

1201 North Royal Street

City of Alexandria, Virginia

WSSI #30485.01

Property History & Interpretation Plan

January 2019

Prepared for:

Carr City Centers

1455 Pennsylvania Avenue NW, Suite 200

Washington, D.C. 20004

Prepared by:

Anna Maas, MUEP, Kathleen Jockel, B.A., and Penne Sandbeck, M.A.



5300 Wellington Branch Drive, Suite 100
Gainesville, Virginia 20155
Tel: 703-679-5600 Email: contactus@wetlands.com
www.wetlands.com

TABLE OF CONTENTS

TABLE OF CONTENTS	i
LIST OF FIGURES	ii
INTRODUCTION.....	1
HISTORIC OVERVIEW OF THE PROJECT AREA VICINITY.....	7
Early Tobacco Plantations	7
1669: <i>Robert Howson</i>	8
1669-1677: <i>John Alexander I</i>	8
1677-1703: <i>Robert Alexander I & Philip Alexander</i>	10
1703-1735: <i>Robert Alexander II</i>	11
1735-ca. 1740: <i>Sarah Alexander and Baldwin Dade I</i>	11
ca. 1740-1761: <i>John Alexander III and Gerard Alexander</i>	12
Agricultural Diversification	12
1761-1788: <i>Robert Alexander III and Charles Alexander</i>	15
1788-1790: <i>William Lyles</i>	17
1790-1814: <i>Richard Conway and Heirs</i>	17
pre-1807-1815: <i>Joseph and Lydia Mandeville</i>	18
1815-1817: <i>William Hepburn</i>	18
Infrastructure Expansion and Antebellum African-American Life	21
pre-1845-pre-1900: <i>Hugh Smith and Heirs</i>	22
1817-1853: <i>Moses Hepburn, Sr.</i>	24
The Civil War and Postbellum African-American Life	30
1853-1915: <i>Taylor & Cooper and Heirs</i>	32
Industrialization	37
pre-1900-1919: <i>W.A. Smoot and Heirs</i>	39
1919-1936: <i>Bryant Fertilizer Co. (later Virginia-Carolina Chemical Co.)</i>	41
1936-1944: <i>American Chlorophyll, Inc.</i>	42
Suburbanization	42
1944-1964: <i>Braddock Light & Power</i>	48
1964-2001: <i>W.A. Smoot Lumber Co.</i>	48
Modern Redevelopment	51
2001-2019: <i>MetroStage</i>	51
HISTORIC INTERPRETATION PLAN RECOMMENDATIONS	53
RECOMMENDATION NO. 1	57
RECOMMENDATION NO. 2	57
ALTERNATE RECOMMENDATION	58
REFERENCES CITED	59
Public Records Consulted	59
Secondary Sources	59

LIST OF FIGURES

Figure 1: Vicinity Map.....	2
Figure 2: City of Alexandria Parcel Map.....	3
Figure 3: Patents and Northern Neck Grants	9
Figure 4: 1746 Berry Survey of Alexander Land	13
Figure 5: 1760 Mitchell Interpretive Map of Fairfax County.....	14
Figure 6: Charles Alexander	16
Figure 7: 1807 Gilpin Plat of Conway Estate	19
Figure 8: 1816 Will of William Hepburn	20
Figure 9: July 14, 1817 Court Summons to John and Thomas Dundas.....	21
Figure 10: 1845 Ewing Plan	23
Figure 11: Moses G. Hepburn, son of Moses Hepburn, Sr.....	25
Figure 12: 1842 Map of the Potomac	26
Figure 13: Moses Hepburn, Sr. Row Houses, North Pitt Street	28
Figure 14: 1859 Boschke Survey	29
Figure 15: ca. 1860 – ca. 1865 The Railroad and Transport Fleet on Coal Wharf.....	30
Figure 16: 1865 District of Columbia and the Seat of War on the Potomac,	31
Figure 17: ca. 1860 – ca. 1865 Laborers at Alexandria, Near Coal Wharf	32
Figure 18: “Petersburg” A Suburb.....	33
Figure 19: 1894 Hopkins Map	34
Figure 20: 1902 Dunn Survey.....	35
Figure 21: 1900 Howell and Taylor Map	36
Figure 22: 1921 Sanborn Map, Petersburg Neighborhood	38
Figure 23: W.A. Smoot, Sr.	40
Figure 24: 1896 Sanborn, Smoot and Co. and J.H.D. Smoot Lumber on Cameron Street.....	41
Figure 25: 1941 Sanborn Petersburg Neighborhood	43
Figure 26: “House in Negro quarter. Rosslyn, Virginia” Similar to Petersburg.....	44
Figure 27: 1949 Black and White Imagery	46
Figure 28: 1959 Sanborn Petersburg Neighborhood	47
Figure 29: Potomac River Generating Station Under Construction	48
Figure 30: 1964 Black and White Imagery.....	50
Figure 31: 2017 Natural Color Imagery.....	52
Figure 32: Proposed Corner North Royal and Third Streets.....	53
Figure 33: Proposed Arts Walk.....	54
Figure 34: Proposed Mount Vernon Trail and Third Street.....	54
Figure 35: OTN Thematic Overview Map.....	55
Figure 36: First Floor Plan (SK+I Architecture 2018),	56

INTRODUCTION

Thunderbird Archeology, a division of Wetland Studies and Solutions Inc. (WSSI) of Gainesville, Virginia prepared a Property History of 1201 North Royal Street (project area) in Alexandria, Virginia for Carr City Centers of Washington, D.C. (Figure 1 and Figure 2). The client proposes to construct two mixed-use buildings with 99 multifamily units and a 5,885 square-foot arts space (Development Special Use Permit [DSUP] Application 2017-0025). Required by the City of Alexandria prior to redevelopment, the research was conducted to assist with installation of interpretive elements and signage.

Anna Maas, MUEP, Kathleen Jockel, B.A., and Penne Sandbeck, M.A. conducted research and prepared the report. Research was conducted at repositories in the City of Alexandria, Arlington County, and Fairfax County and online at the Virginia Department of Historic Resources, Library of Virginia, Library of Congress, Ancestry.com, and various other sites. The Old Town North (OTN) Historic Interpretation Guide (2017), identifies the themes of African-American Life, Agriculture and Rural Life, and Suburbanization as relevant to this project area. This investigation has also identified Industry as an important theme.

A partial chain of title for the project area is presented in Table 1. Until the late 18th century, it remained undeveloped as part of much larger Alexander estates, likely occupied by tenants or overseers and enslaved individuals. By 1807, Richard Conway divided and sold the project area as part of larger tracts. Both sections were likely first cultivated in the early 19th century, the northern part by Hugh Smith, an Alexandria Canal Co. co-founder, and the southern part by freed African American, Moses Hepburn, who inherited a significant amount of land from his white father in 1817. After attending school in Pennsylvania, he returned to Alexandria, where he ran a water distribution business and fishery; became a developer; and dabbled in growing grapes and other varied grains.

In 1853, Lewis Cooper and Charles Taylor bought Hepburn's section of the property apparently as an investment. Sometime before 1900, W.A. Smoot, Sr. purchased the northern part of the project area, likely from Hugh Smith, and in 1915, consolidated it with Cooper and Taylor's land, which he bought at public auction. At this time, the project area was part of the African-American community of Petersburg and was maintained as agricultural land. After Smoot's death in 1917, his heirs sold the land as part of a larger tract to the first of three industrial occupants, Bryant Fertilizer Co. (merged with Virginia-Carolina Chemical Co.); American Chlorophyll, Inc.; and Braddock Light & Power, which built the Potomac River Generating Station north of the tracks.

In 1964, the project area was resurveyed and divided from the industrial land to the north and east. Smoot Lumber Co., then headed by Robert Craddock, moved from its original location next to the Torpedo Factory to the triangular parcel and built a steel warehouse and office. The company maintained a storefront and lumber yard there until 1990, a period during which they were engaged in numerous significant projects. After moving to the Fairfax County line in 1990, they continued to operate a hardware store in the project area until 2001. During the 21st century, the site has been occupied by performing arts space and cafes.

