrance onto Shiver Drive from Rollins Drive by a large brick monument sign with sections set to either side of the road. The streets are edged by concrete curb and gutter, grass planting strips, and concrete sidewalks along portions of Jube Court and Shiver Drive southeast of the intersection with Jube Court. A characteristic of the subdivision is the system of marking house numbers on the curb in front along the street. House numbers, painted in black, are surrounded by a white rectangle that helps the numbers to stand out for legibility. Open throat inlets capture stormwater periodically along the road set into the curb at the edge of the gutter. There are power lines and poles that edge the streets as well. The southeastern section of the Shiver Drive right-of-way is edged by a low retaining wall. The wall varies in terms of height and use of materials. It continuously follows the right-of-way between 2006 and 2106 Shiver Drive, breaking for driveways into individual properties. A wooden privacy fence edges the subdivisions to the southeast along the lot lines near Colgate Drive, as well as to the east at the margin of the last lot along Rollins Drive.

Inventory List

Buildings

The following lists dwellings in order by their street name and number. The original lots and phase or section of the development are indicated, along with the date of construction. Each dwelling is described architecturally, while a brief overview of the current composition of the property is provided. All descriptions are based on observations made from the adjacent public

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street. Information derived from deed records, period plats, building permits, and resident-supplied information is provided where possible. The names of the firms or architects of the residences are listed as known.

2005 Shiver Drive (lot 6-A, section 3). 1968. Contributing.

2005 Shiver Drive is a one-story ranch style house with red brick masonry. The house features cross gable roofs with asphalt shingles and a concrete foundation. The house is composed of two sections and an attached carport. The larger section measures 32 feet by 32.1 feet, while the smaller section measures 37.7 feet by 28 feet. There is a screened-in attached carport at the right end of the house. The brick masonry chimney is located towards the middle back half of the house. The house has an uncovered front entrance stoop, horizontal sliding windows with faux storm shutters, and white painted diagonally-set cladding at the front gable. Directly adjacent to the front door is an ocular window. The architect of the house, built in 1968, is not currently known. A deck was added on the rear of the house in 1972. The carport, which measures 12 by 24 feet in plan, may also have been added at that time. It was converted into a screened porch in 1988. The deck was replaced in 1987 and again in 2014.

The house is set back from the road. A concrete driveway leads to the carport. There are two lamp posts along the driveway and the concrete walk that leads to the front door of the house from the driveway. The property is characterized by turf lawn inset with some small planting beds surrounded by edging materials. There are foundation plantings around the base of the house, and perennials and liriope (*Liriope* sp.) along the front walk. Other features on the property include a large rock and two large oak trees. A concrete sidewalk extends in front of the property along Shiver Drive within the road right-of-way.

2006 Shiver Drive (lot 5, section 3). 1974. Contributing.

2006 Shiver Drive is a one-story ranch architectural style house with red brick masonry. The house features cross hipped roofs with asphalt shingles and a concrete foundation. The house measures 75.3 feet by 21.3 feet,. A large concrete patio is along the rear façade of the house. The front block of the house, which measures 40 feet in width, extends forward toward the street another 4.6 feet. The brick masonry chimney is located towards the middle front half of the house. The house has two doors at the main facade. The right half of the house is set back and has one door near the return wall of the projecting facade. There is non-historic stone cladding half the height of the wall adjacent to this door. The other entrance is at the forward facade and is uncovered with a stoop. The house has vertically hung windows and a full-height picture window with sidelights at the corner of the house before the facade is set back. The architect of the home, built in 1974, is not currently known. Property records indicate that damage caused by a fire was repaired in 1998.

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A concrete driveway leads to a level area next to the house where there is open air parking. A concrete gutter edges the driveway to carry stormwater. The property features a sloped lawn area, a stone wall at the edge of the driveway near the house, and foundation plantings composed of evergreen shrubs like nandina (*Nandina domestica*) and juniper (*Juniper* sp.), with liriope plantings. The property is edged along the Shiver Drive right-of-way by a brick retaining wall that continues to the driveway associated with 2106 Shiver Drive. The road right-of-way beyond the retaining wall also contains a concrete sidewalk in front of the property.

2007 Shiver Drive (lot 7, section 3). 1967. Contributing.

2007 Shiver Drive is a one-story ranch architectural style house with red brick masonry. The house features cross gabled roofs with asphalt shingles. The house includes two sections. The left section measures 24.9 feet by 32.9 feet, while the right section measures 40 feet by 28.4 feet. A balcony measuring 18.8 feet by 6.2 feet is along the center of the rear façade. The brick masonry chimney is located at the center of the house projecting through the roof ridge. The house has uncovered front double doors with a step that leads down to a concrete pathway. The house features vertically hung windows, a bay window, and a picture window with adjacent vertically hung windows. All vertically hung windows have faux storm shutters. There is white colored horizontally laid cladding at the front gable. The architect of the home, built in 1967, is not currently known. A screened in porch was added to the south (rear) elevation in 1988.

The property features a concrete driveway that leads to a side entrance into the house. Within the yard there is a concrete walk that connects the driveway and front door, a lamp post, and a wood-edged planter that contains juniper shrubs. The yard also contains two large flowering pear (*Pyrus* sp.) trees, foundation plantings, and turf lawn. A concrete sidewalk extends in front of the property along Shiver Drive within the road right-of-way.

2008 Shiver Drive (lot 4, section 3). 1969. Contributing.

2008 Shiver Drive is a two story split-level house with red brick masonry. The house features hipped roofs with asphalt shingles and a concrete foundation. The house is composed of two sections. The section to the left, which has a garage beneath the living space, measures 35.8 feet by 27.9 feet. The section to the right measures 25 feet by 30.3 feet. A large brick masonry chimney is located towards the center house, intersecting with the roof ridge. The house has uncovered front entrance steps to a landing at a set of doors, vertically hung windows with faux storm shutters, and a projecting set of three fixed or casement windows. These windows are framed out with gray painted wood members. The windows at the right section of the house have dark green horizontal siding that extends between the windows. A built-in one-car garage is partially below grade on the left side of the house with steps along the driveway that lead to the

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front doors. The architect of the home, constructed in 1969, is not currently known. A deck was added to the rear of the house in 1987. In 1999, the driveway was expanded to the left and a new retaining wall built to address the slope associated with the construction.

The yard slopes up the house. A concrete driveway leads to a parking court and the garage. Near the house there is a brick retaining wall with metal railings. There is an expanse of turf lawn in the front yard along with dogwood (*Cornus florida*) and crape myrtle (*Lagerstromia indica*) trees, clipped evergreen foundation plantings, and a rear privacy fence. In front of the property there is an open throat inlet at the road. The brick retaining wall described as extending in front of 2006 Shiver Drive at the edge of the road right-of-way continues in front of 2008 Shiver Drive. A concrete sidewalk also continues in front of the house between the road and the retaining wall.

2009 Shiver Drive (lot 8, section 3). 1967. Contributing.

2009 Shiver Drive is a one-story ranch architectural style house with red brick masonry. The house features cross gabled roofs with asphalt shingles and a concrete foundation. The plat for this house is not available to indicate the dimensions in plan. The brick masonry chimney is located at the roof ridge near the intersecting front gable roof. The house has an uncovered front stoop connected to a landing that leads to the concrete driveway and an attached two-car garage on the right. A ramped concrete walk edged by a metal handrail extends toward the entrance into the house from the garage. The house features paired vertically hung windows. The two pairs of hung windows at the projecting gable facade have a cream-colored band of vertically set cladding. The ground around the house slopes down towards the back of the house where the basement is accessible. The architect of the home, built in 1967, is also not currently known.

The yard is primarily maintained in turf lawn. There is a lamp post in the yard that is planted with English ivy (*Hedera helix*) at the base. There is also a concrete-edged planter and a low brick wall planter at the foundation of the house. A concrete sidewalk extends in front of the property along Shiver Drive within the road right-of-way.

2100 Shiver Drive (lot 3, section 3). 2015. Non-contributing.

2100 Shiver Drive is a non-original two-story house of neo-eclectic/transitional architectural style. The house features several intersecting gable roofs connecting to the main hipped roof. The built-in two-car garage is located partially below grade at the right side of the house, with concrete walls along the sides of the driveway utilized as retaining walls for the yard as the site slopes up towards the house. Including the garage, the house measures 53.5 feet by 37 feet. The front door is framed by sidelights and a transom. The house has an arched window above the main entrance and hung and fixed windows elsewhere. It also features beige colored horizontal

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cladding with white trim. The original home, built in 1972, was razed and replaced with a contemporary home in 2015.

The property slopes up toward the house from the street. Concrete retaining walls edge the driveway to either side. A concrete walk leads to the front door from the driveway. Turf lawn and a river birch (*Betula nigra*) tree are in the front yard. A privacy fence edges the back yard. The brick retaining wall described above as fronting 2006, 2007, and 2009 Shiver Drive at the road right-of-way continues in front of 2100 Shiver Drive. Evergreen shrubs edge the wall. A concrete sidewalk also continues in front of the house between the road and the retaining wall.

2101 Shiver Drive (lot 9, section 3). 1969. Contributing.

2101 Shiver Drive is a one-story ranch architectural style house with red brick masonry. The house features a hipped roof with asphalt shingles and a concrete foundation. The house is composed of two sections. The left section measures 29.8 feet by 32 feet, while the right section measures 50 feet by 30 feet. A large brick chimney is located at the roof ridge near the center of the house. The house has a covered front stoop connected to a landing and a curved concrete walk with steps that lead to the concrete driveway and an attached one-car garage. The covering of the entrance is from the roof as the entrance and remaining facade are set back from the rest of the facade. The corner of the roof is supported by decorative metal. The house features paired vertically hung windows with faux storm shutters. Directly adjacent to the front entrance is a bay window. The ground around the house slopes down towards the back of the house where the basement is accessible. The architect of the home, constructed in 1969, is not currently known. In 2002, a deck was added to the rear of the house.

The walk leading to the house is edged by clipped evergreen shrubs. There is also a concrete planter along the edge of the house. A stair extends around the side of the garage to a lower basement level from the driveway. There is a lamp post in the yard planted with perennials at the base. Primarily characterized by turf lawn, the yard also contains crape myrtle trees. Japanese maple (*Acer palmatum*) and Southern magnolia (*Magnolia grandiflora*) trees are also present along the side yard. A concrete sidewalk extends in front of the property along Shiver Drive within the road right-of-way.

2102 Shiver Drive (lot 2, section 3). 2015. Non-contributing.

2102 Shiver Drive is a two-story non-original house of neo-eclectic/transitional architectural style. The house features several intersecting gable roofs connecting to the main hipped roof. The two-car garage is located partially below grade with a concrete retaining wall with stone veneer along the left side of the driveway. The house and garage measure 53.5 feet by 37 feet. The yard on the other side of the driveway slopes up towards the house. A concrete stair with stone veneer

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and a metal handrail leads from the concrete driveway in front of the garage to the entrance into the house. The front door is framed by sidelights and a transom. The house has an arched window above the main entrance and hung and fixed windows elsewhere. The house has white colored horizontal cladding with white trim. The home built on the property in 1972 was razed and replaced with a contemporary home in 2015.

The yard is maintained in turf lawn with two sweetgum (*Liquidambar styraciflua*) tree plantings. There is a privacy fence that encloses the back yard. The brick retaining wall described above as edging the road right-of-way in front of 2006, 2008, and 2100 Shiver Drive continues in front of 2102 Shiver Drive. A concrete sidewalk also continues in front of the house between the road and the retaining wall.

2103 Shiver Drive (lot 10, section 3). 1969. Contributing.

2103 Shiver Drive is a one-story ranch architectural style house with red brick masonry. The house features cross gabled roofs with asphalt shingles and a concrete foundation. The house features two sections. The main section measures 27.9 feet by 35.6 feet. The second section, which includes the garage, measures 36.3 feet by 24.1 feet. There is a brick masonry chimney located at the center of the house projecting near the roof ridge. The house has an uncovered front door with a step that leads down to a concrete pathway connecting to the wide concrete driveway and attached two-car garage. The house features fixed and casement windows. There is dark green colored horizontally laid cladding at the front gable with extending rafter tails at the eaves. The architect of the home, built in 1969, is not currently known. In 1995, a deck was added to the rear of the house.

The yard is primarily turf lawn but contains a large lilac (*Syringa vulgaris*) shrub and clipped yew (*Taxus cuspidata*), while around the house there are clipped evergreen shrubs. The rear yard drops away. A large red maple tree is in the side yard adjacent to 2101 Shiver Drive. A lamp post is along the driveway. The road right-of-way contains a concrete sidewalk in front of the property.

2104 Shiver Drive (lot 1, section 3). 2010. Non-contributing.

2104 Shiver Drive is a two-story non-original house of neo-eclectic/transitional architectural style. The house features several intersecting gable roofs connecting to the main hipped roof. The house measures 57 feet by 28 feet, including the garage. A patio was in the rear. The built-in one-car garage is located partially below grade at the right of the house with a concrete wall along one side of the concrete driveway utilized as a retaining wall for the yard as it slopes up to the house. A concrete stair with stone veneer continues from the driveway to the front entrance. It ends in stairs edged by concrete handrails. The front door has one sidelight. The top floor of

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the house above the front door and garage is slightly projected. The house has vertically hung windows with faux muntins, light green colored horizontal cladding, and white trim. The gables have a staggered shingle pattern. The home built in 1967 has been razed. A contemporary dwelling, built in 2010, is on the property today.

Near the house there is a sloped planting bed. The yard is primarily turf lawn with a few tree plantings. There is also a lamp post in the yard and foundation plantings around the house edged by a concrete brick border. There is a privacy fence that encloses the rear yard. The brick retaining wall discussed above as following the road right-of-way in front of 2006, 2008, 2100, and 2102 Shiver Drive continues in front of 2104 Shiver Drive. A concrete sidewalk also continues in front of the house between the road and the retaining wall.

2105 Shiver Drive (lot 6, section 2). 1969. Contributing.

2105 Shiver Drive is a two-story house of international architectural style with red brick masonry. The house is set downslope from the roadway. A brick retaining wall supports the slope along the road and the concrete sidewalk the fronts the property along the Shiver Drive right-of-way. Atop the retaining wall are white metal handrails. A very steep concrete driveway leads toward the house, while a concrete stair and walk extend to the front entrance. The house features a flat or low slope roof with a large, built-out projecting cornice with white colored horizontal cladding, and a concrete foundation. The house measures 43.5 feet along the principal façade. A front section measures 16 feet in depth. The house extends to the rear within the center of the front section by 11 feet in depth and 26 feet in length. There are two end brick chimneys, and the second story is slightly projected beyond the first story with brick fins one brick wide. The basement is daylit in the backyard, and there is a full-width wood balcony with brick columns at the back of the house on the first floor. The architect of the home, built in 1969, was Jerome Lindsey.

The yard is primarily maintained in turf lawn. It has been graded with a series of benches and slopes. There are evergreen foundation plantings around the house that include rhododendrons (*Rhododendron* sp.) and either privet (*Ligustrum* sp.) or holly (*Ilex* sp.). There is a dogwood tree below the wall in the front yard.

2106 Shiver Drive (lot 15, section 2). 1963. Contributing.

This property forms the corner lot at the east end of the intersection of Jube Court and Shiver Drive. 2106 Shiver Drive is a one and a half-story house of minimal traditional/cape cod cottage style with red brick masonry and a gable roof and asphalt shingles. The house measures 37.1 feet by 30 feet in plan, with an open porch on the left side that is 5 feet wide and 21 feet long. Two gable dormers project through the roof at the main facade and are clad with white horizontally

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oriented siding. There is one gable end chimney at the left, and part of the main facade is set back to accommodate the front entrance and create a covered porch with the roof extending over to create the cover. The extended portion of the roof is supported by wood columns, with the porch surrounded by metal rails. A brick walk with several steps leads to the front porch from the road; the concrete sidewalk associated with Shiver Drive ends at the property's driveway along the southeastern edge of the property, while the concrete sidewalk associated with Jube Court ends at the southwestern corner of the property so that there is no sidewalk in front of the house. The house primarily has hung windows but features a bay window directly adjacent to the main entrance. The front door is a paneled wood door. The architect of the home, completed in 1963, is not currently known.

The house is edged by an open air parking area at grade with the house. Privacy fencing contains the rear portion of the lot behind the house. The yard is terraced in the front and along the side that faces Jube Court. There are evergreen foundation plantings around the house. A brick stair edged by white metal handrails leads to the front entrance from Shiver Drive. The yard is otherwise maintained in turf lawn, although there are dogwood and Crimson King maple (*Acer platanoides* 'Crimson King') trees in the yard.

