

January 2025
Technical Report

ARCHAEOLOGICAL EVALUATION OF THE OAKVILLE TRIANGLE PROPERTY, ALEXANDRIA, VIRGINIA

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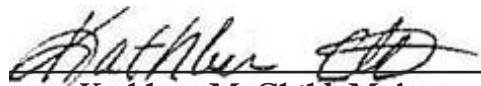
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**Archaeological Evaluation of the
Oakville Triangle Property
Alexandria, Virginia**

A handwritten signature in black ink, appearing to read 'Kathleen Child', with a horizontal line drawn through the signature.

**Kathleen M. Child, M.A.
Principal Investigator**

Technical Report

By

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January 2025

For

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ABSTRACT



This report presents the results of the archaeological evaluation conducted for the redevelopment of Oakville Triangle Industrial Park (Project Area), located in Alexandria, Virginia. The Project Area encompasses 13.7-ac of developed urban land bound by Richmond Highway (US Route 1), Calvert Street, Fannon Street, and Mt. Jefferson Park. Current design plans entail the removal of existing warehouse structures and new construction of mixed-use residential and commercial buildings.

The evaluation followed Staff Recommendations to the project DSUP (#2020-0020/2020-0003) and was intended to assist Stonebridge in complying with the City of Alexandria's Archaeological Ordinance No. 3413 (1989), Section 11-411 (adopted June 24, 1992). The work was conducted pursuant to the *Scope of Work for Archaeological Testing* prepared by Office of Historic Alexandria (Alexandria Archaeology). Project objectives and methods were outlined in a Work Plan approved for the project by Alexandria Archaeology and was subject to the terms of archaeological permits approved by Alexandria Archaeology and the City of Alexandria, Virginia.

Archaeological fieldwork was undertaken by R. Christopher Goodwin & Associates, Inc. (Goodwin & Associates) during January and March 2022. The work included the excavation of three mechanically-excavated trenches totaling 150 linear feet (ft) (45.7 linear meters [m]). The trenches were placed in the map-projected locations of structures associated with the nineteenth and early twentieth century operations of Oakville Farm. Anticipated resources included foundation remains and deposits associated with the main dwelling and two outbuildings located south of the main dwelling.

These resources were included within newly designated archaeological Site 44AX262.

Stratigraphic sequences exposed during the archaeological evaluation showed extensive subsurface disturbance had occurred across the project area. The disturbances were tied to the redevelopment of the property during the early-mid twentieth centuries. Historic aerial photographs documented the conversion of the property from its historic use as a farm property through clustered residential development and finally to its current use as an industrial park. During this period of transition, the property changed in significant ways, including having been graded and filled extensively, a process that severely truncated and/or removed all natural surface strata.

A total of seven archaeological features were recorded during the archaeological evaluation. The identified features consisted of two plow or grading scars, two concrete footings associated with Oakville Triangle Industrial Park Building #2, a posthole with a wooden post, a probable post removal hole and an area of shallow soil disturbance that was determined to be natural. Also identified was a plastic drainage pipe associated with an adjacent building in the Oakville Triangle Industrial Park. No intact archaeological deposits or features related to Oakville Farm were identified during archaeological monitoring.

No further archaeological investigation is recommended or warranted for the Oakville Triangle Project Area. Current development of the Project Area entails the removal of all overburden soil to the required construction grad, which is 1.5-7.6 m (5-25 ft) below surface. Although seven archaeological features were identified, none of the features could be definitively associated with Oakville Farm.

TABLE OF CONTENTS



Abstract	ii
List of Figures	v
I. Introduction	1
Introduction.....	1
Project Location and Description	1
Research Objectives.....	1
Project Personnel.....	5
Organization of the Report.....	5
II. Archaeological Field Methods	7
Introduction.....	7
Archaeological Trenching	7
Archaeological Monitoring	9
Laboratory Analysis.....	9
Records and Curation	9
III. Archaeological Evaluation Results	10
Introduction.....	10
Archaeological Trenching	10
Trench 1	10
Stratigraphy	10
Archaeological Features	12
Possible Grading or Plow Scars	12
Feature 1-01.....	12
Feature 1-02.....	12
Feature 1-03.....	14
Footing for Building #2	14
Cultural Material	14
Trench 2	14
Stratigraphy	16
Cultural Features	16
Trench 3	16
Soil Sequence	16
Cultural Features	26
Feature 3-01.....	26
Footing for Building #2	26

Cultural Material 30

Archaeological Monitoring 30

IV. Summary and Recommendations 37

 Summary 37

 Archaeological Field Investigations 38

 Recommendations 38

References 39

Scope of Work..... Appendix I

Archaeological PermitAppendix III

Resumes of Key Project PersonnelAppendix III

Site Form 44AX0262: Oakville FarmAppendix IV

LIST OF FIGURES



Figure 1.1	Map of Virginia, showing location of the project area	2
Figure 1.2	Excerpt from the Alexandria, Virginia, USGS 7.5' Quadrangle (1983 photorevised), showing the approximate location of the project area.	3
Figure 1.3	Aerial photograph showing the location of the project area	4
Figure 1.4	Aerial map showing the map-projected locations of archaeological resources associated with Oakville Farm	6
Figure 2.1	Aerial photograph showing the locations of archaeological evaluation trenches within development Block A	8
Figure 2.2	Photograph showing trench excavation using a Gradall, view southeast (Goodwin & Associates staff, 1/6/2022).	9
Figure 3.1	Photograph showing overview of trench locations, view northeast toward Swann Avenue (Goodwin & Associates staff, 1/6/2022)	11
Figure 3.2	Photograph showing the start of excavation of Trench 1, view southeast (Goodwin & Associates staff, 1/6/2022).	11
Figure 3.3	Profile showing the eastern wall of Trench 1 (section 12-15 m).	13
Figure 3.4	Photograph showing soil profile of Trench 1 (section 12-15 m), view east (Goodwin & Associates staff, 1/6/2022).	14
Figure 3.5	Profile showing the eastern wall of Trench 1 (section 1-5 m).	15
Figure 3.6	Photograph showing soil profile of Trench 1 (section 1-5 m), view east (Goodwin & Associates staff, 1/6/2022).	16
Figure 3.7	Plan map showing the locations of archaeological features in Trench 1	17
Figure 3.8	Photograph showing plan view of possible plow or grading scars in northern end of Trench 1, view south at 60 cm below surface (Goodwin & Associates staff, 1/6/2022)	18

Figure 3.9	Photograph showing overview of Features 1-01 and 1-02 in the northern end of Trench 1, view south at 60 cm below surface (Goodwin & Associates staff, 1/6/2022).	19
Figure 3.10	Plan map and profile view of Feature 1-01	20
Figure 3.11	Photograph showing plan view of Feature 1-01, view south (Goodwin & Associates staff, 1/6/2022)	21
Figure 3.12	Photograph showing soil profile of Feature 1-01, view south (Goodwin & Associates staff, 1/6/2022)	21
Figure 3.13.	Photograph showing plan view of Feature 1-02, view south (Goodwin & Associates staff, 1/6/2022)	22
Figure 3.14	Photograph showing soil profile of Feature 1-02, view south (Goodwin & Associates staff, 1/6/2022)	22
Figure 3.15	Plan map and profile view of Feature 1-03	23
Figure 3.16	Photograph showing plan view of Feature 1-03, view south (Goodwin & Associates staff, 1/6/2022)	24
Figure 3.17	Photograph showing soil profile of Feature 1-03, view south (Goodwin & Associates staff, 1/6/2022)	24
Figure 3.18	Photograph showing concrete footing for Building #2 in Trench 1, view south (Goodwin & Associates staff, 1/6/2022).	25
Figure 3.19	Photograph showing the start of excavation of Trench 2, view southeast (Goodwin & Associates staff, 1/6/2022). A plastic drainage pipe for the adjacent building's gutter is exposed in the northern end of the trench within the gravel layer for Building #2's concrete slab.	26
Figure 3.20	Profile showing the western wall of Trench 2 (section 11.5-15 m).	27
Figure 3.21	Photograph showing soil profile of Trench 2 (section 11.5-15 m), view west (Goodwin & Associates staff, 1/6/2022).	28
Figure 3.22	Photograph showing the start of excavation of Trench 2, view northwest (Goodwin & Associates staff, 1/10/2022).	28
Figure 3.23	Profile showing the western wall of Trench 3 (section 8-12 m)	29
Figure 3.24	Photograph showing soil profile of Trench 3 (section 8-12 m), view west (Goodwin & Associates staff, 1/10/2022).	30

Figure 3.25	Plan map showing the locations of archaeological features in Trench 3	31
Figure 3.26	Photograph showing plan view of Feature 3-01, view south (Goodwin & Associates staff, 1/10/2022)	32
Figure 3.27	Photograph showing concrete footing for Building #2 in Trench 3, view northwest (Goodwin & Associates staff, 1/10/2022)	32
Figure 3.28	Photograph showing an overview of the archaeological monitoring location, view northeast toward Richmond Highway (Goodwin & Associates staff, 5/17/2022)	33
Figure 3.29	Photograph showing an overview of the monitoring area after the completion of excavation, view south toward Swann Avenue (Goodwin & Associates staff, 5/17/2022)	33
Figure 3.30	Photograph showing the soil profile at the southern edge of the archaeological monitoring area, view south toward Swann Avenue (Goodwin & Associates staff, 5/17/2022)	34
Figure 3.31	Photograph showing excavation of substrata following removal of VOC-impacted soil, view southeast (Goodwin & Associates staff, 5/17/2022). The VOC-impacted soil is visible in the profile as striated black and light yellowish brown silty clay deposits.. . . .	35
Figure 3.32	Photograph showing the VOC-impacted soil (foreground right) does not extend across the entire monitoring area (soil profile, background left), view northeast (Goodwin & Associates staff, 5/17/2022).	35
Figure 3.33	Photograph showing brick fragments within the VOC-impacted soil, view south (Goodwin & Associates staff, 5/17/2022).	36

CHAPTER I

INTRODUCTION



Introduction

This addendum report presents the results of the archaeological evaluation of the Oakville Triangle property, located near Potomac Yard in the City of Alexandria, Virginia (Figures 1.1 and 1.2). Goodwin & Associates undertook the archaeological evaluation on behalf of Stonebridge. The evaluation followed Staff Recommendations to the project DSUP (#2020-0020/2020-0003) and was intended to assist Stonebridge in complying with the City of Alexandria's Archeological Ordinance No. 3413 (1989), Section 11-411 (adopted June 24, 1992).

The archaeological evaluation was conducted pursuant to a *Scope of Work for Archaeological Testing* (Work Plan; dated April 15, 2021), which recommended archaeological investigation of two areas within the Oakville Triangle Project Area: Oakville Farm and Block 652. In consultation with Alexandria Archaeology, archaeological evaluation of Block 652 was later amended to no further work due to significant disturbances in that portion of the Project Area. Archaeological fieldwork at Oakville Farm was undertaken on two days: January 6, 2022 and January 10, 2022. The work consisted of the excavation of three mechanically-excavated trenches totaling 150 linear feet (ft) (45.7 linear meters [m]). Archaeological trenches were placed in the map-projected locations of two outbuildings historically associated with Oakville Farm, which were located south of Swann Avenue.

Project Location and Description

The Oakville Triangle property encompasses 13.7-ac of developed urban land in the northern portion of the City of Alexandria (Figure 1.3). The triangular-shaped property is bound by Richmond Highway, Calvert Street, Fannon Street, and Mt. Jefferson Park. Oakville Street, Swann Avenue and Murrays Avenue

are connecting streets that currently terminate within the Project Area.

As part of the redevelopment plan, the Project Area was subdivided into four separate development blocks (A-D), with initial redevelopment occurring in Blocks A1 and B. Proposed redevelopment of the property will include removal of the existing structures in Blocks A, B and D and the relocation of associated infrastructure. New construction would include mixed-use residential and commercial buildings with associated infrastructure improvements. Oakville Street would be relocated to the western central portion of the Project Area and extended to the north to connect to Calvert Street. Underground and above ground utilities located within Oakville Street would be relocated. When completed, the redeveloped property will contain a health complex for emergency and outpatient services, flexible retail space, and residential townhouse and multifamily buildings. An open space park was planned adjacent to the existing Mt. Jefferson Park and would occupy part of Block D.

At the time of the archaeological evaluation, several of the standing buildings in the Project Area had been removed and those portions of the site area graded. An estimated combined total of 8,500 cubic yards of VOC-impacted soil had been removed from development Blocks B and D during the initial phase of construction. Swann Avenue and Oakville Street remained in place and, at the time of the archaeological evaluation, were used for staging of construction materials.

Research Objectives

This report supplements the previously prepared historical background study of the property, prepared by Goodwin & Associates (Child and Pfanstiehl 2021). That study reviewed the historical development of the Project Area and identified potential archaeological resources that may