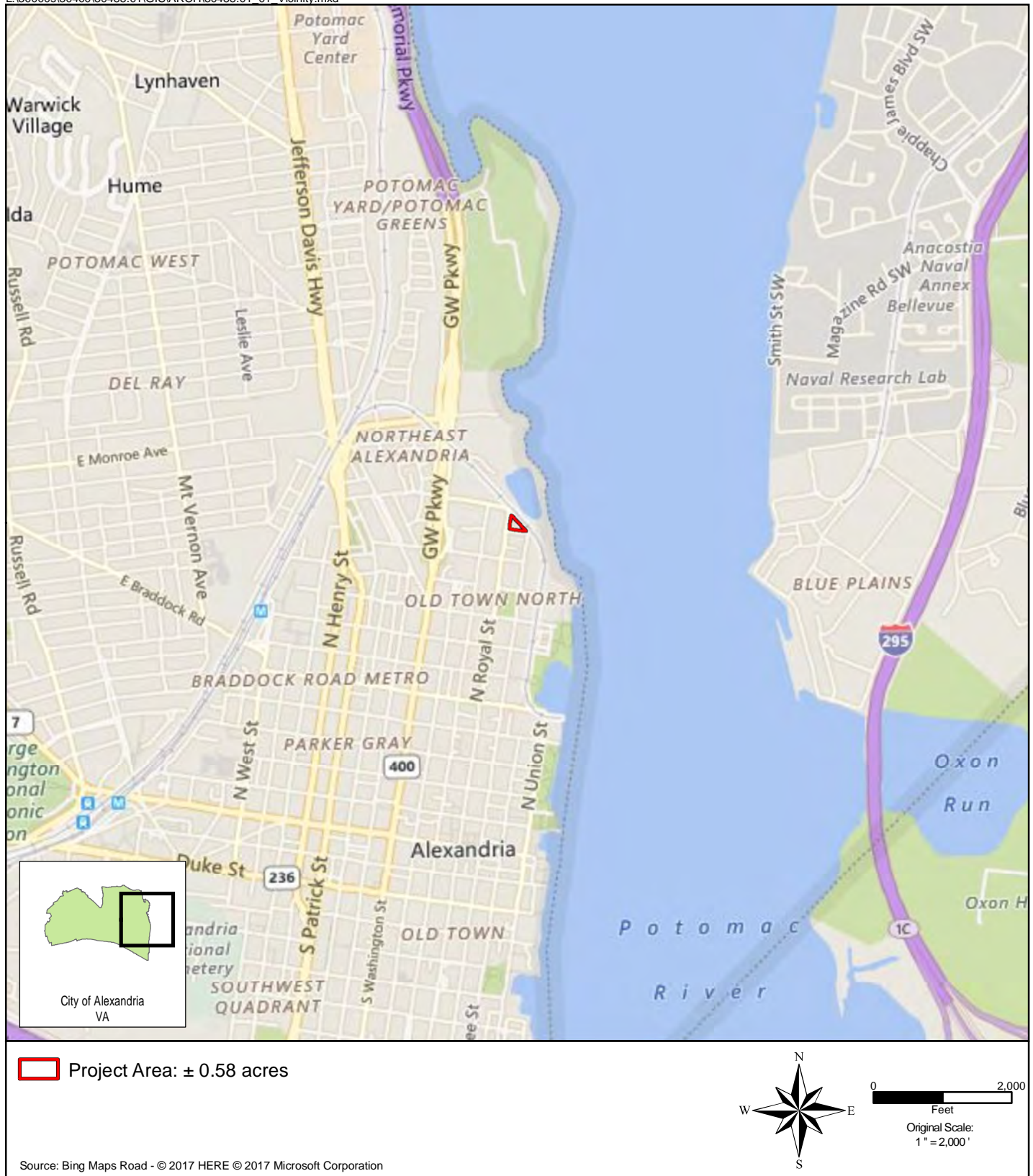


Figure 1: Vicinity Map

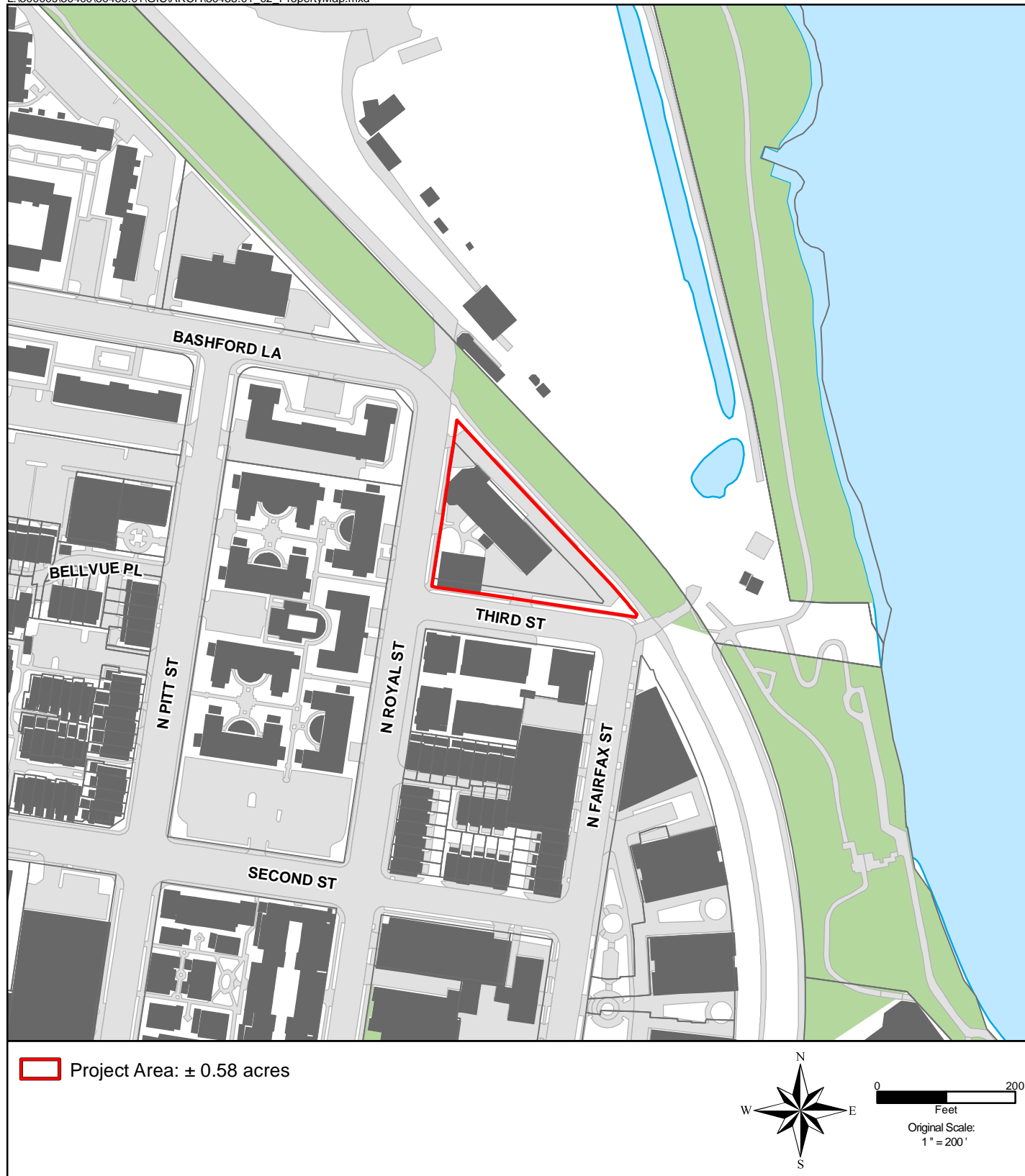


Figure 2: Property Map

Table 1: Chain of Title for 1201 North Royal Street, Alexandria, Virginia

Date	Grantor	Grantee	Description	Source
6/28/2018	1201 N. Royal Street Associates LP	1201 N. Royal LLC	0.5812 ac (Parcel 045.03-03-01)	City of Alexandria Instrument 180008828
1/11/1994	Robert E. Craddock and Pearl Craddock	1201 Royal St. Assoc. LP	0.5812 ac (Parcel 045.03-03-01)	City Instrument LR010003222
6/22/1989	Robert E. Craddock	Robert E. Craddock and Pearl H. Craddock	0.5812 ac (Parcel 045.03-03-01)	City Deed Book (DB) 1275:1663
1/15/1988	W.A. Smoot & Co.	Robert E. Craddock	0.3589 ac (Parcel 1) +	City DB 1234:1672
2/10/1964	Potomac Electric Power Co.?	W.A. Smoot & Co.	0.3589 ac (Parcel 1) +	Survey by Cross & Ghent cited in City DB 1234:1672
10/20/1944	American Chlorophyll Inc.	Braddock Light & Power (later Potomac Electric Power Co.)	0.3589 ac (Parcel 1); 0.3453 (Parcel 2); 6.5435 ac (Parcel 3); 0.3867 (Parcel 4) less condemned land	City DB 212:159
00/00/1936	Virginia-Carolina Chemical Co.	American Chlorophyll Inc.	0.3589 ac (Parcel 1); 0.3453 (Parcel 2); 6.5435 ac (Parcel 3); 0.3867 (Parcel 4)	Haynes 1949:19-21
12/22/1919	Betty Carter Smoot, widow, and children and spouses, Lewis Egerton & Mary Smoot, William Albert & Hattie A. Smoot, Jr., and Elizabeth Smoot & Robert W. Fuller	Bryant Fertilizer Co. (later Virginia-Carolina Chemical Co.)	0.3589 ac (Parcel 1); 0.3453 (Parcel 2); 6.5435 ac (Parcel 3); 0.3867 (Parcel 4)	Alexandria County (AXCO) DB 165:440
7/10/1917	William A. Smoot, Sr.	Betty Carter Smoot, widow, and children and spouses, Lewis Egerton & Mary Smoot, William Albert & Hattie A. Smoot, Jr., and Elizabeth Smoot & Robert W. Fuller	0.3589 ac (Parcel 1); 0.3453 (Parcel 2); 6.5435 ac (Parcel 3); 0.3867 (Parcel 4)	Will cited in AXCO DB 165:440

Table 1: Chain of Title for 1201 North Royal Street, Alexandria, Virginia

Date	Grantor	Grantee	Description	Source
			Northern Part	
pre-1900		William A. Smoot, Sr.	Part of Project Area + Waterfront Tract	1900 Title Co. Map; AXCO DB F4:532
pre-1845		Hugh Smith		1845 Ewing Map
pre-1806	Richard Conway			1807 Gilpin Plat
			Southern Part	
7/17/1915	Samuel P. Fisher, Special Commissioner	William A. Smoot, Sr.	0.3589 ac (Parcel 1)	AXCO DB 148:165
6/15/1915	Taylor Morrison et als. [sic] vs. Edward P. Cooper et als. [sic]	John M. Johnson & Samuel P. Fisher, Spec. Cmr.	Clear Title to 0.3589 ac (Parcel 1) + Waterfront Parcels	Cited in AXCO DB 148:165
Pre-1900	Lewis Cooper & Charles M. Taylor (Deceased)	Taylor Morrison et als. [sic] & Edward P. Cooper et als. [sic]	Clear Title to 0.3589 ac (Parcel 1) + Waterfront Parcels	AXCO Chancery Court Case (CC) cited in Alexandria Gazette 10 Sep 1914:2
11/27/1865	Francis L. Smith, Spec. Cmr. on behalf of Hepburn Heirs	Lewis Cooper & Charles M. Taylor	Clear Title to 0.3589 ac (Parcel 1) + Waterfront Parcels	AXCO DB 8(U3-W3):433
1/11/1865	Francis L. Smith, Spec. Cmr. on behalf of Hepburn Heirs	Lewis Cooper & Charles M. Taylor	Clear Title to 0.3589 ac (Parcel 1) + Waterfront Parcels	AXCO DB 9(X3-Z3):88
5/31/1860	Francis L. Smith, Spec. Cmr. on behalf of Moses Hepburn, Sr.	Lewis Cooper & Charles M. Taylor	Clear Title to 0.3589 ac (Parcel 1) + Waterfront Parcels	AXCO CC 1865-017:13-27 Hepburn v. Hepburn
5/3/1853	Francis L. Smith, on Spec. Cmr. on behalf of Moses Hepburn, Sr.	Lewis Cooper	Clear Title to 0.3589 ac (Parcel 1) + Waterfront Parcels	AXCO CC 1865-017
11/16/1849	Moses Hepburn	Francis L. Smith, Special Commissioner	Clear Title to 0.3589 ac (Parcel 1) + Waterfront Parcels	Cited in AXCO DB 9(X3-Z3):88
5/26/1817	William Hepburn	Moses Hepburn	0.5 ac (Lot 4) + Waterfront / Lots	AXCO Will Book (WB) 2:186
4/18/1815	Joseph and Lydia C. Mandeville	William Hepburn	0.5 ac (Lot 4)	AXCO DB 2(U-M2):188
pre-12/6/1806	Richard Conway	Joseph and Lydia C. Mandeville	0.5 ac (Lot 4)	1807 Gilpin Plat; Conway's Executors and Devisees v. Alexander, 11 U.S. 218 (1812)

Table 1: Chain of Title for 1201 North Royal Street, Alexandria, Virginia

Date	Grantor	Grantee	Description	Source
			Consolidated	
8/23/1790	William Lyles	Richard Conway	140 ac + 20 ac	Fairfax County (FXCO) DB S1:496; Cited in 11 U.S. 218
7/18/1790	Robert T. Hooe, Robert Muire, and John Allison, Trustees	William Lyles	140 ac of undivided moiety of 400 ac	Cited in 11 U.S. 218
3/20/1788	Robert Alexander III	William Lyles (second part) and Robert T. Hooe, Robert Muire, and John Allison, Trustees (third part)	140 ac of undivided moiety of 400 ac	Cited in 11 U.S. 218
3/20/1788	Robert Alexander III	William Lyles	20 ac of undivided moiety of 400 ac	Cited in 11 U.S. 218
1/1/1788	Robert Alexander III	Baldwin Dade II	40 ac of undivided moiety of 400 ac	Cited in 11 U.S. 218
9/16/1761	Gerard Alexander	Robert Alexander III et al.	all the rest and residue of estate (assumed undivided moiety of 400 ac)	Cited in 11 U.S. 218; FXCO B1:327
ca. 1763	John Alexander III	Charles Alexander	Undivided moiety of 400 ac	Cited in 11 U.S. 218
ca. 1740	Sarah Alexander (deceased)	John Alexander III and Gerard Alexander	Undivided moiety of 400 ac	Cited in Alexander v. Pendleton, 12 U.S. 462 (1814)
4/28/1735	Robert Alexander II	Sarah Alexander	400 ac "joining to Parthenia Massey"	Will cited in 12 U.S. 462
12/22/1703	Robert Alexander I	Robert Alexander II	remainder of Howson patent; 300 acres; 350 acres adjacent to Philip Alexander	Pippenger 1990:104
10/25/1677	John Alexander I	Robert Alexander I and Philip Alexander	5,300 ac	Stafford County (STCO) WB Z:200
11/13/1669	Robert Howson	John Alexander I	6,000 ac	PWCO Land Causes, 1789-1793:220
10/20/1669	Sir William Berkeley, Governor	Robert Howson	6,000 ac	Virginia Land Patent Office (VLPO) 6:262

HISTORIC OVERVIEW OF THE PROJECT AREA VICINITY

Throughout the Historic Overview, the jurisdiction where the project area is located is called by its historical name. The names of owners follow the years that they owned the project area in the sub-headings below. Roman numerals following the names of the various Alexanders are intended as clarification for the reader but were not used by the historical personages themselves. Chain-of-title sources included in Table 1 are not repeated in the discussion of each owner unless there is further discussion of wills, adjacent lands, or lawsuits, of which there were many. For the source of a specific land transaction, refer back to Table 1.

Present-day Alexandria was incorporated into the English political system in 1617 as part of the Chicacoan (or Kikotan) parish or district. One of four parishes established in the Virginia colony that year, Chicacoan encompassed the land between the Rappahannock and Potomac rivers and later became known as the Northern Neck; the other three parishes – James City, Charles City, and Henrico – were located south of the Rappahannock. As the population increased, boundaries shifted, and new counties and cities were formed, named, and renamed. As such the project area was located in the following localities: Northumberland County (1645-1650), Westmoreland County (1650-1660), Stafford County (1660-1730), Prince William County (1730-1742), Fairfax County (1742-1801), Alexandria County of the District of Columbia (1801-1847), Alexandria County, Virginia (1847-1920), Arlington County (1920-1930), and the City of Alexandria (1930-Present).

Early Tobacco Plantations

The first permanent settlement in present-day Alexandria occurred on Daingerfield Island, north of the project area, in 1696. Moving upriver from the Coastal Plains, European colonists began to acquire the land along the Potomac to establish tobacco plantations, and by 1715, much of the future city was under cultivation. The soil was well-suited for growing the crop, and the river made it easy to export to overseas markets. Virginia estates, bound to the tobacco economy, became self-sufficient, and few substantial towns were established. The growth of the labor-intensive tobacco horticulture necessitated large numbers of field workers and a reliable source for such labor. Indentured servants made up much of the workforce in the 17th century, when economic distress in England fueled emigration; however, as economic conditions improved, fewer English persons sought indentured servitude. Thus, by the beginning of the 18th century, Africans were increasingly forced to migrate to fill this void, entrenching slavery in the economic and cultural fabric of the United States (Cox et al. 1999).

In 1730, the Virginia Assembly created Prince William County and appointed inspectors for public tobacco warehouses to prevent fraud; further, in May 1732, the House of Burgesses ordered the establishment of public warehouses at Quantico and Great Hunting Creek (Hening 1820:268). The northern most inspection station was the first major development in present-day Alexandria outside of the plantations and made the area a focal point of commerce. In 1742, Fairfax County was formed, and 1749, the act for establishing a town at “Hunting Creek Warehouse” on 60 acres of land owned by Philip Alexander, Jr.,

John Alexander III, and Hugh West was passed (Pippenger 1990:322). Hugh West's son, John, and a 17-year-old assistant, George Washington, surveyed 60 acres of land, south of the project area, between West's Point and Point Lumley on either side of a crescent shaped bay, which was later banked out to form new land. The streets were laid in a grid pattern bound by Duke, Royal, and Oronoco Streets, and the blocks were subdivided into four half-acre lots to a block (Cressey et al. 1982:150).

In 1754, the Fairfax County courthouse was moved to Alexandria from its location near the current town of Vienna (Crowl 2002:43). The town grew quickly, and in 1762, it was reported to the Virginia Assembly that the existing lots were already built out except those in low wet areas and that others wanted to settle "there if a sufficient quantity of the lands of Baldwin Dade, Sibel West, John Alexander [II] and John Alexander [III], which lie contiguous to the said town, were laid off into lots & streets" (Hening 1820:604-607). In 1763, additional blocks were platted on the south, west, and north sides of the original town limits, however, the project area remained in the rural part of the county (Smith and Miller 1989).

1669: Robert Howson

The first land transaction involving the project area occurred on October 20, 1669, when Sir William Berkeley, then governor of the Virginia Colony, granted "6000 acres upon the freshes of Potomack River" to a Welsh sea captain, Robert Housing (alternately spelled Howson and Howsing), in return for his transportation of 120 persons and ten "Negroes" into the Virginia Colony (Harrison 1987:60) (Figure 3). During this period, tobacco was used as a stable medium of exchange; promissory notes, used as money, were issued for the quantity and quality of tobacco received (Bradshaw 1955:80-81). Then located in Stafford County, the land included present-day Old Town Alexandria, Washington National Airport, the Pentagon, and Arlington National Cemetery. South of the project area, it overlapped a 700-acre patent, including present-day Old Town, issued to Margaret Brent in 1654 (VLPO 3:275).

1669-1677: John Alexander I

On November 13, 1669, a little over a month after he obtained the patent for 6,000 acres of land along the Potomac River, Robert Howson sold it to John Alexander I (1603-1677) in exchange for six hogsheads (approximately 6,000 pounds) of tobacco. John Alexander I emigrated to Virginia from England prior to 1653. He became a prosperous planter in present-day King George County, which was at that time part of Stafford County. Alexander was also a surveyor and served as justice of the peace, sheriff, and captain of the militia in Stafford County (Pippenger 1990:xiii, 8-9, 25). He and his wife Elizabeth had three sons: John (who predeceased his father and died without heirs), Robert (hereafter referred to as Robert Alexander I) and Philip. They probably had two daughters as well – Elizabeth and Sarah (Mitchell 1977:60).

In his unsigned will, dated October 25, 1677, John Alexander I left 500 acres and the "house and plantation where I now live" in Stafford County to his son Robert. Apart from several



Figure 3: Patents and Northern Neck Grants

tracts bequeathed to specific individuals, the remainder of his estate was to be equally divided between his two surviving sons, Robert Alexander I and Philip. The transcribed will states that Robert should not dispose of the land before he comes of age yet names him executor, which seems an unlikely position for a minor; it is possible that the will was wrongly transcribed and Philip, who was actually younger, was the minor described (Pippenger 1990:28-29).

Only one tenant of the John Alexander I era is identified in documents. Identified as Mr. Coggins in the 1677 will, he lived on a 200-acre tract, bequeathed to Elizabeth Holmes, south of the project area on the north side of Great Hunting Creek. In order to secure a patent, John Alexander I had to settle the land within three years of purchasing it. The Coggins farm may have fulfilled that requirement, or John Alexander I may have established a quarter on the property as well. At that time, a quarter meant a portion of a larger tract of land where indentured servants or enslaved labor and an overseer lived (Cox et al. 1999; Pippenger 1990; Stetson 1935; Walker and Harper 1989).

1677-1703: Robert Alexander I & Philip Alexander

Robert and Philip Alexander sold off parts of their inheritance beginning in 1687 and leased land to tenant farmers as early as 1696, when Robert rented an island to Thomas Pearson. After the brothers exchanged title to the lands back and forth, the project area ultimately lay within a part owned by Robert Alexander I (Mitchell 1977:60-61; Pippenger 1990:132-133). Robert Alexander I married twice, first to Priscilla Aston in 1673, and then to Frances (Fitzhugh?) in 1701. He lived in Stafford County until his death around 1704, at which time he was a widow. In his will dated December 22, 1703 and probated June 14, 1704, Robert mentioned "Land & Planta. lying up the [Potomac] River & on the upper side of Great Hunting Creek" as well as a number of enslaved persons but provided no information about where individuals or buildings were located (Pippenger 1990:104).