2107 Shiver Drive (lot 5-A, section 2). 1969. Contributing.

2107 Shiver Drive is a one-story ranch architectural style house with red brick masonry. The house features a gable roof with asphalt shingles extending over the side of the house to create an attached carport to the right of the house. The house measures 28 feet by 27 feet, and the carport extends to the right another 12 feet. There is a brick masonry chimney located at the left gable end. The foundation is concrete. The house has an uncovered front door with a step that leads down to an angled concrete walk that has stairs and is edged by a handrail. The walk connects to the concrete driveway. The house features fixed and casement windows and has faux storm shutters. The grade slopes down allowing the basement of the house to be daylit in the backyard. The architect of the home, built in 1969, is not currently known.

There are evergreen shrub foundation plantings around the house and shrubs along the property boundary. Wood timbers have been used to create planting beds. A concrete sidewalk extends in front of the property along Shiver Drive within the road right-of-way. The lot slopes steeply downhill toward the house from the street. There is a shed along the property boundary line and a second one behind the house. The rear of the lot is wooded as it extends toward Paul Spring Branch.

2109 Shiver Drive (lot 4, section 2). 1964. Contributing.

2109 Shiver Drive is a two-story colonial revival architectural style house with a gable roof,

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asphalt shingles, and gable end chimneys. The foundation is concrete block. The house measures 34.5 feet by 26 feet in plan. The main entrance is centered at the first floor and has two sidelights set to either side of a six-panel door. The lights feature etched glass. Wood panels are beneath. The remaining windows are regularly spaced hung windows. There is a small concrete pad at the front door which connects to a flagstone pathway and concrete stairs edged by a metal handrail that lead to the parking area upslope of the house and adjacent to the road. The parking area is a concrete pad set atop a concrete retaining wall and edged by a white wood railing. The parking pad abuts the concrete sidewalk that extends in front of the property within the road right-of-way. The architect of the home, built in 1964, is not currently known. A sunroom was added to the rear of the house in 1994. The concrete retaining wall and parking area was added in 2018.

The steep hillside between the parking area and the house is graded as a smooth slope. Much of the yard is turf lawn. There is a garden behind the house.

2110 Shiver Drive (lot 7, section 2). 1964. Contributing.

2110 Shiver Drive is a one-story mid-twentieth-century modernist house with a low-pitched gable roof that accommodates an attached carport at the left end of the house. The foundation is concrete block. The house features two sections. The section to the right, which is angled in the rear, measures 12.5 feet in the front and 15.4 feet in the rear and is 35.4 feet deep. The main section measures 51.3 feet by 28 feet. A carport is adjacent to the main section to the left. It measures 12.6 feet by 28 feet. A concrete driveway leads to the carport. Brick stairs extend to the front door of the house from the driveway that are edged by a metal handrail. An uncovered stoop with metal rails is at the front entrance. The front entrance of the house has a set of double doors. Brick masonry of two different bonds: one running bond between the carport and entrance, and a common bond at the remaining facades. A large brick chimney is centered at the house. The house has several window styles. At the front facade, there are fixed windows directly below the roof line that are angled as they follow the roof slope. The windows to the left of the door are above the door, but transition to near full wall height windows to the right of the door. The remaining house has sliding windows. The architect of the home, built in 1964, is not currently known. A screened porch addition was built to the rear in 1990. A bump out addition was added to the rear in 2011.

The yard is primarily maintained in turf lawn. There are some low evergreen foundation plantings. The grade slopes steeply downhill from the house to the street. The hillside was graded to be steeper along the margin of the property to create a relatively level bench within the road right-of-way in front of the house.

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2111 Shiver Drive (lot 3, section 2). 1965. Contributing.

2111 Shiver Drive is a two-story international style house of brick masonry with a low slope roof. Near the parapet, the brick projects outwards slightly over the course of seven rows of brick. The house has two end chimneys and a centered front entrance. The foundation is concrete. The house measures 33.6 feet by 22.5 feet. There is a concrete walkway, with stairs, which connects the concrete driveway to the front entrance steps; there is no garage or carport. The front door has sidelights, a small square projected roof covering, and a large, fixed window on the second floor. The section of the house to the right of the front door is square with brick pilasters between the sliding windows. The section of the house to the left of the front door is curved with fixed and sliding windows between the brick pilasters. A deck was added to the rear of the house in 1972, while a screened porch was added to the rear of the house in 1989. The architect of the home is not currently known.

The property is steeply sloped downhill from the road toward the house. Much of the yard is turf lawn, although there is a single mulberry (*Morus* sp.) tree to the side of the house. The concrete sidewalk continues within the road right-of-way in front of the property. There is a manhole in the road right-of-way in front of the property.

2112 Shiver Drive (lot 8, section 2). 1963. Contributing.

2112 Shiver Drive is a one-story ranch architectural style house with a two-story likely addition of neo-eclectic style. The house is one story at the ranch section and two stories at the addition. The foundation is concrete block. The house measures 60.1 feet by 31.9 feet, with a two car garage that measures 21 feet by 20.7 feet. A porch extends across the rear of the garage to the edge of the house. The house is finished with red brick and has a large chimney extending from the main hipped roof at the ranch section of the house and a smaller chimney at the addition. The addition features gable roofs with ocular windows at the gable ends, an arched window at the second floor, and ganged casement windows at the first. The main entrance is a set of doors covered by an overhanging section of the house at the addition, creating a portico. Concrete steps from the entrance lead to a pathway that connects to the concrete driveway and two attached garages on the left of the house. The ranch house has fixed and casement windows. On the side of the ranch house are three diamond shaped openings filled with glass block. The architect of the home, built in 1963, was Joseph E. Johnson. A swimming pool was built in the rear yard in 1977. A new basement, first floor and second floor story were added, and the carport was converted into a garage in 2001. The architect for these updates was Ronald D. Johnson.²

Trees in the yard, which is primarily maintained in turf lawn, include a Southern magnolia, red

² Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," Exhibit B.

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maple, and American holly (*Ilex opaca*). There are also evergreen foundation plantings around the house. An open throat inlet connected to a storm drain system is set in the curb in front of the house.

2113 Shiver Drive (lot 2-A, section 2). 1965. Non-contributing.

2113 Shiver Drive is a modified raised ranch one-story home with a neo-eclectic addition creating a second story. The house has a hipped roof with asphalt shingles, an attached single car garage, and brick masonry cladding. The foundation is concrete block. The house measures 27.3 feet along Shiver Drive, with an extension to the right of another 5.7 feet that is set back 11 feet. The overall depth of the house measures 44 feet. The garage measures 12.1 feet by 22 feet. The main entrance of the house is a wood and glass paneled door with sidelights at an elevated covered porch. The steps from the front entrance connect to a concrete walkway that leads to the concrete driveway. Near the house there is a flight of stairs faced with flagstone with flagstone risers. The concrete walk continues around the side of the house. Palladian-type windows flank the main entrance. The later addition has a narrow bay projection at the second floor near the center of the main facade that extends over the main entrance and is supported by fluted columns. There is an ocular window at the gable of this roof. The remaining second story addition is set back of the house and has a hipped roof. The addition has gray horizontal siding. The architect of the home, constructed in 1965, is not currently known. A second story addition, new front entrance, and new outdoor deck were added in 2009.³

There is a dogwood tree in the yard, which is primarily maintained in turf lawn, while there are evergreen foundation plantings at the base of the house. The concrete sidewalk that edges much of Shiver Drive to the south continues in front of this property.

2114 Shiver Drive (lot not indicated, section 1). 1966. Contributing.

2114 Shiver Drive is a one-story ranch style house with a one and a half story addition/alteration at the right end of the home of split-level design. The house features brick masonry, an attached two-car garage at the left of the house, a gable roof at the ranch section of the house, and a hipped roof at the split-level section of the home. The foundation is concrete. The house is composed of two sections. The main section measures 22.6 feet by 36.4 feet, while the secondary block measures 27 feet by 26.2 feet. Both roofs have asphalt shingles. A large brick chimney is located at the center of the gable roof. The side of the garage at the ranch style is clad in cream colored horizontal siding. The main entrance is located at the end of the ranch section and has a set of double doors with a small landing and set of stairs that connect to a curving concrete walk that leads to the concrete driveway. The ranch section of the house has a bay window. The split

³ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," Exhibit B; Fairfax County Building Permit Application.

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level has casement and hung windows with faux storm shutters. The architect of the home, built in 1966, is not currently known. The carport was demolished and a new two-car garage built in 2005.⁴

The yard is primarily turf lawn. Clipped evergreen shrubs edge the walk in places and are used as foundation plantings. There is a purple-leafed flowering tree and a deciduous tree near the house as well. A lamp post occurs where the walk arises from the driveway.

2115 Shiver Drive (lot 1, section 2). 1964. Contributing.

2115 Shiver Drive is a one-story ranch style house with a one and a half story split-level addition at the left end of the house. The ranch section of the house is brick masonry that has been painted white. The split-level addition has white horizontal cladding. The house has intersecting gable roofs and one white painted brick chimney at the rear of the house. The foundation is concrete block. The house measures 47 feet by 32.7 feet, with a section to the rear that is 3.4 feet recessed from the left wall. The garage measures 12.6 feet by 21.7 feet. It is edged to the rear by an open porch. The main entrance is at the ranch section, which is a single door with sidelights. There is an uncovered stoop that connects to a concrete walk that leads to the concrete driveway and an attached one-car garage at the right end of the house. The house features fixed, casement, and hung windows. The architect of the home, built in 1964, was Joseph E. Johnson. The carport was converted into a garage in 2011.⁵ By this time, a concrete and brick patio had been added to the left rear of the house and the open porch screened.

Turf lawn characterizes much of the front yard. Small foundation plantings and grasses are near the house. A small clipped Japanese maple is to the right of the driveway. The concrete sidewalk that edges Shiver Drive to the south for the remainder of the street in an easterly direction begins at this property.

2200 Shiver Drive (lot 9, section 1). 1966. Contributing.

2200 Shiver Drive is a two-story home of international architectural style modifications/additions. The house utilizes brick masonry, horizontal cladding, and flat architectural panels. The foundation is concrete block. The house as originally built, measures 60.4 feet by 32.4 feet in plan. The first floor has a flat roof with a setback to the second-floor addition. The main entrance is set back in brick and has a paneled door with a surrounding window wall extending to the second floor, which appears to be part of an addition/modification. The window wall is framed out with rectilinear wood forms. To the right of the main entrance is

⁴ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," Exhibit B; Fairfax County Building Permit Application, 2005.

⁵ Fairfax County Building Permit Zoning Review, 2011.

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a section of windows with white paneling and the roof of this section projects above the first floor with a shed style roof. Together, the two projecting shed style roofs on the right side of the house, one to the front façade and the other to the back, form a butterfly roof. A large brick chimney is located behind this roof as it terminates to the low slope roofing. Another shed roof projection is on the other side of the chimney facing the back yard. On the second floor adjacent to the window wall is a section of wall with tan colored horizontal siding. The architect of the home, built in 1966, is not currently known. To the left of the wall with tan colored siding is a second-floor addition with flat architectural panels and punched windows. The addition dates to 2022. Another similar, but smaller, projection is located on the left side of the house.

A concrete driveway leads to an outdoor parking space. There are crape myrtle trees and turf lawn as well as clipped evergreen foundation plantings on the lot. A swale is graded at the edge of the property that carries stormwater toward the street.

2201 Shiver Drive (lot 10-A, section 1). 1963. Contributing.

2201 Shiver Drive is a one-story raised ranch style house with brick masonry, hipped roof, and asphalt shingles. The foundation is concrete block. The house measures 49 feet by 29 feet. There is an attached carport that measures 12 feet by 29 feet in plan. A large brick chimney is located at the ridge of the hipped roof. The roof extends over the right side of the house to create the carport, supported by brick columns. The main entrance is centered at the house with a single door and one sidelight. There are a set of steps that lead down to a concrete walk from Shiver Drive. There is no walk from the carport to the front door. The house features hung and sliding windows. The architect of the home, built in 1963, was Joseph E. Johnson.

The yard is primarily turf lawn, but there is a single crape myrtle tree along with evergreen shrub foundation plantings.

2203 Shiver Drive (lot 11-A, section 1). 1963. Contributing.

2203 Shiver Drive is a one-story ranch style house with brick masonry, gable roofs, and asphalt shingles. The foundation is concrete block. The house measures 48.2 feet by 32.4 feet. There is an attached two-car garage at the right end of the house with the gable roof set lower than the house roof. The garage measures 21.2 feet by 24.5 feet in plan. The house has a large brick chimney near the front of the house. The main entrance is a single door with one sidelight. A step from the door leads to a concrete walk that connects to Shiver Drive. Five ganged windows are located to the right of the entrance and a gang of windows to the left. The architect of the home, built in 1963, was Joseph E. Johnson.

There are clipped evergreen foundation plantings, turf lawn, and a crape myrtle tree in the yard.

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There are also several plantings along the property margins with 2205 and 2201 Shiver Drive that include red maple (*Acer rubrum*) and crape myrtle trees.

2204 Shiver Drive (lot 8, section 1). 1963. Contributing.

2204 Shiver Drive is a one-story raised ranch style house with gray painted brick masonry, hipped roof with asphalt shingles, and an attached carport on the left end of the house. The house measures 54.1 feet by 29 feet in plan. The carport, which measures 11.2 feet by 15 feet, is covered with the roof and supported by brick columns. An open porch is behind the carport and the left side of the house. The main entrance is centered in the main facade and is accessed through a set of steps that connect to two concrete walks, one of which leads to Shiver Drive and the other to the concrete driveway. The door has a vertical glass panel and is surrounded by sidelights. The house has hung and fixed windows. Windows are located at the right corners of the house, alluding to the modernist influence. Near the carport, there is a set of four (4) vertically oriented square openings in the brick that open to the carport space. The architect of the home, built in 1963, was Joseph E. Johnson. A deck was built along the rear of the house in 2017.

There is a Southern magnolia and a Japanese maple within the front yard. There are also a few small evergreen foundation plantings. The yard is otherwise maintained in turf lawn. A rock-lined swale extends toward the street along the property line with 2208 Shiver Drive. A fire hydrant is in front of the house along the street.

2205 Shiver Drive (lot 12, section 1). 1966. Contributing.

2205 Shiver Drive is a one-story ranch style house with brick masonry and an attached carport on the left side of the house. The house measures 60 feet by 28 feet, while the carport measures 12 feet by 28 feet. The roof extends over the carport and is supported by brick columns. The main entrance is close to the carport and connected by a curving concrete walk. The set of doors are wood framed glass slightly recessed in the facade. The foundation is concrete block. The house features fixed, casement, and hung windows. The architect of the home is not known.

There are foundation plantings around the house. Much of the yard is maintained in turf lawn. The property margins to either side feature several tree and shrub plantings. To the right of the driveway are raised beds used to grow vegetables.

2207 Shiver Drive (lot 13, section 1). 2016. Non-contributing.

2007 Shiver Drive is a non-original, two-story, neo-eclectic house with intersecting cross gable roofs with asphalt shingles. The house measures 53.4 feet by 39.3 feet. The house has two built-in garage openings, and the concrete driveway connects to a concrete walk that leads to steps and

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the front entrance landing. The entrance is covered by the roof extending over and supported by a wood column. The house has a shed-style dormer window with faux muntins in the craftsman prairie style. The house has a mix of horizontal cladding and shingle cladding, but both are light blue with white trim. The house features hung windows with faux muntins. Near the entrance, there is a paired hung window assembly with fanlight above. It appears that this parcel was not developed as part of Randall Estates but now contains a contemporary dwelling built in 2016.

There are evergreen foundation plantings. Otherwise, much of the yard is maintained in turf lawn.

2208 Shiver Drive (lot 7, section 1). 1962. Contributing.

2208 Shiver Drive is a two-story modified home that may have originally been a raised ranch style house but has a second story and one-car garage addition with a colonial revival influence. The original section of the house is brick masonry with the entrance near the center of the house at a covered porch. The foundation is concrete block. The original house measures 46 feet by 34 feet in plan, with an open porch behind the right rear, and a carport to the right that measures 12 feet by 19.6 feet. The roof extends over the entrance and is supported by a wood column.