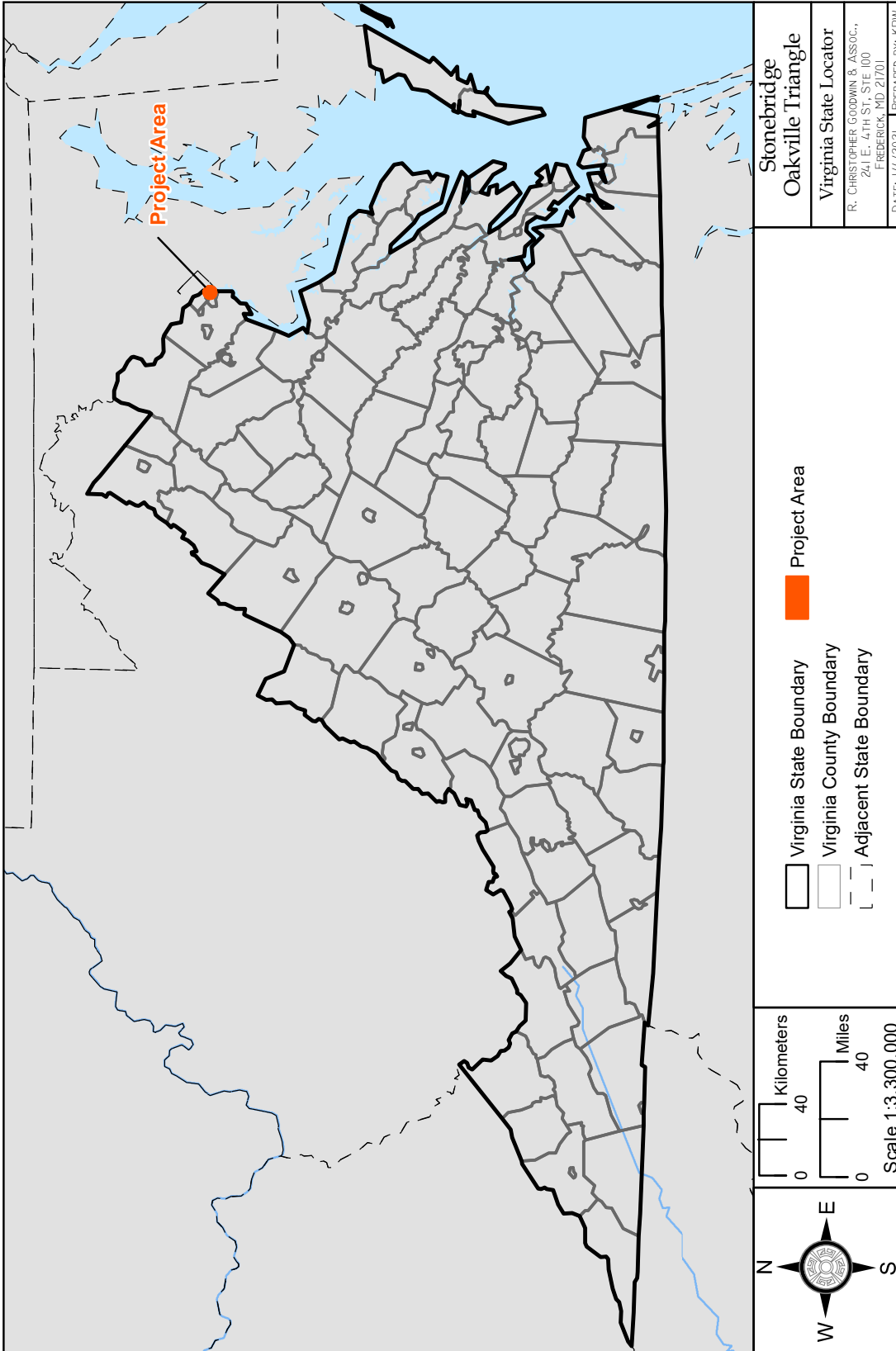


Figure 1.1 Map of Virginia, showing location of the project area

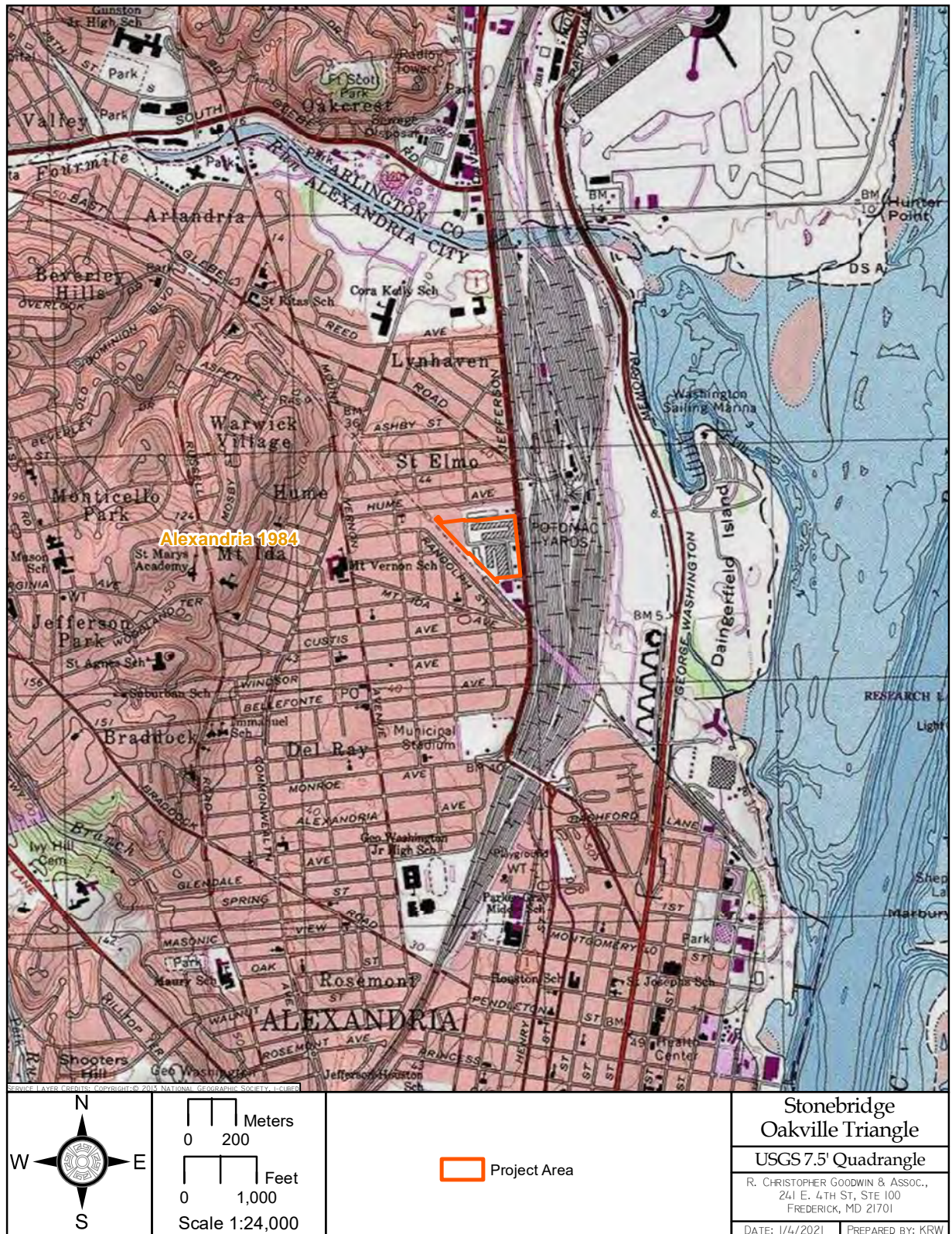


Figure 1.2 Excerpt from the Alexandria, Virginia, USGS 7.5' Quadrangle (1983 photorevised), showing the approximate location of the project area.



Figure 1.3 Aerial photograph showing the location of the project area

be affected by construction (Figure 1.4). Among the areas identified was Oakville Farm, established by William and Francis Swann in 1817, and a small Italian-American neighborhood that grew up along Calvert Street during the early twentieth century.

The earliest documented development within the project area occurred during the early nineteenth century (Child and Pfanstiehl 2021). William and Francis Swann purchased Oakville Farm in 1817 and were likely the first occupants of the property. William Swann was an established lawyer who was actively involved in the commercial and civic life of Alexandria. He served as a representative on the Common Council of Alexandria and later as Justice of the Peace. The Swann's house was described as a "rambling, picturesque old dwelling" (Smoot 1930). The dwelling was destroyed by fire sometime after 1895 and, in 1904, Swann's heirs subdivided the property for development. Although the initial development was residential, later development on the property was industrial. The property was converted to rezoned for industrial use in 1947 and by 1949, construction of Oakville Industrial Park was underway.

The primary objectives of the cultural resource investigation were to identify potential archaeological resources within the project area; to determine the potential significance of any identified resources, by applying the National Register criteria for evaluation (36 CFR 60.4 [a-d]); and to make recommendations for managing potentially significant resources, if any. The objectives of the archaeological study were realized through a program of archaeological field investigations, laboratory analysis of recovered cultural remains,

and preparation of this technical report. Public interpretation elements designed for the project consisted of the development of text for a historical marker which has been approved and will be incorporated into the City of Alexandria heritage trail.

Archaeological field methods for the Oakville Triangle property were detailed in the *Scope of Work for Archaeological Testing* (Work Plan). Field methods included the excavation of mechanized trenches within designated portions of the Project Area followed by archaeological monitoring during construction.

Project Personnel

Kathleen Child, M.A., served as Project Manager and field director. Ms. Child was assisted in the field by Tom Wambach, M.A. and Aubrey Farrell, M.A. Archival research was conducted by Cynthia Pfanstiehl, M.A. The report was written by Ms. Child and Ms. Pfanstiehl. Kristopher R. West, M.A., prepared the graphics and Ms. Sharon Little produced the report.

Organization of the Report

This report is divided into four chapters. Chapter I of this report describes the location of the project and the research objectives. The field methods are presented in Chapter II; and the results of the archaeological evaluation are described in Chapter III. Chapter IV summarizes the findings of the archaeological evaluation and presents management recommendations. Appendix I contains the project-specific *Scope of Work*. The *Archaeological Preservation Certification* can be found in Appendix II. Appendix III contains the resumes of key project personnel.



Figure 1.4 Aerial map showing the map-projected locations of archaeological resources associated with Oakville Farm

CHAPTER II

ARCHAEOLOGICAL FIELD METHODS



Introduction

Archaeological fieldwork followed the methods outlined by Alexandria Archaeology in the Scope of Work for archaeological evaluation of Oakville Triangle and in the Work Plan prepared for the project. The work plan was developed in consultation with the professional archaeological staff of Alexandria Archaeology and utilized data provided in the preceding *Documentary Study of the Oakville Triangle Property* prepared by RCG&A (Child and Pfanstiehl 2021). Implementation of the field strategies was coordinated with the professional archaeological staff of the Office of Historic Alexandria/Alexandria Archaeology and included approval of an Archaeological Preservation Certification detailing the project objectives, field strategies and projected work schedule. The work consisted of the excavation of three mechanized trenches and location-specific archaeological monitoring during construction.

All work followed standards established in *Guidelines for Conducting Historic Resources Survey in Virginia* (Virginia Department of Historic Resources [VDHR] 2011); *Archaeology and Historic Preservation: The Secretary of the Interior's Standards and Guidelines* (U.S. Department of the Interior, National Park Service 1983); and City of Alexandria's *Archaeological Standards* (rev. 2021). The work was subject to the terms of the *Archaeological Preservation Certification* permit approved by Alexandria Archaeology and the City of Alexandria, Virginia, and to consultation outcomes with the staff of Alexandria Archaeology.

Archaeological Trenching

Archaeological fieldwork entailed the excavation of a total of three mechanized trenches within designated portions of the Project Area during the evaluation effort (Figure 2.1).

Trench locations were marked prior to the start of excavation. Since the project was in the construction phase and all utilities within the Project Area had been abandoned, no VA811 locate was required prior to the start of excavation. All trenches were oriented northwest-southeast at 328° (magnetic north). Trenches measured 15.2 m (50 ft) in length and 1.54 m (5 ft) in width and were excavated to a maximum depth of 1.1 m (3.6 ft) below surface.

Trench excavation was performed using a XL4100V Gradall with a 5-ft wide flat-bladed bucket (Figure 2.2). Mechanized excavation proceeded in controlled increments, with excavation extending at least 10 cm (3.9 in) into culturally sterile subsoil. Trenches were hand-cleaned, as necessary, to examine exposed surfaces. Standard recordation forms were completed for each trench. Data recorded included the position of the trench, the depths of soil strata within the unit, and the presence or absence of cultural materials. The characteristics of each stratum were documented, including soil color and texture, using standard soil nomenclature and Munsell color chart designations. A minimum of one section profile of each trench was digitally photographed and drawn in scale. Supplemental plan view and profile view photographs and/or scale drawings were taken as necessary to document stratigraphic sequences, archaeological deposits and/or suspected cultural features. Archeological features were sampled through the collection of exposed artifacts and, when applicable, bisection and excavation of one half of the exposed feature. Standardized feature recordation forms were completed for each identified cultural feature. Each feature also was digitally photographed and drawn in scale.

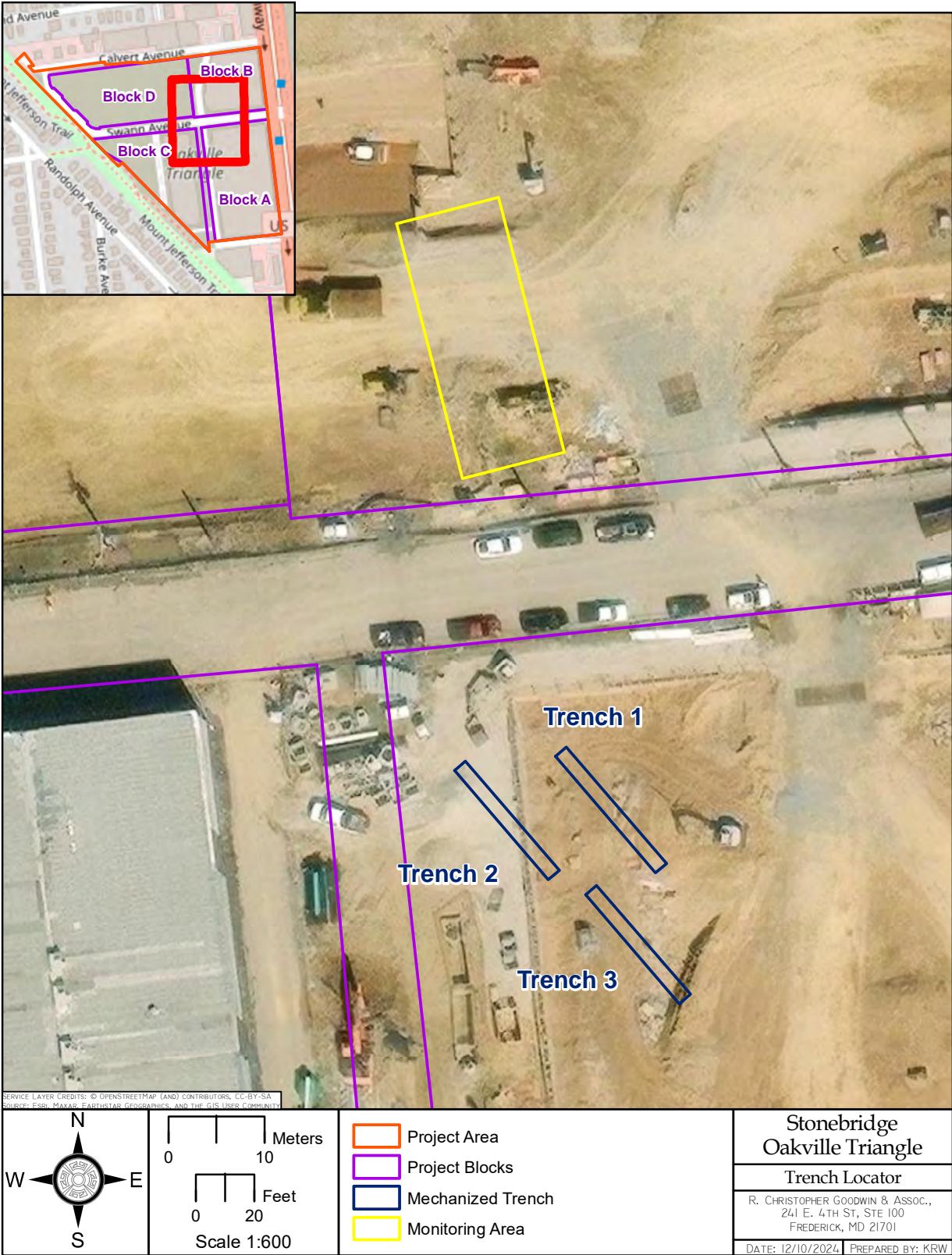


Figure 2.1 Aerial photograph showing the locations of archaeological evaluation trenches within development Block A



Figure 2.2 Photograph showing trench excavation using a Gradall, view southeast (Goodwin & Associates staff, 1/6/2022)

At the conclusion of trench excavation, all removed soils were replaced in each trench.

Archaeological Monitoring

A qualified professional archaeologist from the staff of Goodwin & Associates monitored construction-related excavation in the map-projected location of the Oakville Farm dwelling. The archaeological monitor observed the removal of soil and recorded the presence or absence of cultural features and/or deposits. Digital photography supplemented hand-drawn plans and profiles depicting representative stratigraphic sequences within the excavated areas, as applicable. The archaeological monitor had the authority to stop work should potential archaeological features or deposits were uncovered. Soil removed from the excavation area was not subject to inspection; due to documented soil contamination,

all soil was directly loaded into trucks and removed from the jobsite. Also due to soil contamination, no cultural materials were recovered as part of the archaeological monitoring.

Laboratory Analysis

No artifacts were collected during the investigation of Oakville Triangle Industrial Park, and as such no laboratory analysis was performed.

Records and Curation

No cultural materials (artifacts) were collected during this project. Associated field records from this project will be donated to Alexandria Archaeology. This repository meets Federal curation standards (36 CFR 79: Curation of Federally Owned and Administered Archeological Collections) and is a recommended facility for archaeological materials in the City of Alexandria.

CHAPTER III

ARCHAEOLOGICAL EVALUATION RESULTS



Introduction

Archaeological field investigations for the Oakville Triangle Industrial Park included archaeological trench excavation prior to construction, as well as archaeological monitoring during construction. A total of three archaeological trenches totaling 45.72 linear m (150 linear ft) were excavated during the project. All three trenches (Trenches 1-3) were excavated prior to the start of construction. During construction, archaeological monitoring was conducted during site excavation occurring in the map-projected location of the Oakville Farm main dwelling. The results of archaeological trenching and monitoring are described below.

Archaeological Trenching

All three archaeological trenches were located southwest of the intersection of Swann Avenue and Oakville Street, in the former location of warehouse Building #2. This location underlay the concrete slab of warehouse Building #2, which had been removed during the initial phase of construction. The existing construction surface consisted of gravelly fill material that had underlain the concrete slab (Figure 3.1).

Building #2 had been built in 1949 and was constructed of brick-faced concrete block set on a poured concrete slab (City of Alexandria Real Estate Tax Assessment 2020). Building #2 was situated west of the map-projected location of two early/mid-nineteenth century outbuildings associated with Oakville Farm. The buildings were depicted on Boschke's (1861) *Topographical Map of the District of Columbia* and on an anonymous Civil War-era map (1862). Both buildings were standing in 1862 when the United States Military Railroad built a railroad spur across Oakville Farm to connect the Alexandria & Fredericksburg Railroad and the Washington & Orange Railroad. The spur passed between the

outbuildings. By 1921, the outbuildings and the Oakville Farm main dwelling had been demolished and new residences built. Those residences were removed in 1949 when construction began for the Oakville Triangle Industrial Park.

