



Hollin Hills Self-Guided Tour Alexandria, VA

Notes:

Much of the information in this tour guide was adapted from the book *Hollin Hills: Community of Vision*. If you are interested in learning more about the history of the neighborhood, the book can be purchased on the Civic Association of Hollin Hills website (<https://www.hollinhills.org/Store>)

Please do not approach the homes. This tour is meant to be enjoyed from the street.

Start: Fort Hunt Entrance to Hollin Hills - 1602 Paul Spring Road, Alexandria, VA

Welcome to Hollin Hills! We will start the neighborhood tour from the Hollin Hills pool. In the original plan for the neighborhood, there was to be a small neighborhood convenience store where the pool is now located, but opposition from neighboring communities eventually killed the idea. During the development of the neighborhood, developer Robert Davenport had a small office on the land that is now the pool and court areas.

Charles Goodman and Robert Davenport, Hollin Hills' architect and developer, envisioned a subdivision in which the houses were naturally sited to take advantage of the wooded, rolling terrain, rather than sited consistently flat and parallel to the street. In choosing the site and orientation for each house, careful attention was paid not only to the slope of each lot, but also optimizing privacy, views, and solar orientation.

As you continue the tour, you will want to notice the windows. Perhaps the most innovative and distinctive feature of Hollin Hills houses is the "Hollin Hills Window". Floor to ceiling window modules that were 3 feet, 1 inch-wide became an essential element of Goodman's designs. The module units could be repeated in varying multiples to create large glass window-wall areas. Goodman further innovated the modules by designing ventilating windows at the floor level, preserving uninterrupted views at eye level and allowing outside air to enter low and be exhausted high through attic exhaust fans.

Exit the Hollin Hills Pool parking lot by turning left onto Paul Spring Road, and take the first left onto Rippon Road.



Notice the parks on either side of the street as you turn onto Rippon Road. On the right is McCalley Park, named after the construction foreman C. R. “Mac” McCalley. In the past couple of years, Friends of Hollin Hills has sponsored its transformation into a native plant demonstration garden. Native plants that thrive in wet, shady conditions were chosen for the site and serve as an inspiration for neighborhood homeowners’ gardens, many of whom have the same conditions in various parts of their yards. There is also a Little Free Library dedicated to native plant and nature books for all ages. On the left is Voigt Park, named after landscape designer Lou Bernard “Barney” Voigt. Voigt was the first of three landscape designers that developed individual landscape plans for Hollin Hills homeowners. Voigt Park is the site of many neighborhood social events, such as the Fourth of July picnic.

Take the first right up the hill onto Drury Lane.

Drury Lane

The first homes in Hollin Hills were built on Drury Lane in 1949. To utilize the downhill slopes on the right hand of the street, Goodman took his Unit House No. 2 model and modified it. The result is the **Unit House No. 2B42LB**, a longer No. 2 model (2B4 - 4 feet added to the bedrooms) of two levels (2) with lower bedrooms (LB). Heading up the hill, look to the right for an example of a No. 2B42LB at **1812 Drury Lane**.

On the sloped sites on the left side of the street, Goodman built **Unit House No. 1B**, which is a split level home with kitchen, living, and bedrooms spread out over three levels. This style of house is also seen along Rippon Road as it continues beyond Drury Lane.

Turn around at the end of Drury Lane and head back down the hill. Turn left onto Rippon Road and left again onto Paul Spring Road.

Paul Spring Road

The first model house built in Hollin Hills in 1949 was a **Unit House No. 2**, a simple one-story rectangle, approximately 25’ by 46’, designed for flat sites, with a low pitch gabled roof, a long row of window modules, and a large masonry fireplace element on one end (usually the end closer to the street). At only 1,050 square feet, this unit was small by today’s standards.

Good examples of Unit House No. 2 can be seen on the left side of Paul Spring Road, right after McCalley Park.

Take the first left onto Stafford Road.



Stafford Road

Hollin Hills was featured in LIFE magazine in 1951 for Best Houses under \$15,000. The homes in the photo in the LIFE magazine article can be seen on the left side of the street - **7219, 7221 and 7223 Stafford Road**. These homes are all Unit House No. 2, and each of these homes today has additions.



The homes along Stafford Road have parks with trails behind them - as one drives up the hill, the park behind homes on the left side is Goodman Park, and the park behind homes on the



right side is Brickelmaier Park. Overall, Hollin Hills has 30 acres of parkland, most of which follow natural water courses and serve as buffers between Hollin Hills and other neighborhoods. The parks are managed by a Parks Chair and many volunteers.