Adjacent to the main door is a sidelight constructed of glass blocks. Stairs lead from the porch to a set of concrete steps edged by metal railings connecting to Shiver Drive. The attached garage, reached via a concrete driveway, has a gable roof, and the second-floor addition has intersecting gable roofs with asphalt shingles. A concrete walk edged by metal railings leads to the front door from the driveway. The additions are clad with blue colored horizontal siding. The house has hung windows and faux storm shutters. The architect of the home, built in 1962, was Joseph E. Johnson. A second story was added the carport converted into a garage in 2011.⁶

There is a lamp post along the walk. A willow oak (*Quercus phellos*) tree is in the yard that is otherwise maintained in turf lawn. There are evergreen shrub foundation plantings around the house.

2209 Shiver Drive (lot 14, section 1). 1963. Contributing.

2209 Shiver Drive is a one-story ranch style home with red brick masonry. The house has a gable roof and one chimney at the right end of the house and another chimney located between the garage and house. The foundation is concrete block. The house measures 48.2 feet by 31.3 feet in plan. An attached two-car garage, measuring 20.6 feet by 24.5 feet, is located at the left end of the house. The driveway and a stamped concrete walk leading to a step and landing in front of the house from Shiver Drive are stamped concrete. The main entrance is centered in the facade

⁶ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," Exhibit B.

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and flanked by sidelights. A bay window is located between the garage and front entrance. The house features hung windows and faux storm shutters. The storm shutters are at the main facade only. The ends of the gables are clad with white colored horizontal siding. The architect of the home, built in 1963, was Joseph E. Johnson.

There is a lamp post along the front walk. The yard is primarily turf lawn. A single crape myrtle tree is planted in the yard. There are also a few evergreen shrub foundation plantings around the house.

2210 Shiver Drive (lot 6, section 1). 1962. Contributing.

2110 Shiver Drive is a one-story raised ranch style house with red brick masonry. The house has a projecting end on the right that encompasses the built-in garage, living space above, and a hipped roof with asphalt shingles. The foundation is concrete block. The house measures 55.4 feet by 35.6 feet on the right and 28.6 feet on the left. A screened porch is on the right rear. The hipped roof intersects the main section of the house, which has a gable roof and one end chimney. The main entrance to the house is reached along a brick stair edged by a metal handrail extending from the driveway along the return wall from the garage. The garage is accessed via a concrete driveway edged to either side by a brick retaining wall. There is a bay window to the left of the main entrance. The house has hung windows with faux storm shutters on the main facade windows only. The architect of the home, built in 1962, is not currently known.

There is a lamp post at the top of the stairs. A crape myrtle and a Japanese maple (*Acer palmatum*) tree are set within the predominantly turf lawn yard. The yard slopes steeply down from the house toward the street. There are a few plantings at the tops of the brick walls to the right of the driveway and at the top of the stairs. Drain pipes empty into the curb along the front of the property.

2211 Shiver Drive (lot 15, section 1). 1962. Contributing. *The owner has requested that no photographs of this house be published.*

2211 Shiver Drive is a one-story ranch style house with intersecting gable roofs with asphalt shingles. The foundation is concrete block. The house measures 46.7 feet by 25.8 feet in plan. There is an attached carport that measures 12 feet by 25.8 feet on the right end of the house with the extension of roof above the carport supported by brick columns. A concrete driveway leads to the carport. A brick masonry chimney extends through the roof at the end of the house and into the carport. The driveway leads to a concrete walkway connecting to the main entrance, which is centered at the main facade. A metal railing edges the walk near the door. The gable facing the street is clad with blue colored shingles set in a staggered pattern. The house features fixed and hung windows. The architect of the home, built in 1962, was Joseph E. Johnson.

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The yard is predominantly turf lawn. The land drops away steeply to the rear of the house. Along the street in front of the house there is an open throat inlet set within the curb with a metal plate on the face and a manhole for access to the storm drain system.

2212 Shiver Drive (lot 5, section 1). 1963. Contributing.

2212 Shiver Drive is a one-story ranch style house with intersecting gable roofs with asphalt shingles. The foundation is concrete block. The house measures 50 feet by 36.3 feet in plan. There is an attached carport on the left end of the house that measures 11.7 feet by 21 feet in plan with the extension of roof over the carport supported by white painted decorative metal columns. A shed is at the rear of the carport. The house has a projecting end on the right, creating an "L" shaped plan. The concrete driveway leads to an open air parking area as well as a concrete walkway connecting to the brick steps extending to the main entrance. The entry door is adjacent to the return wall of the projection. The gable ends are clad with white colored horizontal cladding. The house features fixed and hung windows. The architect of the home, built in 1963, was Joseph E. Johnson.

The lawn slopes up to the house from the street. The slope is graded to a lower bench at the road right-of-way. A stone planter is along the foundation of the main section. There are clipped evergreen foundation plantings around the house.

2213 Shiver Drive (lot 16, section 1). 1963. Contributing.

2213 Shiver Drive is a one-story ranch style house with red brick masonry and a concrete block foundation. The house has a projecting end on the right, creating an L-shaped plan to the house. The house measures 47 feet by 25.5 overall, with the narrower section measuring 29.7 feet by 30 feet in plan. The projection has a hipped roof with asphalt shingles that intersect to the main section of the house, which has a gable roof and one end chimney. There is an attached carport that measures 12 feet by 20 feet on the left-hand side of the house, and the gable roof is set lower than the main roof and is supported by brick columns. A concrete driveway leads into the carport that contains a bump out for extra parking. A concrete walk extends from the driveway and curves to meet an extension of the hipped roof at the front door supported by a white painted decorative metal column. An ornamental metal railing is also along the landing in front of the door. The main entrance to the house is next to the return wall of the garage and has one sidelight. The house has sliding and fixed windows. Brown painted vertical wood cladding is located at the front facade below the windows, breaking up the brick masonry. The architect of the home, built in 1963, was Joseph E. Johnson.

A clipped evergreen edges the driveway. Otherwise, the yard is maintained in turf lawn. There is

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a side porch with stairs that lead down the right side of the house to the back yard.

2215 Shiver Drive (lot 17, section 1). 1962. Contributing.

2215 Shiver Drive is a one-story ranch style house with intersecting gable roofs with asphalt shingles. The brick chimney is located at the center of the house projecting through the gable ridge. The foundation is concrete block. The house measures 60.2 feet by 30.1 feet. A forward projection on the principal façade measures 18.2 feet by 6 feet. There is an attached carport on the right end of the house that measures 12 feet by 30.2 feet, a portion of which in the right rear was designed as a utility room, with the extension of roof supported by brick columns. A concrete driveway leads to the carport to the right of the house. A concrete walk leads to the entrance into the house from the driveway. Stairs lead down to the rear of the lot from the side of the carport. The middle section of house projects, creating a T-shaped plan. The main entrance is located along the return wall of the projection and faces the driveway and carport to the right. The wall of the projection facing the street features a large bay window with a roof covering projecting from the gable end of the roof. The remaining gable end is clad with white painted wide horizontal siding. The house features fixed and hung windows with faux storm shutters. The architect of the home, built in 1962, was Joseph E. Johnson.

The yard features a lamp post, a redbud (*Cercis canadensis*) tree, skip laurel (*Prunus laurocerasus*) shrubs, and turf lawn, while there are evergreen foundation plantings around the house. A hedge marks the property boundary with the adjacent lot at 2213 Shiver Drive.

2216 Shiver Drive (lot 4-A, section 1). 1962. Contributing.

This is the largest and most level parcel in the development, likely due to the fact that it was owned by the developer, Jube Shiver Sr., and his wife Mildred Shiver. 2216 Shiver Drive is a one-story ranch style house with cross hipped roofs with asphalt shingles. The brick chimney is located near the center of the house. The house measures 84.7 feet by 35 feet in plan. The right end of the house is slightly projected from the remaining facade. An attached carport that measures 15.6 feet by 21 feet is at the left side of the house, and the extended area of the roof is supported by brick columns. The wide concrete driveway is connected to a concrete walk and steps leading to the main entrance near the center of the main facade. The house has fixed and sliding windows. The architect of the home was Joseph E. Johnson.

The turf lawn is inset with a few ornamental trees. There are several clipped evergreen plantings along the walk that leads from the driveway to the front door and at the foundation. There are also plantings along the margin of the driveway. A concrete stair with brick cheekwalls edged by boxwood plantings extends diagonally at the right side of the yard toward the street.

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7016 Jube Court (lot 11, section 2). 1963. Contributing.

The residence located at 7016 Jube Court is a one-story ranch style house with red brick masonry. Both the walls and foundation are concrete block and brick. The building in plan measures 49 feet by 27 feet, with a 1.7-foot set back on the left side. A concrete driveway curves into the yard to the front of the garage. The house has cross gable roofs with asphalt shingles. The brick chimney extends through the roof between the garage and house. The front entrance is a wood paneled door accessible from a set of steps connected to a pathway that leads to the driveway. The front gable has white colored horizontal siding. The house features a bay window between the garage and entrance. The remaining windows are fixed and casement style with faux storm shutters. The architect of the home, built in 1963, was Joseph E. Johnson. A carport was added to the left end of the building in 1975. The carport was later converted to a two-car garage. Records indicate that a pool was added in 1977, and a deck in 1990. The deck was replaced by a sunroom in 2003, while a new deck was added in 2008.

A large Southern magnolia and a privacy fence are to the right. There are several evergreen foundation plantings and other evergreen plantings in the yard, mostly privet and juniper. A sign is between two junipers in front of the house with the number.

7017 Jube Court (lot 12, section 2). 2011. Non-contributing.

The home located at 7017 Jube Court is a two-story non-original home of transitional design with craftsman influence. The house has a hipped roof and is constructed with a four-square outline where the entrance is centered at the first floor with a set of hung windows on each side. The windows at the second floor align with the first, providing a symmetrical design. The house has a full-width porch on the first floor, which is slightly elevated and requires a set of wooden steps that lead to a concrete walk extending to Jube Court. The porch has a standing seam metal roof and is supported by wood columns. The house has tan colored horizontal siding, white trim, and faux brackets at the eaves. Another section of the house is set back and to the left of the main house and appears to accommodate a garage, which is accessible from the back side of the house. Records indicate that a porch and deck were added to the home in 2012. At that time, there was a house that dated to 1933 on the lot.

A privacy fence contains the back yard. There is a row of sweetbay magnolia (*Magnolia virginiana*) trees in the turf lawn. The concrete sidewalk along Jube Court ends in front of this house.

7018 Jube Court (lot 10, section 2). 1965. Contributing.

The dwelling at 7018 Jube Court is a one-story ranch architectural style home with red brick masonry. Both the walls and foundation are concrete block and brick. The building in plan

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measures 69 feet by 31 feet, with a carport at the left end inset into the rectangular section of the building that measures 19.7 feet by 21 feet in plan. The house has a hipped roof with asphalt shingles. There is an attached carport on the left side of the house where the roof extends and is supported by brick columns. The carport to the left of the house is accessed via a concrete driveway. The brick chimney extends through the roof and is located between the carport and house. A wooden ramp extends from the driveway and leads to the main entrance. The entry door is flanked by sidelights. The house features fixed and sliding windows with faux storm shutters. The architect of the home, built in 1965, is not currently known. A pool was added in 1978, and a screened porch and deck in 2011.

A lamp post is along the driveway. There are several evergreen foundation plantings and large junipers at the street. A band of plantings is along the property line with the adjacent house.

7019 Jube Court (lot 12-B, section 2). 2012. Non-contributing.

The home at 7019 Jube Court is a two story non-original home of transitional design with craftsman influence. The house has a hipped roof and is constructed with a four-square layout where the entrance is centered on the first floor with a set of hung windows on each side. The windows at the second floor align with the first, providing a symmetrical design. The house has a covered portico entrance on the first floor, which is slightly elevated and requires a set of wooden steps that lead to a concrete walk extending to Jube Court. The portico has asphalt shingles and is supported by wood columns. The house has tan colored horizontal siding, white trim, and faux brackets at the eaves. An attached two-car garage is set back from the main facade on the right, reached via a concrete driveway. The garage has a hipped roof and asphalt shingles. This was part of the property that contained a home built in 1933.

The property features turf lawn, foundation plantings, and a row of trees and shrubs.

7020 Jube Court (lot 9, section 2). 1965. Contributing.

7020 Jube Court is a one-story ranch style house with red brick masonry. Both the walls and foundation are concrete block and brick. The building in plan measures 48 feet by 30 feet. There is a wing at the right end that measures 11.2 feet by 30.3 feet in plan. A long concrete driveway extends from Jube Court to the driveway as the house is set back farther from the street than the other houses. The house has cross hipped roofs with asphalt shingles. The middle section of the house is slightly projected in front of the wings. The entrance door is at this projection with a set of small steps at the brick path leading to the driveway. The front door has sidelights and a larger picture window to the right. The right wing of the house has another door of similar style but no sidelights. There are two brick chimneys: one near the center of the house, and the other at the end of the right wing. The house features fixed and sliding windows. The architect of the home,

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built in 1965, is not currently known. Records indicate that a patio was present behind the house by 1977 when a permit to build a pool was approved. In 1993, the carport was converted to interior living space. In 2007, a sunroom was added to the rear of the house.

To either side of the driveway is a curved wall with piers at either end that mark the entrance. The piers next to the driveway are taller and topped with lanterns. There are stone capstones on both piers. A three-luminaire lamp post edges the brick front walk. There are hedgerows that line the property boundary on either side. Evergreen clipped shrubs are along the foundation and in the front yard.

7021 Jube Court (lot 13, section 2). 1966. Contributing.

7021 Jube Court is a one-story ranch style house with white painted brick. The house is set in an “L” shape with cross hipped roofs and asphalt shingles. The section to the right of the “L” measures 44.8 feet by 24.8 feet. The extension along the front façade measures 23.3 feet by 22.8 feet, with a notch where the section meets the “L.” An attached one-car garage, which measures 15.7 feet by 24.8 feet, is at the left side of the house and the extending leg of the “L” is at the right side. A concrete driveway extends to the front of the garage. A concrete walk connects the driveway to the main entrance set of doors. The entrance is recessed with the hipped roof providing cover. To the left of the entrance is a bay window. Hung windows with faux muntins and storm shutters are located throughout the exterior walls. The hung windows have a brick arch. The chimney is located at the center of the roof between the garage and house. Non-original trim has been added below the roof, which has a dentil design. The architect of the home, built in 1966, is not currently known.

A lamp post is at the intersection of the driveway and walk. There are foundation plantings and rows of trees and shrubs along the boundaries with adjacent properties.

7022 Jube Court (lot 1, section 4). Circa 1952–1954. Non-contributing.

7022 Jube Court is a one-story ranch style house with red brick masonry. Non-original stone cladding has been applied to the brick on the left side of the chimney. The home measures 63 feet 10 inches by 26 feet 5 inches in plan. It has a gable roof and front chimney adjacent to the main entrance. The main entrance is near the center of the home and is accessed by a set of steps that lead to a pathway that connects to the driveway. There is an attached two-car garage that measures 26.5 feet by 19 feet on the right end of the house. The house features hung windows. The house pre-dates development of Randall Estates and was built circa 1952–1954. Records indicate that a pool was built in 1976, which was removed in 2018.

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7023 Jube Court (lot 14, section 2). 1968. Contributing.

7023 Jube Court is a one-story ranch style house with a one and a half story split level addition/alteration at the right end of the home. The house, which has two main sections, one of which measures 27 feet by 25.8 feet and the other 23 feet by 38 feet, features brick masonry, an attached carport, hipped roofs, and asphalt shingles. The carport measures 13 feet by 25.8 feet. A concrete driveway leads to the carport. A large brick chimney is located between the carport and house. The main entrance is located at the end of the ranch section and has a set of double doors with a small landing and set of stairs that connect to a pathway that leads to the driveway. The ranch section of the house has a three ganged windows. The split level has hung windows with faux storm shutters. The architect of the home, built in 1968, is not currently known.

A lamp post is in the front yard with ornamental plantings at the base. There is a sweet gum tree and a yew, with hedgerows along the property boundaries.

7024 Jube Court (lot 2, section 4). 2006. Non-contributing.

7024 Jube Court is a two-story non-original house of neo-eclectic/transitional architectural style with red brick masonry. The house features several intersecting gable roofs connecting to the main gable roof. The built-in two-car garage is located on the right with living space above. The house has a concrete walk from the driveway leading to the front door with sidelights and transom. The main entrance is covered by a portico, which has the appearance of a balcony with white wood railing on the second floor. Aligned with this portico is a Palladian window. Another Palladian window is located on the second floor above the garage. Bay windows flank the main entrance. The gable ends have dentiled white trim. The remaining windows are hung and fixed arched windows. Records indicate that a deck was added in 2008.