A typical trench profile in this portion of the project area contained two stratigraphic layers: fill material; and subsoil. Fill material extended from 35-66 cm (13.8-26 in) below surface and generally contained gravel along with pieces of brick and asphalt. In Trench 1, a possible truncated plowzone layer underlay the fill material and overlay subsoil. This layer was evident only in the northern end of Trench 1 and was interpreted as a truncated, natural soil horizon.

Six archaeological features were exposed and documented during the archaeological evaluation. All of the features were identified during archaeological trench excavation. Two features (Features 1-01 and 1-02) were determined to be natural disturbances. Feature 1-03 was a square posthole with a wooden post and Feature 3-01 was a utility trench. Additional features that did not receive feature designations consisted of two possible plow scars and two concrete footers for Oakville Triangle Industrial Park Building #2.

Trench 1

Trench 1 was placed in the northeastern corner of development Block A. The northeastern corner of the trench was located 9.1 m (30 ft) south Swann Avenue and 18.5 m (60 ft) west of the centerline of Oakville Street. The trench measured 1.54 m (5 ft) in width and 15.2 m (50 ft) in length and was oriented at 328° magnetic north. The trench was excavated to a maximum depth of 1.1 m (3.6 ft) below surface (Figure 3.2).

Stratigraphy

The trench had a general soil profile consisting of fill material and disturbed natural soil over-



Figure 3.1 Photograph showing overview of trench locations, view northeast toward Swann Avenue (Goodwin & Associates staff, 1/6/2022)



Figure 3.2 Photograph showing the start of excavation of Trench 1, view southeast (Goodwin & Associates staff, 1/6/2022)

lying subsoil. Two plow scars (no feature designation), two natural disturbances (Features 1-01 and 1-02), a square posthole (Feature 1-03), and a concrete footing for Building #2 (no feature designation) were exposed during excavation.

The uppermost layers within Trench 1 were fill material (Figures 3.3 and 3.4). The surface layer (Stratum I) in Trench 1 was composed of strong brown (7.5YR 5/6) gravelly sandy loam that formed the base layer for the concrete slab of Building #2. The majority of this material had been removed during building demolition and only a thin layer remained. Underlying this material was a mottled dark grayish brown (10YR 4/2) clay loam and olive brown (2.5Y 4/3) silty loam with inclusions of very dark gray (10YR 3/1) friable loam mixed with asphalt or coal residue. Designated Stratum II, this deposit ranged from 32-55 cm (12.6-21.7 in) in thickness and contained pieces of asphalt and brick.

In the northern portion of Trench 1, an additional deposit of disturbed soil that may have been the remains of an earlier grading or plowzone horizon was identified (Figures 3.5 and 3.6). Designated Stratum III, this deposit was a maximum of 24 cm (9.5 in) thick and consisted of light olive brown (2.5Y 4/3) silt loam. It exhibited an even and distinct lower interface typical of a plowed or graded horizon. Two parallel soil stains evident at the base of the horizon were identified as grading or plow scars and further indicated that the horizon had been disturbed.

Natural subsoil was following the removal of the possible grading or plowzone horizon. In the northern portion of Trench 1, the subsoil horizon consisted light yellowish brown (10YR 6/4) silt loam mottled light brownish gray (2.5Y 6/2) silty clay. In all other areas, the subsoil consisted of brownish yellow (10YR 6/6) clay with varying percentages of light brownish gray clay (10YR 6/2) clay and gray (10YR 6/1) clay mottling.

Archaeological Features

Five archaeological features were identified during the excavation of Trench 1 (Figure 3.7). Two grading or plow scars (no feature designation), a possible post removal hole (Feature 1-01), and an area of natural disturbance (Feature 1-02),

a square posthole (Feature 3-01), and a concrete footing for Building #2 were identified during the investigation. The grading scars are indicated as Stratum III in Figure 3.7.

Possible Grading or Plow Scars

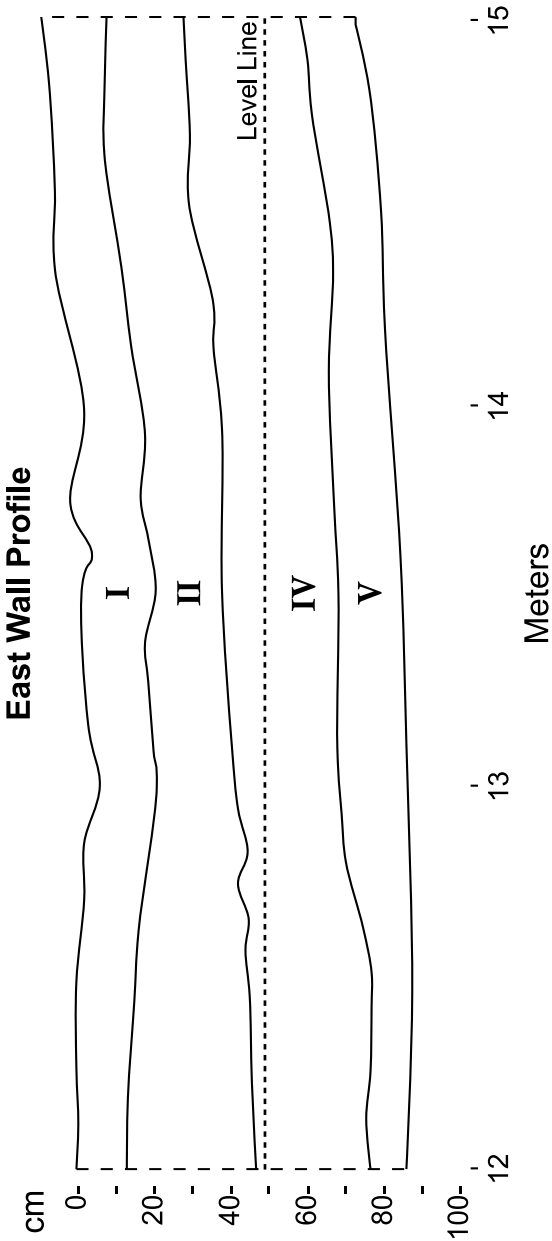
Two possible grading or plow scars were identified at the upper interface of the subsoil horizon following the removal of Stratum II (Figure 3.8). Both features were identified in the northern end of the trench, at 60 cm (23.6 in) below surface. The plow scars crossed diagonally through Trench 1 in a north/south (0/360° magnetic north) orientation and were described as light olive brown (2.5Y 5/3) silty loam. The plow scars were spaced 62 cm (24.4 in) apart, with the northern plow scar being more well defined than the southern plow scar. The northern scar measured 70 cm (27.6 in) in width, while the southern scar measured at least 45 cm (17.7 in) in width. The plow scars were less than 3 cm (1.2 in) and had a relatively flat profile.

Feature 1-01

Feature 1-01 was an area of soil disturbance that may have been a post removal hole. The feature was identified at the upper interface of the subsoil horizon, at a depth of 67 cm (26.4 in) below surface (Figure 3.9). Feature 1-01 measured 26 cm (10.2 in) in diameter, was circular in shape, and contained light olive brown (2.5Y 5/3) silt loam (Figures 3.10 and 3.11). The feature was bisected and the northern half removed. (Figure 3.12). The feature was indistinct during excavation. It appeared to have undulating but slightly concave base that was deeper on the western side of the feature. The only artifacts associated with Feature 1-01 were two small flecks of brick.

Feature 1-02

Feature 1-02 was an area of natural soil mottling identified in the northern central portion of Trench 1. Also identified at 67 cm (26.4 in) below surface, this feature was defined by an irregular area of light olive brown (2.5Y 4/3) silt loam (Figure 3.13). Feature 1-02 was bisected and the northern half removed (Figure 3.14). The feature was determined to have been only 2 cm (0.8 in) in depth with poorly defined edges. A slightly darker



- I** : 7.5YR 5/6 Strong brown gravelly sandy loam
- II** : 10YR 2/1 Black gravelly silt loam mottled with 10YR 4/1 Dark gray clay and 10YR 6/4 Light yellowish brown clay
- IV** : 10YR 6/4 Light yellowish brown clay mottled with 5YR 4/6 Yellowish red clay
- V** : 10YR 6/4 Light yellowish brown clay mottled with 5YR 4/6 Yellowish red clay and 10YR 6/1 Gray clay

Figure 3.3 Profile showing the eastern wall of Trench 1 (section 12-15 m)

Stonebridge
Oakville Triangle
Trench 1: 12-15m
East Profile
R. Christopher Goodwin & Associates, Inc.
241 East Fourth Street, Suite 100 | Frederick, Maryland 21701



Figure 3.4 Photograph showing soil profile of Trench 1 (section 12-15 m), view east (Goodwin & Associates staff, 1/6/2022)

area of soil staining in the center of the feature was vaguely basin-shaped. No artifacts were recovered from Feature 1-02.

Feature 1-03

This feature was a square posthole containing a wooden post. The feature was identified in the southern end of Trench 1, within the center of the trench. The feature was identified at 52 cm (20.5 in) below surface and was filled with dark grayish brown (2.5Y 4/2) silty clay loam with manganese streaking (Figures 3.15 and 3.16). In plan view, the posthole was square, measuring 15 x 15 cm (5.9 x 5.9 in). The remains of a 4 cm (1.6 in) diameter round wooden post were centered within the posthole. Feature 1-03 was bisected and the north half excavated (Figure 3.17). The feature was 10 cm (3.9 in) in depth, with vertical sidewalls and a relatively flat base that was slightly deeper in the center of the posthole, beneath the post. No cultural material (aside from the post) was associated with Feature 1-03.

Footing for Building #2

A square concrete footing for a support column within Building #2 was exposed near the

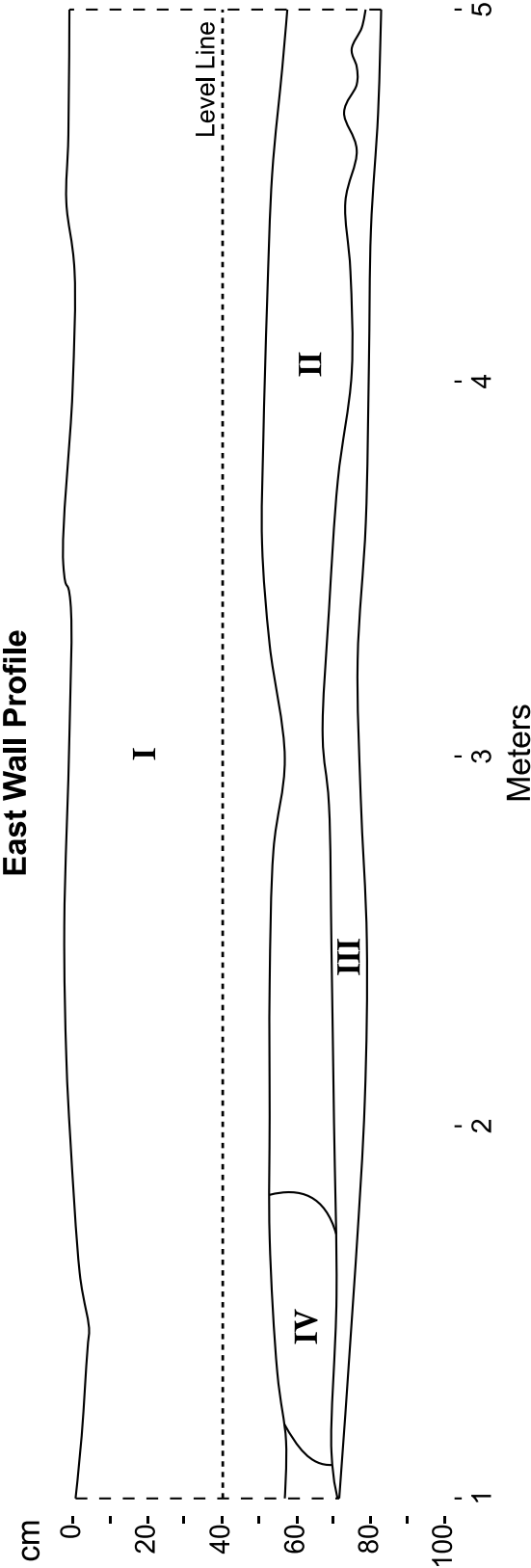
mid-point of Trench 1, during removal of the lower fill material (stratum II) (Figure 3.18). The column had been broken off near the top of the footing during building demolition such that only a small portion of the column base remained. The footing measured 1.42 m (4.7 ft) by 1.42 (4.7 ft) and was oriented north/south, at 4° (magnetic north). The support column was 35 cm (13.8 in) in diameter and also was square. The footing had been placed directly on subsoil. No builder's trench was evident, indicating that the fill material had been deposited after the footing had been poured.

Cultural Material

No artifacts were retained for analysis from Trench 1.

Trench 2

Trench 2 also was placed 9.1 m (30 ft) south of Swann Avenue, but was located 28.5 m (93.5 ft) west of Oakville Street. This trench was excavated to a depth of 0.74 m (2.4 ft) below the construction surface. The trench measured 1.54 m (5 ft) in width and 15.2 m (50 ft) in length and was oriented at 328° magnetic north. The trench was



- I :10YR 5/3 Grayish brown gravelly silt loam
- II :10YR 6/1 Gray silt loam
- III :2.5Y 6/4 Light yellowish brown clay loam
- IV :10YR 3/2 Very dark grayish brown clay loam

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Trench 1: 1-5m
East Profile

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Figure 3.5 Profile showing the eastern wall of Trench 1 (section 1-5 m)



Figure 3.6 Photograph showing soil profile of Trench 1 (section 1-5 m), view east (Goodwin & Associates staff, 1/6/2022)

excavated to a maximum depth of 0.81 m (2.66 ft) below surface (Figure 3.19).

Stratigraphy

Trench 2 had a basic soil profile consisting of stratified layers of fill material overlying subsoil (Figures 3.20 and 3.21). The uppermost fill material consisted of a 38 cm (15 in) thick layer of strong brown (7.5YR 4/6) gravelly sandy loam that comprised the underlayment for the concrete slab on Building #2. This overlaid a mottled deposit of fill material (Stratum II) that also contained areas of redeposited subsoil (Stratum III). Stratum II was described as dark grayish brown (10YR 4/2) clay loam mottled with dark brown (7.5YR 3/4) clay loam, while the redeposited subsoil (Stratum III) consisted of mottled light brownish gray (10YR 6/2) clay loam. These deposits overlay natural subsoil of brownish yellow (10YR 6/6) clay (Stratum IV). The potential plowzone, identified as Stratum III in Trench 1, was not present in Trench 2.

Cultural Features

No cultural features were identified in Trench 2. A PVC drainage pipe found within the upper-

most fill deposit (Stratum I) was associated with Building #2 and was modern.

Cultural Material

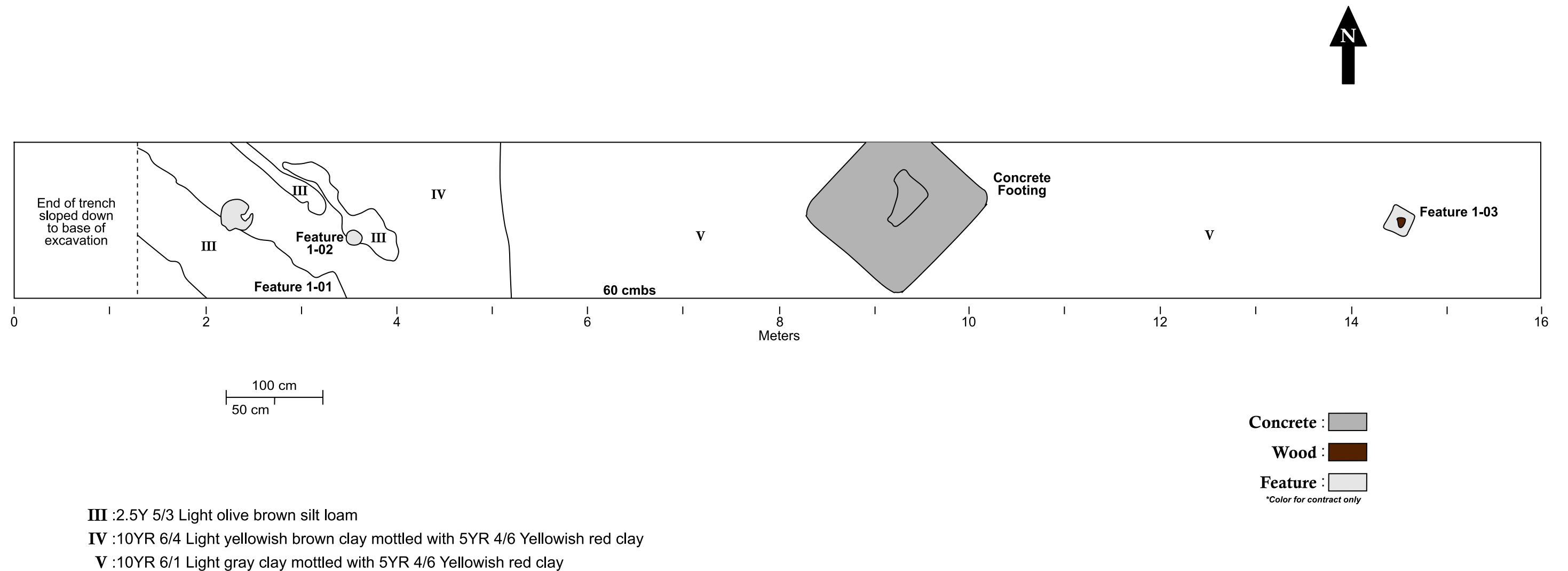
No artifacts were retained for analysis from Trench 2.