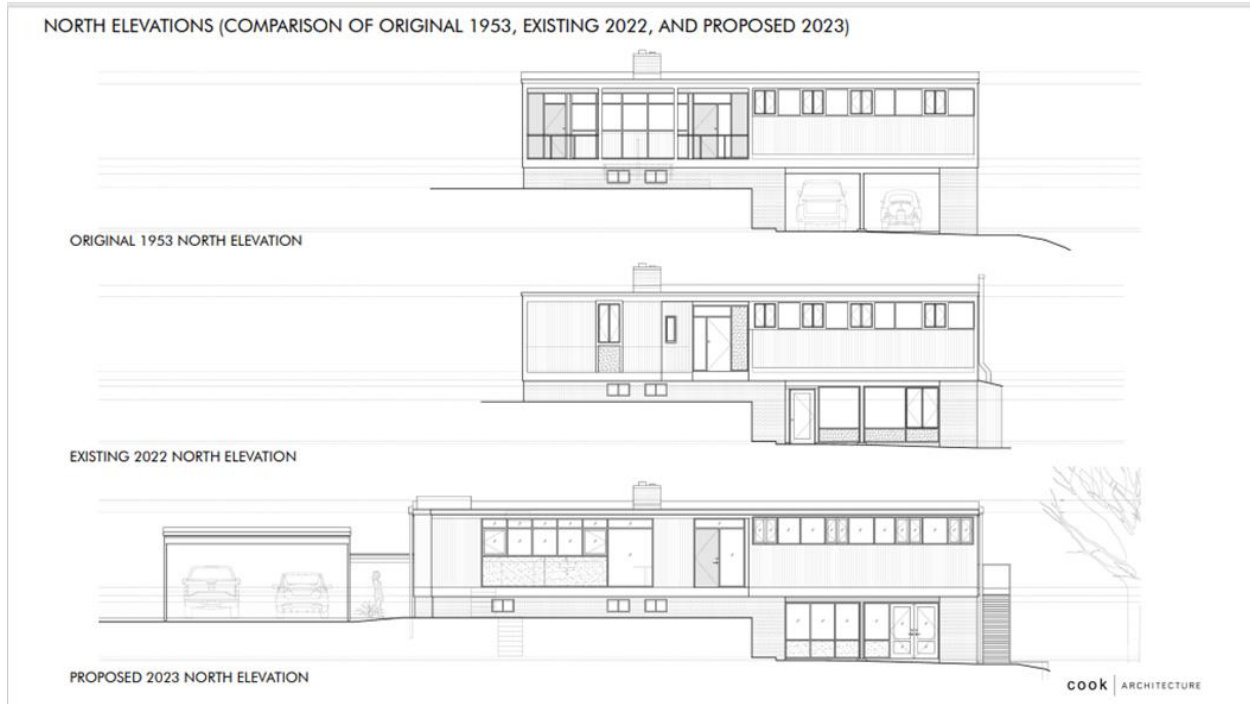
As you pass Popkins Road on the right, look to your left. The last three homes on Stafford Road are examples of a **Unit House No. 4**. This is a smaller version of the Unit House No. 2B42LB but with bedrooms on the top level and the main living areas on the lower level. You will also notice that the chimney is smaller and not on an exterior wall.

At the end of Stafford Road, turn right onto Marthas Road. Take the first left onto Recard Lane. Proceed straight to the end of the road.

Recard Lane

7411 Recard Lane is a prime lot that overlooks Hybla Valley, and developer Robert Davenport originally held this land for himself. However, he and his wife eventually decided that they were moving to rural Virginia, and so a custom home was built for the Skinner family. The Edelman family enlarged the home to suit their needs and lived there for many years. In 2022, the home was purchased by someone that grew up in Hollin Hills. On a side note, you will find that many people who grew up in the neighborhood returned to live in the neighborhood as adults.

7411 Recard Lane is currently undergoing major renovations by Cook Architecture to suit the current owners' needs while honoring the original 1953 design (renderings can be found on the next page). Landscape design is by Mila Antova of Moody Graham, who presented the plans at the Goodman Symposium.



Leaving Recard Lane, turn left onto Marthas Road.

Marthas Road

Goodman designed two models with butterfly roofs. The first was essentially a Unit House No. 2 with an inverted roof slope and a slightly more sculptural fireplace element. The second was a new, two-story, 2,100 square foot design responding to increasing demand for larger houses, with a low-sloped butterfly shape along the length rather than width of the house.

Looking to the right, an example of this second model, a **Unit House No. 2 Butterfly**, can be found at **2208 Marthas Road**.

Moving further down the road, an example of a **Unit House No. 3** model can be seen at **2212 Marthas Road** on the right. When viewing from the street, the house appears as the original model of 1,600 square feet. However, this home has a rear addition that was designed by Robert Calhoun Smith, a young architect employed by Goodman, in 1968. The addition was added for then owner Minnie Odoroff, who was Robert Davenport's secretary.

If touring on Sunday, Sept 15 **ONLY** - the owners of 2212 Marthas Road invite you to view the rear addition from the backyard.



At the end of Marthas Road, turn right onto Popkins Lane and immediately left onto Glasgow Road.

Glasgow Road

Many of the homes along Glasgow are Unit House No. 2 and No. 2B42LB models, including a home that is accessible by a bridge! This home is visible on the right side as you continue down Glasgow Road to Rebecca Drive.

Over the years, residents have found many creative ways to add on to the original unit houses while trying to remain consistent with Goodman's original designs. **2224 Glasgow Road**, on the right side of the street, is a Unit House No. 2B42LB that has an addition with a "shed" roof – a single slope roof.