2117 Rollins Drive (former Ferguson property). 1962. Contributing.

2117 Rollins Drive is a one-story ranch house with a second story addition at the left end of the house. The walls and foundation are concrete block and brick. The house measures 52.9 feet by 32 feet in plan with a 4-foot set back at the main entrance, which is marked by a stoop. The garage is to the right. It measures 13.4 feet by 22 feet. A concrete driveway leads from the road to the garage. There is a setback, stoop, and door opening between the dwelling and the garage. A concrete walk leads to concrete stairs edged by handrails to the main entrance door, and to the second door opening. Both doors are fronted by covered stoops. The ranch section is finished with brick masonry and has cross gable roofs with asphalt shingles. The roof projects over the main entrance and is supported by a wood column. The covered stoop has steps that lead to a pathway that connects to the driveway and an attached one-car garage at the right end of the house. The garage is set back from the main facade and has a single door directly adjacent and

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next to the return wall. The brick chimney is in the roof above. The addition has a hipped roof with asphalt shingles and gray painted horizontal cladding. The house features fixed and casement windows. The architect of the home, built in 1962, is not currently known. A sundeck or porch was added in 2010, while the second story addition was built in 2016.⁷

There is a lamp post in the front yard, which is primarily turf lawn. There are evergreen foundation plantings. A wood privacy fence edges the property, which is the last in the subdivision along Rollins Drive.

2201 Rollins Drive (lot 1, section 1). 1963. Contributing.

2201 Rollins Drive is a one-story raised ranch style home with a built-in two-car garage. The residence measures 48.4 feet by 36.4 feet; the central bay is recessed 3.4 feet. Above the garage are two window openings filled with glass block. The house features a hipped roof, asphalt shingles, and brick chimney. The foundation is concrete block. The main entrance is set back near the center of the facade creating a covered porch, as the roof covers this area and is supported by decorative white painted metal columns. Stone veneer faces the porch. Between the metal columns are white painted railings that connect to a set of concrete steps that lead to a concrete walkway extending to the concrete driveway. A second concrete walk leads into the property from the street. Adjacent to the walk is a street number supported by an ornamental metal post. The main entrance is a door with an adjacent picture window. Non-original stone cladding has been applied to this entrance wall and around the front porch. Hung windows are located around the remaining areas of the house. The architect of the home, built in 1963, is not currently known.

There is a large scarlet (*Quercus coccinea*) or pin oak (*Quercus palustris*) in the front yard, along with a red maple. There are several clipped evergreen foundation plantings and turf lawn.

2205 Rollins Drive (lot 2 section 1). 1962. Contributing.

2205 Rollins Drive is a one-story ranch style home with cross gable roofs with asphalt shingles. The main section of the house measures 35.1 feet by 34 feet, with a second section to the right that measures 19.6 feet by 18 feet. The house features a chimney at the left gable end, bay window, ganged casement windows, and hung windows. The main entrance has been modified with stone cladding in place of or over brick on each side of the door. There is a raised stoop with a set of concrete stairs and metal railings that connect to a concrete and brick front walk edged by black metal railings and handrails that leads to the concrete driveway. A detached two-car garage is set behind the house on the right. The architect of the home, built in 1962, was

⁷ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," Exhibit B; Fairfax County Building Permit Zoning Review.

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Joseph E. Johnson. A rear kitchen bump out was added in 1992.⁸

The foundation of the house is edged by pavers with white rock and clipped shrub and small tree plantings. There is a crape myrtle tree within the turf lawn.

Garage at 2205 Rollins Drive. 1992. Non-contributing.

The detached garage, which measures 12.7 feet by 21.4 feet, is of similar design to the house with brick masonry and a gable roof. The gable faces the driveway, and the structure has two roll up doors for the cars. A vent is located at the visible gable and windows at remaining facades. The garage was added in 1992.⁹

2209 Rollins Drive (lot 3, section 1). 1962. Contributing.

2009 Rollins Drive is a one-story raised ranch home with a two-story addition at the right end, which appears to be of neo-eclectic design. The original house, which measures 44.5 feet by 32.5 feet in plan, and the addition are of brick masonry that has been painted white. There is an attached carport at the left end of the house, which measures 10.7 feet by 20.3 feet. A concrete driveway leads to the carport. The front door into the house is reached via a flight of concrete stairs and a stoop in front of the door edged by white metal handrails and a railing. There is no walk from the driveway. The ranch style house has a brick chimney that has also been painted white at the gable roof. The two-story addition has a gable roof with an ocular window at the gable. A projecting bay is located at the center of this addition with a low slope roof that covers a patio connecting to sliding doors at the second floor. The projecting bay below the patio is enclosed with another patio door on the first floor, but rails are across this opening. The projection has white horizontal cladding. Windows at the house include fixed, casement, and hung. The architect for the home, built in 1962, was Joseph E. Johnson. A first-floor front and rear bump out and second floor addition were added in 2019.¹⁰

A small tree edges the carport. The front yard is principally maintained in turf lawn. A dense screen planting of evergreens is to the right of the house. A low concrete wall with stone veneer and a row of columnar evergreens edge part of the property boundary.

2227 Rollins Drive (lot 18, section 1). 1962. Contributing.

The residence at 2227 Rollins Drive is a one-and-a-half story split level ranch style house with

⁸ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," Exhibit B; Fairfax County Building Permit Application.

⁹ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," Exhibit B; Fairfax County Building Permit Application.

¹⁰ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," Exhibit B.

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red brick masonry. The single-story section measures 26.3 feet by 45.6 feet and includes a garage, while the two-story section measures 25.3 feet by 28.1 feet. The house is set in a “T” shape with one projecting end of the top of the “T” housing the two built-in car garages and top floor with a hipped roof. The hipped roof intersects with the other section of the house, which has a gable roof. Both roofs have asphalt shingles. The main entrance is located at the bottom of the “T” and up a set of brick stairs associated with the curving brick walk, edged by a brick cheek wall, which extends to the front door from the asphalt driveway. The walk follows the return wall of the projecting “T.” A large brick chimney is located at the back of the house. A second-floor sun room is at the back of the house. This sun room extends the full width of the other end of the projecting “T” and is supported by wood columns. The house features fixed and hung windows. The architect of the home was Jesse R. Pollard.

The front walk is edged by low voltage lights. A bird bath, planters, and small trees and foundation plantings are in the yard. The foundation planting beds are edged with concrete pavers.

2233 Rollins Drive (lot 19, section 1). 1962. Contributing.

The dwelling at 2233 Rollins Drive is a one-story raised ranch style home with red brick masonry, cross gable roofs, and asphalt shingles. The house has a built-in one-car garage at the right end of the house. The house measures 46.6 feet by 25.8 feet, the garage 12 feet by 20 feet. The house features a chimney at the left gable end, a bay window left of the entrance, and sliding windows. The main entrance is located near the left end of the house and is accessed by a set of concrete steps and a landing at the front door edged by handrails. The concrete walk continues toward the concrete driveway, passing through a brick retaining wall. The front gable has beige colored horizontal siding. The architect of the home, built in 1962, was Joseph E. Johnson. A sunroom bump out on the rear of the house was added in 2001.¹¹ The yard is turf lawn.

Structures

Brick retaining wall. Circa 1964–1974. Contributing.

A brick retaining wall follows the edge of the Shiver Drive right-of-way to the north of the road between the southeastern end of the development at 2006 Shiver Drive and the driveway marking entry into 2106 Shiver Drive. The wall is red brick and turns into the hill at the end of 2104 Shiver Drive, but later changes to painted brick and yellow brick. The wall is painted white for much of the section in front of 2104 Shiver Drive, with a tapered end to either side of the driveway leading into that property. The white-painted brick wall continues to the driveway of

¹¹ Shiver Jr., “Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates,” Exhibit B; Fairfax County Building Permit Application.

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2102 Shiver Drive. After tapering to the side of the driveway, the wall transitions to a yellow brick. This material continues in front of 2100 Shiver Drive. At 2008, the wall transitions back to red brick. At this property, the wall does not taper at the driveway but instead turns to edge the margins of the driveway. The wall then continues to the end of the property at 2006 with tapers at the driveway. A section of the wall is failing between 2008 and 2006 Shiver Drive.

The wall is constructed of nominal 8-inch brick. The top course is a header. The wall varies but measures approximately 1 foot 10 inches to 2 feet 8 inches in height, and approximately 1 foot in width. The yellow brick section is 2 feet 3 inches in height. The white painted wall measures 1 foot 10 inches in height. There are weep holes set into the wall in some places to allow drainage to pass through the retaining wall.

Objects

Brick monument sign. By 1964. Contributing.

A pair of brick monument signs that identify the subdivision as “Randall Estates” flank Shiver Drive at the junction with Rollins Drive. The monument signs are in the form of walls constructed of orange brick inset with text panels. The walls are gently curved to reflect the radial geometry of the street intersection. The walls also step up from a low point near Shiver Drive at a height of approximately 3 feet 4 inches to a high point at the outer ends that reach a height of 3 feet 10 inches, although the ground slopes. The steps are relatively shallow and often reflect the thickness of the limestone coping stones used atop the brick. The limestone is rusticated on the sides and honed along the top. The coping stones measure 1 foot 2 inches by 2 foot 3 inches and are 2 inches thick. Overall, the steps include five longer sections at each end and two short sections, 1 foot 4 inches in length, in the middle. The walls are 1 foot wide. The bases of the walls are planted with shrubs, such as boxwood, azalea, and juniper, as well as ground covers and perennials such as liriope, hosta, and daylilies, within a mulched bed that also contains rocks.

The bricks used to construct the walls are nominal, 8 inches by 2-1/4 inches in size, and laid in mortared American bond courses topped by a rowlock course beneath the limestone coping. Inset within each wall is a panel where brick was not laid. Rather, the resulting horizontal, rectangular panel contains stucco or plaster infill set back from the outer edge of the wall. Etched into the white painted stucco or plaster are black painted letters that spell out “Randall Estates.” The two words are separated by a single header row of brick. The length of each lettered panel is 6 feet 3 inches. Also mounted on the face of the wall is a bronze plaque with a decorative seal denoting Fairfax County. The unofficial seal measures 1 foot 3 inches in diameter near the end of the wall. Mounted onto the wall above the Randall Estates identity information is a plastic banner with

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silver letters that reads “A Virginia Historic District est. 1961.” The banner is 8 feet long.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

ETHNIC HERITAGE: BLACK

Period of Significance

1961-1974

Significant Dates

1961

Significant Person

(Complete only if Criterion B is marked above.)

Jube B. Shiver Sr.

Cultural Affiliation

African American

Architect/Builder

Various architects, Joseph E. Johnson Jr., principal

Various builders, Jube B. Shiver Sr. and Littleton Gee, principal

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The William H. Randall Estates subdivision was created in 1961 based on the vision of African American developer Jube Shiver, Sr. Shiver sought to establish a neighborhood of homes for Black families during the Jim Crow era, when African Americans were frequently excluded from residential communities through the use of racially restrictive deed covenants and financial redlining, a discriminatory practice where lenders, insurance agencies, and other financial institutions refuse or limit services to residents of certain neighborhoods, often based on race or ethnicity. Shiver sought to establish a community in the Washington, D.C., suburbs that would serve middle-class and professional families for whom there were few options at the time. Shiver championed exacting standards in the construction of the homes within the subdivision, resulting in a predominance of brick facades, garages, central air-conditioning, and other features that were rare in many of the surrounding communities at the time. Many of the homes were designed by African American architect Joseph E. Johnson Jr. to include custom features based on the requests of the owners. As a result of Shiver's dedication to the project, which resulted in the successful development of a neighborhood of well-built homes available to African American families, as well as the integrity and cohesion of the surviving mid-20th century residential architecture, the William H. Randall Estates Historic District is significant at the statewide level under Criteria A, B, and C in the areas of Community Planning and Development, Black Ethnic Heritage, and Architecture. The period of significance encompasses the three periods of subdivision development that occurred between 1962 and 1974. The only other subdivision of this kind known in Virginia is the L&J Gardens neighborhood in the City of Virginia Beach, developed in 1961. The L&J Gardens Neighborhood Historic District (DHR ID 134-5608, NRHP SG100008084) was listed in the Virginia Landmarks Register and the National Register of Historic Places in 2022.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A

Community Planning and Development

William H. Randall Estates Historic District is significant in the area of Community Planning and Development for the residential subdivision established by Jube Shiver Sr. between 1962 and 1974. Shiver was a teacher who had worked at the Manassas Industrial School for Colored Youth until it closed in 1958. Later that year, after being hired to teach at Parker-Gray, a segregated high school in Alexandria, Shiver spent a year looking unsuccessfully for a

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comfortable house for his family to live in that was unburdened by racial restrictions.¹² Shiver then began to envision a neighborhood that could serve as a home to professional middle-class African Americans in the southern Fairfax County area. In a 1975 interview, Shiver Sr. recounted, “I couldn’t find any decent community to live in. I was inspired, more or less, to start a sub-division.”¹³ Even after he was able to acquire a suitable property for the subdivision, Shiver experienced difficulty identifying lenders to finance the project, again due to racially-biased lending practices of the time. He visited nearly a dozen financial institutions before meeting with a white lending officer in a bank in Washington, D.C., in 1961, who agreed to loan him enough money to build the first two homes in the subdivision, one for himself and his family and the other for William Randall, the retired Black farmer and street car project worker who, along with four other African American property owners, had agreed to sell Jube Shiver their land for the subdivision.¹⁴ In addition to building him a new home, Shiver chose to name the subdivision for Randall. He then reached out to other middle class African Americans, including teachers and other school personnel he worked with at Manassas Industrial School for Colored Youth and Parker-Gray High School, and pharmacists, tax accountants, and other African American professionals across the region. The initial homeowners, except for one, were all African American.

While some of the first homes were constructed under general contractor Littleton Gee, Shiver later formed his own construction company and served as the general contractor for many of the homes during the second and third phases of the project. He also served as property broker and financier for some lots, further ensuring that the community would become and remain a commodious community for African American families who otherwise might have struggled to find suitable living accommodations. From purchase of the land to completion of the subdivision, the establishment of William H. Randall Estates by Jube Shiver Sr. was a significant accomplishment during a time when African Americans often faced discrimination on many fronts, including legal racial segregation, restrictive deed covenants, and financial redlining.

In order to keep the new neighborhood middle class, in September of 1964, the Shiver Development Corp. included a ‘first refusal’ clause in the section three subdivision restrictions.¹⁵

¹² Jube Shiver Jr., “Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates” (Fairfax County, February 8, 2023), 12, from Jube B. Shiver, Sr., “Application Form” (Alexandria City School Board: Feb. 18, 1958).

¹³ Groveton High School, “Jube Shiver,” in Snake Hill To Spring Bank, vol. 1 (Groveton, Virginia, 1975), 69, <http://archive.org/details/snake-hill-to-spring-bank-1>.

¹⁴ Shiver Jr., “Fairfax County Inventory of Historic Sites District Nomination Documents for William H. Randall Estates,” 13. The five property owners had remained stewards of land acquired by African Americans from descendants of George Mason of Spring Bank in the last quarter of the nineteenth century. If these owners had not been successful in holding onto the land through the difficult years of the Jim Crow era, Randall Estates would not exist.

¹⁵ Fairfax County Deed Book 2553, page 79, Randall Subdivision Restrictions, September 22, 1964. Shiver Jr., “Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates”

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As part of his vision, Shiver wanted to maintain a community of high-quality custom homes. Hence, the design of the properties offered brick facades, pools, two-car garages and carports, as well as air-conditioning, all of which were relatively rare in many of the surrounding communities. The first refusal clause was an effort to ensure that quality remained even as properties passed from owner to owner.¹⁶ Title companies later insisted that these types of restrictions be removed as a result of the Fair Housing Act of 1968 and the first refusal clause was rescinded from deeds associated with Randall Estates.¹⁷

By 1974, Shiver had completed three phases of construction and built forty-four homes that included the one for himself and another for William Randall, within the subdivision. The community was immediately successful and became a popular neighborhood for African American families.