Trench 3

Trench 3 was located 27.4 m (90 ft) south of Swann Avenue and 5.4 m (17.7 ft) west of Oakville Street, and was excavated to 0.75 m (2.5 ft) below surface. The location of Trench 3 was shifted north from its planned location to avoid an area of disturbance where a large footing had been removed (Figure 3.22).

Soil Sequence

The soil profile for Trench 3 also contained stratified deposits of fill material overlying subsoil (Figures 3.23 and 3.24). These soils were extensively mottled or mixed and also exhibited prominent manganese flecking that indicated they were poorly drained and may have been saturated for extended periods of time. The uppermost fill deposit (Stratum I) was composed of dark yellowish brown (10YR 4/4) clay loam mixed with re-



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 Trench 1
 Planview

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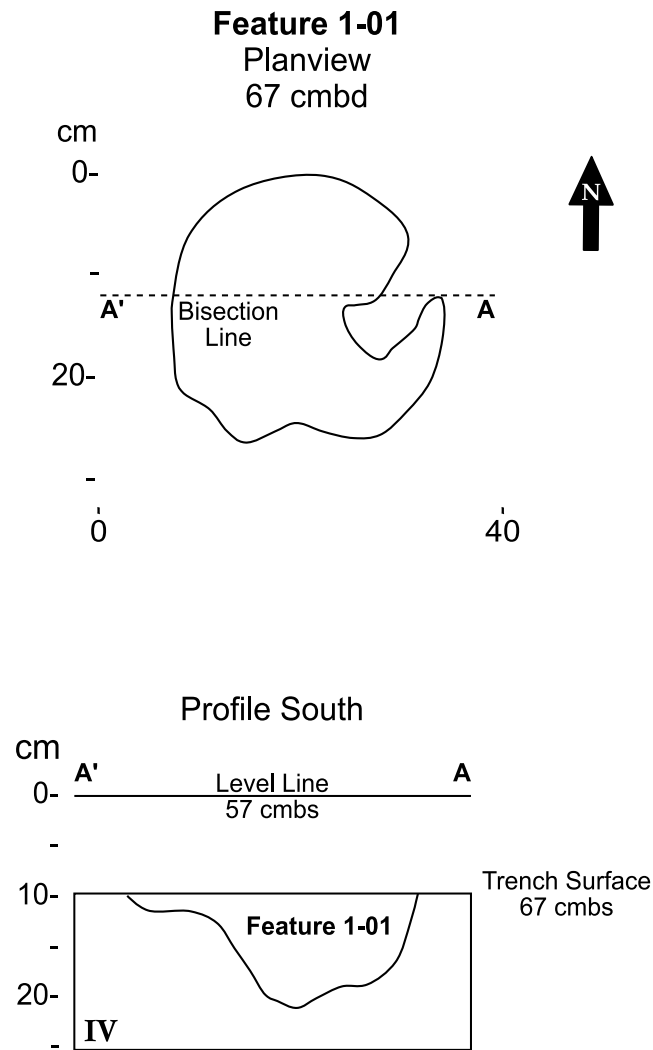
Figure 3.7 Plan map showing the locations of archaeological features in Trench 1



Figure 3.8 Photograph showing plan view of possible plow or grading scars in northern end of Trench 1, view south at 60 cm below surface (Goodwin & Associates staff, 1/6/2022)



Figure 3.9 Photograph showing overview of Features 1-01 and 1-02 in the northern end of Trench 1, view south at 60 cm below surface (Goodwin & Associates staff, 1/6/2022)



Feature 1-01 :2.5Y 4/3 Light olive brown silty clay mottled with
Strat **IV**

IV :10YR 6/4 Light yellowish brown clay mottled with
5YR 4/6 Yellowish red clay

Stonebridge
Oakville Triangle
Trench 1
Feature 1-01
Plan and South Profile

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Figure 3.10 Plan map and profile view of Feature 1-01



Figure 3.11 Photograph showing plan view of Feature 1-01, view south (Goodwin & Associates staff, 1/6/2022)



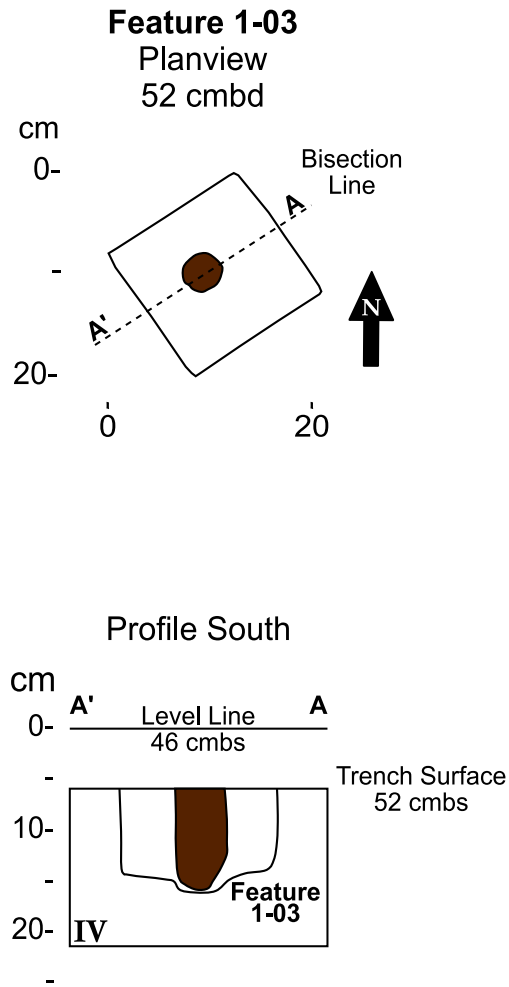
Figure 3.12 Photograph showing soil profile of Feature 1-01, view south (Goodwin & Associates staff, 1/6/2022)



Figure 3.13. Photograph showing plan view of Feature 1-02, view south (Goodwin & Associates staff, 1/6/2022)



Figure 3.14 Photograph showing soil profile of Feature 1-02, view south (Goodwin & Associates staff, 1/6/2022)



Feature 1-03 :2.5Y 4/2 Dark grayish brown silty clay with Manganese accumulations

IV :10YR 6/4 Light yellowish brown clay mottled with 5YR 4/6 Yellowish red clay

Wooden Post : 

Stonebridge
Oakville Triangle
Trench 1
Feature 1-03
Plan and South Profile

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Figure 3.15 Plan map and profile view of Feature 1-03



Figure 3.16 Photograph showing plan view of Feature 1-03, view south (Goodwin & Associates staff, 1/6/2022)



Figure 3.17 Photograph showing soil profile of Feature 1-03, view south (Goodwin & Associates staff, 1/6/2022)



Figure 3.18 Photograph showing concrete footing for Building #2 in Trench 1, view south (Goodwin & Associates staff, 1/6/2022)



Figure 3.19 Photograph showing the start of excavation of Trench 2, view southeast (Goodwin & Associates staff, 1/6/2022). A plastic drainage pipe for the adjacent building's gutter is exposed in the northern end of the trench within the gravel layer for Building #2's concrete slab.

deposited brownish yellow (10YR 6/8) silty clay subsoil and round gravel. It overlay a thin layer of gleyed fill material (Stratum II) composed of grayish brown (10YR 5/2) silt mixed with light yellowish brown (10YR 6/4) silty loam subsoil. This overlay a slightly thicker deposit of grayish brown (10YR 5/2) silt fill material that also had prominent manganese flecking and inclusions of light yellowish brown (10YR 6/4) silty loam subsoil. These deposits evenly overlay light yellowish brown (10YR 6/4) silty loam subsoil.

Cultural Features

The only features identified within Trench 3 were a utility trench for an unknown utility (Feature 3-01) and a square concrete footing for Building #2 (Figure 3.25)

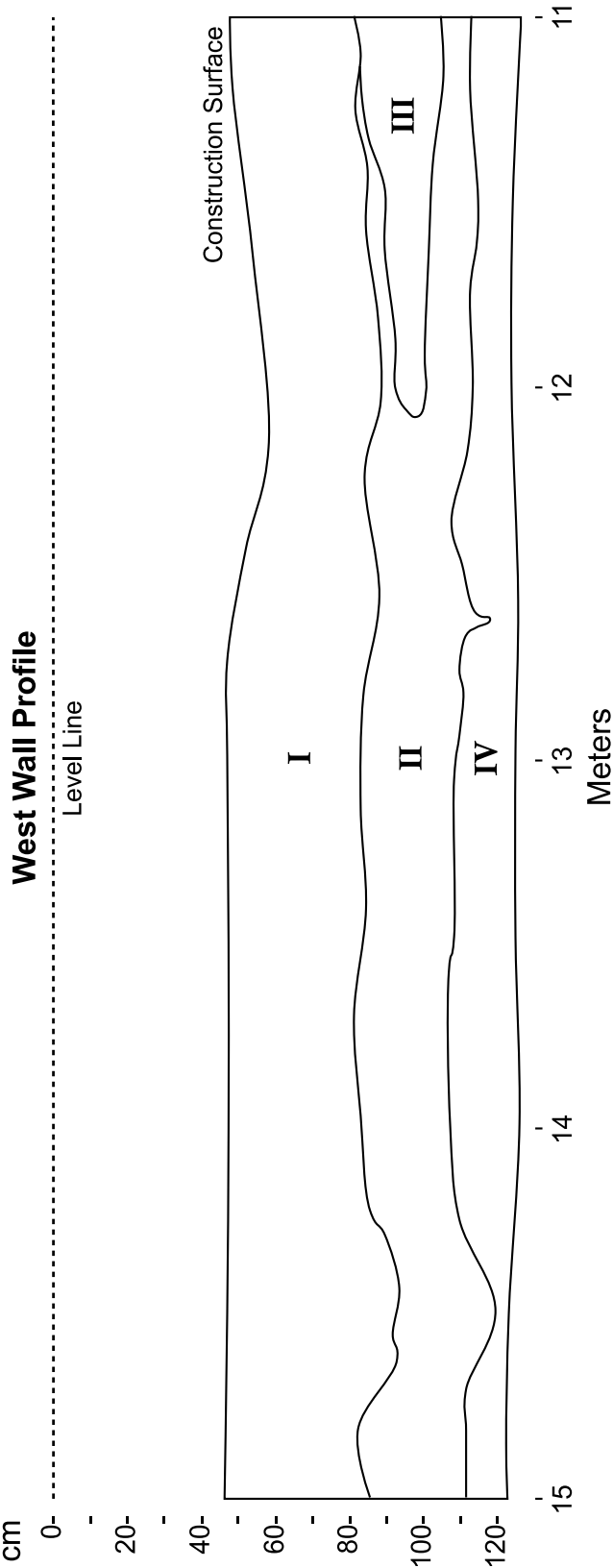
Feature 3-01

This utility trench was identified in the northern portion of Trench 3. It crossed diagonally through Trench 3 along the southwestern side of a concrete footing for Building #2 and would have been associated with that structure (Figure

3.26). The utility trench was visible as a linear area of dark grayish brown (2.5Y4/2) silty clay with manganese flecking and inclusion of light yellowish brown (10YR 6/4) silt loam (Figure 15). The trench was bisected during excavation and was visible in the east and west side-walls of Trench 3 (see Figures 3.23 and 3.24). The trench narrowed from 90 cm (35.4 in) at its upper extent to 35 cm (13.8 in) at the base of trench excavation (57 cm [22.4 in]) below surface. The utility was not exposed, and no artifacts were associated with Feature 3-01.

Footing for Building #2

Excavation of Trench 3 exposed another concrete footing for Building #2 (Figure 3.27). This footing was the same dimensions as the footing exposed in Trench 1 and also was oriented north/south. It rested on subsoil and had been constructed prior to deposition of the fill material. Feature 3-01 (utility trench) paralleled the southwestern side of the footing, approximately 30 cm (11.8 in) from the footing.



- I** : 7.5YR 4/6 Strong brown gravelly sandy loam
- II** : 10YR 4/2 Dark grayish brown clay loam mottled with 7.5YR 3/4 Dark brown clay loam
- III** : 10YR 6/2 Light brownish gray clay loam mottled with 10YR 6/6 Brownish yellow clay
- IV** : 10YR 6/6 Brownish yellow clay

Stonebridge
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Trench 2: 11-15m
West Profile

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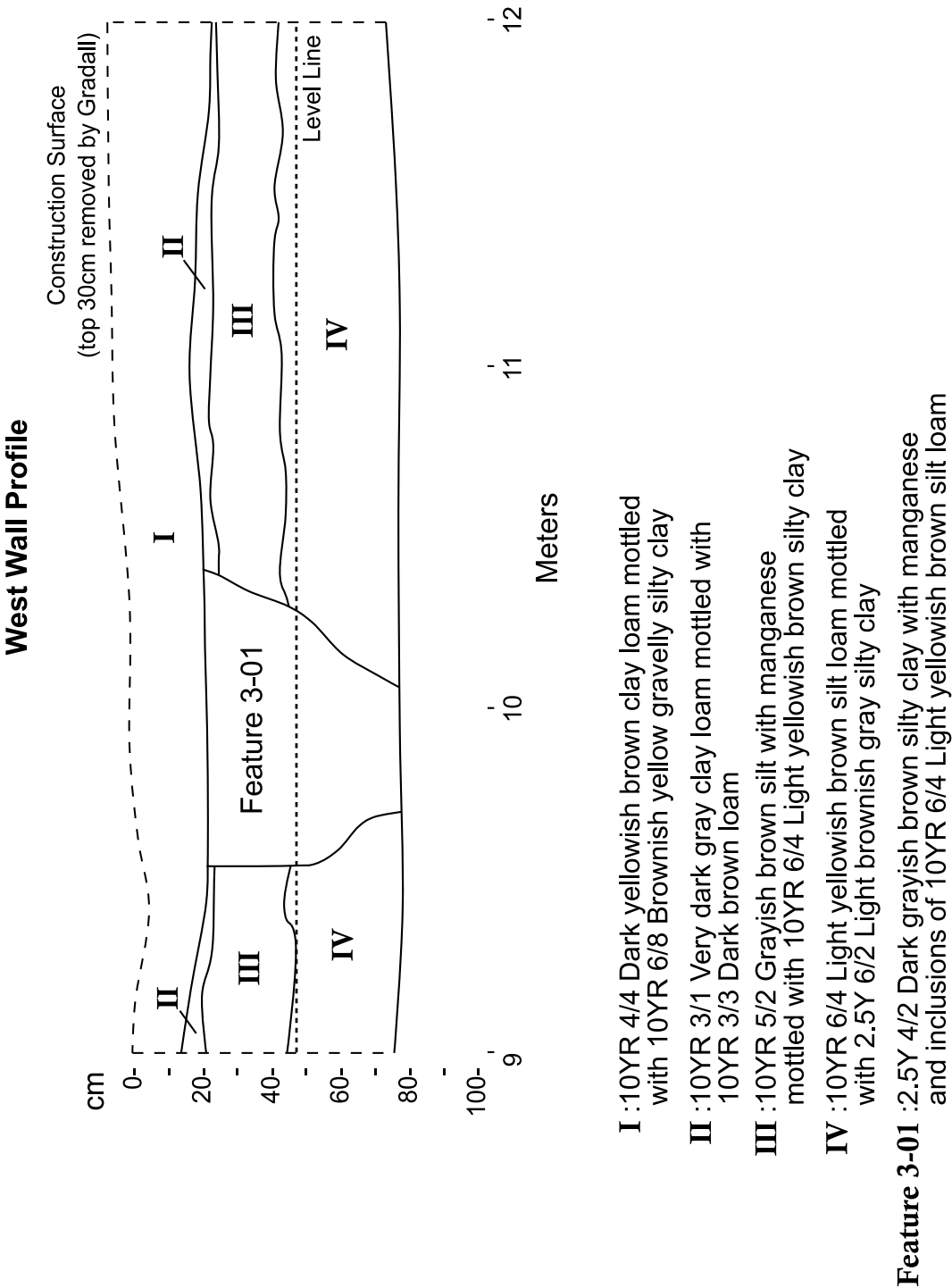
Figure 3.20 Profile showing the western wall of Trench 2 (section 11.5-15 m)



Figure 3.21 Photograph showing soil profile of Trench 2 (section 11.5-15 m), view west (Goodwin & Associates staff, 1/6/2022)



Figure 3.22 Photograph showing the start of excavation of Trench 2, view northwest (Goodwin & Associates staff, 1/10/2022).