Robert Alexander I left the following to his sons, Robert II and Charles, whom he had with Priscilla: the remainder of the Howson patent, household furniture, goods, merchandise, plate, tobacco, corn, money, monies in England, book debts, stock of cattle, hogs, and horses, and the remainder of his personal estate. They also received sole ownership of a variety of other lands and enslaved laborers. Robert II inherited his father's "Dwelling Planta., with houses, orchards and 300 acres of Land"; 350 acres, which contained the project area, adjacent to his uncle, Philip Alexander; and the following enslaved African Americans: "Mullatto Grace", Cate, Dego, Nanny, Caesar, "Mulatto Moll", Sarah, "Papa Jack" and "Negro Robin in Number 9" as well as any children they may have (ibid.). Others named in the will included friends, nieces, a godson, and a goddaughter. His "Taylor [tailor] John Allen" received his freedom as well as his best suit, a hat, shoes, and two good shirts; his "Taylor John Hyatt" received "1/2 a year of his time" and his second-best suit. Grace, one of the enslaved women he bequeathed to Robert, received a cow (ibid.).

1703-1735: Robert Alexander II

Major Robert Alexander II (1688-1735) married Anne Fowke sometime before 1709. They had six children, five of whom survived until adulthood: Parthenia (1709-1742), Anne (1710-1735), John III (1711-1763), Gerard (1712-1761), and Sarah (1720-ca. 1741). A 1723 quit rent roll for Overwharton Parish shows that Robert II paid £4.13.6 rent for 4,675 acres. Robert was a justice of the peace in Overwharton Parish, a justice of Stafford County in 1726, and a Major in the militia (Pippenger 1990:107-113). In 1731, the tenants on Robert Alexander II's lands paid rents of 524 pounds of tobacco for 100 acres and 1048 pounds for 200 acres. At that time, documented tenants below Four Mile Run included Judith Ballenger, Sarah Young, Sarah Amos and James Going, who "raised horses" and "spent much of [his] money at the races" (Mitchell 1977:61). Whether they cultivated the project area is unknown.

Robert Alexander II drafted a will on April 28, 1735 and died on October 5 of that year. He left his wife, Anne, all land in Stafford County for life; four enslaved laborers, Solomon, Nate, Grace and Dinah (Solomon and Grace could not be removed from the dwelling where they lived); and one-third of his personal estate (to be divided between his sons John III and Gerard after their mother's death). John III also inherited property on the south bank of Four Mile Run and was to receive all Stafford County land after his mother's death, while Gerard inherited land on the north bank. His middle daughter, Anne Alexander Hooe, received 200 acres of land called Summer's Quarters (Pippenger 1990:110-114).

His eldest, Parthenia Alexander Massey, and her husband, Dade Massey, lived on 400 acres immediately south of John III's inherited parcel. The land, furniture, livestock, and enslaved laborers there were given to Dade Massey as a gift on their wedding day on January 17, 1731, but reverted to her father, when Massey died 12 days before Robert Alexander II wrote his will. In the will, he gave the 400 acres, enslaved persons, livestock, and various items back to Parthenia, who later remarried to Townshend Dade. His youngest, Sarah Alexander, inherited 400 acres, which contained the project area, immediately south of Parthenia (ibid.).

1735-ca. 1740: Sarah Alexander and Baldwin Dade I

Only 15 at the time of her father's death, Sarah Alexander (1720-ca. 1740) was to be housed, fed, and clothed by his executors until she was 16. She would then receive the 400 acres containing the project area and two "nice Negroe women and two nice Negroe men they not to exceed 20 years," a horse worth £10, saddle of £6, four cows and calves, "four Sows with pig," and the same "household Stuff" that Parthenia Massey received. She would also inherit 40 barrels of corn, 800 wt of meat, the construction of "a 50 Foot Tobacco house 20 foot wide and a 20 Foot Quarter 13 foot wide," "necess ary tools for her plantation use," and the clothing of the enslaved persons she inherited for two years (Pippenger 1990:112).

On August 7, 1736, Sarah Alexander married Baldwin Dade I (1716-1783), possibly a brother or cousin of her brother-in-law, and gained access to her inheritance; though there is no evidence that they established a residence on her 400 acres. It is possible that they maintained a quarter on the property. In 1737, a year after her marriage, Sarah gave birth to Francis Dade, who died as an infant. In 1740, her brother, John Alexander III, initiated a partition against his siblings and their spouses, Gerard Alexander, Parthenia and Townsend Dade, and Sarah and Baldwin Dade, to establish the back line of their inheritance (Figure 4). Sarah Dade died around that time without children, thus, in accordance with her father's will, her 400 acres reverted to her brothers, John III and Gerard (U.S. Supreme Court Case, *Alexander v. Pendleton* 12 U.S. 462 [1814] [12 U.S. 462]).

ca. 1740-1761: John Alexander III and Gerard Alexander

At the time of their father's death in 1735, John Alexander III (1711-1763) and Gerard Alexander (1712-1761) likely lived on Pearson's Island. John III and his wife, Susannah Pearson Alexander, are thought to have moved to his mother's land in Stafford County and maintained a quarter run by an overseer on the land he inherited south of Four Mile Run and north of the project area (Pippenger 1990:111). Gerard established a plantation, operated by up to 24 enslaved laborers, on his inherited land north of Four Mile Run, building a house and outbuildings by 1748. Later named Abingdon, the ruins remain at present-day Reagan National Airport (Rose 1976).

They presumably left Sarah Dade's 400 acres as it was, perhaps maintaining a quarter there. Their sons inherited their undivided moieties – Robert Alexander III after Gerard's death in 1761, and Charles Alexander after John III died in 1763 (11 U.S. 218). In contradiction, Beth Mitchell's interpretive map of the county indicates that the land was still owned by Baldwin Dade I (1716-1783) and occupied by an overseer with at least six enslaved laborers in 1760 (Figure 5).

Agricultural Diversification

By 1770, Alexandria was the largest town on the Potomac River and was becoming an important center for maritime trade with Europe and the Caribbean. In 1774, John Alexander IV laid out and sold 18 new lots and provided land for Wilkes and St. Asaph Streets (Crowl 2002:124). In the midst of the American Revolution in 1779, the town was incorporated, which allowed it to have its own local government, as opposed to being governed by Fairfax County, of which the project area was still a part. A second extension of the boundaries was approved on May 6, 1782, authorizing the mayor, recorder, aldermen and common council to lay a wharfage tax and to extend Water and Union Streets on artificial land (Hening 1823:44-45). By 1798, much of the waterfront was banked out, and the town extended north to Montgomery Street three blocks south of the project area.

1201 North Royal Street – Property History & Interpretation Plan

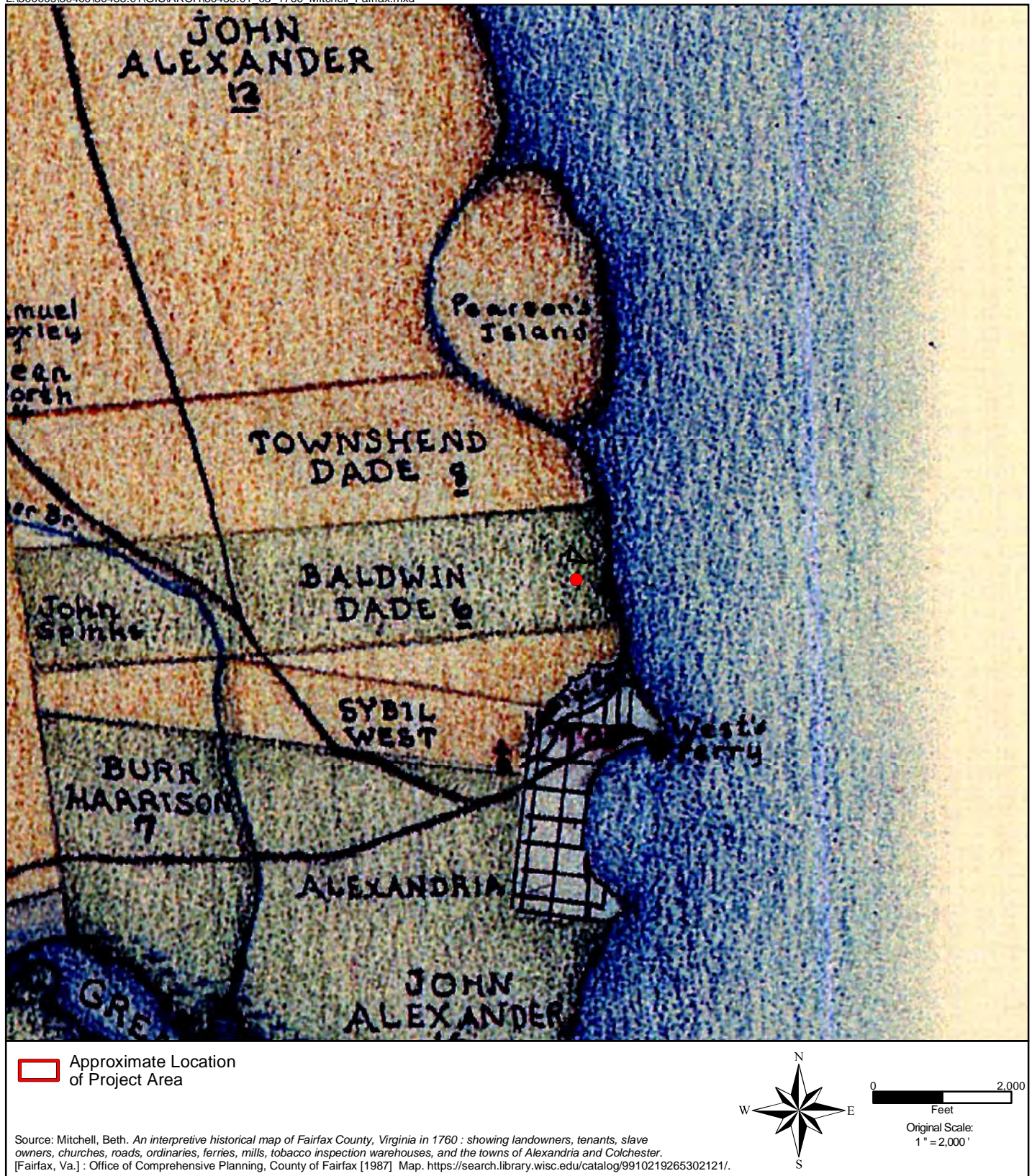


Figure 5: 1760 Mitchell Interpretive Plan of Fairfax County

Alexandria County of the District of Columbia was formally created from Fairfax County on February 27, 1801, by Act of U.S. Congress after Virginia and Maryland ceded land for the permanent seat of the federal government in 1791. The boundary was based on a 1791 survey ordered by then Secretary of State Thomas Jefferson and executed by Andrew Ellicott who was briefly assisted by Benjamin Banneker, a free black amateur astronomer from Maryland. The 1801 act stated that the laws of the state of Virginia would continue to be enforced in Alexandria County of the District of Columbia and the laws of the state of Maryland would apply to Washington County while establishing a District of Columbia Circuit Court (Bedini 1971; United States 1856).

During this period, wheat and corn supplanted tobacco as Alexandria's primary crops. Although Alexandria flour was not considered as fine as that from Philadelphia, New York, and Baltimore, flour milling served as a chief industry during the early 1780s and again in the 1790s (Smith and Miller 1989). By 1795, Alexandria had closed its tobacco warehouses (MacKay 1995:55). In the early 19th century, agricultural land was further subdivided into smaller farms or town blocks. Wheat gave way to orchards and more diversified crops, the produce of which were increasingly sold locally (Crowl 2002:123). The population and the county increased as people moved in from outlying western areas to work as merchants, hotel proprietors, and cooks in local restaurants or to seek employment on the docks or in factories. With less intensive agriculture, some enslaved individuals were also hired out for these jobs, sold to the Deep South, or manumitted by more enlightened owners (Bloomberg 1988:64).

As commerce grew between surrounding rural areas and the town, the development of turnpikes gained momentum. In 1803, construction began on the Little River Turnpike (Routes 236 and 50) from Duke Street to present-day City of Fairfax and continued to Aldie in 1812 (Schweigert 1998). In 1808, the Fauquier and Alexandria Turnpike connected Warrenton to the Little River Turnpike in Fairfax. The same year, the Washington-Alexandria Turnpike Company began construction on a road from Washington and Montgomery Streets near the project area to Washington, D.C. The Leesburg Turnpike (Route 7) was incorporated in 1809 and completed from the west end of King Street to Leesburg in the late 1830s (Cox et al. 1999; Poland 1976:115-118).

1761-1788: Robert Alexander III and Charles Alexander

After their fathers died, Charles Alexander, Sen., Esq. (1737-1806) (Figure 6) expanded on his family's wealth and died as a well-respected, "honest" member of the community (Alexandria Daily Advertiser 5 Apr 1806:3), while his first cousin, Robert Alexander III (1740-1793), who inherited the portion of land containing the project area, earned a reputation as a swindler and was plagued with financial problems up until his death. In 1769, he agreed to swap Maryland land belonging to his wife, Marianne Stoddard, who was a minor, with George Washington, an acquaintance through fox hunting, for 500 acres near Mount Vernon and £500. Though Marianne would not consent to the sale after coming of age, Alexander did not reimburse Washington for the down payment for nearly 20 years.

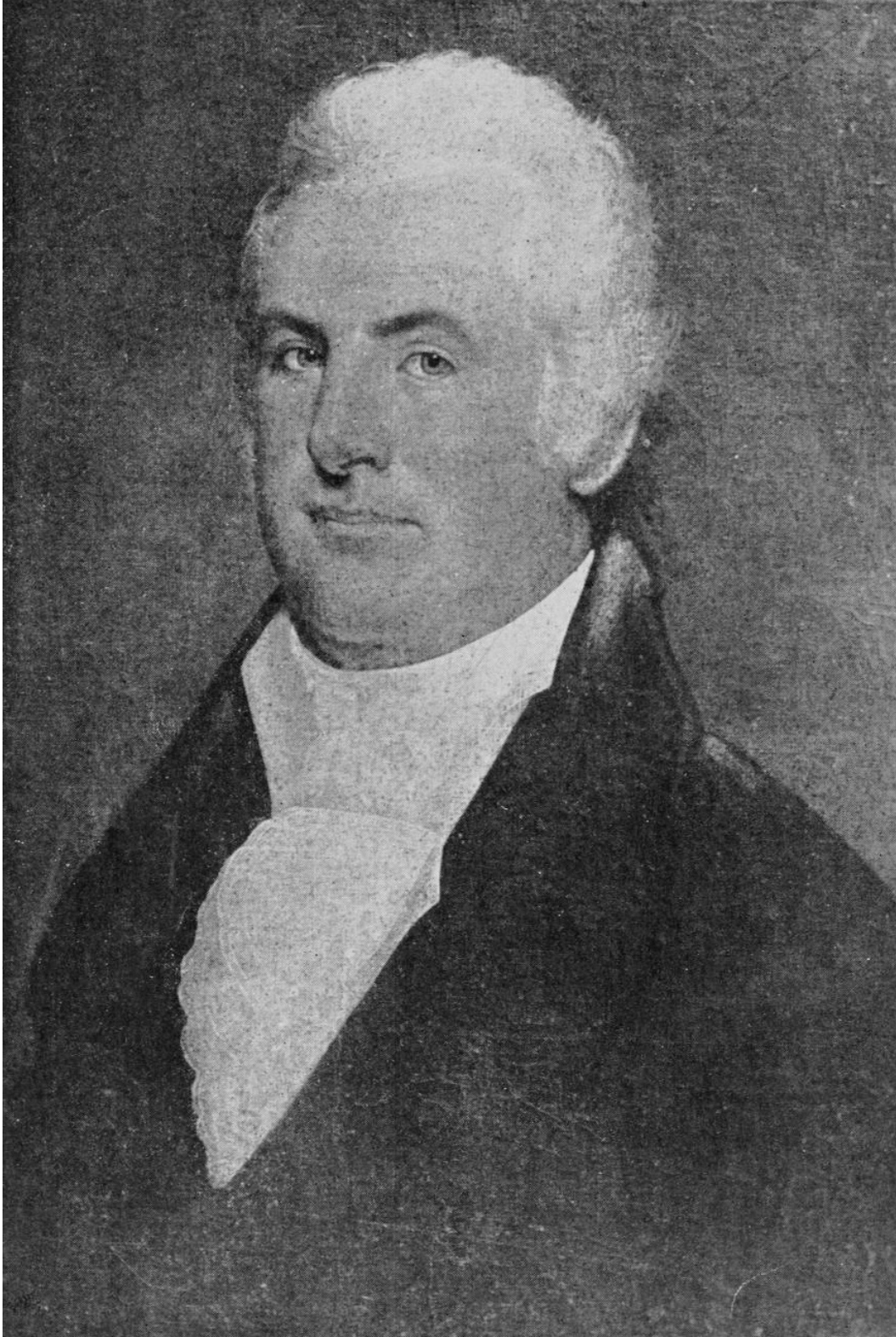


Figure 6: Charles Alexander

In 1778, he sold his father's 900-acre plantation north of Four Mile Run to George Washington's stepson, John Parke Custis, who named it Abingdon. Taking advantage of Custis' eagerness, he charged £12 per acre with compound interest on a 24-year loan. Learning of the deal, Washington reprimanded Custis, and Custis' heirs entered into a lawsuit with Alexander regarding the deal in 1781 (Grizzard 2002:2-3).