Former Virginia Gov. L. Douglas Wilder, in a letter commemorating the community's 30th anniversary in 1992, underscored the uniqueness and allure of the neighborhood, describing it as a community with "true beauty and significance."¹⁸ And the Washington Daily News, in perhaps a more breathless description of the, then, all-Black neighborhood—which featured several homes with two car garages, central air-conditioning and even in-ground swimming pools—declared in a 1962 headline: "Swank Negro Homes Come to Alexandria."¹⁹ Many of the homes continue to be passed down within families today, and the neighborhood remains a tightly-knit community. Shiver's efforts afforded many families a relatively safe community and decent living accommodations, with architectural designs not seen in neighboring communities, prior to the Civil Rights Act of 1964, that remains important to local families today.

In considering how Shiver's effort to develop such a community during the Jim Crow era compares with other similar efforts throughout the Commonwealth of Virginia, only one other neighborhood is currently listed in the National Register of Historic Places, and consultation with the Virginia Department of Historic Resources did not suggest others that are currently documented or known to exist. The other listed property is the L&J Gardens Neighborhood Historic District in the City of Virginia Beach (DHR ID# 134-5608; NRHP SG100008084). The neighborhood is also a mid-twentieth-century residential subdivision that was planned by Black owner-developers and built primarily by African American contractors and builders.²⁰ As noted

(Fairfax County," 14. Shiver Jr. adds in note 27 that the "clause was intended to ensure the educated, middle-class makeup of the community."

¹⁶ Shiver Jr., personal communication, March 2025.

¹⁷ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," 14.

¹⁸ Randall Estates, *Randall Estates, Families Growing Together*, 1.

¹⁹ Betty Jones, "Swank Negro Homes Come to Alexandria," *The Washington Daily News* (September 18, 1962).

²⁰ Debra A. McClane, Kristin H. Kirchen, Edna Hawkins-Hendrix, and Dr. Joanne H. Lucas, National Register of Historic Places Nomination: "L&J Gardens Neighborhood Historic District" (U.S. Department of the Interior, National Park Service, August 30, 2022).

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by the Virginia Department of Historic Resources, “The original buyers in L&J Gardens were successful, middle-class professionals with strong associations with the Black community in Norfolk,”²¹ which is similar to the community formed at Randall Estates. The subdivision today retains a high level of integrity to the period of significance. The boundaries and street layout have not been altered, while the neighborhood continues to convey the feeling of a mid-twentieth-century subdivision.

Ethnic Heritage: Black

William H. Randall Estates Historic District is significant at the statewide level in the area of Ethnic Heritage: Black due to its having been built as one of only a handful of post-World War II, pre-Civil Rights Act subdivisions planned for and open to the Black community in the Washington, D.C., suburbs, as well as statewide. During the Jim Crow era, the time leading up to the development of the William H. Randall Estates subdivision, many suburban neighborhoods were effectively closed to African Americans due to deed restrictions, covenants, and redlining.

As noted, Jube Shiver Sr. developed the subdivision to meet a need for comfortable, well-built homes to house professional and middle class African American residents. Even as he developed the community, there remained challenges for residents as racial tensions ran high in the region, exacerbated as local African American residents struggled for equality, justice, and civil rights in terms of housing and lending practices as well as school integration, and equal access to recreational facilities. For example, area residents filed numerous lawsuits to rectify school segregation, including one filed by nearby residents of Spring Bank. Integration at nearby Groveton High School, which began in 1960, progressed very slowly, and was only fully integrated, along with all of Fairfax County Public Schools, in 1965. Another legal struggle followed when a White federal employee in a neighboring community attempted to transfer their swimming pool membership to a Black family who was renting his home. When the pool association denied the transfer, both parties filed a lawsuit—*Sullivan v. Little Hunting Park*—in 1966. After several appeals of initial rulings, the case went all the way to the U.S. Supreme Court; the high court’s decision led to the desegregation of neighborhood clubs across the United States.²² The site where this took place was within a mile or two of Randall Estates.

Even after the establishment of the community and passage of the Civil Rights Act, other laws made life in Virginia difficult for African Americans. When William Carr’s home in Randall Estates was constructed in 1965, he could not legally occupy the dwe;;omg with his White,

²¹ Virginia Department of Historic Resources, “L&J Gardens Neighborhood Historic District, Virginia Beach (Ind. City),” <https://www.dhr.virginia.gov/historic-registers/134-5608/> (accessed May 5, 2025).

²² Michael McH. Collins, “Constitutional Law – Civil Rights – Community Facilities / Discrimination – *Sullivan v. Little Hunting Park, Inc.*, 90 S. Ct. 400 (1969),” *William and Mary Law Review* Volume 11, Issue 3 (March 1970), <https://scholarship.law.wm.edu/cgi/viewcontent.cgi?article=2825&context=wmlr> (accessed June 1, 2025). U.S. 229 (1969).

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German-born wife due to Virginia's miscegenation laws.²³ This law was soon overturned, however, in the famous Supreme Court case *Loving v. Virginia*, decided in 1967.

Shiver's development of Randall Estates is an example of self-determination in a challenging and sometimes hostile environment that led to the formation of a community of families that formed lifelong bonds and helped to improve the quality of life for its residents. More than fifty years later, current residents talk about the cohesive nature of the community, the fact that many of the homes have been passed down within families over the years, and how residents continue to enjoy a wide range of social events and gatherings within the neighborhood as of 2025.

Criterion B

Jube B. Shiver Sr.

William H. Randall Estates Historic District is significant for its association with Jube B. Shiver Sr. Prior to his work at William H. Randall Estates, Shiver worked as a teacher at the Manassas Industrial School for Colored Youth prior to its closure in 1958. The school served Black students from five Northern Virginia counties. As such, "he came to know Black students and parents all over Northern Virginia and the struggle they faced to secure decent housing because of legal racial segregation and discrimination in Virginia."²⁴ While he taught at the school, he and his family lived in a small apartment on campus. After Shiver left the Manassas Industrial School for Colored Youth, he was hired at the segregated Parker-Gray High School in Alexandria. Although Shiver secured housing in a small townhouse in the city, he began to search for a place where he and his family could live in a large and comfortable house. After searching in vain for over a year, as he later recounted, "I couldn't find any decent community to live in. I was inspired, more or less, to start a sub-division."²⁵

In addition to his successful work to establish Randall Estates, Shiver went on to develop other housing developments in the area for low-income families. His notable projects included Fairfax County's first federally subsidized low- to moderate-income apartment project, Spring Garden Apartments, completed in 1967 in the historically African American neighborhood of Gum Springs, a senior-living community for moderate-income residents, Gum Springs Glen; the first preschool in the Gum Springs community; another apartment complex, Gable Plaza Apartments; and seventeen townhomes in the Napper Road complex.²⁶ Shiver later noted "Martin Luther

²³ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," 14.

²⁴ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," 12.

²⁵ Groveton High School, "Jube Shiver," in *Snake Hill To Spring Bank*, vol. 1 (Groveton, Virginia, 1975), 69, <http://archive.org/details/snake-hill-to-spring-bank-1>.

²⁶ "Bill Text: VA SJR376 / 2011 / Regular Session / Enrolled / Virginia Senate Joint Resolution 376," *Legiscan*, <https://legiscan.com/VA/text/SJR376/2011> (accessed June 1, 2025).

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King said, 'I have a dream.' Mine was in terms of housing development—trying to house people who needed to house themselves. This was my dream.”²⁷ For his work, Shiver was recognized in 2011 by Senate Joint Resolution No 376 titled “Celebrating the life of Jube B. Shiver, Sr.,” that described Shiver as a “pioneering real estate developer and community supporter.”²⁸

Criterion C

Architecture

William H. Randall Estates Historic District is significant in the area of Architecture for the many surviving examples of mid-twentieth century architectural styles that survive with a relatively high degree of integrity. As a whole, the community and the majority of homes survive from the period of significance while exhibiting integrity of design, workmanship, and materials, as well as location, setting, feeling, and association.

The mid-twentieth-century modern character of the neighborhood is exhibited in the planned streets with one- to two-story houses centered within each parcel and facing the road along a consistent set-back that includes a generous front yard. Most of the homes are low-rise ranch-style. However, there are also homes that represent a raised ranch, split-level, International, Modern, and Neo-eclectic style architecture of the period based on the individual selections of the various property owners. Prevalent throughout is the use of a red brick and hipped roofs. The planned approach to the house is also evident with the majority of the properties having a driveway at the side of the house connected to the front entrance through a walkway up to the front steps, porch, or stoop. Also characteristic of the style is the inclusion of a carport at the end of the driveway, although these are not present on every property.

As noted, Randall Estates development unfolded in three phases.²⁹ The first phase, platted in August 1960, was primarily built between 1962 and 1963 and included twenty-one homes located along the south side of Rollins Drive between Radcliffe Drive and Duke Drive and along Shiver Drive from the intersection with Rollins Drive to 2115 Shiver Drive on the south side of the street and 2114 Shiver Drive on the north side of the street. The homes included those built initially by Shiver for his family and for William Randall. The properties developed during the first phase included:

- 2233 Rollins Drive
- 2227 Rollins Drive

²⁷ Groveton High School, “Jube Shiver,” 69.

²⁸ “Bill Text: VA SJR376 / 2011 / Regular Session / Enrolled / Virginia Senate Joint Resolution 376.”

²⁹ Section 1 was dedicated by William H. Randall, Deed of Dedication “Randall Subdivision,” Fairfax County Deed Book 1924, page 218, August 30, 1960; Jube B. and Mildred L. Shiver obtained the deed of dedication for Randall Estates, Section 2. Deed of Dedication “Randall Estates,” Fairfax County Deed Book 2253, page 57, January 10, 1963; Shiver Construction and Development Corp. dedicated Randall Estates, Section 3. Deed of Dedication “Randall Estates,” Fairfax County Deed Book 2536, page 599. September 22, 1964.

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- 2209 Rollins Drive
- 2205 Rollins Drive
- 2201 Rollins Drive
- 2117 Rollins Drive
- 2216 Shiver Drive
- 2215 Shiver Drive
- 2213 Shiver Drive
- 2212 Shiver Drive
- 2211 Shiver Drive
- 2210 Shiver Drive
- 2209 Shiver Drive
- 2208 Shiver Drive
- 2205 Shiver Drive
- 2204 Shiver Drive
- 2203 Shiver Drive
- 2201 Shiver Drive
- 2200 Shiver Drive
- 2115 Shiver Drive
- 2114 Shiver Drive

All are masonry construction. Although similar in character, at least sixteen of the homes were customized to the tastes of the owners by Washington, D.C.-based architect Joseph E. Johnson Jr. (1929–1998), while employed with the now defunct Washington, D.C., architectural firm John S. Samperson Associates.³⁰ Johnson, an African American architect, was a graduate of Howard University's College of Engineering and Architecture. Of the twenty-one homes built as part of the first phase, all survive with integrity today. The home at 2207 Shiver Drive was built in 2016 on a lot that was not developed during the original subdivision construction period. The home at 2205 contains a garage that is a later, non-contributing, addition to the property.

The homes built during the second phase, platted in January 1963 and developed between 1963 and 1966, includes ten homes along the Jube Court cul-de-sac and on the north side of Shiver Drive east of the homes built during the first phase as follows:

- 2112 Shiver Drive
- 2110 Shiver Drive
- 2106 Shiver Drive
- 7020 Jube Court

³⁰ Joseph E. Johnson, Jr., "Application for Associate Membership" (The American Institute of Architects Archives: November 14, 1978).

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- 7018 Jube Court
- 7016 Jube Court
- 7021 Jube Court
- 7023 Jube Court

Of the eight homes built as part of the second phase, all survive with integrity today. Four homes have since been added on lots not included in the subdivision. These include 7017, 7019, 7022, and 7024 Jube Court. The four homes are non-contributing resources within the historic district.

During the third phase of development, fifteen more homes were added to Randall Estates at the eastern end of Shiver Drive based on plats dated September 1964. The homes were built between 1966 and 1974 to the north and south of Shiver Drive east of the intersection with Jube Court.³¹ The homes built during the third phase are as follows:

- 2113 Shiver Drive
- 2111 Shiver Drive
- 2019 Shiver Drive
- 2107 Shiver Drive
- 2105 Shiver Drive
- 2014 Shiver Drive
- 2103 Shiver Drive
- 2102 Shiver Drive
- 2101 Shiver Drive
- 2100 Shiver Drive
- 2009 Shiver Drive
- 2008 Shiver Drive
- 2007 Shiver Drive
- 2006 Shiver Drive
- 2005 Shiver Drive

Three of the homes built as part of the third phase have since been demolished and replaced since 2010. These include the homes at 2104, 2102, and 2100 Shiver Drive. A fourth home, located at 2113 Shiver Drive, has been extensively altered and has lost historic integrity due to the addition of a second story, new front entrance, and outdoor deck in 2009.

None of the newer homes, located at 2207, 2104, 2102, and 2100 Shiver Drive and 7017, 7019, 7022, and 7024, or the updated home at 2113 Shiver Drive, are anticipated to be considered

³¹ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," 10.

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contributing to the historic district in the future as their architectural designs are not associated with what makes the neighborhood significant.

Early subdivision property deeds executed in 1960 specified that property owners could only build “a detached dwelling home for one family only, of masonry construction” valued no less than \$18,000,³² a figure which was nearly double the \$10,800 median home value in Virginia in 1960, according to the U.S. Census.³³

All of the forty-two homes built for those joining the neighborhood were custom built to the specification of the owners. The homes were notable for their hardwood floors, fireplaces, flat or low profile rooflines and meticulously crafted brick exteriors. The majority of homebuyers in the first phase chose the ranch architectural style that was popular in the mid-century. Several of these homes were further customized with features that were trendy in the early 1960s.³⁴ The ranch-style home at 2205 Shiver Drive, for instance, has a sunken living room floor, which offered a way to demarcate a separate sitting zone without having to put up walls. Other homes had gas entrance lamps in the front yard, which were popular when gas was inexpensive and there was little awareness about climate change.³⁵

Though the development’s second and third phase were also dominated by ranch-style houses, a few owners chose more modern contemporary and organic architectural styles. For instance, the family at 2105 Shiver Drive built a trapezoidal shaped home with a flat roof and large cornice. It features opposing chimneys at each end of the house and narrow casement windows on the second floor that accent brick columns/fins that stand proud on the ground floor exterior wall. Nearby, at 2111 Shiver Drive, the original owners also built a flat roof home with end chimneys. However, they chose a curved brick exterior wall that made their home, from an aerial view, look like opposite facing “U’s.” The house at address 2200 Shiver Drive stood out as well, sporting a soaring butterfly roof composed of two shed-style roofs that project to the front façade and the rear façade, and large picture windows. This residence has a contemporary addition. All of the original homes also had their own, individual driveway, a nod to the importance of the

³² Fairfax County, Virginia. Deed Book: 1929, Page: 236. (William H. Randall, grants to James L. Redd and Georgina Redd, Lot No. 1, Sept. 13, 1960).

³³ Shiver Jr., “Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates,” 10, from U.S. Census Bureau, Unadjusted Decennial Tables of Median Home Values by State, <https://www2.census.gov/programs-surveys/decennial/tables/time-series/coh-values/values-unadj.txt> (accessed January 26, 2023). These restrictions were intended to preserve the quality of construction and value of the neighborhood.

³⁴ Melina Bezirdjian and Lena Sweeten McDonald, *New Dominion Virginia, Architectural Style Guide* (National & State Register Program Virginia Department of Historic Resources, 2014), https://www.dhr.virginia.gov/pdf_files/newdominion/NewDomStylGdeApril2014Version.pdf (accessed January 19, 2023).

³⁵ Shiver Jr., “Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates,” 8–9.

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automobile to life in the suburbs.³⁶ Each driveway typically connected to the main entrance of the home by a concrete path.

With the replacement of three homes, the construction of five other new homes, a contemporary garage, and alterations to one historic home resulting in a loss of integrity, forty homes survive from the original subdivision with integrity. Of these, nine have undergone limited- to extensively-modified exterior renovation, although they retain most of the brick façades of the original homes.³⁷ Thus, while many of the houses built during the period of significance have been modified in mostly small ways, forty continue to convey their historic associations with period architecture. Overall, the district meets Criterion C for its highly intact collection of several variations of ranch, raised ranch, split-level, International, Modern, and Neo-eclectic style modern architecture, recognized during the post-World War II time era both locally and nationwide.