Turn right onto Rebecca Drive, and turn right again onto Beechwood Road.

Beechwood Road

In keeping with principles of modern architecture, houses in Hollin Hills have low sloped roofs that allow the houses to blend into the surrounding landscape. The first few basic models that Goodman designed used low pitch gabled roofs. By 1952, he began experimenting with other roof types. One of the most inventive designs was **Unit House No. 5A**, a one-story, 31' by 37' flat-roofed house of 1,100 square feet with 3 bedrooms and a raised roof section over a central mechanical core, with windows allowing natural light into the interior bathroom and hallways.

An example of a **Unit House No. 5A** can be found on the left at **7213 Beechwood Road**.

Turn left onto Pickwick Lane and left onto Paul Spring Road.

Paul Spring Road

An example of a **Unit House No. 6**, with its large butterfly or V-shape along the long sides, can be found on the left at **2119 Paul Spring Road**.

Turn left onto Rebecca Drive.



Rebecca Drive

Traveling up Rebecca, look to the right to see an example of **Unit House No. 5B** at **7207 Rebecca Drive**. Unit House No. 5B is a two-story version built on sloped lots, with a cinderblock lower level. This home has two additions, one on either side of the original box.

Farther up the hill, look to the right to see an example of a **Unit House No. 7L** at **7206 Rebecca Drive**. The Unit House No. 7L is 25' by 50', with three bedrooms, 1.5 baths, and an L-shaped dining/living and study area. While not on the tour, the section of Glasgow Road between Rebecca Drive and Devonshire Road (found to the right about halfway up the hill) consists entirely of Unit House No. 7Ls.

Continuing on, **7211 Rebecca Drive**, found on the left side of the street, is another example of Unit House No. 5B. This home is closer to the original box concept except for a recent addition.

Keep going on Rebecca Drive, making your way to the top of the hill and then down the other side. Turn left onto Whiteoaks Drive and left into Saville Court.

Saville Court

Saville Court is a striking example of the extreme topography of the neighborhood. Working counterclockwise around the circle, you can see some homes are nearly at street level while **7422 Saville Court** soars high above the other homes. Though you cannot tell from the street, 7422 Saville Court is one of two Atrium homes designed and built by Davenport. It is a two-story home built around an interior courtyard.

Leave Saville Court and turn right onto Whiteoaks Drive, left onto Rebecca Drive, right onto Range Road, and left onto Elba Road. Note that these are all relatively quick turns.

Elba Road

As time went on, Goodman began designing slightly larger unit types and began using more common names for the units. The **Main Line** and **Custom Line** models were introduced in the mid to late 1950s. Similar to the earlier Unit House No. 7L model, the Main Line was a 26' by 54' rectangle of 1,385 square feet, with a lower-pitched gabled roof and sculptural fireplace element. The most significant difference between the Main Line and earlier models was the low sloped cathedral ceilings, made possible by changing the roof framing to a dropped beam and rafters. From the outside, this can be recognized by the triangular windows directly below the roof on the two shorter ends of the house.



An example of a **Main Line** house with triangle windows can be found on the left at **7521 Elba Road**.

Farther down the street on the left at **7615 Elba Road** you can see an example of a **Unit House No. 260**. This is one of the last unit houses that Goodman designed. It is similar to the Unit House No. 2 model, but slightly larger with more extensive exterior masonry walls and the bedroom walls are entirely made of glass. Notice the brick element on the front of the house consisting of the fireplace, chimney and exterior storage closet.

An example of a **Custom Line** home can be seen on the right at **7708 Elba Road**. The Custom Line is the same width as the Main Line, but it is longer at 66 feet.

Continuing down Elba Road, you will come to the **Alcoa 57 House** at **7801 Elba Road**. This is one of a few surviving Alcoa homes in the United States. Goodman designed it to explore new uses for aluminum in residential construction.

Right before a right turn onto Davenport Street, look left at **7805 Elba Road**. This home is an example of a **Unit House No. 8**, a spacious four bedroom, two bath, T-shaped, two-level home. The bedrooms stretch across the top of the T, while the kitchen, dining room, and living room make up the bottom portion of the T. This is the most complex and expensive unit type that Goodman designed.

End: Exit the Davenport Entrance onto Sherwood Hall Lane. Turning right will take you towards Route 1. Turning left will take you towards Fort Hunt Road.

Bonus

If you would like to stretch your legs before heading home, we recommend you head to a neighborhood treasure - the Variety Store at 7902 Fort Hunt Road.

As you exit Davenport Street, turn left onto Sherwood Hall Lane and go to the first stoplight, which is Fort Hunt Road. Turn right down Fort Hunt Road and proceed until you see Safeway on your right. Turn into the parking lot, and to the left of Safeway is the Variety Store. Open since the 1950s, the Variety Store is a local favorite and a friendly alternative to big box stores. The store's motto: "If you cannot find it here, you don't need it." They have everything from a "penny candy" aisle to household essentials to gifts and party supplies. It is worth a visit to wander the aisles.