While in debtor's prison, Robert Alexander III approached multiple people about buying his undivided moiety in Sarah Dade's 400 acres (Conway's Executors and Devisees v. Alexander, 11 U.S. 218 [1812] [11 U.S. 218]). On January 1, 1788, Baldwin Dade II (1760-1809), Baldwin Dade I's son by his second wife, purchased 40 of the 400 acres, which appears to have been west of the project area. Dade became a member of Alexandria Lodge 39 in 1784 and was a vestry member at Christ Church. He lived at an estate called "'Locharbor' near the northern line of the town" (Brockett 1876:114), in the area where the 1940s Locharbor Garden apartment complex stands today one block west of the project area (Robey 1999:8). When Robert died in 1793, he left specified land to one son and unspecified to another, an issue that would later result in a lawsuit (FXCO WB F1:219).

1788-1790: William Lyles

On March 20, 1788, Colonel William Lyles outright purchased 20 of Robert Alexander III's 400 acres, adjoining his own land. Additionally, the deed conveyed 120 acres to Lyles of the second part and trustees of the third part, should Alexander fail to pay £700 owed to Lyles by July 1, 1790. The debt was not paid, and the land was conveyed to Lyles at that date. He was a Revolutionary War veteran and wealthy landowner, originally of the state of Maryland. He was also a stockholder in the Farmers Bank of Alexandria and an intimate friend of George Washington. By 1782, Lyles was renting and living at a house at 207 Prince Street but left Alexandria within eight years. In 1790, he sold the 160 acres purchased from Robert Baldwin III "as soon as he could after he left Alexandria, to get back his money" to Richard Conway by a deed dated August 23, 1790 (11 U.S. 218). Lyles conveyed the property.

1790-1814: Richard Conway and Heirs

Captain Richard Conway (1740-1806) was one of several wealthy landholders who owned various tracts of land on the outskirts of Alexandria in the late 18th century. He served as an army captain during the American Revolution and later as the captain of a merchant vessel, the *Friendship*. In 1783, he was elected Mayor of Alexandria and was a stockholder in local banks, the Marine Insurance Company, and the Alexandria Theatre. He and his wife Mary, daughter of Major John West and Margaret Pearson, lived at Beverly, situated off Oronoco and Union Streets, which included a dwelling, smokehouse, lumber house, stone cellar, and brick stable (Miller 1991:78).

When Conway purchased Lyles' 160 acres in 1790, it "was very poor, much broken by gullies and exhausted" (11 U.S. 218). He made substantial improvements beginning in the summer of 1791, though whether they were made to the project area is unknown. After Conway's death on November 27, 1806, his will was proved on December 6. To his wife,

he left the bulk of his land and the following enslaved individuals, Edenburgh, Sarah, Zitta, Jenny, Mill, Hassy, Caroline, Charlotte, and all other unnamed slaves and future offspring. They presumably had no children as other land, enslaved labor, and items were left to brothers, nephews, friends, and children of friends. He closed his will with the manumission of one enslaved individual, Atoman Zilla (FXCO WB J1:113).

To facilitate the sale of the Conway Estate, John Gilpin prepared a plat in 1807, showing that the north part of the project area had already been sold as a larger tract and that the south part, labeled Lot 4, had already been sold to Joseph and Lydia Mandeville (Figure 7). It also showed that the Conways planned for the extension of gridiron town blocks and roads on this land, although many of these remained unimproved for over 100 years. The same year, Walter S. Alexander, son of Robert Alexander III, unsuccessfully brought suit against the executors and devisees of Conway for the 20 acres that Lyles had outright purchased in 1790. Having mapped the land, Gilpin testified on behalf of the Conway heirs (11 U.S. 218).

pre-1807-1815: Joseph and Lydia Mandeville

As noted, Joseph and Lydia Mandeville purchased Lot 4 on Gilpin's plat, the southern part of the project area, sometime before 1807. A native of England, Joseph (1780-1813) came to America with his family in the late 18th century and married Lydia Cope (1762-1819). The Mandevilles amassed other land and enslaved labor and likely left Lot 4 of Gilpin's survey as an investment (FXCO Y-1:326). A merchant at King and Union Streets, Joseph Mandeville "died... at his father's house in this town after a long and painful illness, in the 34th year of his age" (Alexandria Gazette [AG] 4 Nov 1813). On April 18, 1815, Lydia Mandeville sold the property to William Hepburn, who had already purchased other neighboring lots to the east, west, and south from Richard Conway and others.

1815-1817: William Hepburn

William Hepburn (1759-1817) immigrated from Glasgow, Scotland to Fairfax County, where he became a merchant and eventually partnered with John Dundas in the 18th century. They imported British and Scottish dry goods, such as calicoes, Irish linen, gingham fabrics, china, Egyptian teapots, saddles, needles, and twine and sold them from their wharf in the heart of Alexandria. Hepburn also owned a mill and distillery and operated a fishery. Little is known about his wife as he was widowed when he drafted his will in 1816. His only child by her, Agnes Hepburn, married his business partner with whom she had many children. After John Dundas died, she operated a tavern until her own death in 1820 (AG 24 May 1820; Office of Historic Alexandria and Alexandria Archaeology 2010:95).

In addition to Agnes, William Hepburn had three children with his enslaved washerwoman, Esther David, whom he had bought from Benjamin Delaney, and three sons with another formerly enslaved woman, Doll Bell. Hepburn & Dundas had purchased Doll for 17 years of service in 1789 when she was around nine years old and manumitted her early in 1803

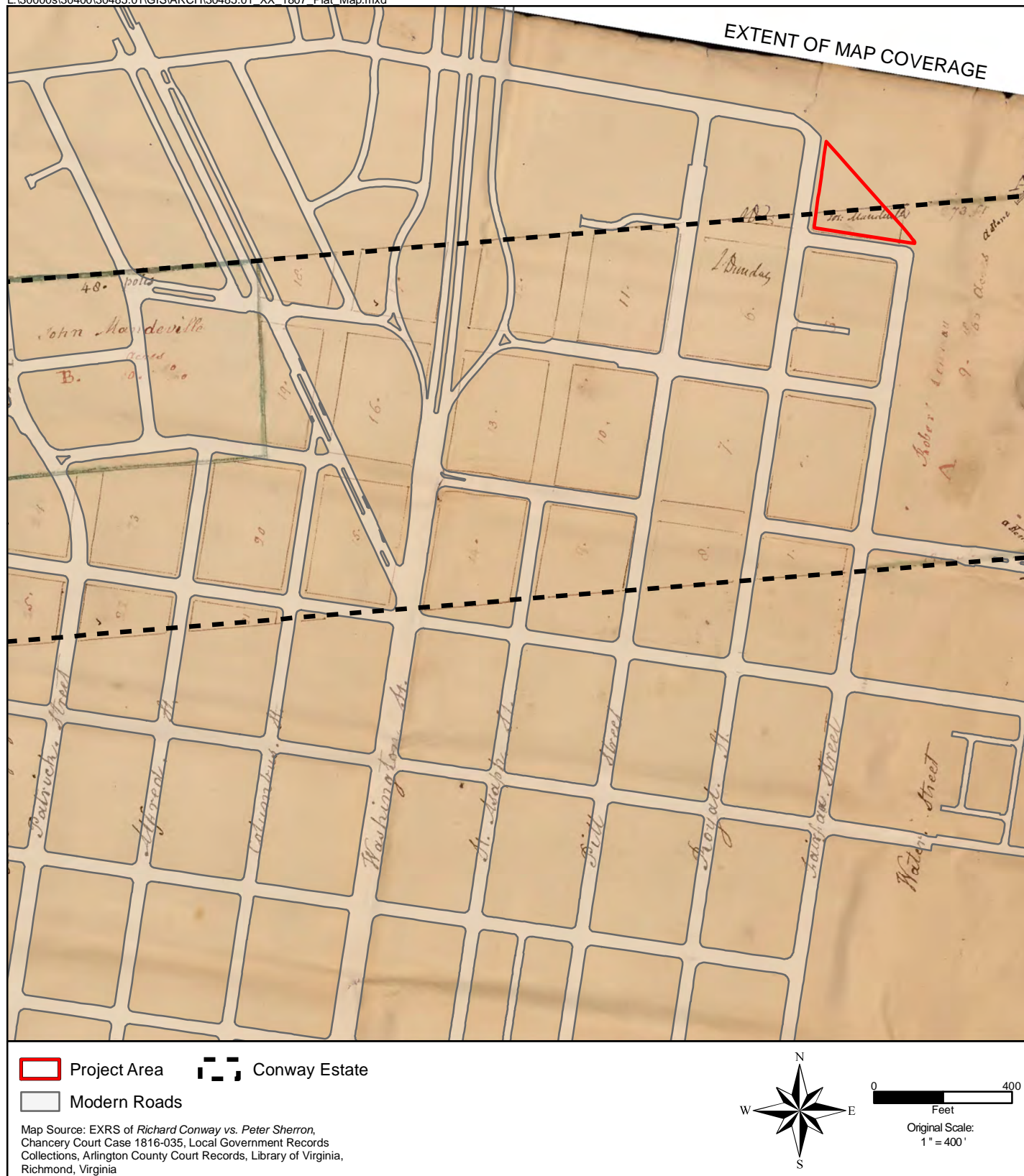
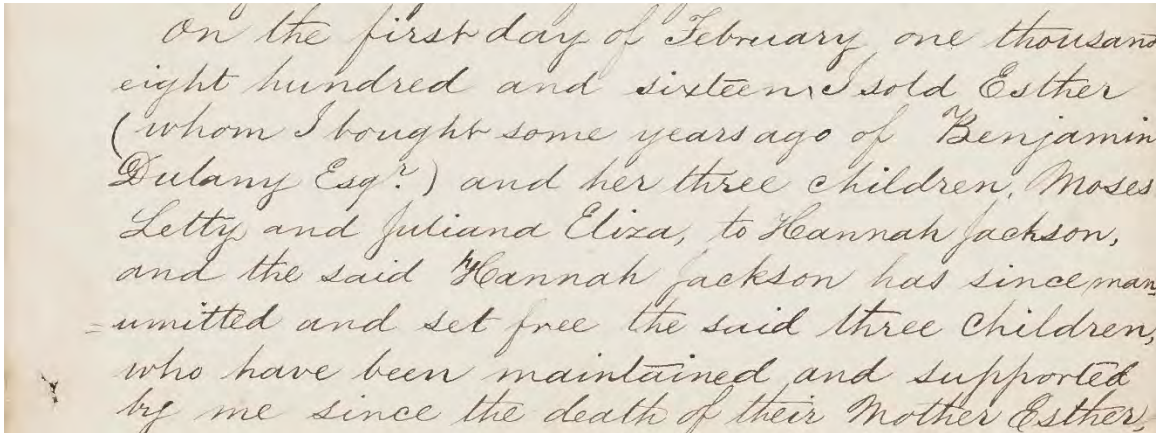


Figure 7: 1807 Gilpin Plat of Conway Estate

around the age of 23 (AXCO DB M:346-348). On February 1, 1816, Hepburn sold Esther David and their children, Moses (4), Letty (11), and Julianna Eliza (1), who he referred to as white, to Esther's sister, Hannah Jackson, who was a free black woman. On February 12, Hannah freed her sister, nieces, and nephew, all of whom William continued to support (AXCO DB BB:343-346; BB:382) (Figure 8).



on the first day of February one thousand eight hundred and sixteen I sold Esther (whom I bought some years ago of Benjamin Gulany Esq?) and her three children, Moses Letty and Julianna Eliza, to Hannah Jackson, and the said Hannah Jackson has since manumitted and set free the said three children, who have been maintained and supported by me since the death of their Mother Esther,

Figure 8: 1816 Will of William Hepburn

Esther David died within a year of manumission, followed soon after by William Hepburn. In his will, drafted in 1816 and proved in 1817, Hepburn divided his estate between his six biracial children, his white grandchildren, and any children these heirs may legally have in the future, noting that he had already provided enough for his daughter Agnes during his lifetime. Only around 5 years old at the time, Moses was named first in the will. He was “to be sent to Philadelphia or some other place where colored children are carefully educated, and there to be boarded with some respectable person who will pay due attention to his morals and after he has obtained his education, I wish and direct that he may be put to whatever occupation or profession he may select...” (AXCO WB 2:186).

Hepburn further bequeathed to Moses an enslaved servant, Moses' half-brother Jerry, who was to be freed at the age of 21; the house where Hepburn lived; his fishing shore; numerous lots north of town, including the project area; and other various means of income. He also left lots to Letty and Julianna Eliza and a house and warehouses on King Street to Letty but instructed that they be educated and live with Hannah Jackson until they turned 18. To Doll Bell's three sons, David, John, and Anderson, he gave his half share of 80 acres, where Doll lived, as well as other land and buildings.

Suspecting that the Dundas heirs would not acquiesce with the inclusion of Bell's and David's children in his will, Hepburn included a caveat that any attempt by the Dundas heirs to invalidate it would result in forfeiture of their inheritance to be divided equally between Moses, Letty, and Julianna Eliza. Undeterred, John and Thomas Dundas challenged Moses' inheritance in 1817 (Figure 9). The chancery court threw out the petition and filed a restraining order to keep them off the property and away from its contents but did not revoke their inheritance (AXCO CC 1818-073:2-4, 8). As his father

wished, in 1818, Moses Hepburn was sent to West Chester, Pennsylvania, a progressive city largely occupied by Quakers, who had been at the forefront of abolition, while guardians tended to the land containing the south part of the project area.