Randall Estates Historic Context and Developmental History

African American Suburbs in the Southern United States, 1865–1940

Though generally thought of as a post-World War II phenomena, the creation of and relocation to suburbs by both White and African Americans was commonplace prior to the mid-twentieth century.³⁸ However, the historical development of these suburbs differed by town and region, and by race and class, with each having its own particular history. Yet, enough similarities exist to establish general historical contexts for the nation's suburbs. The William H. Randall Estates (Randall Estates hereafter) fits within the typical context of suburbanization across African American communities in the South. Note that this context is separate from the formation of Free Black communities, and their associated housing clusters.³⁹ In this sense, African American suburbs are housing developments specifically created by or for African Americans through the subdivision of larger properties, typically in response to housing shortages caused by Jim Crow and population pressure. The following discussion will therefore focus on this frame of reference and demonstrate how Randall Estates reflects the Southern African American suburb historical context.

³⁶ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," 9.

³⁷ Building permit data from Fairfax Inspections Database (except 2112 Shiver Drive, for which there is no online record and were based on owners' estimate). [fairfaxcounty.gov/fido](https://www.fairfaxcounty.gov/fido/permits/search.aspx?pgmcat=permit&pgmtype=address), <https://www.fairfaxcounty.gov/fido/permits/search.aspx?pgmcat=permit&pgmtype=address> (accessed March 18, 2022).

³⁸ Andrew Wiese, *Places of Their Own: African American Suburbanization in the Twentieth Century* (Chicago: University of Chicago Press, 2004), 15.

³⁹ Debra A. McClane et al., National Register of Historic Places nomination: "L & J Gardens Neighborhood Historic District" (U.S. Department of the Interior, National Park Service, May 2022), 7–5.

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African American suburbs began forming immediately after Emancipation on the fringes of the South's urban centers. As Southern cities grew over subsequent decades, housing became in short supply. In response, new residential areas were constructed on subdivided properties that were previously considered undesirable for housing, such as worn-out farms, fallow fields, river bottoms, and woodlands, in turn, increasing the number of suburbs.⁴⁰ As these new residences appeared, so did shops, groceries, churches, and other markers of communal life that catered to African Americans.

Given their placement in the landscape, many of these early African American subdivisions were generally rural in character, and not the sort of subdivision that would become standard by mid-century. As Andrew Wiese explains, "In contrast to the stereotype of suburbs as bedrooms for the white middle class, African American suburbs before 1940 were predominantly blue-collar communities in which residents often worked as well as lived. On average, suburbanites had less education and lower incomes than African Americans in central cities, and a higher proportion worked in low-skilled jobs."⁴¹

The physical landscape of these early suburbs reflected these demographics, as "most black suburbs were also visually unlike middle-class white suburbs, occupying cheap, often nuisance-prone land. Many were geographically isolated, cut off by railroad tracks or other physical barriers, reflecting in almost every case a history of black struggle to acquire and hold space."⁴² Others were located near the more affluent White-only suburbs, as many African American suburban residents were service workers employed by those in the White neighborhoods. The types of housing characterizing pre-war African American suburbs were also different from the affluent White suburbs, with dwellings being generally small and cheaply constructed, or tenements that housed multiple families. Additionally, the infrastructure of these suburbs was marked by poor roads and lacked municipal water and other services. These conditions reflect the impact Jim Crow produced throughout the country at this time.

African American Suburbs in the South, 1940–1960

By the mid-twentieth century, regional trends of African American suburbanization had taken shape, differing by region (North vs. West vs. South), proximity to major city centers versus smaller cities and towns, and the corresponding source of employment, availability of land, and racial attitudes and restrictions. Generally, in the North and West, African American suburbs developed "in an atomized fashion through racial transition in existing neighborhoods and scattered construction in a handful of older suburbs," and was heavily influenced by the Great

⁴⁰ Nancy Perry, Spencer Crew, and Nigel M. Waters, "'We Didn't Have Any Other Place to Live': Residential Patterns in Segregated Arlington County, Virginia," *Southeastern Geographer* 53, no. 4 (Winter 2013): 405.

⁴¹ Wiese, *Places of Their Own*, 15.

⁴² Wiese, 15.

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Migration of Black southerners to the North.⁴³ On the urban edges of the South, however, African American suburbs developed “in large measure through the construction of new housing.”⁴⁴ While likely artificially inflated due to how the suburbs were demarcated, according to the U.S. Census Bureau, by 1940 over a million predominantly working-class African Americans lived in suburbs.⁴⁵ By 1960, the number of African American suburbs increased dramatically, as over the course of the 1950s, around 220,000 housing units for African Americans were constructed. These houses were essential to facing the housing crisis following the post-war baby boom. In the Washington D.C. metropolitan area alone, the African American population rose from 219,000 in 1940 to 468,000 in 1960.

While no inventory of mid-century Black suburbs appears to have been compiled, it is clear that a number of new suburban developments for African Americans popped up throughout the South, and included “McCrorey Heights [in Charlotte], Washington Shores in Orlando, Pontchartrain Park in New Orleans, Richmond Heights and Bunche Park near Miami, Crestwood Forest in Atlanta, [and] Carverdale in Oklahoma City,” among others.⁴⁶ In Virginia, one of the earliest African American suburbs known to be developed was L & J Gardens near Norfolk, with others scattered about the Tidewater region.⁴⁷ In contrast to pre-war African American suburbs, those constructed after the war were markedly middle class in composition, reflecting the rise in wealth among African Americans following the war and the industrialization period that followed. These subdivisions were not yet predominantly composed of “cookie-cutter” single-family housing, as these new developments integrated multi-family housing units among its single-family dwellings that commonly reflected individual design choices by the new residents or developer. Despite the expansion of new middle-class housing opportunities for African Americans, they still struggled to have basic municipal services delivered due to discriminatory practices by county officials. Yet as African American suburbs became integrated into cities through annexation, it took power away from county officials who were less apt to expand services into African American neighborhoods, resulting in a gradual securing of essential infrastructure and services.⁴⁸

The struggle to receive municipal services was just one example of the discrimination African Americans faced regarding housing, and African American suburbanization in the South reflected a suite of segregationist laws and social norms of the time. Throughout the South, African Americans were barred from moving into White neighborhoods through restrictive racial covenants written into property deeds. These covenants would state that African Americans (and sometimes other racial groups) could not rent, own, or otherwise occupy a property. Therefore,

⁴³ Wiese, 15.

⁴⁴ Wiese, 15.

⁴⁵ Wiese, 15.

⁴⁶ Wiese, 15.

⁴⁷ McClane et al., “L & J Gardens,” 8–40.

⁴⁸ Wiese, *Places of Their Own*, 173.

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limited by where they were allowed to move, in some cases they instead worked with local government officials to develop housing within sanctioned areas, often set some distance from White neighborhoods. In other instances, especially in the South where there was a legacy of Black landownership, such demarcation was not necessary, as African American farms became African American suburbs, as with Randall Estates. In these ways, Southern African Americans in the 1950s had greater opportunity to live in newly constructed developments.

For many African Americans, this sort of “self-segregation” allowed for “overcoming the inferior conditions and second-class citizenship that discrimination imposed. In housing, they wanted equality—by which they meant new housing, expanded home ownership, and a residential landscape common to middle-class suburbs nationwide—and they believed they could achieve it on a racially separate basis.”⁴⁹ Further, these new middle-class housing developments signaled, in both symbolic and material form, African American prosperity in the face of segregation. And while such prosperity was not shared among all African Americans, it nevertheless marked a major shift in quality-of-life standards for many people.

African American Suburbs in the South, 1960–1980

As the 1960s and the Civil Rights Era commenced, African American suburbanization showed no signs of slowing down. As Andrew Wiese details,

During the 1960s and 1970s, the number of black suburbanites more than doubled. Suburbs added 3.5 million African Americans, and for the first time in the century, African Americans moved to suburbs at a faster rate than whites. In selected metropolitan areas, rates of increase were unparalleled. Outside Washington, D.C., the number of black suburbanites quadrupled, surpassing 400,000 people by 1980, when almost half of black households in the metropolitan area lived in the suburbs.⁵⁰

In this way, African American suburban migration was a continuation of the movements present in previous decades; trends that included increased economic prosperity and an assertion of civil rights. Such prosperity and confidence was in large part due to the African American educational achievements over the previous decades. With education came better job and financial prospects, and by mid-1960s, “for the first time suburbanites surpassed city dwellers in income, education, and occupational achievement.”⁵¹

These advances coincided with the 1960s Civil Rights movement, which, just like African American suburbanization, had a history extending back to emancipation. In terms of laws and

⁴⁹ Wiese, 166.

⁵⁰ Wiese, 211.

⁵¹ Wiese, 214.

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policies, various court rulings and pieces of legislation fundamentally reshaped the political, and in turn physical, landscape—the 1964 Civil Rights Act, 1967 *Loving v. Virginia*, and the 1968 Fair Housing Act. These bills and rulings paved the legal means for African Americans to vote, work, and live anywhere a White person could. That said, the laws did not always translate to reality, at least at first. Resistance to African American equality was strong, and resulted in White politicians and planners, along with “white home owners and real estate professionals” issuing discriminatory law, policy, and procedures.⁵² African Americans faced various obstacles that ranged from lack of access to home loans to outright continued discrimination via racial covenants that only allowed White people to purchase or rent houses, despite the passage of federal safeguards. For those who did secure housing, the threat of violence was never remote, as many instances of intimidation and terrorism occurred in an attempt to drive away Black suburbanites.⁵³

Yet, despite these roadblocks, on the whole African American suburbanization never slowed, instead growing each decade and resulting in a number of different subdivision typologies. By 1980 “more than a million people—18 percent of all black suburbanites—lived in 112 majority-black suburbs. In a number of larger cities, however, as many as half of black suburbanites lived in mostly black suburbs.”⁵⁴ In an article published in 1980 analyzing Black suburbanization, its authors found that “black suburbanization is multidimensional, encompassing a range of community types, of initiating mechanisms, and of dynamics of growth.”⁵⁵ Again, such typologies and the patterns of suburbanization differed at the regional scale as well, with Northern and Southern African American suburbanization unfolding in different ways, as it did in the first half of the twentieth century.⁵⁶ In other words, it was location-specific due to the difference of local history, politics, and community dynamics. This appears to have been the case throughout the South, including Virginia.⁵⁷ For some, moving to the suburbs was a choice, though for others it was due in part to localized housing shortages.⁵⁸ It is within this context that Randall Estates was developed and came to be called “home” by generations of Black Virginians.

⁵² Wiese, 227.

⁵³ Perry, Crew, and Waters, “‘We Didn’t Have Any Other Place to Live’: Residential Patterns in Segregated Arlington County, Virginia,” 407.

⁵⁴ Wiese, *Places of Their Own*, 217.

⁵⁵ Robert W. Lake and Susan Caris Cutter, “A Typology of Black Suburbanization in New Jersey since 1970,” *Geographical Review* 70, no. 2 (April 1980): 168.

⁵⁶ Harvey H. Marshall and John M. Stahura, “Determinants of Black Suburbanization: Regional and Suburban Size Category Patterns,” *The Sociological Quarterly* 20, no. 2 (Spring 1979): 237.

⁵⁷ Perry, Crew, and Waters, “‘We Didn’t Have Any Other Place to Live’: Residential Patterns in Segregated Arlington County, Virginia,” 405.

⁵⁸ Kathryn P. Nelson, “Recent Suburbanization of Blacks: How Much, Who, and Where?” (Washington D.C.: Department of Housing and Urban Development, Washington, D.C. Office of Policy Development and Research., February 1979).

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William H. Randall Estates Developmental Context and History, 1790–1865

The history of William H. Randall Estates is representative of the general pattern of African American suburbanization, while also reflecting the location-specific trends in housing, segregation, and community solidarity in the greater Alexandria, Virginia, area, and the surrounding rural context. The following section details how a housing shortage and housing discrimination forced the eventual development of subdivisions in the Alexandria area that specifically catered to African Americans.

African American housing developments in the Alexandria area date back to the eighteenth century, with the purchase of several contiguous parcels of land by free African Americans in the late 1790s.⁵⁹ The area centered on Alfred Street became known as The Bottoms, and later, The Dip. The free Black population of Alexandria was large in comparison to other Southern cities, with numbers ranging from 20 percent in 1800 to 64 percent in 1840.⁶⁰ That said, racial segregation and oppression dictated where African American lived, and through coercion and choice, Alexandria's free Black population formed distinct neighborhoods of their own to limit confrontation with Whites over housing.⁶¹ In time, a collection of African American neighborhoods developed, including The Berg, Colored Rosemont, The Bottoms (The Dip), Cross Canal, Fishtown, Hayti, The Hill, The Hump, and Uptown.⁶² By the mid-nineteenth century, African American population areas had drifted outside the city center, toward the periphery or out into neighboring Fairfax County. The creation and expansion of pre-emancipation free Black or integrated communities such as Gum Springs, Odrick's Corner, and Woodlawn in the county was due in large part to the purchase of available property, developing it for multiple households, and subsequently selling it to other African Americans.⁶³

William H. Randall Estates Developmental Context and History, 1865–1940

Following the mass immigration of emancipated African Americans into the Alexandria area, existing and new African American enclaves within and on the outskirts of the city coalesced.

⁵⁹ Krystyn R. Moon, "Housing for All Project 2023: A Timeline of African American Housing History in Alexandria" (The City of Alexandria, No date), 1, <https://www.alexandriava.gov/sites/default/files/2023-03/Timeline-of-Alexandria-AfricanAmerican-Housing-History-2023.pdf>.

⁶⁰ Belinda Blomberg, "The Formation Of Free Black Communities In Nineteenth Century Alexandria, Virginia," *Alexandria Archaeology Publications* (Alexandria Archaeology, Office of Historic Alexandria, City of Alexandria, Virginia, 1989), 1.

⁶¹ Blomberg, 2.

⁶² African Americans of Alexandria, VA, "Neighborhoods," *Theotheralexandria* (blog), October 10, 2011, <https://theotheralexandria.com/neighborhoods/>.

⁶³ Hanbury Preservation Consulting et al., "African American Historic Resources in Fairfax County, Reconnaissance Survey of Selected Individual Historic Resources and Historic Districts," December 16, 2022, 1; Kristie L. Person, "Woodlawn Cultural Landscape Historic District National Register of Historic Places Nomination," October 15, 2015, 8–34, <https://www.dhr.virginia.gov/historic-registers/029-5181/>.

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These communities navigated the Reconstruction Era as best they could, finding work in various city and city-adjacent industries. As Alexandria grew, so did African American neighborhoods outside of the city.

By 1900, however, the promise of Reconstruction came crashing down and in its wake was Jim Crow, an apartheid-like system of restrictive social and legal code that impacted all aspects of daily life. Related to housing, it was in the first decades of the twentieth century that the race-based covenants prohibiting those not of the “Caucasian race” from living in the up-and-coming streetcar suburbs of expanding Alexandria.⁶⁴ Again, African Americans turned inward to weather Jim Crow, establishing new communities removed from White interference. In Alexandria, one such community included the streetcar suburb of Sunnyside, which was created through a division of land owned by the Watson Family, who designated the property as an area for African American housing outside of the city.

In 1933, Alexandria city leaders passed zoning ordinances that had the effect of displacing African Americans throughout the city. This zoning “became one of the many tools in the racial segregationist toolbox to control where African Americans and other minorities might live. As such, they privileged the production of wealth for white, middle- and upper-class homeowners by prioritizing single-family dwellings and their property values over all other types of development.”⁶⁵ This move by local officials was followed by the 1934 National Housing Act which established the Federal Housing Administration. The agency’s principal function was to insure a bank’s mortgage, thus making banks more likely to provide loans to potential homebuyers. Yet, the program mostly benefitted White homebuyers, for if African American homebuyers were even approved for loans, discriminatory racial restrictions by way of so-called “redlining” and racial covenants severely limited the areas in which African Americans could purchase residences. Within a few years, enabled by the National Housing Act, the city of Alexandria began the process of condemning properties for the construction of segregated public housing.⁶⁶

William H. Randall Estates Developmental Context and History, 1805–1940

Spring Bank 1805-1940

While Randall Estates was not developed until the 1960s, the subdivision’s developmental history is related to the eighteenth century African American community of Spring Bank, the core of which is located to the north of Randall Estates. Spring Bank’s name initially related to a

⁶⁴ Moon, “Housing for All Project 2023: A Timeline of African American Housing History in Alexandria.”

⁶⁵ Krystyn R. Moon, “Rethinking Race, Housing, and Community: A History of Restrictive Covenants and Land Use Zoning in Alexandria, Virginia, 1900s-1960s,” *The Housing All Project* (Alexandria, Virginia: Department of Planning & Zoning, 2023), 3.