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Trench 3: 9-12m
West Profile

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Figure 3.23 Profile showing the western wall of Trench 3 (section 8-12 m)



Figure 3.24 Photograph showing soil profile of Trench 3 (section 8-12 m), view west (Goodwin & Associates staff, 1/10/2022)

Cultural Material

No artifacts were recovered during the excavation of Trench 3.

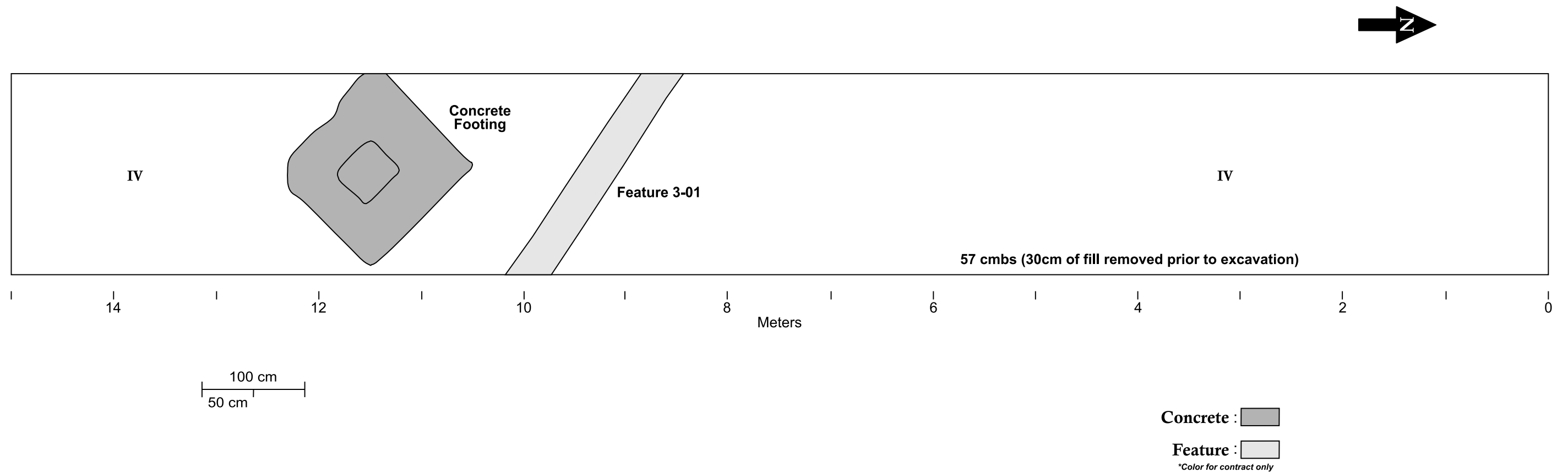
Archaeological Monitoring

Following consultation with Alexandria Archaeology, limited archaeological monitoring during the removal of overburden soil was undertaken for the portion of Project Area located immediately north of the intersection of Swann Avenue and Oakville Street (Figure 3.28). This location was in the vicinity of the map-projected location of the main dwelling of Oakville Farm. No archaeological monitoring had been recommended for the remainder of the Project Area.

Archaeological monitoring was conducted on May 5, 2022. Soil within the monitoring area had previously been classified as VOC-impacted and was transferred directly into dump trucks and transported off-site. Due to this circumstance, soil within the monitoring area was subject to visual inspection only and the soil descriptions provided below are estimated. The monitoring area was located within the footprint of Building #5 (444 Swann Avenue), within development Block D. This U-shaped building had

included a railroad spur that crossed through the center of the building, east/west. The monitoring area was irregularly shaped, measuring approximately 15 x 19.5 m (49.2 x 64 m) (Figure 3.29). Excavation was monitored to approximately 1.8 m (6 ft), at which point non-impacted substrata was exposed; the total projected excavation depth in Block D was 4.6 m (15 ft) below surface.

Soil exposed in the monitoring area consisted mainly of mixed fill material. At least four distinct fill episodes were noted by the archaeological monitor. The uppermost deposit was a thick layer of mixed fill that extended from 86-110 cm (33.9-43.3 in) below surface in most parts of the monitoring area. It included dark gray (10YR 4/1) clay loam; gray (10YR 5/1) silty clay; yellowish brown (10YR 5/8) gravelly clay loam, brownish yellow (10YR 6/8) silty loam and dark grayish brown (10YR4/2) loam. In the southern portion of the monitoring area, this package was comprised mostly of yellowish brown (10YR 5/8) gravelly clay loam (Figure 3.30). This fill package had been placed on a graded and disturbed landscape and overlay at least three additional fill packages. These deeper fill packages varied in thickness and for the most part repre-



Feature 3-01 :2.5Y 4/2 Dark grayish brown silty clay with manganese accumulations mottled with strat **IV**
IV :10YR 6/4 Light yellowish brown silt loam mottled with 2.5Y 6/2 Light brownish gray silty clay

Stonebridge
 Oakville Triangle
 Trench 3
 Planview

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Figure 3.25 Plan map showing the locations of archaeological features in Trench 3



Figure 3.26 Photograph showing plan view of Feature 3-01, view south (Goodwin & Associates staff, 1/10/2022)



Figure 3.27 Photograph showing concrete footing for Building #2 in Trench 3, view northwest (Goodwin & Associates staff, 1/10/2022)



Figure 3.28 Photograph showing an overview of the archaeological monitoring location, view northeast toward Richmond Highway (Goodwin & Associates staff, 5/17/2022)



Figure 3.29 Photograph showing an overview of the monitoring area after the completion of excavation, view south toward Swann Avenue (Goodwin & Associates staff, 5/17/2022)



Figure 3.30 Photograph showing the soil profile at the southern edge of the archaeological monitoring area, view south toward Swann Avenue (Goodwin & Associates staff, 5/17/2022)

sented discrete areas of filling and/or disposal of contaminated materials.

Deeper fill deposits noted in the monitoring area included a deposit of very dark gray (10YR 3/1) loam stratified with dark grayish brown (10YR 4/2) loam (Soil B) that was encountered at 90 cm (35.4 in) below surface; this deposit was approximately 15-20 cm (5.9-7.9 in) thick and was identified as the VOC-impacted soil deposit (Figures 3.31 and 3.32). It contained steel rebar and occasional brick fragments (Figure 3.33). This deposit was specifically noted by the archaeological monitor as being a disturbed horizon and as not being an intact historic surface. The deposit lightened in color as it extended southward toward Swann Avenue, grading to dark brown (10YR 3/3) clayey loam (Soil C) before tailing out on subsoil of light yellowish brown (10YR 6/4) silty clay and light brownish gray

(10YR 6/2) silty clay. A small area of dark yellowish brown (10YR 4/4 and 10YR 5/4) gravelly clay loam (Soil D) was noted in the southwestern corner of the monitoring area adjacent to Soil B. The archaeological monitor noted that Soils B and C were discontinuous and appeared to have been affected by previous grading of the site. In some areas, Soil C appeared to overlay and/or be intermixed with Soil B, suggesting it may have been deposited as a capping deposit.

No intact cultural deposits or archaeological features were identified within the monitoring area. Although brick fragments were noted, they were within fill and/or disturbed contexts that could not be directly associated with Oakville Farm. It is very likely the fill material was deposited in ca. 1947 when the property was redeveloped as an industrial park.



Figure 3.31 Photograph showing excavation of substrata following removal of VOC-impacted soil, view southeast (Goodwin & Associates staff, 5/17/2022). The VOC-impacted soil is visible in the profile as striated black and light yellowish brown silty clay deposits.



Figure 3.32 Photograph showing the VOC-impacted soil (foreground right) does not extend across the entire monitoring area (soil profile, background left), view northeast (Goodwin & Associates staff, 5/17/2022)



Figure 3.33 Photograph showing brick fragments within the VOC-impacted soil, view south (Goodwin & Associates staff, 5/17/2022)

CHAPTER IV

SUMMARY AND RECOMMENDATIONS



This report presents the results of the archaeological evaluation conducted for the re-development of Oakville Triangle, located in Alexandria, Virginia. The Project Area encompasses 13.7-ac of developed urban land bound by Richmond Highway (US Route 1), Calvert Street, Fannon Street, and Mt. Jefferson Park. Current design plans entail the removal of existing warehouse structures and new construction of mixed-use residential and commercial buildings. Archaeological evaluation of the Project Area was undertaken immediately following the removal of structures. The archaeological evaluation was conducted pursuant to the *Scope of Work for Archaeological Testing*, dated April 15, 2021. The Scope of Work followed recommendations put forth in a Documentary Study prepared by Goodwin & Associates (Child and Phansteihl 2021).

Goodwin & Associates, Inc. undertook the archaeological evaluation on behalf of Stonebridge. Archaeological trench excavation was conducted on January 6 and January 10, 2022, and consisted of the excavation of three mechanized trenches in the area located southwest of the intersection of Swann Avenue and Oakville Street. The archaeological trenching was designed to evaluate the potential for archaeological resources within the map-projected location of two nineteenth century structures associated with Swann Farm. Archaeological monitoring during construction was undertaken on May 5, 2022 during excavation within the map-projected location of the main dwelling of Oakville Farm.

All work followed standards established in *Guidelines for Conducting Historic Resources Survey in Virginia* (Virginia Department of Historic Resources [VDHR] 2011); *Archaeology and Historic Preservation: The Secretary of the Interior's Standards and Guidelines* (U.S. Department of the Interior, National Park Service 1983); and City of Alexandria's *Archaeological Standards* (rev.

2021). The work was subject to the terms of the *Archaeological Preservation Certification* permit approved by Alexandria Archaeology and the City of Alexandria, Virginia, and to consultation outcomes with the staff of Alexandria Archaeology.

Summary

The Oakville Triangle property was comprised of lands originally included within the Howson patent, a 6,000-ac tract conveyed to John Alexander in 1699. Samuel Harper purchased the portion of the tract containing Oakville Triangle from Alexander's heirs in 1810. Although it seems certain that Harper improved the property, there is no evidence that he ever resided there. William and Frances Swann resided at Oakville from 1817 until 1834, along with their children and 12 slaves (U.S. Census, Alexandria County 1820:213). William Swann died in 1820, but the family remained on the farm until 1834, after which time the property was leased to two different tenants (ACLR, Liber V2-C3:160). Swann's heirs later returned to Oakville and lived there until 1873, when they sold the property.

The 16-ac Oakville tract was subdivided twice for residential development and, by 1921, Swann Avenue had been built and several new houses stood within the property. By that time, Swann's Oakville dwelling had been razed. Antonio Pennazoli, an Italian immigrant, had purchased two lots in 1916 and built a frame duplex and later a second, smaller dwelling of brick. Both lots were in Block 652, located along the western edge of the property and adjacent to the new subdivision of St. Elmo. Oakville was sold again in 1947, this time for industrial development. The residential buildings within the property were razed as the industrial park was built. The buildings within the current Oakville Industrial Park were built between 1947 and 1977.

Archaeological Field Investigations

The overall objectives of the archeological testing were to assess the potential for intact archeological resources within selected areas of the overall Project Area, and to make recommendations regarding the potential significance of any identified archaeological resources. Potential archeological resources consisted of nineteenth century dwellings and/or agricultural outbuildings associated with Swann Farm, as well as the potential for foundation remains of a dwelling built along Swann Avenue during the early twentieth century.

Archeological testing methods for Oakville Triangle were determined in consultation with Alexandria Archaeology and were based on the above-cited Scope of Work. Three trenches totaling 45.2 linear m (150 linear ft) were excavated during the archeological evaluation. All three trenches were located southwest of the intersection of Swann Avenue and Oakville Street, near the intersection of those roads. Archaeological trench excavation was performed using a Gradall with a flat-bladed, 5-ft wide bucket. Trenches measured 1.62 m (5.3 ft) in width and were 15.2 m (50 ft) in length. The trenches varied in depth, with the maximum depth of excavation reaching 0.75 m (2.5 ft) below surface. Mechanized excavation proceeded in controlled increments, with excavation extending at least 10 cm (3.9 in) into culturally sterile subsoil. Trenches were hand-cleaned, as necessary, to examine exposed surfaces.

Each of the trenches exposed a soil profile that consisted of fill material or disturbed soil overlying subsoil. A square posthole (Feature 1-03), a possible post removal hole (Feature 1-01), an area of natural soil disturbance (Feature 1-02), a utility trench (Feature 3-01), two concrete footings (no feature designation) and two possible plow or grading scars were identified during the excavation. The utility trench and concrete footings, as well as the majority of the fill material, were associated with the original construction of buildings for Oakville Industrial Park. These features dated from ca. 1946-1949. The orientation of Feature 1-03 closely matched that of the concrete footings, suggesting that this feature also was associated with warehouse Building #2.

Archaeological monitoring was conducted on May 17, 2022. All soil within the monitor-

ing area had previously been classified as contaminated and was available for visual inspection only during the soil removal process. The monitoring area measured approximately 15 x 19.5 m (49.2 x 64 m). Excavation was monitored to a depth of 1.8 m (6 ft). Although brick fragments were observed in some portions of the monitoring area, the fragments were within soil deposits that were heavily disturbed and no intact cultural features or deposits were identified.

No artifacts were collected during trench excavation or archaeological monitoring, and no laboratory analysis was performed.

Recommendations

Anticipated resources within the Project Area related to the establishment and operation of early nineteenth century Oakville Farm. Those resources included the main dwelling of Oakville Farm, built between ca. 1810-1817, and two outbuildings associated with Oakville Farm. These resources have been included within the boundaries of archaeological Site 44AX0262, Oakville Farm.

The buildings on Oakville Farm were demolished during the early twentieth century when the property was converted to a residential development. The property underwent another transformation during the mid-twentieth century, in ca. 1949, when Oakville Industrial Park was built. Mid-late twentieth century grading activity related to these two events has severely cut the natural topography, leaving no evidence of structures, landscape features, or other archaeological deposits associated with these anticipated resources.

No further archaeological investigation is recommended or warranted for the Oakville Triangle Project Area or for Site 44AX062. Current development of the Project Area has called for the removal of all overburden soil to the required construction grade. In development Blocks A and B, this depth is 7.6 m (25 ft) below surface; in Blocks C and D this depth varies from 1.5-4.6 m (5-15 ft) below surface. In addition, the majority of soil on-site is impacted (contaminated) and will be removed from the Project Area during the construction process and replaced by clean fill material. All portions of the Project Area are anticipated to be affected by construction and redevelopment process.

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APPENDIX I

SCOPE OF WORK

Scope of Work for Archaeological Testing
Oakville Triangle
Alexandria, Virginia
DSUP 2020-0031

April 15, 2021

Prepared by R. Christopher Goodwin & Assoc., Inc.

Approved by Alexandria Archaeology via email, April 23, 2021

Introduction

This archaeological scope of work was prepared to address planned impacts related to proposed redevelopment of the Oakville Triangle Industrial Park. The project is located within Archaeological Resource Area 3 (Del Ray/St. Elmo) and encompasses 13.7-ac of developed urban land bound by Richmond Highway (US Route 1), Calvert Street, Fannon Street, and Mt. Jefferson Park. Six commercial structures (2514 and 2600/2610 Richmond Highway; 2500 Oakville Street; and 405, 401 and 420 Swann Avenue) and a mobile trailer (2412 Richmond Highway) are included within the Project Area. Areas not covered by structures are used as surface parking lots, roadways, or open space. The redevelopment project proposes removal of the existing structures and new construction of mixed-use residential and commercial buildings with associated infrastructure improvements. The proposed construction will adversely affect any archaeological resources present within the redevelopment area.