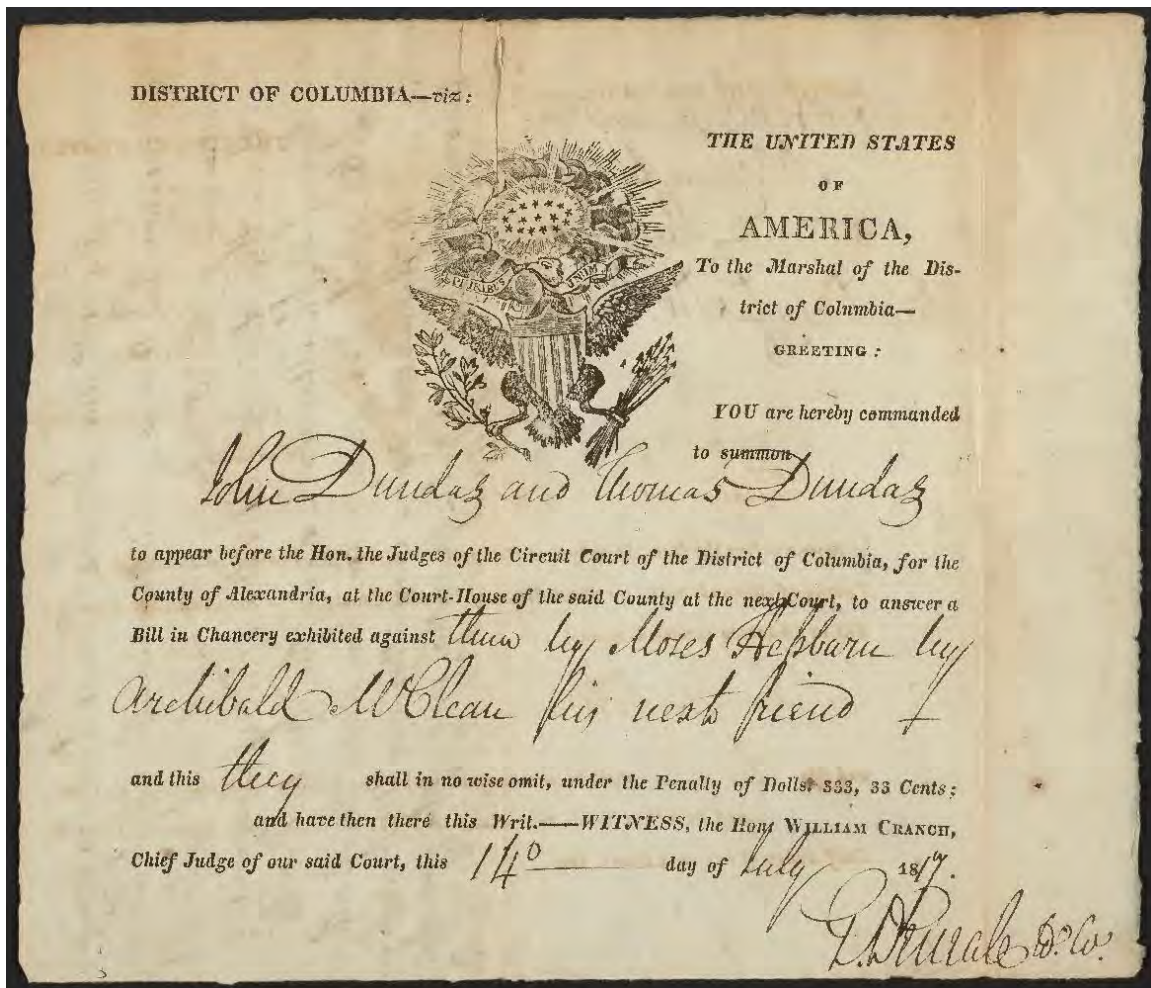


Figure 9: July 14, 1817 Court Summons to John and Thomas Dundas

Infrastructure Expansion and Antebellum African-American Life

The economy of Alexandria suffered between 1820 and 1840 as a result of the disruptions in trade leading up to and during the War of 1812 and the town's inability to challenge Baltimore for the grain trade (Hurst 1991:xiii). This economic downturn resulted in a decline in commerce, an increase in the number of renters and working-class residents, and an erosion of the middle class's financial position (Cressey et al. 1982:152). The citizens of Alexandria had high hopes that a canal would restore economic prosperity.

On July 21, 1827, eleven citizens, including Hugh Smith, a one-time owner of the northern section of the project area, and Joseph Mandeville, a previous owner of the southern section, were appointed by the mayor to form a committee to consider construction of a

canal to link to the Chesapeake & Ohio Canal, which served Baltimore. Smith would eventually become president of the Alexandria Canal Co.'s stakeholders (Miller 1995:7-8). On May 26, 1830, Congress granted a charter to the company, and construction began on the 4th of July, 1831 (Miller 1987:129; Morgan 1966a:3). Seven miles of the infrastructure cost \$137,500 per mile, a price far greater than the \$60,000 per mile cost of building the C&O Canal. As a result, the Alexandria Council was forced to seek additional funds in the form of real estate taxes and further stock subscriptions (Cressey et al. 1984:3).

After weathering higher than expected construction costs and delays that were due in part to the nationwide financial Panic of 1837, the Canal officially opened on December 2, 1843 (Morgan 1966a:8) (Figure 10). In the 1840s, canal boats primarily transported agricultural products including corn, flour, wheat, and whiskey from western farms into Alexandria. Westbound vessels carried two main types of items. The first included manufactured goods such as bricks, crockery, glassware, lumber, iron, plaster, ploughs, tiles, and wagons. The second set of goods consisted of food supplies including herring, shad, and salt (Cressey et al. 1984:3; Miller 1992:389).

After 1850, when the C&O Canal reached Cumberland, Maryland, boats increasingly carried coal, much of which was loaded onto seagoing vessels in Alexandria for export to ports along the East Coast and in Europe (Hahn and Kemp 1992). In 1852, the town had grown enough that incorporated as a city in. The amount of coal received in Alexandria by 1859 was reported to be 177,619 tons, while only a small amount of merchandise and agricultural products were imported (Morgan 1966a:13-14). This figure fueled Alexandrians' hopes that the city would become "the greatest coal market in the United States" (Miller 1987:186).

Although the canal helped increase commerce, Alexandria still could not challenge Baltimore, which remained well ahead in transportation improvements. At the end of 1831, the same year that construction on the Alexandria Canal began, the Baltimore and Ohio (B&O) Railroad reached Frederick, Maryland (Randall 1998:131). The first railroad in Alexandria was not chartered until 1847. With plans to link to Harpers Ferry, West Virginia, it was constructed along Union Street and North Fairfax Street for easy access to the waterfront warehouses and curved west out of town adjacent to the project area. In 1853, it reorganized as the Alexandria, Loudoun and Hampshire (AL&H). By the beginning of the Civil War, it only reached as far as Leesburg (Virginia 1850:73-74).

pre-1845-pre-1900: Hugh Smith and Heirs

As noted, when George Gilpin prepared a plat for Richard Conway in 1807, the northern section of the project area had already been sold. To whom it was sold was not identified during this investigation, however, Ewing's 1845 *Plan of the town of Alexandria, D.C. with the environs : exhibiting the outlet of the Alexandria Canal, the shipping channel, wharves, Hunting Cr. &c.* indicates that Hugh Smith had purchased a substantial swath of land, including part of the canal and the project area, extending from the Alexandria and Washington Turnpike to the Potomac River (see Figure 10). His acquisition of land likely began or increased around the time he became involved in the canal in 1827.



Figure 10: 1845 Ewing Map, Showing Alexandria Canal and Hugh Smith as Owner of North Part

Hugh Smith (1769-1856) and his wife Elizabeth Watson Smith (1776-1854) respectively immigrated from England and Ireland to Alexandria sometime in the late 18th century (Memorial, Section 41 Plot 30, Presbyterian Cemetery, Alexandria, Virginia). By 1798, he operated a mercantile warehouse on King Street, selling imported glass and china (Miller 1991:24, 309). In October 1812, he, John Lloyd, and Thomas Janney were busted for illegally importing goods during the War of 1812 embargo (ibid. 1992:215).

Throughout the years, he expanded his business with a variety of partners, including Hugh Charles Smith, and in addition to the Alexandria Canal Co. was a co-founder and/or board member of the Domestic Manufacturing Co., Bank of Alexandria, Bank of Potomac, Fire Insurance Co. of Alexandria, Hugh and Co., and Alexandria Library Co. (ibid. 1991:20-21, 109, 139; ibid. 1992:252, 273; ibid. 1995:9, 329). He also assisted in collections for the Poor House located near his land north of town and served as a trustee to the Alexandria Academy (ibid. 1992:40; ibid. 1991:7).

1817-1853: Moses Hepburn, Sr.

After attending school for about nine years in West Chester, Pennsylvania, Moses Hepburn (1809-1861) returned to Alexandria and married Amelia Braddock in 1827, the same year feasibility of the canal was considered (Calvit et al. 1994, 2001:8-5; AXCO CC 1865-017, [Hepburn vs. Hepburn]:3-4). They likely moved to his father's house and began having children in 1833 (ibid.:2). According to his son, Moses G. Hepburn, Jr. (Figure 11), in an 1897 interview, Moses, Sr. operated a water distribution business, employing nine men, and engaged in speculative development, buying and selling buildings, undeveloped land, and water rights in the town and county (AG 3 Feb 1830; AG 30 Jul 1830; AG 30 Aug 1830; Calvit et al. 1994, 2001:8-9). Listed as a farmer in census records, he also operated a fishery at some point and maintained a small farm at his residence, where he cultivated "vegetables, grapes, and crops of small grain" on an estimated eight acres, including the project area (AXCO CC 1865-017:3) (Figure 12).

In 1830, Hepburn, four other black men, and four white men founded Davis Chapel, named in honor of the Rev. Charles A. Davis, the white minister at Trinity Methodist Church, where the Hepburns were members. At this time, free and enslaved persons of color attended white churches, sitting in the back or in balconies. As black membership increased, a white church could sponsor a black church as long as a certain percentage of white members attended the black services to ensure abolitionist literature and sentiment were not spread. After the 1831 rebellion of Nat Turner, a man enslaved in Southampton County, Virginia, greater restrictions on assembling and education were enacted in the state, and white neighbors protested the original building site of Davis Chapel, stalling construction until 1834 and forcing a move to 606 South Washington Street between the historically black communities of the Bottoms and Hayti. Moses helped purchase the land, headed the Missionary Society, which raised money for work in Africa, and taught Sabbath School.



Moses G. Hepburn, the first colored Councilman to be elected in West Chester, 1882 and 1883, during the administration of Dr. James B. Wood as Chief Burgess. He was a native of Alexandria, Va., but came to this county during the Rebellion, and for about thirty years was proprietor of the Magnolia House. He amassed a considerable fortune, the greater part of which was invested in real estate. He died December 1, 1897, at the age of 65 years.

Figure 11: Moses G. Hepburn, son of Moses Hepburn, Sr.
(Daily Local News 1899:95)

Because public education of black children was not provided, the church also operated a secular weekday school, which the Hepburn children attended until 1847. That year, Alexandria County was retroceded from the District of Columbia to Virginia, thereby succumbing to more stringent enforcement of race-based laws. Leading up to retrocession, the Methodist church splintered over slavery, and Davis Chapel's name was changed to Roberts Memorial United Methodist Church because Rev. Davis followed the pro-slavery branch (Virginia Foundation for the Humanities 2018). With the school's closure, the Hepburns sent Moses, Jr. to Bethel Church School in Washington, D.C. When Alexandria authorities discovered this arrangement, they issued an ultimatum for Hepburn to leave the state or close his business (Bussel 1998:327).

Two years later, Moses, Sr. instituted a court case to sell his father's property at public auction and summoned his surviving children, Prudence Crandall, Thomas William, Julia Ann, Moses, Jr., and Arthur, all under the age of 15, to prove his legal guardianship, so that they may benefit from the profits. Among his reasons for selling was its proximity to the Alexandria Canal and the directors' planned acquisition of more land for storage of large amounts of coal. Hepburn stated:



Figure 12: 1842 Map of the Potomac, Showing Project Area Under Cultivation

There is thus a prospect, that property bordering on the river, in the immediate vicinity of the outlet of the Alexandria Canal, will be speedily improved and rendered valuable, and your orator believes and so states that it will be highly detrimental both to his own interests and to that of his children as reversioners, that the said lots should be passed by in said plan of improvements, as they must be in the present state of things. Your orator has not the means himself, nor can he procure the necessary funds on loan to make any such improvements as those contemplated, on his own account nor has he been able, owing to the great uncertainty of the time, to lease out said property during the continuance of his life interest. Your orator believes that the present is a most propitious time for the sale of said property (AXCO CC 1865-017:3).

On November 16, 1849, the property, including the project area, was transferred to the Special Commissioner, Francis L. Smith, to sell on behalf of Hepburn (AXCO DB X3-Z3:88), and in 1850, Hepburn developed four National Register-listed row houses at 206-212 North Pitt Street, then a white neighborhood, where he moved with his family in 1851 (Figure 13). After receiving threats over his son's education and mounting oppression, the family finally decided to move in 1853 to West Chester, where Moses, Jr. could finish his education and would eventually open a hotel and become that city's first black council person (Calvit et al. 1994, 2001:8-9).

The same year of the Hepburns' move, the Special Commissioner sold the land containing the project area to Lewis Cooper, a Philadelphia merchant, on behalf of the Hepburns. After this transaction, the Dundas heirs of William Hepburn again challenged Moses' right to the land in 1854, falsely asserting that he was "a slave for life" and belonged to them, thus making sale of the land illegitimate (AXCO CC 1865-017:14). The Dundas petitioners protested that they had not been notified of the impending sale, although it was advertised in the local paper, and contended that they should "have been made parties" of the sale, an oversight that was not too late to remedy (ibid.:16). Unlike the 1818 case, which was quickly thrown out, this one lingered for six years, partly because Cooper was not paying his installments in full. When appealed in State Supreme Court in May 1860, the court ordered Cooper to pay damages to the Hepburns and never directly addressed the Dundas petition (ibid.:47).

The land at this time may have been neglected or cultivated by tenants as a number of rural houses were in its vicinity (Figure 14). Soon after resolution of the case, Moses, Sr. and Amelia died respectively in 1861 and 1862 in West Chester (Calvit et al. 1994, 2001:8-11; AXCO CC 1865-017:144). In the early 1860s, the Hepburn heirs, Moses, Jr.; Prudence and her husband, Thomas; Julia; and Arthur, who was a minor, obtained a Pennsylvania attorney and entered negotiations with Lewis Cooper and his partner, Charles M. Taylor, who acquired a clear title to the land on November 27, 1865.



**Figure 13: Moses Hepburn, Sr. Row Houses, North Pitt Street
(Virginia Department of Historic Resources)**



Figure 14: 1859 A. Boschke Survey, Showing Project Area Under Cultivation and Rural Houses

The Civil War and Postbellum African-American Life

No major Civil War battles were fought in the City of Alexandria or Alexandria County, although its roads, waterways, and railroads figured into major troop movements into and out of the Washington, D.C., area (Figure 15). Immediately following Virginia's vote to withdraw from the Union on May 24, 1861, Federal troops crossed the Potomac River and occupied Alexandria for the duration of the war (Seifert and Glendening 1988). The O&A offices and rail yards were developed into the operation headquarters of the United States Military Railroads (USM), and various local lines finally interconnected and linked to the B&O Railroad via Long Bridge near present-day Rosslyn (Baer 2004:1862) (Figure 16).