⁶⁶ Moon, “Housing for All Project 2023: A Timeline of African American Housing History in Alexandria.”

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circa 1809 plantation and manor located between Alexandria and Gum Springs. The African American community of Spring Bank was established by Charles Henry Quander, a formerly enslaved African American, through the purchase of 88 acres of Spring Bank plantation land soon after emancipation.⁶⁷ With his purchase, Spring Bank would continue to grow into a thriving African American community.⁶⁸

Following the Civil War, properties in the area became subdivided, with several African American families acquiring land at this time. It was at this time that “six African American men, Henry Randall (the father of the subdivision’s namesake), William Robinson, John Bailey, Wilbert Brown, Henry Williams and Mason’s coachman, Griffin Johnson,” acquired property in the Spring Bank area.⁶⁹

Deed research reveals that several land transactions regarding Randall Family land occurred in the late nineteenth and early twentieth centuries. The first was the transfer of ten acres from Sally Mason to Henry Randall in 1883.⁷⁰ Sally Eilbeck Mason was the daughter of George Mason VI, making her the great-granddaughter of George Mason IV, the prominent early American statesman.⁷¹ At some point thereafter, Henry Randall transferred one acre of this property to his son, William Randall. In 1957, following the death of Henry Randall, his nine-acre property was transferred to his other son, George Randall. Shortly thereafter, this property was transferred to William Randall. In time, Griffin Johnson’s land would also become the property of William H. Randall, with this land coming from George Mason, Sally Mason’s husband (they shared the same last name, but represent different Mason lineages).

In an oral history interview conducted in the 1977, William Randall relayed the following information about himself and the formation of the subdivision, stating that in addition to being a dairy farmer, he “worked for the Electric Light Company, worked for the Telephone Company, and worked for the Street Car Company. All that stuff, that's hard work. I worked when they put the first lights in Arlington and Falls Church. Now look at it. It's a regular city. I got two bad bites of the light while I was going, so I got out of that.”⁷²

⁶⁷ Fairfax County African American History Inventory, “Community,” Center for Masons Legacies, accessed February 21, 2025, <https://fairfaxesaahi.centerformasonslegacies.com/collections/show/9>.

⁶⁸ Note that Randall Estates was not developed on any of this initial Spring Bank community land, but it is located in the general vicinity of the historic community.

⁶⁹ Jube Shiver Jr., “Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates” (Fairfax County, February 8, 2023), 13.

⁷⁰ Fairfax County Deed Book D-5, 510–511 (1883).

⁷¹ “Sally Eilbeck Mason,” *The Mason Web*, accessed May 2, 2025, <https://gunstonhall.org/wp-content/uploads/masonweb/p25.htm>.

⁷² Groveton High School, “Families and Attitudes - Randall,” in *Snake Hill To Spring Bank* Volume 2 (1977), 29, <http://archive.org/details/snake-hill-to-spring-bank-volume-2>.

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Regarding his acquisition of the Griffin Johnson property, Randall recounted:

When I first came to this land I married the Johnson man's daughter. They died and left it to her and I own this place. I was here 20 or 25 years, but we was married 43 years, me and his daughter. We lived right here in the old house. It's torn down now. The old house was a part of this land. We would raise a garden. We done a little of everything.⁷³

Of the process of acquiring the farm and its connection to George Mason, Randall recalled:

[Griffin] Johnson worked for [George] Mason. He used to go into town to get the doctor or something, and [Mason] told [Johnson] one day when he went to get the doctor, "Stick with me and I'll leave you something." The doctor heard him and said, "Johnson, you get that piece of paper he talking about giving you." He said, If you don't get that paper, when [Mason] dies his son isn't going to let you have it. So [Johnson] got it and the doctor said he would take it to the court house and have it redeemed. So he did.

I stayed five years running the place for [Pat Johnson] after his father passed. I stuck to it though, and it was left to me. I stayed till I made a sub-division out of it.

In a 1977 interview, however, more of the story is revealed:

[The eventual Randall Estates property] was left to Pat Johnson from Mrs. Mason.⁷⁴ She lived yonder where Penn Daw is, the old building that was just across the road from Penn Daw (Spring Bank). On this side (of Route 1) was a big old house used to be George Mason's headquarters. His wife owned this piece of ground. He (Johnson) was his (Mason's) coach man, you see, carrying him back and forth from the doctor's. Mason said, "I might leave you something when I die." Doc French heard him.

Doc French said, "You try to get that out of him. Now he done said he was gonna give you something. You see what it is by the time I come back again."

He had it wrote, a note. Quander School wasn't over there yonder, that land Mason was going to give right over to him. But he (Johnson) didn't know no different till after Mason was dead. Mason, after he died, you know, his son took over. "No, we can't give you some down there (Quander Road area)," he told Johnson.

⁷³ Groveton High School, "William Randall," in *Snake Hill To Spring Bank* Volume 1 (1975), 28, <http://archive.org/details/snake-hill-to-spring-bank-1>.

⁷⁴ William Randall appears to have made an error in this statement, as Mrs. Mason transferred the property to Griffin Johnson, not Pat Johnson.

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“Mrs. Mason, *You* give me my ten acres. I ain't comin' back.”

"You can come back. I'll give you the acres off *my* plot," Mrs. Mason said.

That was the only thing that brought him back up here (to Randall Estates). They're so slick. They gave him two [five-acre] lots that would go back to Mason at his death. In twenty years was when he found out. He said to me, “Come here. I got something to tell you. You better see about it.”

I said, “Taxes are paid?”

“Yes, taxes are paid, but don't you know some of these men can come back and take that land from you and you'll be sittin' right out in the street?” He told me what to do. “You take and deed it to somebody for twelve months and have them deed it back to you. After twelve months, you can go and get a lawyer to investigate and they won't be bothering you. Deed it to your brother, George, if you want to.”

So that's what I done. At that time George was a young boy who was gettin' his trade, but he run and work and got all straight in that twelve months.

In twelve months I'm going to Fairfax to get this straightened out with a Fairfax man. Why, nothing in Fairfax but lawyers. I was up there for a half hour for me to have this hearing. A lawyer gave him my deed, clean cut deed to that place. He read and signed it. He said, “Nobody can bother you.” So that settled that. I never had any more trouble. Now I've been living here ever since.

As this story illustrates, the process of acquiring and retaining land as an African American in the segregated South was rarely without difficulty.

William H. Randall Estates Developmental Context and History, 1940–1960

Each African American suburb faced its own obstacles towards establishment. For African Americans in the Alexandria area, a local housing crisis was among the primary impediments to securing housing. The minimal housing stock was further limited by restrictive racial covenants and other discriminatory practices.⁷⁵ The situation was similar in neighboring Arlington, where, following the war-time housing shortage, urban renewal projects also forced African Americans

⁷⁵ Krystyn R. Moon, “The African American Housing Crisis in Alexandria, Virginia, 1930s–1960s,” *The Virginia Magazine of History and Biography* 124, no. 1 (2016): 29.

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from their homes, though there were few options for housing in the area to relocate to.⁷⁶

In 1948, the first small steps toward housing parity occurred with the U.S. Supreme Court's ruling in *Shelly v. Kraemer*, which banned racial covenants. While marking a major victory, it did not become adopted on the ground for some time, nor could it reverse decades of policy. Further, city officials concocted new strategies for countering any movement towards equality.

By 1950, the historic core of Alexandria could not accommodate many more residents, and city officials, boosters, and developers could only watch on as surrounding counties embraced a suburban development model. As Krystyn Moon relates, Alexandria's leaders were "concerned that white middle-class families would avoid Alexandria, choosing to shop, work, and live elsewhere. To address the shift in housing attitudes and practices, the city invoked a set number of strategies to improve its image and residents' quality of life: annexation, hygiene codes, public housing, urban renewal, and historic preservation."⁷⁷ Yet, the negative effects of these policies were borne by Alexandria's Black residents, who faced displacement as a result.

Jube B. Shiver Sr. and First Steps⁷⁸

Jube B. Shiver Sr., the eventual developer of the William H. Randall Estates, was a teacher at the Manassas Industrial School for Colored Youth until sometime shortly before its closure in 1958. The school's catchment encompassed around 2000 square miles, spread across several Northern Virginia counties and municipalities. The school district was so large due to the lack of African American schools available for children in the era of segregation, until "each jurisdiction built its own segregated schools."⁷⁹ Through his teaching position, Shiver Sr. came to know Black students and parents all over Northern Virginia and the struggle they faced to secure decent housing because of legal racial segregation and discrimination in Virginia."⁸⁰ While he taught at the school, he and his family lived in a small apartment on campus, but this was a less-than-ideal situation.

After Manassas Industrial School for Colored Youth, Shiver Sr. worked at Parker-Gray High School, a segregated school in Alexandria, and secured housing in a small townhouse in the city.

⁷⁶ Perry, Crew, and Waters, "'We Didn't Have Any Other Place to Live': Residential Patterns in Segregated Arlington County, Virginia," 420.

⁷⁷ Moon, "The African American Housing Crisis in Alexandria, Virginia, 1930s–1960s," 29.

⁷⁸ Much of the information related to the development of the William H. Randall Estates contained in this and subsequent sections is derived from the historical research and writing of Jube B. Shiver Jr.

⁷⁹ John H. Sprinkle, National Register of Historic Places Nomination form: "Manassas Industrial School for Colored Youth" (U.S. Department of the Interior, National Park Service, April 20, 1994), 7–1.; Manassas closed in the late 1950s, after a new, modern school building to serve students in the more immediate area was constructed. The buildings of Manassas Industrial School were demolished in the early 1960s.

⁸⁰ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," 12.

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But Shiver Sr. had a bigger vision—one in which he and his family lived in a large and comfortable house unburdened by racial restrictions. To realize this dream, the Shivers would go on weekend drives throughout the region looking for either homes or land to purchase. For over a year, they would venture out, driving across Northern Virginia on this search, but never found what they were looking for. It was at this time that it appears Shiver Sr. was broadening his vision beyond securing housing for just his family. In a 1975 interview, Shiver Sr. recounted, “I couldn’t find any decent community to live in. I was inspired, more or less, to start a sub-division.”⁸¹

Then in the summer of 1960 Shiver Sr. met Charles L. Price, an athletic coach at a local high school and former professional football player. The Price family was also looking for better accommodations. Realizing the potential for multiple families to benefit from Shiver’s initiative, Price connected Shiver Sr. with William H. Randall. While the details of their conversation are unknown, Shiver Sr. evidently pitched his idea for a subdivision for African American professionals on Randall’s property, and Randall concurred. Shiver Sr. and Randall then discussed his plan with Randall’s neighbors, Clarence and Hannah Adams. Finally, Shiver Sr. talked with Mozelle and George Randall, who also owned land in the area. They all agreed to Shiver Sr.’s plan, laying the groundwork for the development project to come.

William H. Randall Estates Developmental History, 1960–1980

Though the Spring Bank property owners had agreed to the project, Shiver Sr. still needed to finance the development, which proved difficult. Due to the racist lending practices of the day, over a dozen banks and lenders denied Shiver Sr.’s financing. Finally, in 1961, an unidentified White, Washington D.C. lending officer agreed to finance the construction of a home for Shiver Sr. and for William Randall.⁸² As Shiver Sr. recalled:

When we first wanted to do Randall Estates I would call companies and they would say they had money available of F.H.A. or V.A. – of course, when I showed my black face, that was another story. They didn't have any. This went on. I went into about 14 banks and in the 15th I made the loan. Once we got that first loan through, we didn't have too many more problems financially in Randall.⁸³

Shiver Sr. then proceeded to build his family’s home, as well as one for the Randalls. The homes were to be the first of over three dozen new homes that would make up William H. Randall Estates, so named after the person who made the project possible.

⁸¹ Groveton High School, “Jube Shiver,” 69.

⁸² Shiver Jr., “Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates,” 13.

⁸³ Groveton High School, “Jube Shiver,” 69.

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Shiver Sr. sought other middle-class African Americans to purchase lots and build new homes in the development, in keeping with the larger trend of mid-century Black suburbs catering to African American professionals. He first spoke with teachers and other school personnel he worked with at Manassas Industrial School for Colored Youth and Parker-Gray High School. He subsequently reached out to pharmacists, tax accountants, and other African American professionals across the region. Shortly, Shiver Sr. began selling lots upon which to build new homes. In order to keep the new neighborhood composed of quality-built homes occupied by middle-class residents, in September of 1964, “the Shiver Development Corp. included a ‘first refusal’ clause in the section three subdivision restrictions.”⁸⁴ While this restriction was later deemed incongruent with the Fair Housing Act and rescinded, it should be noted that the clause was to ensure that the properties remained consistent with Shiver Sr.’s middle-class vision for Randall Estates, and not related to maintaining an all-African American neighborhood. In fact, as Shiver Sr.’s son, Jube Shiver Jr. notes, from the start of the development, there was at least one White resident living in the subdivision.

Construction and Design

The homes of Randall Estates reflected both larger suburban trends and architectural styles, as well as individual resident tastes. Regarding the former, most of the homes were placed on sizable lots ranging from one-third to half-an-acre in size, typical of suburban development. In terms of the latter, residents chose the design of their homes. That said, the homes were expected to be of high quality, as “early subdivision property deeds executed in 1960 specified that property owners could only build ‘a detached dwelling home for one family only, of masonry construction’ valued no less than \$18,000, a figure which was nearly double the \$10,800 median home value in Virginia in 1960.”⁸⁵

The first phase of development included 8 homes that abutted the south side of Rollins Drive between Radcliffe Drive and Duke Drive and included homes from the corner of Shiver and Rollins Drive, south to 2115 Shiver Drive on the south and 2114 Shiver Drive on the north side of the street. The masonry homes were designed with occupant input by architect Joseph E. Johnson, based in Washington D.C. Johnson was a graduate of Howard University’s College of Engineering and Architecture, and worked at John S. Samperton Associates, Architects.⁸⁶ The majority of these homes were constructed in “the Rambler architectural style that was popular in the mid-century. Several of these homes were further customized with features that were trendy in the early 1960s. The rambler-style home at 2205 Shiver Drive, for instance, has a sunken living room floor, which offered a way to demarcate a separate sitting zone without having to put

⁸⁴ Shiver Jr., “Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates,” 14.

⁸⁵ Shiver Jr., 11.

⁸⁶ Shiver Jr., 9.

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up walls. Other homes had gas entrance lamps in the front yard.”⁸⁷

While historians of African American subdivisions note the difficulty in African Americans securing municipal services, Randall Estates plat records indicate that the subdivision was serviced by municipal water and sewer from the start of development. This is likely the case given the relative ease in tying Randall Estates’ infrastructure into that of pre-existing subdivisions in adjacent areas that were already being serviced. Therefore, despite that the neighborhood was regarded as being for African Americans in the discriminatory South, they were still afforded municipal services.

The second phase of development included eight homes to the south of present-day 2114 Shiver Drive and those at the Jube Court cul-de-sac. These homes were platted in January 1963 and constructed between 1963 and 1966. The third and final phase of development included the remaining homes located along the south side of Shiver Drive from house number 2017 to the south. These homes were platted in September 1964, with the last of the homes constructed in 1974.

As Jube Shiver Jr. explains, the architectural styles of the homes built during this phase were more diverse, reflecting “more modern Contemporary and Organic architectural styles.”⁸⁸ For example, Shiver Jr. writes that “the Skinner family at 2105 Shiver Drive built a trapezoidal shaped home with a flat roof. It featured opposing chimneys at each end of the house and narrow casement windows on the second floor that accent brick columns that stand proud of the ground floor exterior wall. Nearby, at 2111 Shiver Drive, the original owners also built a flat roof home but chose a curved brick exterior wall that made their home, from an aerial view, look like opposite facing ‘U’s.’ The house at address 2200 Shiver Drive stood out as well, sporting a soaring butterfly roof and large picture windows.”⁸⁹

While some of the first homes were constructed under general contractor Littleton Gee, after the first phase of construction was complete, “Shiver formed his own company, Shiver Construction and Development Corp., and took over as general contractor for a majority of the remaining homes as well as acting as property broker of the remaining lots or, even, financier for some lot purchasers.”⁹⁰

Reaction to the Randall Estates development was met with trepidation by nearby White community members. The subdivision was developed adjacent to Bucknell Manor, a community

⁸⁷ Shiver Jr., 9.

⁸⁸ Shiver Jr., 10.

⁸⁹ Shiver Jr., 10.