R. Christopher Goodwin & Associates, Inc. completed a documentary study and archaeological assessment of the property that indicated the property had “suffered significant subsurface disturbance from past historic development activities” (Child and Pfansteihl 2021). Since the depth of historic construction activity is unknown, and it is possible that deep shaft features like historic privies or wells may remain intact, a program of limited archeological test trenching combined with monitoring was recommended to verify the extent of disturbances. It was further recommended that since the locations of anticipated archaeological resources coincided with current building locations, that the archaeological evaluation take place following removal of the buildings, but prior to construction excavation. Archaeological resources anticipated within the project area relate to the initial occupation of the property by William Swann (ca. 1817-1873) and to its later subdivision and redevelopment during the early twentieth century as a residential neighborhood (ca. 1916-1960).

Based on this information, Alexandria Archaeology recommended that the applicant engage a professional archaeological consultant to conduct an archaeological evaluation of the property. The evaluation would include a combination of archaeological monitoring and mechanical excavation (trenching) in areas where archaeological resources are anticipated. If the evaluation results in the discovery of features or deposits that require a more comprehensive archaeological investigation, a Resource Management Plan must be completed and included in the Archaeological Evaluation Report. The Resource Management Plan will present a strategy, scope of work including proposed work locations, and a budget for further investigation.

Background

The Oakville Triangle property is comprised of lands originally included within the Howson patent, a 6,000-ac tract conveyed to John Alexander in 1699. Samuel Harper purchased the portion of the tract containing Oakville Triangle from Alexander's heirs in 1810. Although it seems certain that Harper improved the property, there is no evidence that he ever resided there. William and Frances Swann resided at Oakville from 1817 until 1834, along with their children and 12 slaves (U.S. Census, Alexandria County 1820:213). William Swann died in 1820, but the family remained on the farm until 1834, after which time the property was leased to two different tenants (ACLR, Liber V2-C3:160). Swann's heirs later returned to Oakville and lived there until 1873, when they sold the property.

The 16-ac Oakville tract was subdivided twice for residential development and, by 1921, Swann Avenue had been built and several new houses stood within the property. By that time, Swann's Oakville dwelling had been razed. Antonio Pennazoli, an Italian immigrant, had purchased two lots in 1916 and built a frame duplex and later a second, smaller dwelling of brick. Both lots were in Block 652, located along the western edge of the property and adjacent to the new subdivision of St. Elmo. Oakville was sold again in 1947, this time for industrial development. The residential buildings within the property were razed as the industrial park was built. The buildings within the current Oakville Industrial Park were built between 1947 and 1977.

Two potential areas of archaeological research interest are present within the Oakville Triangle Project Area: Oakville Farm (ca. 1810-1873); and Block 652 (ca. 1916-1960s). The house lot of Oakville Farm was located along Richmond Highway, near the present-day intersection of Oakville Street and Swann Avenue. This area includes the likely location of William Swann's dwelling and two accessory buildings that may also have served as dwellings. Block 652 is located in the northwestern corner of the development area and was the location of a small cluster of residences established in ca. 1916 and occupied by Italian immigrants. The residences were built after the Oakville Farm dwellings had been demolished and during its early stages of redevelopment as a commuter subdivision of Alexandria.

Scope of Work

The goal of this Scope of Work is to determine if potentially significant archaeological resources are present within the development area. This will be accomplished through limited archaeological trenching and, as necessary, monitoring during construction activities. The methods in this Scope of Work follow standards established in *Guidelines for Conducting Historic Resources Survey in Virginia* (Virginia Department of Historic Resources [VDHR] 2011); *Archaeology and Historic Preservation: The Secretary of the Interior's Standards and Guidelines* (U.S. Department of the Interior, National Park Service 1983); and *City of Alexandria's Archaeological Standards* (1996).

Task 1: Fieldwork

Archaeological Monitoring

An archaeologist will monitor subsurface excavations in the projected location of the Oakville Farm primary dwelling (Attachment 1). This location had been indicated for remediation of VOC-impacted

soil and may contain buried underground storage tanks (USTs). If the monitoring archaeologist identifies possible historic buried surfaces or features, these resources will be documented and, if feasible, the horizontal and vertical extent of each identified resource will be determined.

Trench Excavation

Archaeological investigations will consist of up to five (5) mechanically excavated trenches measuring 50 ft (15.2 m) in length, and totaling a maximum of 500 linear ft (30.4 linear m) (see Attachment 1). Each trench will measure 4-ft (1.2-m) in width and will extend to a depth below surface of not greater than 4 ft (1.2 m). Trench excavation will be of sufficient depth to assess the potential for intact, potentially significant cultural deposits, unless adverse soil conditions are encountered. Trenches will be excavated using a backhoe or excavator equipped with a smooth-bladed bucket or clean-up blade, except where ground conditions warrant use of a toothed bucket. Excavation will proceed in controlled increments under the supervision of a professional archaeologist. Unless otherwise dictated by construction conditions, all trenches will be refilled upon completion of documentation.

Trench placement will consist of up to five trenches:

- *Block 652 - Trenches 1 and 2:* Two 4 x 50 ft (1.2 x 15.2 m) trenches located in the northwestern corner of the project area, southwest of the intersection of Calvert Avenue and Montrose (Swann) Avenue. These trenches will examine the map-projected location of an early-mid twentieth century dwelling and outbuildings occupied by Italian immigrant Antonio Pennazoli from ca. 1916-1960s.
- *Building 2 Footprint – Trenches 3-5:* Three 4 x 50 ft (1.2 x 15.2 m) trenches near the eastern central portion of the project area, southwest of the intersection of Oakville Street and Swann Avenue. The trenches will examine the map-projected locations of potential outbuildings associated with Oakville Farm.

Stratigraphy and features exposed within archaeological excavation trenches will be documented through profile and plan view drawings, as appropriate; field notes that describe the nature and depth of the exposed cultural or natural strata; and by appropriate photography. If applicable, a standard 10-gal volumetric sample will be obtained from each pre-modern fill or natural/cultural stratum; this sample will be screened through ¼-inch hardware mesh to obtain a representative sample of cultural materials. Analysis of the resulting sub-assemblages will enable a determination of resource function and aid in establishing a chronology of site development.

Limited hand excavation will be undertaken to determine the integrity and association of the features, if feasible. Potentially intact features or deposits shall be documented and, where applicable, sampled through controlled excavation. If buried features or deposits are exposed at depths of less than 0.9 m (3 ft) below surface, then a maximum of five 1 x 1 m (3.3 x 3.3 ft) units or the equivalent will be excavated as part of this scope to test potentially significant archaeological features or deposits. All units will be excavated by stratigraphically, by natural levels and all excavated soils will be screened through ¼-inch mesh. Documentation will include representative plan and profile drawings, digital photographs, and detailed written description of feature attributes. All removed soils will be screened through ¼-in hardware cloth/mesh.

Laboratory Analysis and Curation

Laboratory analysis of recovered archaeological artifacts will encompass standard treatment of excavated materials, including cleaning; identification; inventory; curation to standards established by VDHR; and processing of field and photographic records. All procedures will follow the guidelines established in the Secretary of Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and *City of Alexandria Archaeological Standards Collections Management Section* (2007).

Archaeological collections recovered as a result of the Alexandria Archaeology Resource Protection Code must be curated at a facility, which meets Federal standards for archaeological curation and collections management as described by 36CFR Part 79. Upon completion of the project, all documentation, field notes, photographs and reports associated with this project will be prepared for curation with Alexandria Archaeology. This repository meets Federal curation standards (36 CFR 79: *Curation of Federally-Owned and Administered Archaeological Collections*) and is a recommended facility for archaeological materials in the City of Alexandria. Archaeological materials recovered from privately-owned lands are the property of the land owner; Alexandria Archaeology will be recommended as the permanent curation facility for cultural materials recovered from project.

Reporting

If significant layers or features are discovered that will require additional archaeological work, the consultant will submit a letter report (short summary of findings, maps, etc.) to Alexandria Archaeology and develop a Resource Management Plan that will present a strategy, scope of work (including a map indicating locations of proposed work in relation to completed tests), and budget for further investigations. The Resource Management Plan must be approved by Alexandria Archaeology. Once the Resource Management Plan has been implemented, the consultant shall complete an Archaeological Evaluation Report. All archaeological sites discovered will be evaluated for National Register eligibility and will be registered with the Virginia Department of Historic Resources. Copies of the registration forms will be submitted to Alexandria Archaeology.

If no significant archaeological layers or features are identified, an Archaeological Evaluation Report will be prepared following the completion of field investigations and laboratory analysis. The report will summarize the results of the study and offer management recommendations for any cultural resources identified during the study. The report will include a map of the project area, a map identifying the locations of the archaeological work, and a summary of the methods. If potentially significant cultural resources are identified within the project area and additional archaeological investigations are necessary, a Resource Management Plan will be prepared and submitted with the Archaeological Evaluation Report. Any archaeological sites identified during the investigation will be recorded with the VDHR and copies of the registration forms will be submitted to Alexandria Archaeology.

One copy of the Final Report will be submitted to Alexandria Archaeology as a draft for review. Once the report is approved by the City Archaeologist, revisions will be made, and four copies of it, one unbound with original graphics, will be submitted to Alexandria Archaeology. The report will also be submitted on a CD. All site maps and drawings must be inked or computer-generated so as to produce sharp and clear images that will result in clear photocopies or microfilms.

Task 2: Public Interpretation

The City of Alexandria Archaeological Standards require that a public summary be prepared as part of the Final Report. The public summary will be approximately 4 to 8 pages long with a few color illustrations. This should be prepared in a style and format that is reproducible for public distribution and use on the City's web site. Examples of these can be seen on the Alexandria Archaeology Museum website. A draft of the summary should be submitted to Alexandria Archaeology for review along with the draft of the Final Report. Upon approval, a master copy (hard copy as well as on CD or computer disk) will be submitted to Alexandria Archaeology. The summary and graphics should also be emailed to Alexandria Archaeology for publication on our web site.

If warranted by the City Archaeologist, the developer may be required to erect an historical marker on the property. The results of the fieldwork will determine if a marker is necessary. If a marker is required, the archaeological consultant will supply the written text and graphics for the marker. Coordinate with the City Archaeologist before writing the text and selecting images. The text should be up to 200 words in length with a paragraph on the historical significance of the site and a paragraph on findings from the archaeological investigation. The graphics (with captions) need to be high-quality copies (scanned at a minimum of 600 dpi and saved separately as jpeg or tiff files) of line drawings (e.g., site maps, feature drawings), historic photographs and maps, or other illustrations (e.g., site or artifact photos) in black and white or color. All copyright releases need to have been obtained and credit provided for each graphic. The text and graphics must be submitted to Alexandria Archaeology on a CD.

If additional archaeological work is required, production of these public documents can be delayed until the completion of all archaeological investigations. As a result, these tasks should be budgeted separately and not included in the overall budget for this phase of work.

Summary of Project Tasks

The following is a summary of the tasks to be completed:

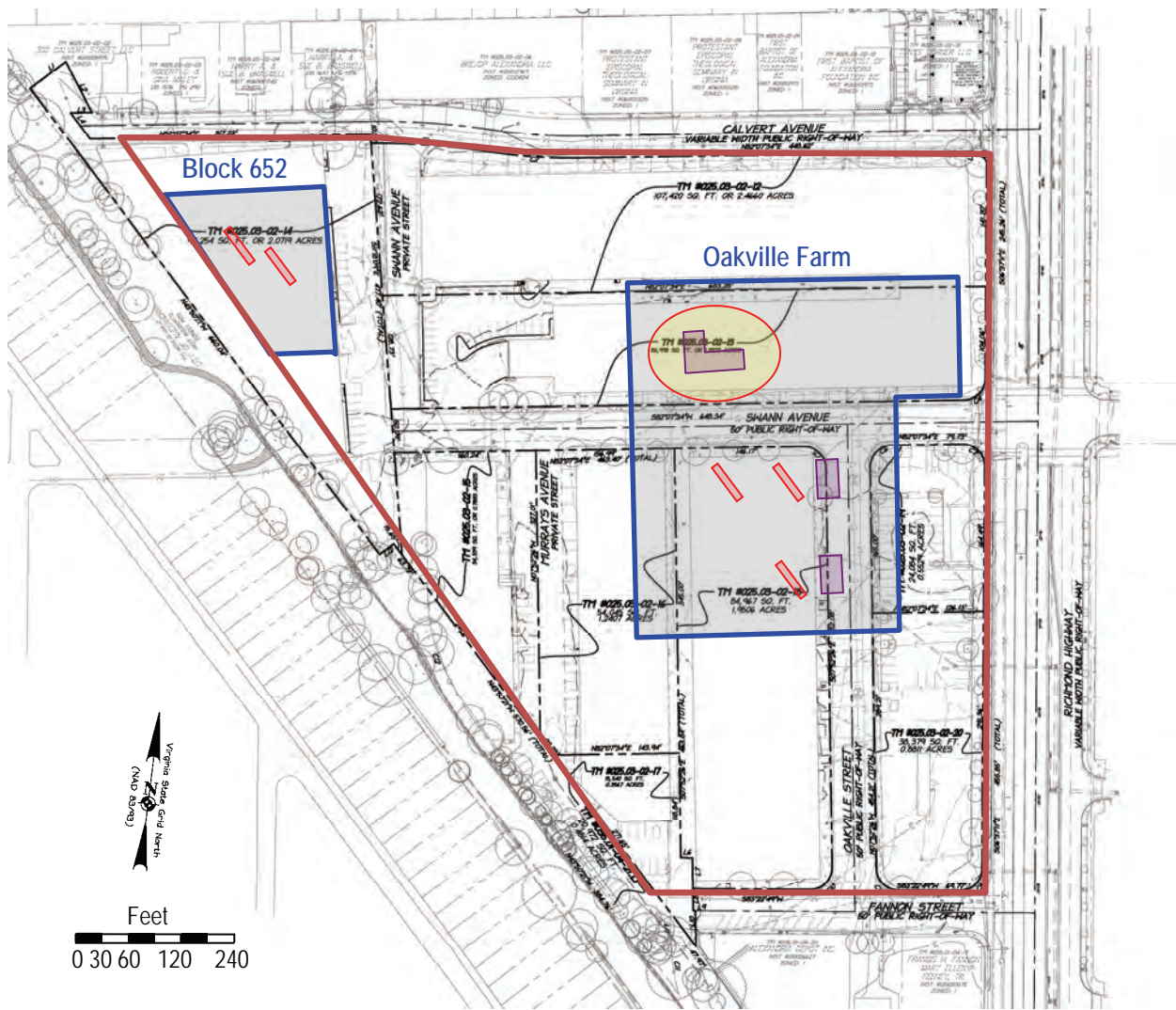
1. Contact Alexandria Archaeology staff to finalize the field work strategy regarding the placement of mechanized trenches. (Note that an Archaeological Certification will be required prior to beginning the field work, unless the construction permits of the applicant's contractors make the Certification unnecessary.)
2. Notify Alexandria Archaeology of the start date. Conduct the field investigation. Alexandria Archaeology staff will conduct site inspections throughout the course of the field work and may participate in decisions as to archaeological measures.
3. Produce the locational map(s) and process all significant artifacts. Evaluate the site to determine eligibility for inclusion on the National Register of Historic Places.
4. Produce and submit one draft Final Report to Alexandria Archaeology, and a public summary document.

5. Deliver to Alexandria Archaeology four copies of the Final Report, plus all photographs and slides; plus all original, and one photocopy set, of all field notes, maps, drawings and forms. In addition, arrange with the property owner for the donation and delivery of the artifacts to an appropriate storage facility.

Draft Formats for Deliverables:

- | | |
|---------------------------------|--|
| 1. Photographs: | .jpg. |
| 2. Line Drawings: | gif or .jpg as appropriate. |
| 3. Final Report/Public Summary: | Word, PageMaker and/or PDF |
| 4. Oral History: | Word |
| 5. Artifact Catalogue: | Word, Access or Excel |
| 6. Other Written material: | Word, Access, Excel, PageMaker or PDF as appropriate |

Attachment 1. Map showing the proposed location of archaeological trenching and monitoring areas at Oakville Triangle, Alexandria, Virginia. Prepared for Stonebridge by R. Christopher Goodwin & Associates, Inc., March 25, 2021.