After the close of the war in the summer of 1865, the Union Army dismantled temporary structures and withdrew from Alexandria (Frobel 1992:219-230). The USM returned rails to private companies. The AL&H adjacent to the project area was reorganized in 1870 as the Washington and Ohio Railroad; in 1884 as the Washington, Ohio and Western Railroad; and in 1911 as the Washington and Old Dominion Railway. The citizens of Alexandria struggled to revive the Alexandria Canal, which, ultimately could not compete with the railroads for the western coal trade (Cressey et al. 1984:11-13; Morgan 1966b).



**Figure 15: ca. 1860 – ca. 1865 The Railroad and Transport Fleet on Coal Wharf
(Library of Congress)**

The Union army's occupation of the city affected both its free and enslaved African Americans. Although exact numbers are unknown, as many as 20,000 refugees from the South came to the region during the war, settling in the government-run Freedmen's Village in the county, existing free black neighborhoods in the city (the Bottoms, Hayti, and Uptown), and vacant pockets of other neighborhoods or suburban land owned by free blacks or white abolitionists. Initially, U.S. officials were required to send fugitive slaves back to their owners, but by mid-1861 the government began to refer to freedom-seekers as contraband of war, later known as freedmen. This status as property provided a legal basis through which Union officers could refuse to return refugees to their Confederate owners. In 1862, Congress passed the Confiscation Act, which went farther, prohibiting officers or military personnel from using force to return fugitives (Miller 1998:1).

During the Civil War, the African-American communities of Petersburg, also known as the Berg, and the seasonal village of Fishtown, developed south of the project area in proximity to a variety of job opportunities in the city and on the wharf (Figure 17). After the war, more newly freed African Americans settled The Hill, The Hump, Colored Rosemont, and Cross Canal, which straddled the canal and overlapped the Burg, as described in the *Alexandria Gazette* in 1866 after a Petersburg, Virginia newspaper sent an inquiry about its namesake in the "Suburb" of Alexandria (Figure 18). The local paper's response was disparaging and written as if the inhabitants of the neighborhood should not be free though it was after the war. Such an area would have consisted of modest frame houses, one or two stories tall, with clapboard siding and wooden shingled roofs.



Figure 16: 1865 District of Columbia and the Seat of War on the Potomac, Showing Railroads (Library of Congress, Geography and Map Division)

Outbuildings were sometimes erected in the roads. Residents maintained kitchen gardens, small orchards, and livestock such as chicken, goats, pigs, and cows, while also working in local industry or in businesses and houses in the city.

1853-1915: Taylor & Cooper and Heirs

Despite the effort taken to acquire the Hepburns' land, Lewis Cooper and Charles M. Taylor, Esq. appeared to leave much of it undeveloped or in the hands of tenant farmers after the Hepburns' departure (see Figure 14). By the late 19th century, the Petersburg neighborhood subsumed Cross Canal, reaching present-day Bashford Lane. A building, which may have been a rural shanty house, appears in the project area in this neighborhood on an 1894 map but was gone within eight years (Figure 19 - Figure 20). Both Cooper and Taylor came from the North and owned other properties (AG 16 Feb 1866). Neither men appeared in the city directories in the latter half of the 19th century, and by 1900, the land was designated as part of the "Cooper & Taylor Est.," indicating that both partners had died (Figure 21). Their Northern roots and the expansion of the neighborhood of Petersburg into the project area by the early 20th century indicate that if they did have tenants, they were likely African American.



**Figure 17: ca. 1860 – ca. 1865 Laborers at Alexandria, Near Coal Wharf
(Library of Congress)**

“PETERSBURG” A SUBURB.—The great city of Alexandria, in this State, rejoices in the possession of a suburb named “Petersburg”—probably so called in honor of the gallant Cockade. Feeling a natural interest in regard to the history, condition, prospects, &c., of our namesakes wherever located, we invite some information concerning this suburb from our friend of the Gazette.—*Petersburg Express*.

“Petersburg” is a collection of shanties, erected during the war, on the ground between the northern end of this city and the canal locks, and is inhabited by negroes, who having ran away from their masters, flocked here from all quarters of the South. It is a disreputable place, and reflects no credit upon its prototype, delightful “little Petersburg.”

Figure 18: “Petersburg” A Suburb
(AG 14 Dec 1866:2)



Figure 19: 1894 Hopkins Map, Showing Building in Project Area



Figure 20: 1902 Dunn Survey, Showing Project Area in the Petersburg Suburb

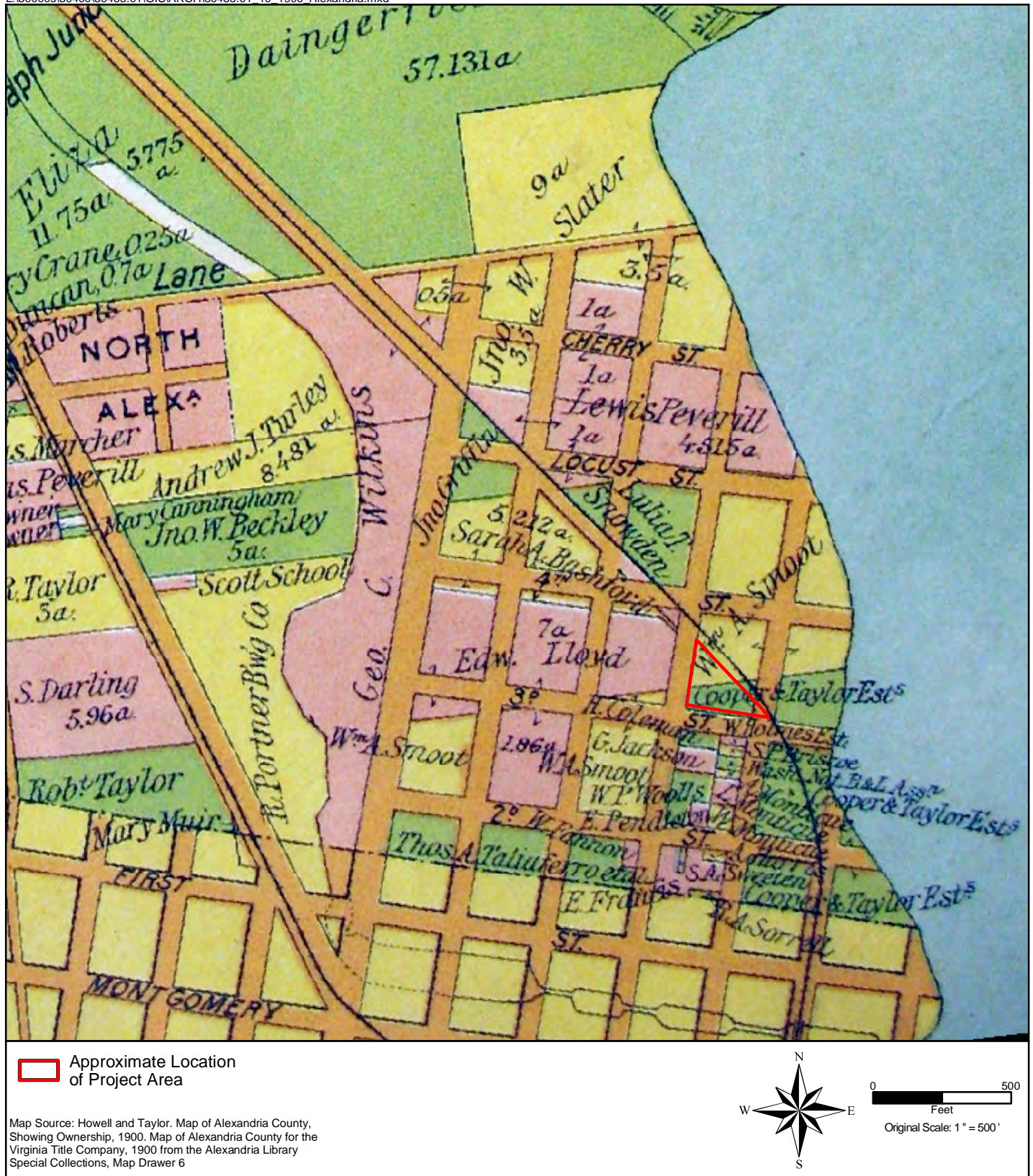


Figure 21: 1900 Howell and Taylor Title Map

It was not until December 6, 1910 in the Corporation Court of the City of Alexandria that Cooper and Taylor heirs, none of whom lived in the state, filed suit to sell the real estate and distribute the proceeds (Taylor Morrison et als. [sic] vs. Edward P. Cooper et als. [sic]).

Taylor Morrison, James Morrison, Rosalie Morrison, Edith Morrison, Mary Shaltice and William W. Whultice, her husband; Fannie A. Clark, Charles T. Clark, George T. Klipstein, Mary T. Harryman and Harry G. Harryman, her husband, and Rebecca T. Klopstein, complainants, vs. Edward P. Cooper, Annie Cooper Kennedy, Bertha Brewer, Edward C. Lord, William B. Lord, Thomas C. Lippincott, William Lippincott, Caroline E. C. Gaskill and J. N. Gaskill, her husband; Hannah Lippincott, Marta Farquhar and B. H. Farquhar, her husband; Hannah C. Edwards and Y. G. Edwards, her husband; Lewis C. Jessup, James Jessup, John Jessup, Mame Kromer and E. Kromer, her husband; West Jessup, Sallie Voorhees and John Voorhees, her husband; Cooper Jessup, widow of D. Cooper Jessup, deceased; Benajah Andrews, Clara Sneed and her husband; Mary, formerly Andrews, and her husband; Clara Bonsall and William S. Bonsall, her husband; Edwin C. Stokes, and Anna Stokes, his wife; Andrews, widow of D. Cooper Andrews, deceased, and Lizzie Curtis and her husband, if living, and their unknown heirs, if living, and their unknown heirs, if any of them be dead, defendants. In chancery...

It appearing by an affidavit filed in this cause that all of the defendants are non-residents of this State:

It is Ordered , That said defendants appear here within fifteen days after duo publication of this order, and do what is necessary to protect their interests in this suit and that a copy of this order be forthwith inserted in the Alexandria Gazette, a newspaper published in the City of Alexandria, once a week for four successive weeks, and posted at the front door of the Court House of this city (AG 7 Dec 1910:2).

On June 23, 1911, the *Alexandria Gazette* reported that the court ordered the sale of the property.

Industrialization

From the mid-to-late 19th century, in step with America's Industrial Revolution, industrial activities steadily moved up and down river from the original epicenter of activity at the end of King Street. Pre-Civil War industry in the north end of town included the Mount Vernon Cotton Factory and Portner Brewing Company. The industrial move northward continued well into the 20th century into the more rural parts of Alexandria County. This was due in part to Alexandria's well-established rail networks and emerging technology in steam power and road transportation (Sheely 1966).

Independent from Alexandria County since 1870, the City of Alexandria sought room to grow and annexed 985.6 acres of county land west and south of the city in 1915 and 2,585 acres to the north and northwest, including the project area, in 1930. In the early 20th century, the Potomac River Clay Works opened north of the project and the American Machine and Foundry Company and Glass Works operated to the south, employing people living in the Petersburg neighborhood (Figure 22).

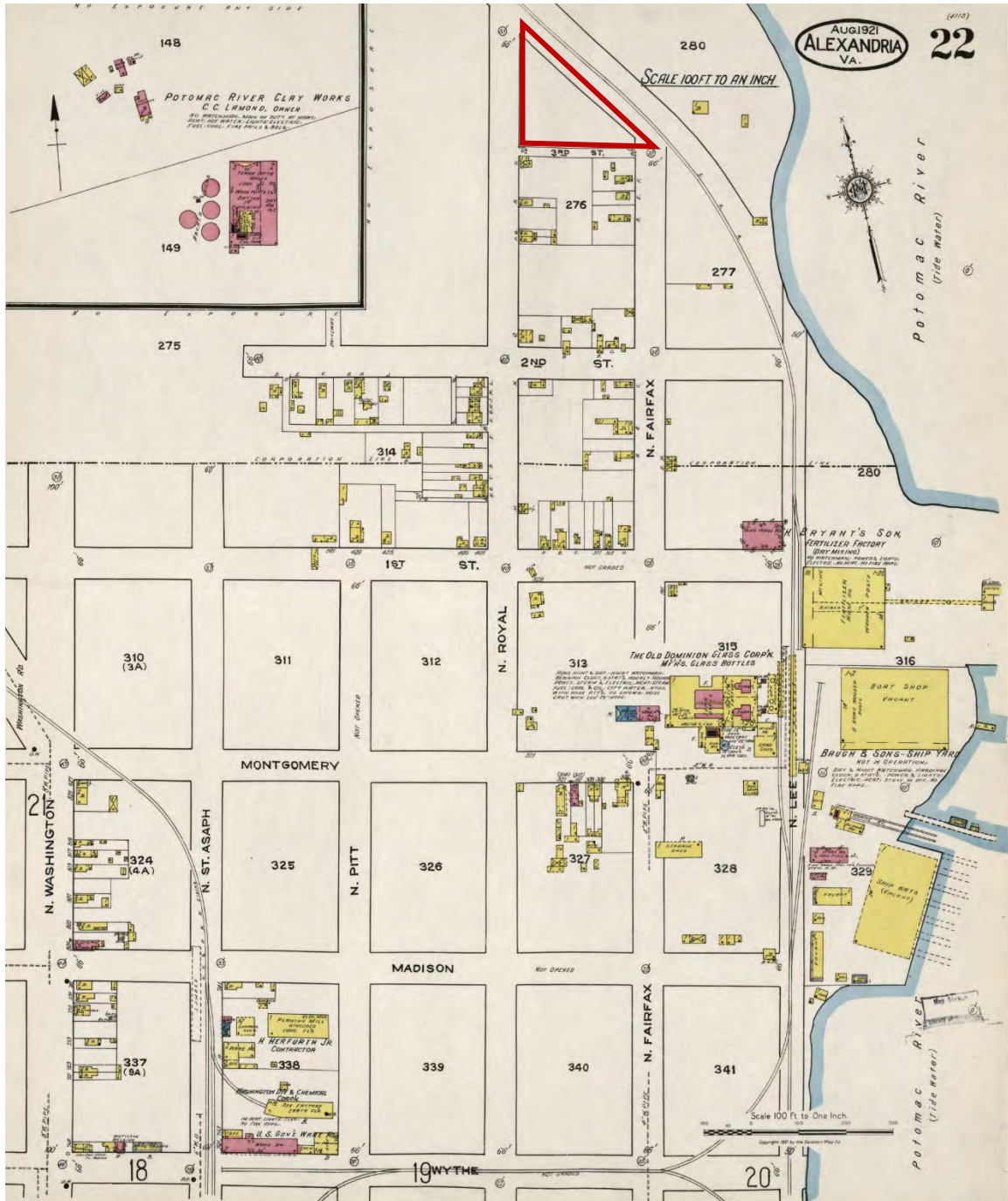


Figure 22: 1921 Sanborn Map, Petersburg Neighborhood

pre-1900-1919: W.A. Smoot and Heirs

Based on map evidence, William A. Smoot, Sr. (1840-1917) purchased the northern part of the project area sometime before 1900 (see Figure 21). In 1865, the Circuit Court ordered the executors of Hugh Smith's Estate to sell his land, including this area. In 1884, Smoot purchased several blocks neighboring it and another larger tract of land in the north end of town (AXCO DB F-4:0532); however, a deed specific to the project area was not identified.