⁹⁰ Shiver Jr., “Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates;” “Deed of Trust, Robert L. Cauthen and Mabel M. Cauthen, Fairfax County Deed Book 2969, 85 (November 9, 1967).

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of White-occupied “modestly priced homes.”⁹¹ At the same time as Randall Estates was being constructed, another subdivision offering quality homes to African Americans, likely Jackson Hall Subdivision, was wrapping up construction in the same vicinity.⁹² Jackson Hall was established as an “open occupancy” subdivision, meaning that it did not contain any racially restricting covenants, and was for “freedom loving people.”⁹³ Like Randall Estates, the subdivision was built upon land historically owned by an African American family.⁹⁴ The two upscale developments prompted some White residents to accuse the developers of “block busting,” which refers the intentional housing market depreciation caused by African American homeowners moving into or near all White subdivisions.⁹⁵

Jube Shiver Sr. recalled the opposition they received at the initial development of the subdivision:

When we started Randall Estates the white community did not know what was going on. I got all of the engineering done and got ready to start the first house. I pulled the first machine in to start the digging two men came over and wanted to know what was going on. Mr. Randall had lived there all of his life, and they were newcomers. They spoke to him and said, “Well, you didn't say anything to us about developing your land.” He said, “I didn't think I had to get permission from you to develop my own land.”⁹⁶

In addition, when William Carr’s home was constructed in Randall Estates in 1965, he was legally not allowed to live there with his White, German-born wife due to Virginia’s miscegenation laws.⁹⁷ This law was soon overturned in the famous 1967 Supreme Court case *Loving v. Virginia*.

Despite Jim Crow, uncooperative bankers, and local grumbling, Shiver Sr. persevered. He went on to develop other housing developments in the area for low-income families, including Spring Garden Apartments, which was “the first low-income housing project in Fairfax County to receive federal funds.”⁹⁸ As he said,

I went into the thing [housing development] with determination. I was expecting the

⁹¹ Betty Jones, “Swank Negro Homes Come to Alexandria,” *The Washington Daily News* (September 15, 1962).

⁹² Jones.

⁹³ Mary Paden, “Racial Land Covenants Helped Shape Residential Segregation in Fairfax County over Decades,” *Mount Vernon on the Move*, September 6, 2024, <https://mvonthemove.com/moon-speaking/>.

⁹⁴ “Racially Restrictive Covenants & Beyond,” *Documenting Exclusion & Resilience* (blog), accessed April 28, 2025, <https://documentingexclusion.org/racially-restrictive-covenants/>.

⁹⁵ Jones, “Swank Negro Homes Come to Alexandria.”

⁹⁶ Groveton High School, “Jube Shiver,” 69.

⁹⁷ Shiver Jr., “Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates,” 14.

⁹⁸ Shiver Jr., 15.

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unusual. So I had built up the vitality and everything that goes with it to make me strong enough to do any problem I was going to run into. I communicated with the man that I feel is most trustworthy, and I think I had a power that was beyond my human power.

Martin Luther King said “I have a dream.” Mine was in terms of housing development – trying to house people who needed to house themselves. This was my dream.⁹⁹

William H. Randall Estates Developmental History, 1980–2025

After development concluded in 1974, the neighborhood remained stable for a number of years. In the 1990s and continuing through the 2010s various alterations to the neighborhood fabric occurred through alterations, demolitions, and new constructions. As Jube Shiver, Jr., details,

Randall’s original clapboard home was demolished in 1962 to make way for Randall Estates. Another residence, that of Charles and Hannah Adams on Jube Court, was demolished and replaced by new houses at 7019 and 7017 Jube Court in the years 2011 and 2012, respectively. In 2015, homes were built at [2100 and 2102 Shiver Drive]—replacing the 43-year-old Hugh E. Watkins home. Just north of those houses, the original Cauthen house at 2104 was razed in 2010 and also replaced with a much larger, 3,300 square foot home. A seventh home was built on a vacant lot at 2207 Shiver drive in 2016. Meanwhile, nine other houses have limited to extensively modified exteriors, although they retain most of the brick façades of the original homes:

2205 Rollins Drive, unattached brick garage and rear kitchen bump out, 1992;
2112 Shiver Drive, new basement, 1st floor and 2nd story added and carport converted to garage, 2001;
2233 Rollins Drive, bump out rear of house, 2001;
2114 Shiver Drive, converted a carport into a two-car garage, 2005;
2113 Shiver Drive, second story addition, new front entrance and new outdoor deck, 2009;
2115 Shiver Drive, converted a carport into a garage, 2011;
2208 Shiver Drive, added a second story and converted carport to a garage, 2011;
2117 Rollins Drive, second story addition, 2016;
2209 Rollins Drive, first floor front and rear bump out and second floor addition, 2019;

Finally, the Randall Estates lot at 2237 Rollins Drive was acquired by the Fairfax County Park Authority after it was determined to be within the floodplain surrounding Paul

⁹⁹ Groveton High School, “Jube Shiver,” 69.

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Spring Branch.¹⁰⁰

Historic Recognition

The significance of Shiver Sr.'s Randall Estates initiative did not go unnoticed. Even prior to the typical 50-year mark for historic status, Virginia Governor L. Douglas Wilder, "in a letter commemorating the community's 30th anniversary in 1992, underscored the uniqueness and allure of the neighborhood, describing it as a community with 'true beauty and significance.'" Then, in January 2011, Virginia legislators passed a Joint Senate Resolution recognizing "Shiver's groundbreaking achievements, stating: 'through determination and perseverance, Jube Shiver helped countless individuals achieve their dream of owning their own home and leaves behind an inspiring legacy of service....'"¹⁰¹ In 2022, the process to list William H. Randall Estates on the National Register of Historic places commenced, with a preliminary determination of eligibility compiled by Jube Shiver Sr.'s son, Jube Shiver Jr., which this nomination has gratefully referenced. In 2023, Randall Estates was listed in the Fairfax County Inventory of Historic Sites, as it "exemplifies the cultural, economic, social, political or historic heritage of the county, state or nation; is identified with a person or group of persons who influenced society; and represents a significant and distinguishable entity whose components are significant as a group."¹⁰² Jube Shiver Jr. also prepared the Inventory nomination. Then in October of that year, the William H. Randall Civic Association held a ceremony to celebrate the recognition. The event was moderated by Inez Bryant, daughter of original Randall Estates homeowners Rosamond and Eugene Skinner, as well as current resident of Randall Estates, and acting president of the William H. Randall Civic Association.

¹⁰⁰ Shiver Jr., "Fairfax County Inventory Of Historic Sites District Nomination Documents for: William H. Randall Estates," 10–11.

¹⁰¹ Shiver Jr., 15; "Virginia Senate Joint Res. No. 376, Celebrating the Life of Jube B. Shiver Sr.," 2011.

¹⁰² Mary Paden, "Historic Designation Won by Subdivision Built by Black Entrepreneur during Jim Crow," *Mount Vernon on the Move*, October 13, 2023.

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Wiese, Andrew. *Places of Their Own: African American Suburbanization in the Twentieth Century*. Chicago: University of Chicago Press, 2004.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government

William H. Randall Estates Historic District
Name of Property

Fairfax County, Virginia
County and State

 University

 Other

Name of repository: Fairfax County Department of Planning and
Development

Historic Resources Survey Number (if assigned): DHR ID# 029-6392

10. Geographical Data

Acreage of Property 24 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.766444 | Longitude: -77.069603 |
| 2. Latitude: 38.764557 | Longitude: -77.065354 |
| 3. Latitude: 38.763609 | Longitude: -77.066136 |
| 4. Latitude: 38.762787 | Longitude: -77.064875 |
| 5. Latitude: 38.761390 | Longitude: -77.065975 |
| 6. Latitude: 38.764208 | Longitude: -77.069291 |
| 7. Latitude: 38.766189 | Longitude: -77.069782 |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |

William H. Randall Estates Historic District
Name of Property

Fairfax County, Virginia
County and State

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

William H. Randall Estates is generally bounded on the north by Rollins Drive and Griffin Drive, on the east by property lines separating Randall Estates from an unrelated development, and on the south and west by Paul Spring Branch. Within this overall boundary there are fifty residential lots, with all but one containing dwellings. Shiver Drive extends northwest to southeast through the center of the district, and Jube Court—a cul-de-sac road—extends perpendicular to Shiver Drive in the center of the subdivision.

Boundary Justification (Explain why the boundaries were selected.)

These boundaries correspond to the three phases of residential development that occurred between 1962 and 1974.

11. Form Prepared By

name/title: Becky Wong, Liz Sargent, and Sean Dunlap
organization: Wiss, Janney, Elstner Associates, Inc. with Liz Sargent HLA and Land Tangles Planning Studio, LLC
street & number: 2941 Fairview Park Drive, Suite 300
city or town: Falls Church state: Virginia zip code: 22042
e-mail: bwong@wje.com
telephone: 206.622.1441
date: June 9, 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

William H. Randall Estates Historic District
Name of Property

Fairfax County, Virginia
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: William H. Randall Estates Historic District

City or Vicinity: Alexandria

County: Fairfax

State: Virginia

Photographer: Marita Ellis; Wiss, Janney, Elstner Associates (WJE); Liz Sargent; HLA

Date Photographed: November 13, 2024

1 of 17. Example of an original one-story Ranch house with a carport. This layout has a projecting end creating an "L" shaped floor plan. Photograph taken from Shiver Drive looking southeast.

2 of 17. Example of an original one-story Ranch house with the carport infilled to accommodate a garage. Photograph taken from Shiver Drive looking west.

3 of 17. Example of an original Ranch style house with an attached carport and slightly altered access to the entrance. Photograph taken from Jube Court looking northwest.

4 of 17. Example of an original Ranch style house with a central projecting bay and two entrances. Photograph taken from Jube Court looking west.

5 of 17. Example of an original Ranch style house with a carport on the left and split-level addition on the right. Photograph taken from Jube Court looking east.

6 of 17. This original one-story raised Ranch house has a built-in garage with living space above. Photograph taken from Rollins Drive looking southeast.

7 of 17.

Example of an original one-story Ranch house with a carport with a later two-story addition. Photograph taken from Rollins Drive looking southwest.

William H. Randall Estates Historic District
Name of Property

Fairfax County, Virginia
County and State

8 of 17. Example of an original two-story home of a Colonial Revival architectural style. Photograph taken from Shiver Drive looking southwest.

9 of 17. Example of an original raised ranch architectural style with attached carport. Photograph taken from Shiver Drive looking northeast.

10 of 17. This original International Style home features a flat roof and large cornice. Photograph taken from Shiver Drive looking southwest.

11 of 17. This original International Style home has a rounded projected bay, centered entrance, and end chimneys. Photograph taken from Shiver Drive looking southwest.

12 of 17. This original house is the only one of a minimal traditional/cape cod cottage architectural style featuring gabled dormers. Photograph taken from Shiver Drive looking northeast.

13 of 17. Example of an original house with significant modifications Photograph taken from Shiver Drive looking northeast.

14 of 17. Example of a non-original house that has replaced the original house on this lot. Photograph taken from Shiver Drive looking northeast.

15 of 17. Example of a non-original house that has replaced the original house on this lot. Photograph taken from Shiver Drive Court looking southwest.

16 of 17. A brick retaining wall is in place along several residences on the east side of Shiver Drive. Photograph taken from Shiver Drive looking northwest.

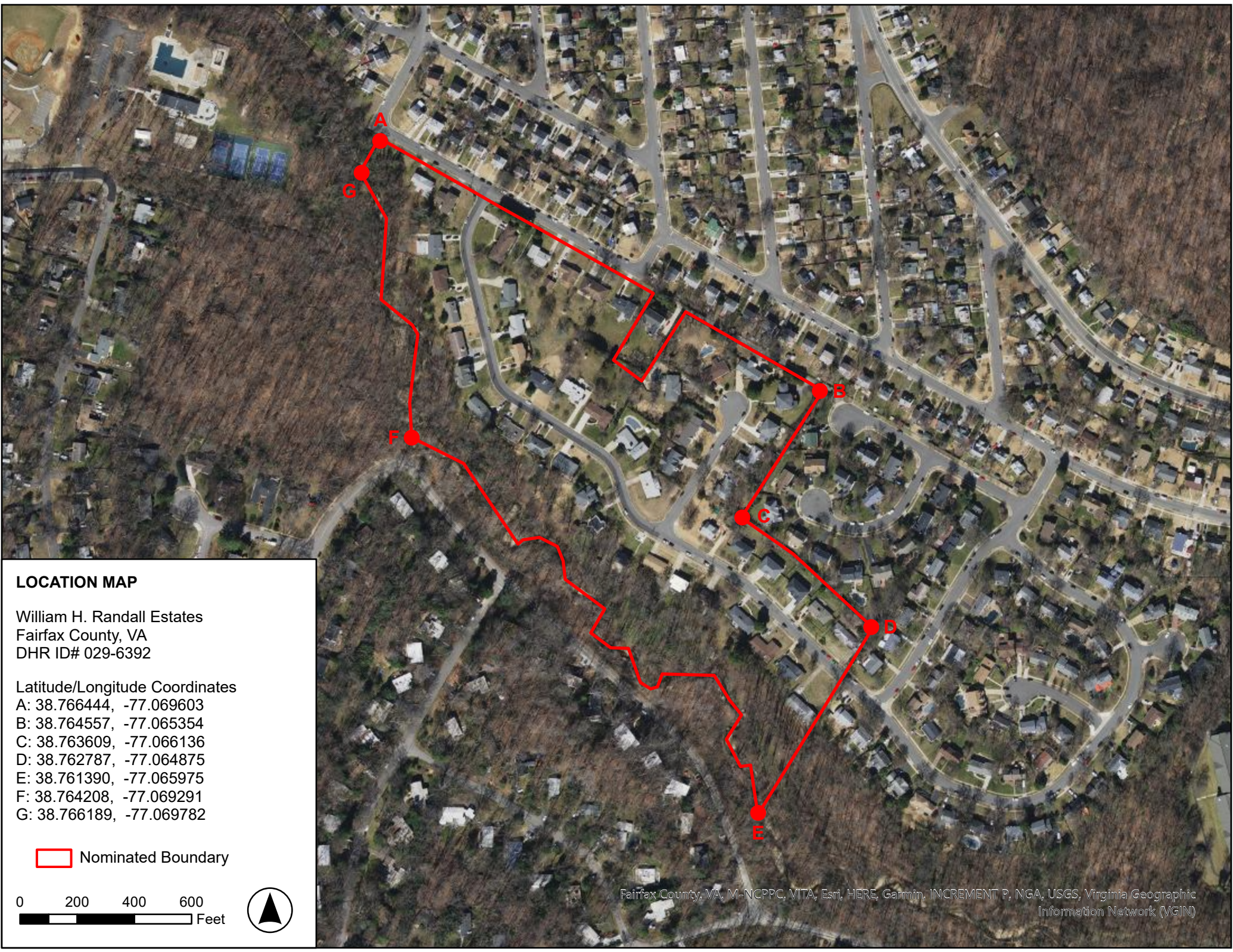
17 of 17. View of one of the two monument signs of the Randall Estates that mark entry into the neighborhood onto Shiver Drive from Rollins Drive. Photograph taken from Shiver Drive looking southwest.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.



LOCATION MAP

William H. Randall Estates
Fairfax County, VA
DHR ID# 029-6392

Latitude/Longitude Coordinates

- A: 38.766444, -77.069603
- B: 38.764557, -77.065354
- C: 38.763609, -77.066136
- D: 38.762787, -77.064875
- E: 38.761390, -77.065975
- F: 38.764208, -77.069291
- G: 38.766189, -77.069782

 Nominated Boundary





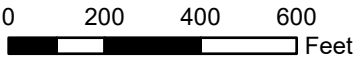
LOCATION MAP

William H. Randall Estates
Fairfax County, VA
DHR ID# 029-6392

Latitude/Longitude Coordinates

- A: 38.766444, -77.069603
- B: 38.764557, -77.065354
- C: 38.763609, -77.066136
- D: 38.762787, -77.064875
- E: 38.761390, -77.065975
- F: 38.764208, -77.069291
- G: 38.766189, -77.069782

 Nominated Boundary





WILLIAM H. RANDALL ESTATES HISTORIC DISTRICT
GROVETON, FAIRFAX COUNTY, VIRGINIA
MAY 2025

VDHR # 029-6392

DATA: ESRI ArcGIS Pro, WGS 1984 Web Mercator, auxiliary sphere



0 0.05 0.1 Miles



































A Virginia Historic District, est. 1961
RANDALL ESTATES