Topographic map of the District of Columbia (Boschke, et al. 1861)
Civil Engineering Map—Current Conditions (Christopher Consultants 2020)

Oakville Triangle
Alexandria, Virginia

Proposed Archaeological
Testing Areas

APPENDIX II
ARCHAEOLOGICAL PERMIT



ARCHAEOLOGICAL PRESERVATION CERTIFICATION

Project:

Date:

Address:

Contact:

Phone Number(s):

Address:

ATTACH MAP: impact areas: **red**
archaeological excavation areas: **green**

resource areas: **blue**

1. Proposed Development Action(s):

Expected Date: _____

☐

Demoli

☐

Construction

☐

Grading

☐

Filling

☐

Utility Trenches

☐

Other (specify) _____

2. Statement of Archaeological Significance:

☐

Determined significant

☐

Potentially Significant

☐

No Significance

Description:

3. Archaeological Impact:

- ☐ Proposed action will alter or destroy significant resources.
- ☐ Proposed action will not affect significant resources.
- ☐ Unknown until testing occurs

Description:

4. Proposed Archaeological Preservation Action:

- ☐ Test and then conduct data recovery, if warranted
- ☐ Data Recovery (attach methods and design)
- ☐ Sampling (attach strategy)—see below.
- ☐ Recordation (attach methods)
- ☐ No preservation actions

Description:

5. Coordination and Scheduling of Archaeological Work in Relation to Proposed Action:

6. Dates of Fieldwork: From _____ to _____
m. d. y. m. d. y.

I certify to the best of my knowledge that the above information is accurate and that the proposed actions will not endanger archaeological resources which may be significant for our understanding of Alexandria's heritage.

6/20/2019

Date

Kathleen M. Child

Name

Project Manager, R. Christopher Goodwin & Assoc.

Job Title and Company Name

241 E Fourth St, Suite 100, Frederick, MD 21701

Address

office: 301-694-0428x213

Telephone

APPROVED BY CITY ARCHAEOLOGIST:

7/3/2019

Date

Kleanor Breen

City Archaeologist

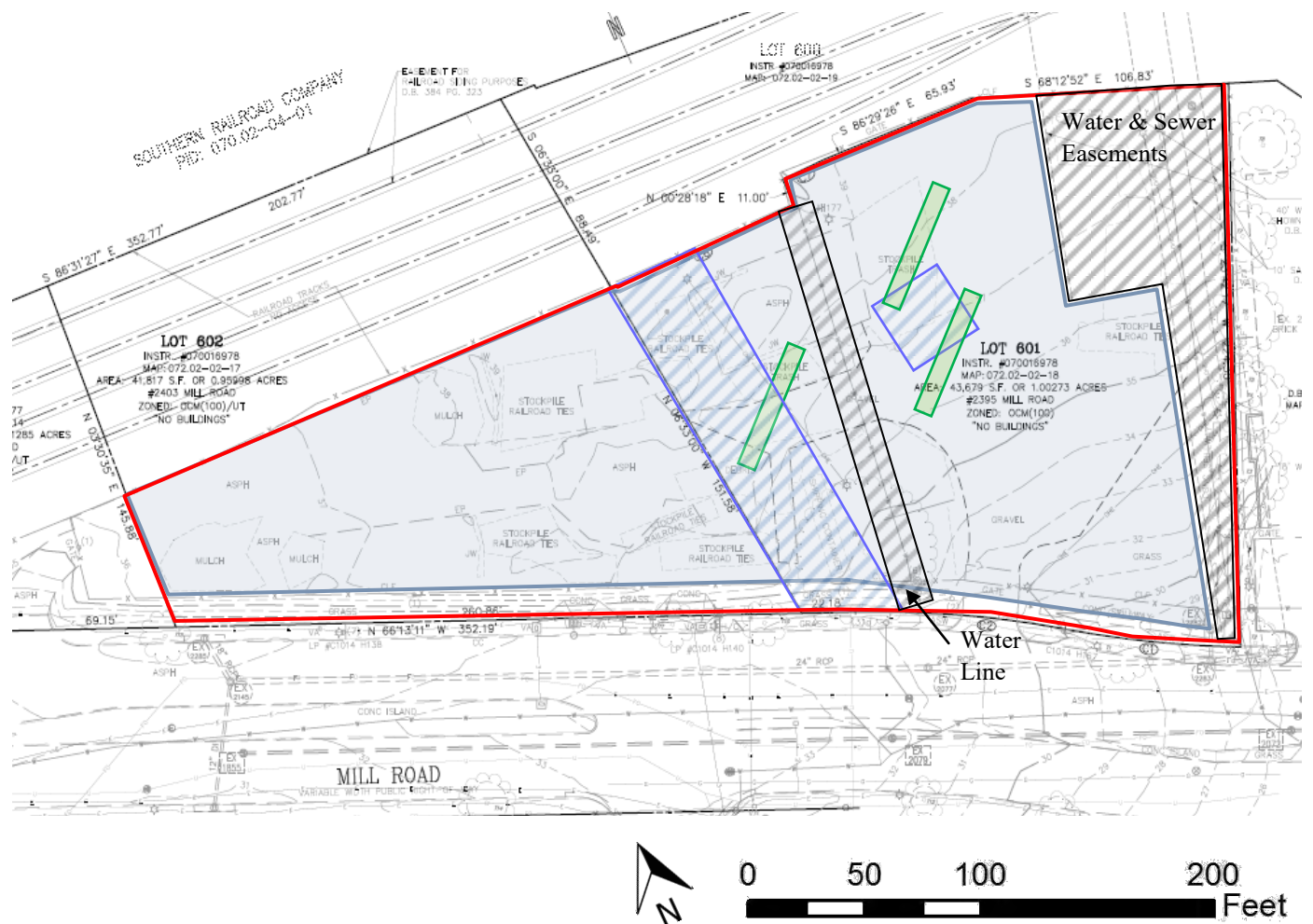
THIS CERTIFICATION IS IN EFFECT

FROM 7/1/2019 **TO** 12/3/2019
m. d. y. m. d. y.

Archaeological Preservation Certification: Part 1
2395 Mill Road, Alexandria

Attachment 1: Archaeological Resource Area Map

Map overlaid on PDSUP 2018-0028 (Bowman Consulting, April 2019)



Key



Project Area



Mapped Utility



Archaeological Resource Area: Cameron Farm



Map-projected Resource



Proposed Archaeological Trench

Archaeological Preservation Certification: Part 1
2395 Mill Road, Alexandria


Attachment 1: Archaeological Resource Area Map
Map overlaid on aerial (GoogleEarth 2019)



Key

 Project Area

 Mapped Utility

 Archaeological Resource Area: Cameron Farm

 Map-projected Resource

 Proposed Archaeological Trench

City of Alexandria
Checklist of Supplemental Approvals
for Archaeological Excavation

Project Name: _____ Date: _____

1. Will you be excavating within 10 feet of a tree that is 6 or more inches in diameter at breast height?

_____ NO - Go to Question 2.

_____ YES - All trees that are 6 or more inches in diameter at breast height must be accurately located and identified on the testing strategy map, including species and size information (trunk diameter and DBH). Also, include a statement of how trees will be protected. (Tree Protection Plan) in the archaeological Scope of Work. Submit a copy of the testing strategy map and Tree Protection plan to the City Arborist for his review, and obtain his signature.

2. Will the archaeological activities governed by your Site Plan disturb 2500 or more square feet of soil?

Total Length _____ feet x Total Width _____ feet = _____ square feet of

Test	Units	Machine	Trenches
------	-------	---------	----------

Depth of Excavation _____ feet.

_____ NO - Go to question 3.

_____ YES - You must provide the City of Alexandria Department of Transportation and Environmental Services (T&ES) with an erosion control plan. Indicate the ground disturbance locations, the depth of disturbance, and the placement of erosion control devices (e.g., siltation fences). This plan must be approved by the Site Plan Coordinator.

3. Will you be digging in a Resource Protection Area designated by the Chesapeake Bay Preservation Act? Chesapeake Bay Preservation Act Regulations, with maps, are available at Alexandria Archaeology, and in City Hall, Room 4130.

_____ NO - Go to Question 4.

_____ YES - If you will be digging any amount of soil in a RPA, you come under provisions of the Chesapeake Bay Preservation Act. However, archaeology may be exempted from the provisions of this act. To receive a exemption, write a letter of request to Thomas F. O'Kane, Director of T&ES, Box 178, City Hall, Alexandria, VA 22313.

4. Will you be digging trenches deeper than 5 feet, or into Marine Clay?

_____ NO - Go to Question 6.

_____ YES - OSHA regulations require all trenches deeper than 5 feet to be shored, or stepped back. Trenches in Marine Clay must also be shored or stepped back. Present a summary of which method(s) you will use in the excavation to the Site Plan Coordinator, or his representative, for his approval.

5. Do the historic land uses on your property or information gathered by the project developer indicate that contaminated soils may be present? If your historical data is inconclusive, consult the map of suspected contamination sites and the 1945 aerial photograph series in Room 4130 of City Hall.

_____ No - Go to Question 5.

_____ Yes - If contaminated soils are found, appropriate steps must be taken to preserve the health of the excavators, and to protect the ground water. Do not backfill contaminated soil into non-contaminated soil strata.

A. Ground water protection measures should be included in the Soil Erosion Plan. If you do not need to file a Soil Erosion Plan, present a statement of how you plan to contain the toxic excavated material to the Site Plan Coordinator, for his approval.

B. Excavators must have the proper training and equipment to protect them from harmful pollutants present on some industrial and landfill sites. Present a written summary of your planned Health and Safety measures to the Environmental Quality Manager (Health Department) or his representative, for his approval.

6. Are there known or suspected burials on your site? Do you plan to excavate the burials?

_____ NO

_____ YES – A court order must be obtained to exhume human remains. You must also obtain a permit from the Virginia Department of Historic Resources, in accordance with VR 390-01-02. Copies of VA 390-01-02 are available at Alexandria Archaeology. The Virginia Department of Historic Resources is a legally interested party in any request for a court order to remove an historic cemetery.

REMINDERS

Don't forget to call Miss Utility (703) 559-0100) to clear your excavations.

All field personnel working with heavy machinery and/or contaminated soil should wear proper protection (e.g., hard hats, gloves, etc.). Everyone must comply with all OSHA standards.

I certify to the best of my knowledge that the above information is accurate.

Date

Name

Job Title and Company Name

Address & Telephone Number

Archaeological Preservation Certification

2395 Mill Road, Alexandria, VA

PDSUP 2018-0028

Part 3. Checklist of Supplemental Approvals for Archaeological Excavation

Attachment A

Date: July 5, 2019

Prepared by: Kathleen Child, R. Christopher Goodwin & Associates, Inc. (RCG&A)

Question 5. Contaminated Soils

ECS Mid-Atlantic, LLC (ECS) conducted both a geotechnical engineering study (ECS 2019a) and a Phase II Environmental Site Assessment (ESA) (ECS 2019b) for the project area. The ECS studies indicated levels of arsenic exceeded the VDEQ Tier II screening level for unrestricted use in three soil borings (B-2, B-3, B-10). These levels, however, were within the range of background concentration for the greater Washington DC area and were not considered a significant health or environmental risk. Petroleum-impacted soils (TGH-DRO and TGH-O&G) were identified in 12 soil samples. Of those samples, five borings (B-1; B-2; B-4; B-5; B-6) contained TGH levels that require specialized disposal during construction. Borings B-5 and B-6 are located in proximity to the planned archaeological trenches. In those borings, TGH Oil and Grease (O & G) contaminated soils were detected in samples taken at 10 ft in B-5 and at 5 ft in B-6.

SubQuestion 5A. Groundwater Protection Measures

To minimize any potential runoff from archaeological trenching, all soil brought to the surface from archaeological trenches will be placed on plastic and/or contained with plastic. Any soil not replaced in trenches at the end of the workday will be covered with plastic. The depth of the archaeological trenches will not exceed the depth of project excavation. As such, any contaminated soils removed from archaeological trenches will be replaced within the archaeological trench and will be mitigated during project excavation.

Groundwater depths within the project area are below the anticipated depth of archaeological trench excavation. Soil borings data provided by ECS indicates that the depths to groundwater in the vicinity of the archaeological trenches ranges from 8.5 ft below surface (B-5) to 32.43 ft below surface (B-9). Boring B-7, which was placed between B-5 and B-9, was dry.

SubQuestion 5B. Health & Safety Plan

See attachment: ECS Health and Safety Plan

Worker protections for areas of contaminated soils were designated by ECS as Level D or Modified Level D PPE (ECS 2019c:10). Air-purifying respirators are not required for Level D or

conducting archeological fieldwork. These protocols are outlined on page 10 of the ECS *Health and Safety Plan* and specify the minimum requirements for Level D shall include:

- Long-sleeve shirt and long pants;
- High-visibility reflective vest;
- Safety glasses;
- Hardhat;
- Work boots, safety steel toe recommended;
- Outer nitrile gloves for material handling; and
- Leather work gloves when shoveling soil containing impacted soil

In addition to these measures, RCG&A archaeological field staff working on this project have completed OSHA 40-hr HAZWOPER Training, in compliance with Federal OSHA Regulation 29 CFR 1910.120(e), and supervisory staff have completed OSHA 8-hr HAZWOPER Supervisor Training in accordance with Federal OSHA Regulation 29 CFR 1910.120(e)(4).

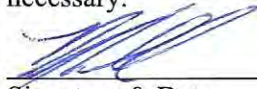
City of Alexandria
Supplemental Approvals for Archaeological Excavation

Project Name: 2395 Mill Road Date: 9/20/2019

1. Who signs?: Bob Williams, Division Chief, Natural Resources, 703-746-4688.

Bob.Williams@alexandriava.gov

Impact of ground disturbance on existing trees: The applicant has obtained my approval of the excavation strategy and submitted an acceptable tree protection plan (copy attached), if necessary.



9/20/19

Signature & Date

2. – 5A. Who signs?: Brian Dofflemyer, Development Review Manager, T&ES, 703.746.4025.

Brian.Dofflemyer@alexandriava.gov

Soil Erosion Control: An approved erosion control plan is on file with the Department of Transportation and Environmental Services.

Signature & Date

Chesapeake Bay Preservation Act: A letter of exemption from the provisions of this act is attached.

Signature & Date

Deep Trenching or Marine Clay: An approved plan for shorting or stepping back the trenches is attached.

Signature & Date

Contaminated Soil: An approved plan for protecting ground water and natural soil is attached.

5B. Who signs?: Khoadinh Tran, Environmental Quality Division, T&ES, City Hall, Room 3900, 703-746-4076, Khoadinh.Tran@alexandriava.gov

Contaminated Soil: An approved plan for protecting workers' health and safety is attached, or is part of the approved erosion control plan.

Signature & Date

6. Who signs?: Eleanor Breen, Acting City Archaeologist, 105 N. Union Street, #327, 703-746-4399.

Eleanor.Breen@alexandriava.gov

Burials: Appropriate court orders and Virginia Department of Historic Resources permits are attached.