In 1915, he purchased the southern part of the project area and other land where Petersburg had developed and consolidated the triangular block for the first time since Richard Conway subdivided it. This project area may have been used for access storage from his lumber yard since it was next to the same rail line as his yard downtown, or it more likely remained vacant as part of a larger piece of investment property (see Figure 20).

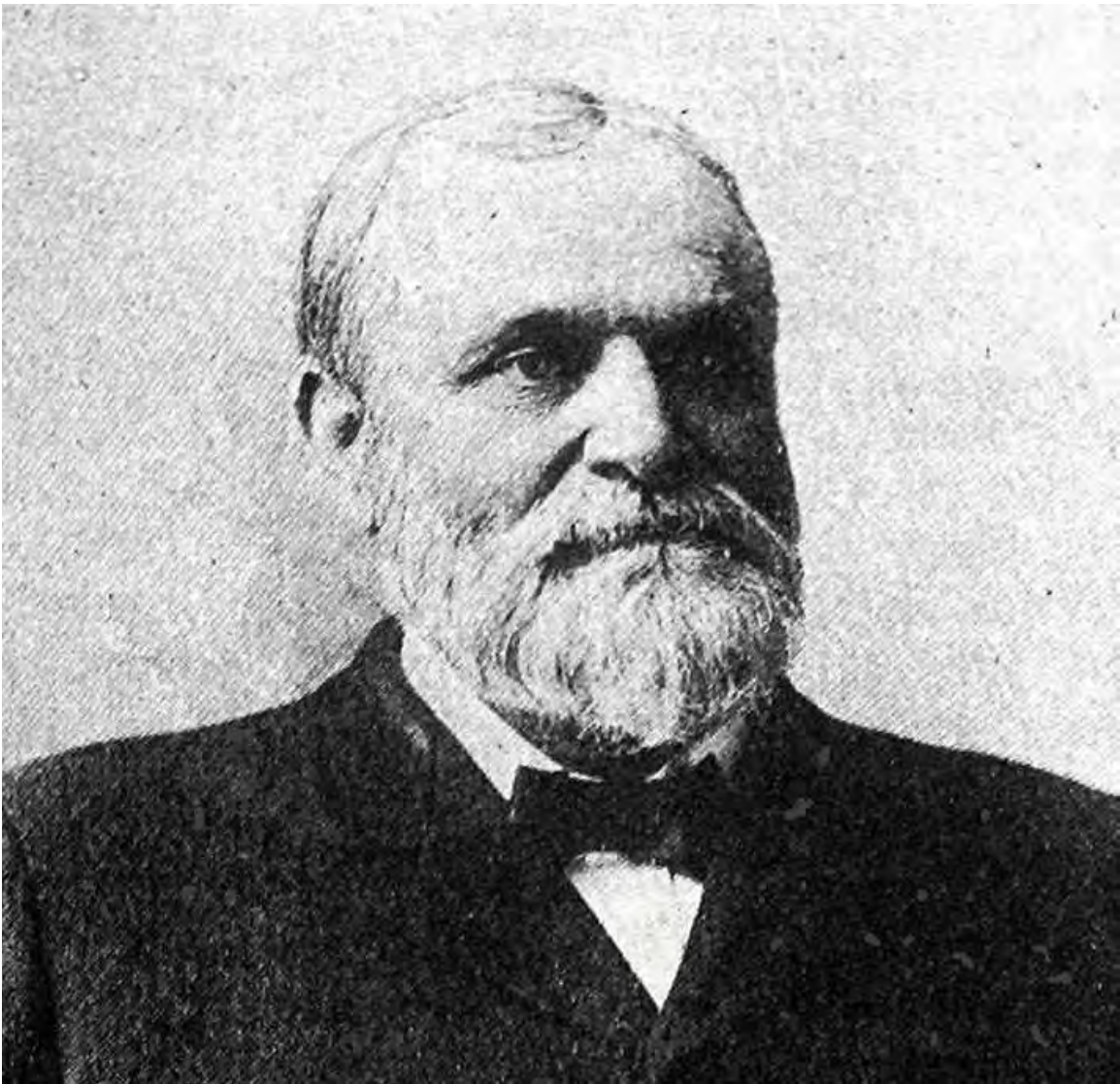
Smoot was descendent of one of four brothers who came to Alexandria from Maryland in the early 19th century (Figure 23). The family acquired lots throughout the region and became engaged in the tanning, coal, and lumber businesses in 1822. After serving the Confederacy in the Civil War, Smoot married in 1866 and joined the family trade. Already a widow in 1869, he married again to Elizabeth Carter (1853-1945) in 1873 (Methodist Protestant Cemetery, Alexandria, Virginia).

In the late 19th century, Smoot's cousins engaged in various partnerships such as C.C. Smoot & Co.; J. Rector Smoot & Co.; Perry, Smoot & Co.; and Jas. Rector Smoot & Perry (AG 1 Jun 1892). William originally partnered with John Perry in the lumber business, but by the 1890s, he operated W.A. Smoot & Co. with George S. French, advertising Coal, Salt and Plaster for sale at his lumber yard on Cameron and Union streets (AG 30 May 1892; City of Alexandria Directory 1897:192) (Figure 24). Across the street, Josiah H. D. Smoot & Son advertised "Shingles, Laths, Nails, Cement, Calcined Plaster, Flooring Doors, Sash, Blinds, Frames, Mouldings, Mantels, and all Kinds of Wood Work" (AG 1 Jun 1892).

By 1902, Josiah H.D. Smoot died, and William and his son, William Smoot, Jr., had taken over both lumber yards on Cameron and Union streets. In the early 20th century, Smoot's Lumber Wharf received about 300 dockages per year and shipped out the following:

- Lumber, 250,000 feet per year.
- Shingles, 100,000 per year.
- Laths, 200,000 per year.
- Millwork, \$20,000 worth per year.
- Brick, 100,000 per year.
- Lime, 1,000 barrels per year.
- Cement, 2,000 barrels per year.
- The incoming freight is as follows:
 - Lumber, 200,000 feet per year.
 - Shingles, 150,000 per year.
 - Laths, 500,000 per year (United States 1913:469).

After William Smoot, Sr. died in 1917, his son (1878-1941), who lived at the Alexandria landmark Lloyd House, took over as president while also serving as the Vice President of the *Alexandria Gazette* (City Directory 1919:349). By 1918, he sold the company's wharf on Union Street, cutting the business off from the water for the first time since 1822, in preparation for construction of the Torpedo Factory; however, the company remained on Cameron and Union Streets until 1964 and divested of the land containing the project area in 1919.



**Figure 23: W.A. Smoot, Sr.
(Find a Grave, Memorial 18802914)**

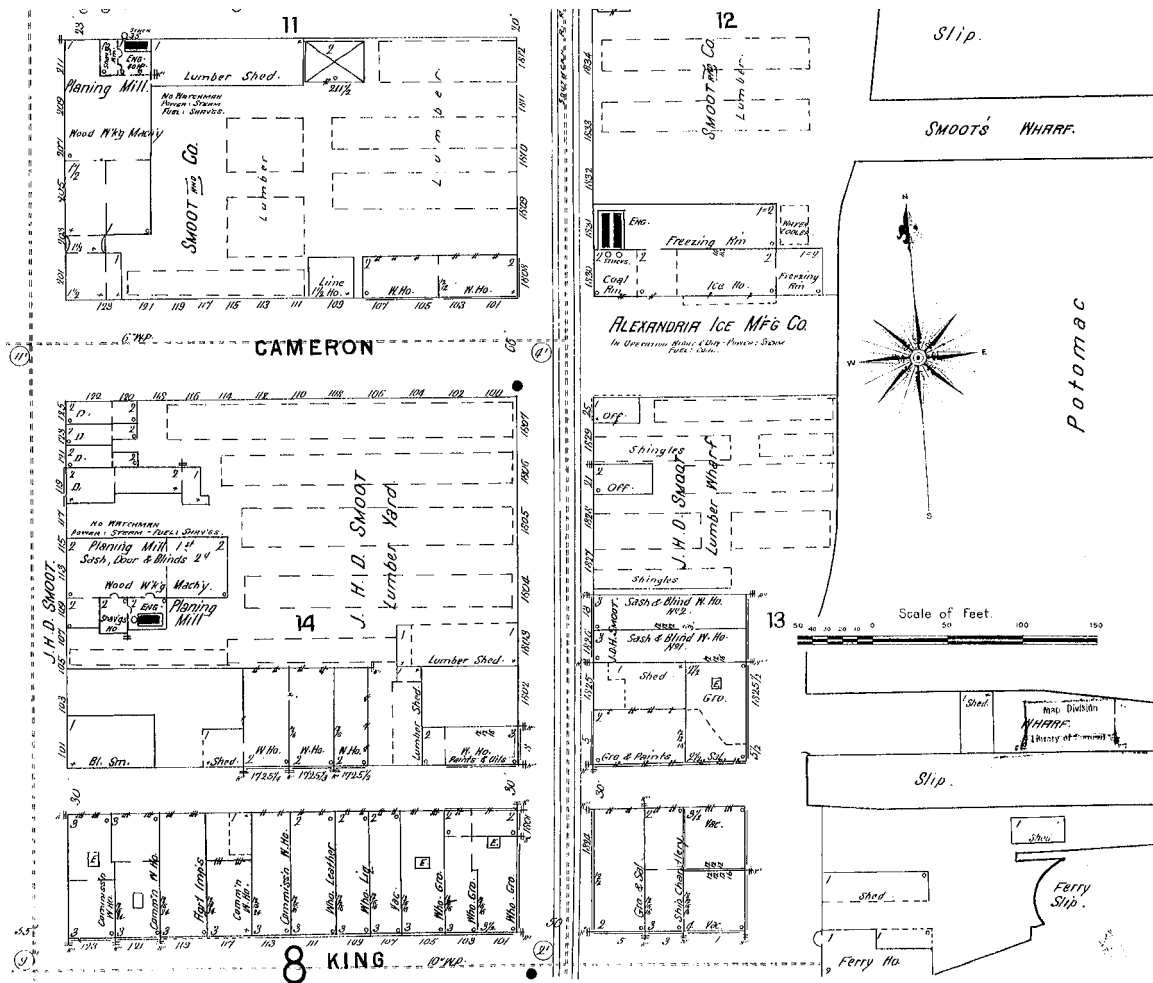


Figure 24: 1896 Sanborn, Smoot and Co. and J.H.D. Smoot Lumber on Cameron Street

1919-1936: Bryant Fertilizer Co. (later Virginia-Carolina Chemical Co.)

After William A. Smoot, Sr.'s death in 1917, his heirs sold the North Royal Street parcel, among neighboring parcels, to Bryant Fertilizer Company in 1919. John Carlyle Herbert Bryant first established his company to sell farm equipment in Alexandria in 1868. He also ran a plaster mill and a bone mill off King Street and mixed fertilizer at a warehouse at the foot of Queen Street before moving to South Union and Duke in the 1890s (Alexandria Library, Local History/Special Collections Box 239). By 1921, the buildings at those locations served as storage.

On December 22, 1919, Bryant Fertilizer Co. purchased land, including the consolidated project area, and moved operations from the center of town to the north end with the bulk of the operation opening two blocks southeast of the project area on First Street and the waterfront (AXCO DB 165:440) (Figure 22). In the 1920s, part of the company merged with the Virginia-Carolina Chemical Company, which had a warehouse northeast of the project area (Evening Star 15 Jul 1922) (Figure 22).

1936-1944: American Chlorophyll, Inc.

In 1936, the American Chlorophyll Company plant in Georgetown flooded and then succumbed to a serious fire, prompting the company to move to the former site of the Virginia-Carolina Chemical Co., which now lay within the city limits of Alexandria (Figure 25). Isolated and identified in the early 19th century, chlorophyll, the green pigment found in plants and algae, was not intensively studied until the early 20th century. In 1917, the U.S. Department of Agriculture Fixed Nitrogen Research Laboratory located near American University in Georgetown began to study its potential uses. Though early attempts to use it for medicinal purposes failed, chemist Robert H. Van Sant continued to explore its potential and founded the company to produce and refine research- and commercial-grade chlorophyll, carotene, and xanthophyll. In May 1933, the company leased the Georgetown site near the Department of Agriculture Chlorophyll Laboratory, headed by Dr. Frank M. Schertz, who took a job with the company in 1934. Products were distributed to universities in America and Europe to encourage experimentation and were used in soaps and cosmetics, but the company struggled for success throughout the 1930s (Zettlemeyer and Meyers 1954:63).

The Alexandria site contained approximately seven acres, including the vacant project area, an office and lab, two plants, a boiler house, warehouses, refuse pond, and railroad spur. From 1939 to 1942, the Company erected several more fireproof buildings and improved its commercial grades and grew sales, but the war stalled further growth, and attempts to join the war effort with experiments in camouflage production did not succeed. An attempt to break into caffeine production with Coca-Cola also failed. After the end of the war in 1946, laboratory personnel returned from overseas and began to build the company back up and further refine derivatives (Haynes 1949:19-21). Within two years, the Company moved to a site on the West Palm Beach Canal and Florida East Coast Railroad in Lake Worth, Florida, where it merged with Strong, Cobb and Co. in 1950 (Zettlemeyer and Meyers 1954:63).

Suburbanization

In response to the crises of World War I, the Great Depression, and World War II, Federal and state governments incrementally expanded their offices and activities and increased their numbers of employees. After each period, newcomers came in exponential numbers to the Washington, D.C. suburbs and often never left, replacing agricultural and industrial uses with residential and recreational ones. By the mid-twentieth century, the last vestiges of the agricultural land in Alexandria and Arlington County disappeared, giving rise to infill development and redevelopment within the historic city grid, where roads and infrastructure were constantly being improved. Because the neighborhood around the project area was industrial and historically black residential, it was among those targeted for urban renewal as “shantytowns” were not worthy of consideration during Alexandria’s emerging historic preservation movement in the 1940s (Figure 26). Urban renewal efforts also prompted the city’s government to begin plans for the redevelopment of the waterfront district (Melder et al. 1983:339-441).