Signature & Date

From: [Garrett Fesler](#)
To: [Kathleen Child](#)
Subject: FW: 2395 Mill Road Archaeological Preservation Certification Parts 2 & 3 for Your Review
Date: Wednesday, August 28, 2019 7:25:40 PM

FYI

From: Brian Dofflemyer <Brian.Dofflemyer@alexandriava.gov>
Sent: Wednesday, August 28, 2019 11:38 AM
To: Garrett Fesler <Garrett.Fesler@alexandriava.gov>
Subject: RE: 2395 Mill Road Archaeological Preservation Certification Parts 2 & 3 for Your Review

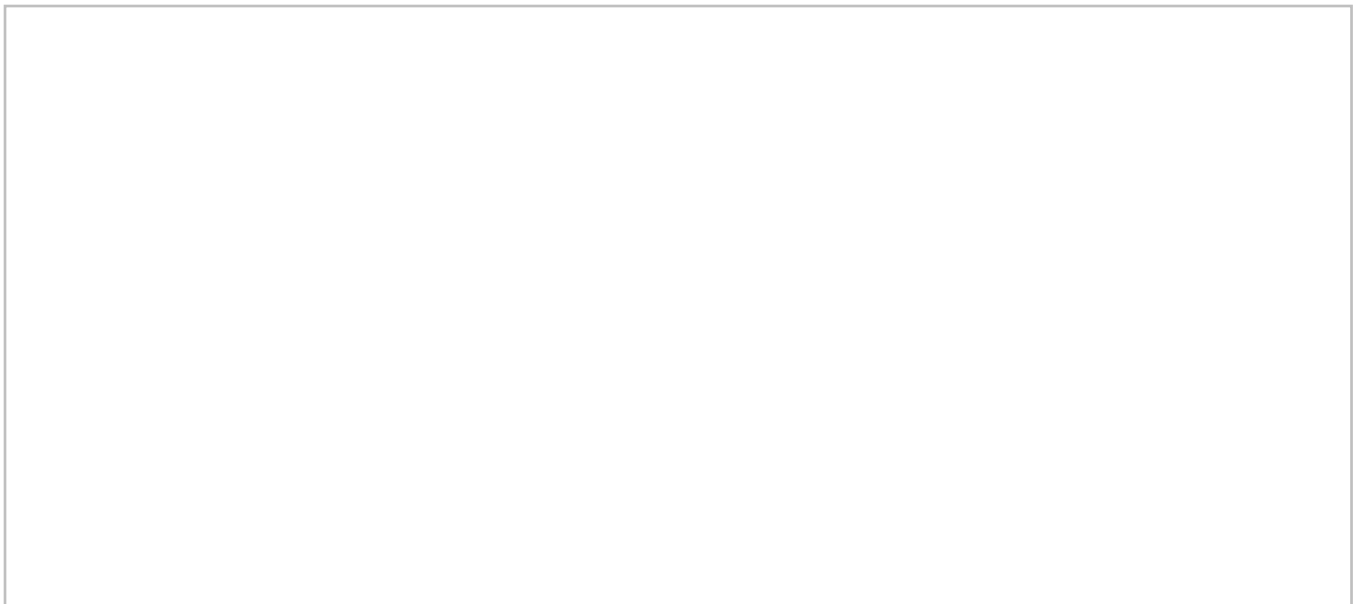
Garrett –

Based on the information provided and the disturbed area under 2500 square feet, please consider this email my approval on the submitted application for 2 to 5a.

Thanks!

Brian Dofflemyer, P.E.

Development Review Manager
City of Alexandria, Virginia
Department of Transportation & Environmental Services
Development & Right-of-Way Services
703.746.4008 (direct)
alexandriava.gov



From: [Khoa Tran](#)
To: [Kathy Child](#); [Garrett Fesler](#); [Eleanor Breen](#); [John Noelle](#); [Heather Diez](#)
Cc: [Bill Grayson](#)
Subject: RE: 2395 Mill Road Archaeological Preservation Certification Parts 2 & 3 for Your Review
Date: Tuesday, July 9, 2019 2:48:05 PM
Attachments: [image001.png](#)

Ms. Child:

Thank you for the draft health and safety plan. This plan appears to cover all requirements and should be used as the final H&S plan for your project.

Please accept this email as proof of my approval for your project at 2395 Mill Road.

Sincerely,

Khoa Tran
Environmental Program Manager
Office of Environmental Quality
Department of Transportation & Environmental Services
City of Alexandria
2900 Business Center Drive,
Alexandria, VA 22314
Telephone: (703) 746-4076



City of Alexandria
Supplemental Approvals for Archaeological Excavation

Project Name: _____ Date: _____

1. Who signs?: John Noelle, City Arborist, 1108 Jefferson Street, 703-746-5499.

John.Noelle@alexandriava.gov

Impact of ground disturbance on existing trees: The applicant has obtained my approval of the excavation strategy and submitted an acceptable tree protection plan (copy attached), if necessary.

Signature & Date

2. – 5A. Who signs?: Heather Diez, Division Chief, T&ES, City Hall, 703-746-4062.

Heather.Diez@alexandriava.gov

Soil Erosion Control: An approved erosion control plan is on file with the Department of Transportation and Environmental Services.

Signature & Date

Chesapeake Bay Preservation Act: A letter of exemption from the provisions of this act is attached.

Signature & Date

Deep Trenching or Marine Clay: An approved plan for shorting or stepping back the trenches is attached.

Signature & Date

Contaminated Soil: An approved plan for protecting ground water and natural soil is attached.

5B. Who signs?: Khoadinh Tran, Environmental Quality Division, T&ES, City Hall, Room 3900, 703-746-4076, Khoadinh.Tran@alexandriava.gov

Contaminated Soil: An approved plan for protecting workers' health and safety is attached, or is part of the approved erosion control plan.

Signature & Date

6. Who signs?: Eleanor Breen, Acting City Archaeologist, 105 N. Union Street, #327, 703-746-4399.

Eleanor.Breen@alexandriava.gov

Burials: Appropriate
attached.

via Department of Historic Resources permits are

08-27-2019



_____ for Eleanor Breen _____

Signature & Date

APPENDIX III
RESUMES OF KEY PROJECT
PERSONNEL

Kathleen Marie Child, M.A., Project Manager, has served as Project Manager and Assistant Project Manager for R. Christopher Goodwin & Associates, Inc. (Goodwin) since 1989. She was awarded a M.A. in Historical Archeology from The College of William and Mary (2009) and a baccalaureate from St. Mary's College, Maryland (1989).

While at Goodwin, Ms. Child has worked on numerous cultural resource surveys, archaeological evaluation and mitigation/data recovery projects, and cemetery relocation projects. The geographic range of the projects under her supervision spans the Mid-Atlantic and southeast regions and she has worked for a wide range of private, state, and federal agencies, including the U.S. Army Corps of Engineers, Baltimore and New Orleans Districts; Maryland State Highway Department; the Veterans Administration; and NASA Langley. Her experience includes investigations conducted on properties managed by the National Park Service, the U.S. Army, the U.S. Marine Corps, the U.S. Navy, the Air National Guard, the Veterans Administration, and NASA.

Ms. Child has supervised cultural resources investigations at a diverse range of prehistoric and historic period sites within challenging settings that have ranged from undeveloped wilderness areas to inner-city urban sites. She has supervised Phase I through Phase III level investigations on prehistoric and historic archaeological sites spanning a diverse range of temporal periods. Her expertise is in historical archaeology and includes investigations on sites ranging from the early colonial period through modern period. She has served as field director for investigations undertaken in diverse settings ranging from inner-city areas of major cities such as New Orleans, Baltimore, Washington, D.C., and the District of Columbia to rural sites situated within undeveloped wilderness areas. Recently, Ms. Child served as a field director for Phase II-III investigations for the Veterans Affairs Medical Center in downtown New Orleans, and as project manager for a Phase I studies conducted within the City of Alexandria, Virginia and the City of Frederick, Maryland. Ms. Child also has supervised mortuary excavations at nineteenth century historic cemeteries ranging from a single interment to 84 individuals interred within a multi-family plot. Her mortuary experience includes investigations at a prehistoric contact period site, as well as with Middle and Late Woodland period interments in isolated settings.

Ms. Child has authored and co-authored many technical reports while employed with Goodwin. She has presented two original research papers at the Mid-Atlantic Archeological Conference, including one on the regional significance and research potential of two historic sites related to the early development of Leonardtown, Maryland. She also has prepared public information presentations for the Maryland State Highway Administration and for local historical and preservation societies.

APPENDIX IV
Site Form
44AX0262

Snapshot

Date Generated: March 21, 2025

Site Name: Oakville Farm
Site Classification: Terrestrial, open air
Year(s): 1817 - 1871
Site Type(s): Dwelling, single
Other DHR ID: No Data
Temporary Designation: Site 1

Site Evaluation Status

The Site is no longer extant.

Locational Information

USGS Quad: ALEXANDRIA
County/Independent City: Alexandria (Ind. City)
Physiographic Province: Coastal Plain
Elevation: 46
Aspect: Flat
Drainage: Potomac
Slope: 0 - 2
Acreage: 0.190
Landform: Urban
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Domestic
Site Type: Dwelling, single
Cultural Affiliation: Euro-American
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Early National Period, Reconstruction and Growth
Start Year: 1817
End Year: 1871
Comments: Demolished. This site is the map-projected location of dwelling of William and Francis Swann. Swann purchased the property in 1817, naming it Oakville Farm. He built a 2-story farmhouse on the property. Swann's heirs resided on the property until 1871, after which the property was rented. The property was gradually sold out of the family, with the final piece sold in 1944. The Swann dwelling had been demolished by 1920. No evidence of the dwelling or its outbuildings was found during the archaeological evaluation for Oakville Industrial Park.

Bibliographic Information

Bibliography:

Kathleen M. Child and Cynthia Pfanstiehl (2024) Archaeological Evaluation of the Oakville Triangle Property, Alexandria, Virginia. Report prepared for Stonebridge by Goodwin & Associates, Frederick, Maryland.

Kathleen M. Child and Cynthia Pfanstiehl (2021) Documentary Study of the Oakville Triangle Property, Alexandria, Virginia. Report prepared for Stonebridge by Goodwin & Associates, Frederick, Maryland.

Informant Data:

Archaeological Survey, Goodwin & Associates, February and March 2022.

CRM Events

Event Type: Archaeological Assessment

Project Staff/Notes:

Kathleen Child, M.A. (Project Manager), Katie L. Kosack, M.A. (Lab Director), Cynthia Pfanstiehl, M.A. (Historian), Kristopher R. West, M.A. (GIS).

The report is in progress. No evidence of Oakville Farm or its outbuildings was found during the survey.

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: R. Christopher Goodwin & Associates, Inc.

Investigator: Kathleen Child

Survey Date: 1/6/2022

Survey Description:

Documentary study and archaeological evaluation of Oakville Industrial Park (also known as Oakville Triangle). Documentary study completed Feb 2021; archaeological evaluation fieldwork completed Jan 2022 (report in progress); historical interpretive sign completed March 2022. Project Area is 13.7-ac. The Area is bound by Rte 1, Calvert Street, Fannon Street and Mt. Jefferson Park. Fieldwork included excavation of three mechanized trenches in location of two map-projected outbuildings of Oakville Farm, the ca. 1817-1871 dwelling of William and Frances Swann (demolished). Work also included archaeological monitoring during construction in location of Swann dwelling.

Current Land Use	Date of Use	Comments
Dwelling, multiple	12/1/2024 12:00:00 AM	Multi-use residential and commercial complex

Threats to Resource: Development

Site Conditions: Site Totally Destroyed

Survey Strategies: Historic Map Projection, Observation, Subsurface Testing

Specimens Collected: No

Specimens Observed, Not Collected: Yes

Artifacts Summary and Diagnostics:

No Data

Summary of Specimens Observed, Not Collected:

Brick, asphalt, rebar - in fill/disturbed contexts

Current Curation Repository: N/A

Permanent Curation Repository: N/A

Field Notes: Yes

Field Notes Repository: Alexandria Archaeology

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Kathleen Child, Katie L. Kosack, and Cynthia Pfanstiehl (2024) Archaeological Evaluation of the Oakville Triangle Property, Alexandria, Virginia. Draft Report. Prepared by Goodwin & Associates, Frederick, Maryland.

Survey Report Repository: Alexandria Archaeology

DHR Library Reference Number: No Data

Significance Statement:

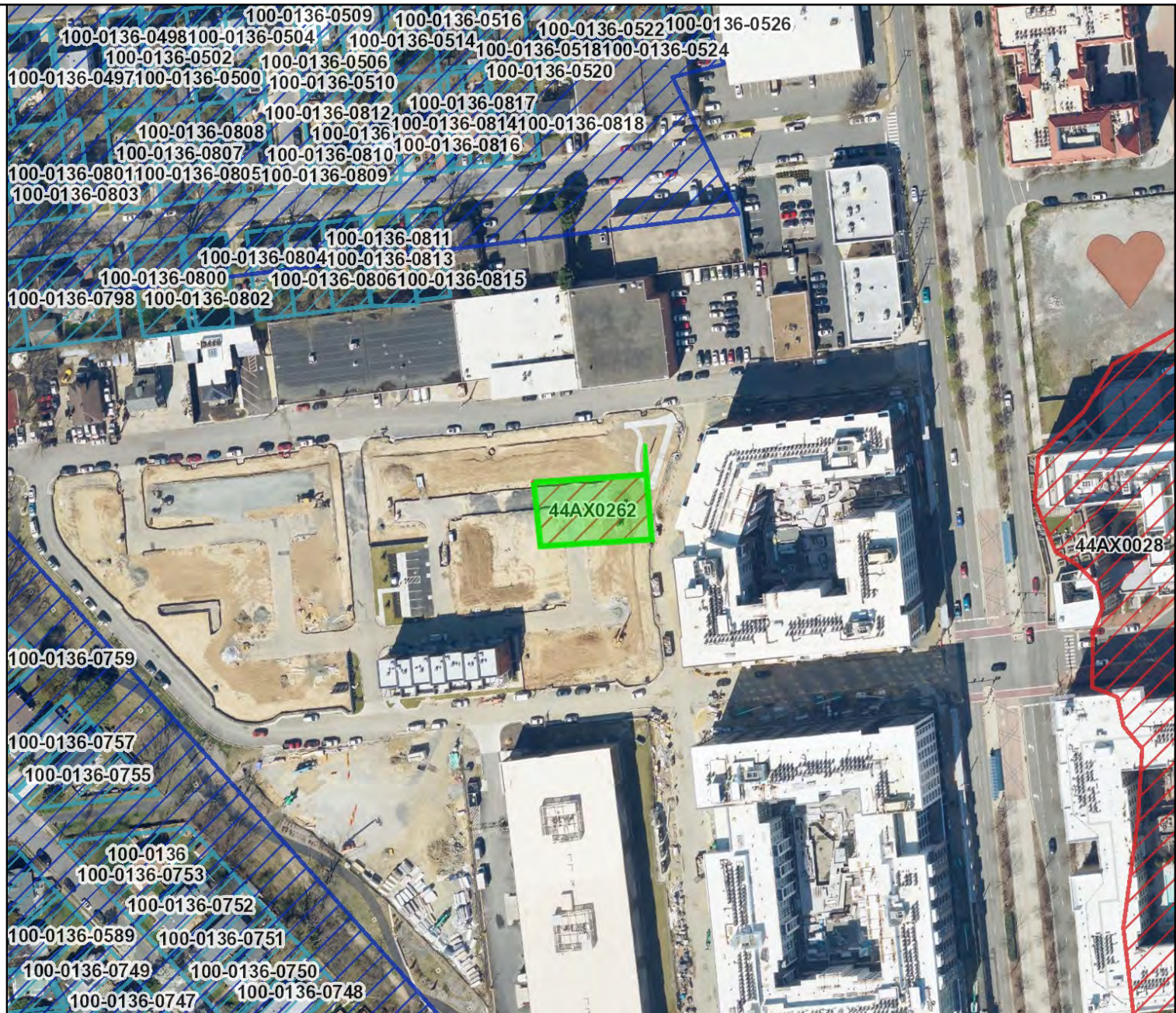
Anticipated resources within the Project Area related to the establishment and operation of early nineteenth century Oakville Farm. Those resources included the main dwelling of Oakville Farm, built between ca. 1810-1817, and two outbuildings associated with Oakville Farm. The buildings on Oakville Farm were demolished during the early twentieth century when the property was converted to a residential development. The property underwent another transformation during the mid-twentieth century, in ca. 1949, when Oakville Industrial Park was built. Mid-late twentieth century grading activity related to these two events has severely cut the natural topography, leaving no evidence of structures, landscape features, or other archaeological deposits associated with these anticipated resources. Due to the extensive nature of this disturbance, there is little potential for intact archaeological deposits related to Oakville Farm within the Project Area. No further archaeological investigation is recommended or warranted for the Oakville Triangle Project Area. Current development of the Project Area has called for the removal of all overburden soil to the required construction grade. In development Blocks A and B, this depth is 7.6 m (25 ft) below surface; in Blocks C and D this depth varies from 1.5-4.6 m (5-15 ft) below surface. In addition, the majority of soil on-site is impacted (contaminated) and will be removed from the Project Area during the construction process and replaced by clean fill material. All portions of the Project Area are anticipated to be affected by construction and redevelopment process.

Surveyor's Eligibility Recommendations:	Recommended Not Eligible
Surveyor's NR Criteria Recommendations, :	No Data
Surveyor's NR Criteria Considerations:	No Data



Legend

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- DHR Easements
- County Boundaries



Feet

0 50 100 150 200
1:2,500 / 1"=208 Feet

Title: Archaeological Resources

Date: 3/21/2025

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.