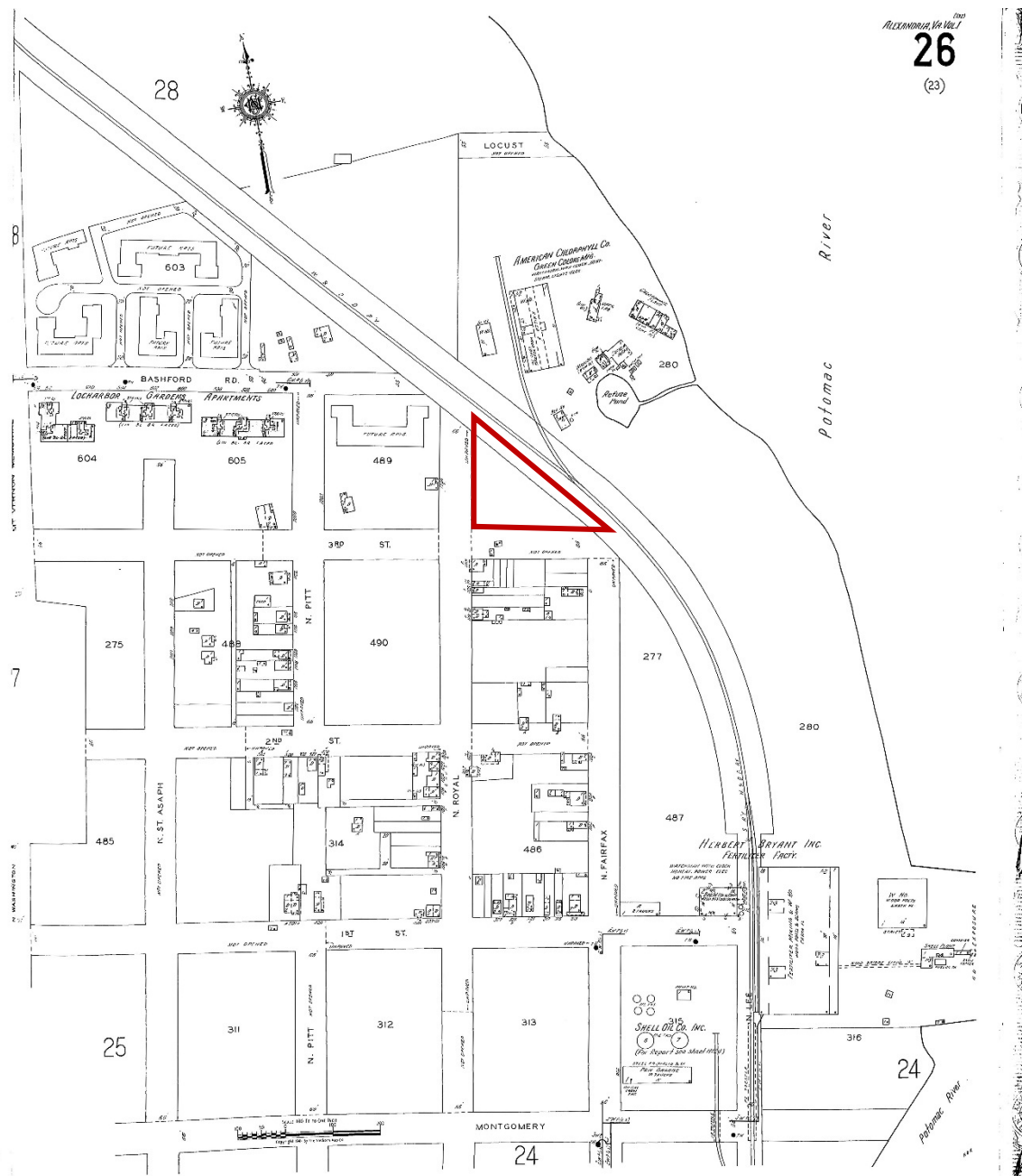


Figure 25: 1941 Sanborn Petersburg Neighborhood



Figure 26: “House in Negro quarter. Rosslyn, Virginia” Similar to Petersburg Documented in 1937 before Urban Renewal (Library of Congress Prints and Photographs)

By 1941, modern suburban development cropped up around Petersburg, though Third Street was still “Not Opened” with two small structures in the right-of-way. To the northwest, “Future Apartments” were under development and one block west, Locharbor Garden Apartments had recently been completed (see Figure 25). To the south, older houses were scattered along North Royal, North Pitt, and First through Third Streets, while industrial facilities remained on the waterfront. Always on trend in Virginia if not elsewhere, Colonial Revival architecture became popular nationwide by the 1930s with the bicentennial celebration of George Washington’s birth and was applied to these and other affordable housing developments as well as one-and-two-story strip developments (Office of Historic Alexandria et al. 2016).

Construction of garden apartment complexes, named for historic sites or their proximity to the Potomac River, began in 1939 and continued through World War II primarily around North Washington Street (BAR Case 2010-0229 1 Sep 2010). In reference to Baldwin Dade II’s estate, Locharbor Gardens was constructed between 1939 and 1940 and converted into the Executive Club Suites hotel in 1986. It was converted back into condominiums in 1996 and renamed Riverton Condominiums. In reference to their location near the waterfront, Harbor Terrace and Riverview date to the 1940s and were also converted into condominiums in the 1980s (Figure 27). Each of these complexes had communal courtyards and were two- or three-story concrete block buildings with Colonial Revival brick veneer (BAR Case 2004-0259 2 Feb 2005).

Institutional and recreational development followed multi-family complexes, completely erasing Petersburg and almost all industry (Figure 28). Theodore Ficklin, a whites-only school, opened in the heart of the historically black neighborhood by 1949. When the U.S. Supreme Court declared schools had to integrate in 1954, Virginia instituted a “Massive Resistance” led by its governor well into the 1960s; however, Ficklin became one of the first three schools in the state to integrate in February 1959 after a successful NAACP lawsuit (McElhatton 2018). By 1973, it was closed and razed due to mounting race issues.

The new recreational opportunities that emerged in the area were mostly limited to the white population as well. With the advent of automobiles and the popularity of motor touring, the Washington Memorial Parkway was completed between Arlington Memorial Bridge to the north and Mount Vernon to the south and over the next several decades sparked the creation of parks and low-slung auto-friendly restaurants, motels, and gas stations with large parking lots. By 1963, Olde Colony Lodge, southwest of the project area, in the Colonial Revival style opened to service the motor-tourist economy developed.

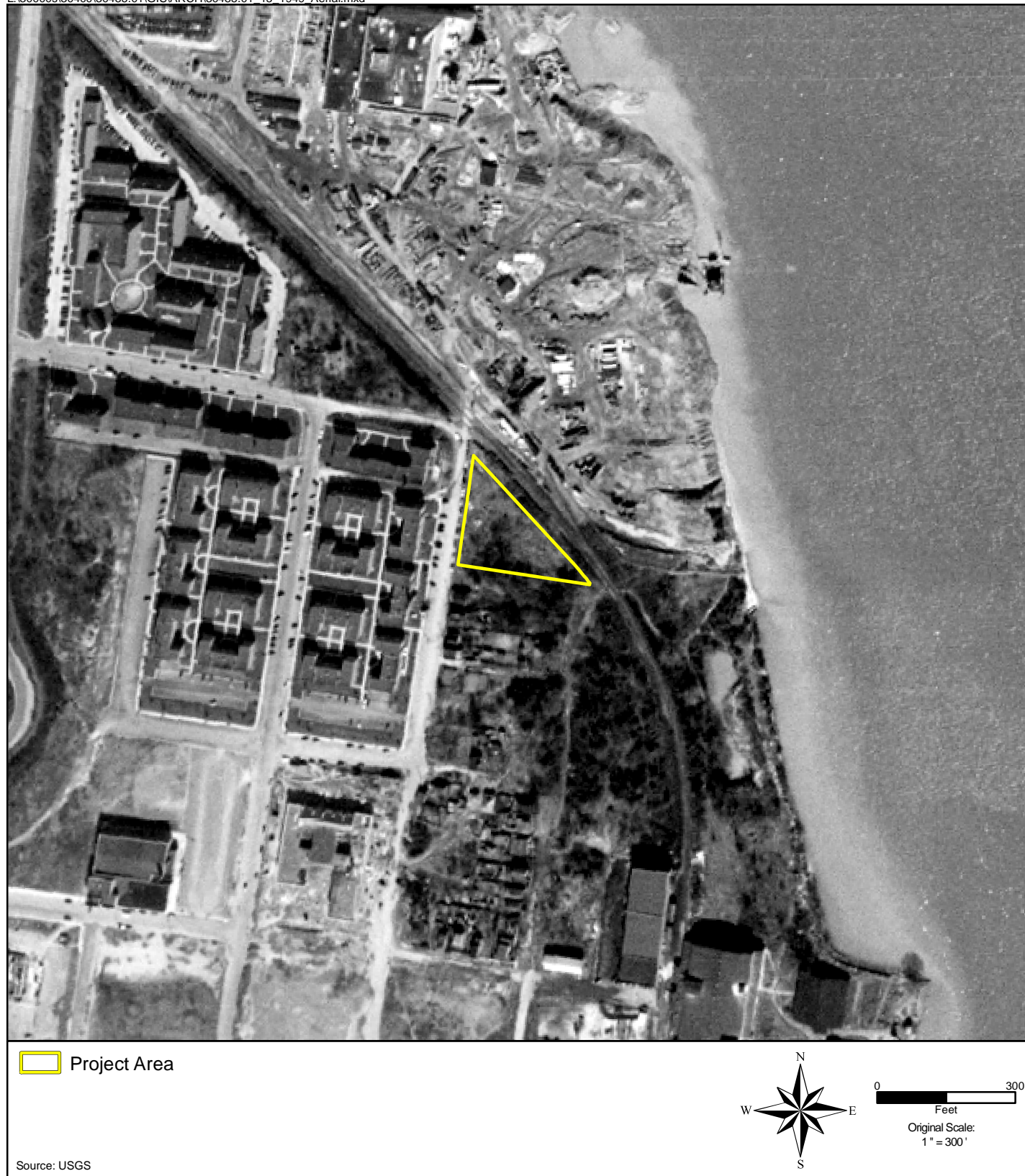


Figure 27: 1949 Black and White Imagery, Showing New Adjacent Garden Apartments,

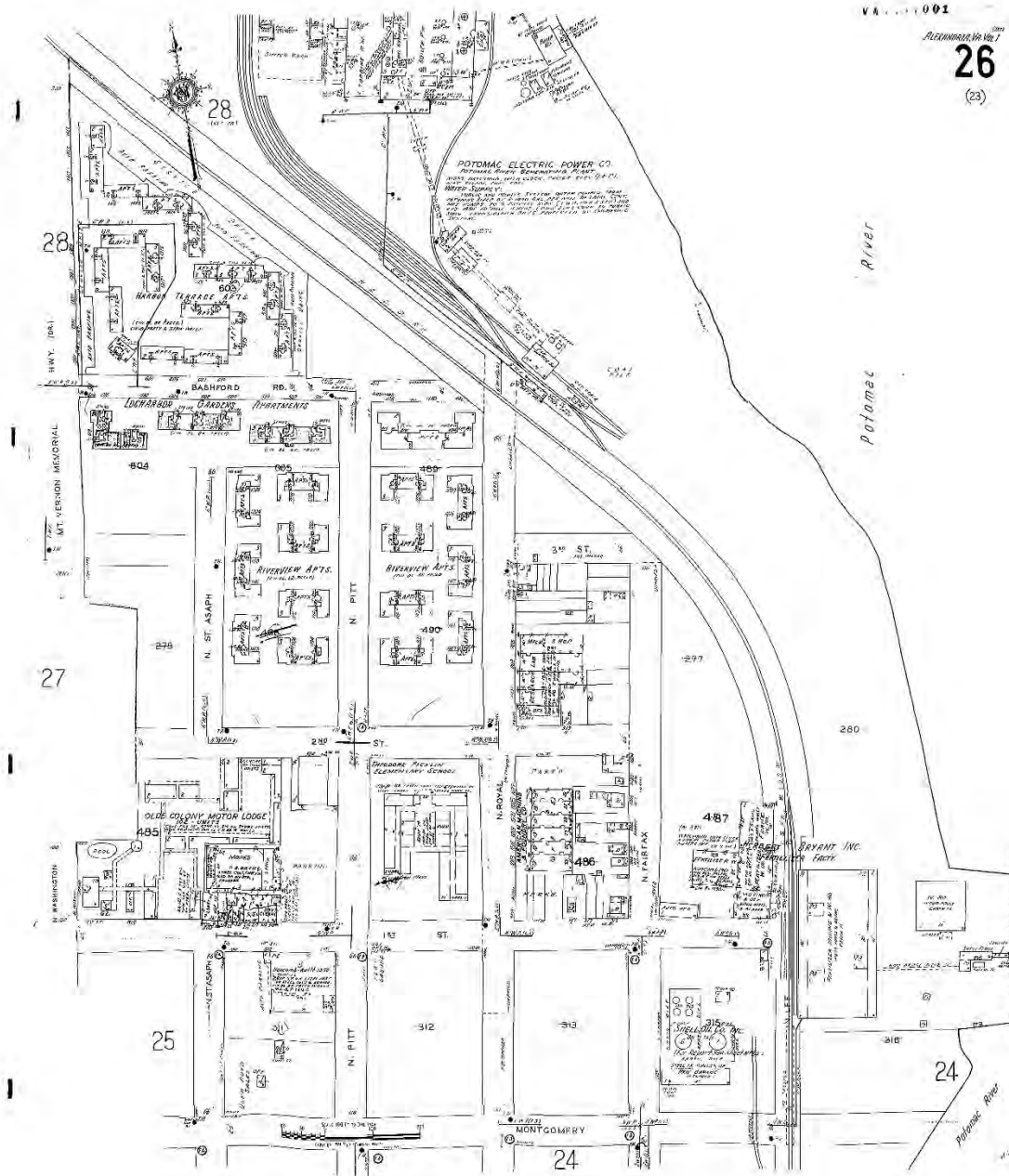


Figure 28: 1959 Sanborn Petersburg Neighborhood

1944-1964: Braddock Light & Power

Rapid suburbanization and improved infrastructure in Alexandria and Arlington required major expansion among power companies. In 1944, Braddock Light & Power Company, a small Virginia power supplier, purchased the project area and over 15 acres on the north side of the rail from American Chlorophyll Inc. to build the Potomac River Generating Station, a coal-fired electric generating plant, which operated from 1949 to 2012 (CPP Inc. 2018) (see Figure 28 - Figure 29).

Absorbed by Potomac Electric Power Company (PEPCO), the facility's capacity expanded from 80,000 kilowatts to 499,000 kilowatts by 1957. Because the plant was built only one mile from Reagan National Airport, the Federal Aviation Administration required that the exhaust stacks be built shorter than normal in order to avoid interference with incoming and outgoing aircrafts (City of Alexandria 2015; Sullivan 2012). While the plant expanded north, PEPCO sold land to the south, including the project area to W.A. Smoot & Co., then run by Robert E. Craddock, the first owner of the firm outside of the Smoot family in 1964 (Early American Society 1993:43).



Figure 29: Potomac River Generating Station Under Construction
(<https://www.deq.virginia.gov>)

1964-2001: W.A. Smoot Lumber Co.

After William A. Smoot, Jr. died in 1941, Robert Craddock became the first owner of the firm outside of the family. He started at the lumber company as a part-time employee while a college student, then worked on the sales floor and in the lumberyard (Early American Society 1993:43). Following suburban development, Craddock moved the company to the

project area almost 50 years after his predecessor had sold it and 144 years after the first Smoot company had opened on Cameron Street. As the last of the family businesses operating, Smoot & Co. claimed 1822 as its founding date and became recognized as one of the oldest lumber companies in America.

In May 1964, the City of Alexandria approved Building Permit No. 7961 for W.A. Smoot & Company to erect a prefab steel building for the sale of retail lumber and millwork at their new site on 1201 North Royal Street. The 50-by-162-foot, one-story building had a concrete foundation, wood and metal façade, and pitched roof. They also built office space 20-by-20 feet. In 1978, Fred Sachs and John O'Donnell assumed ownership of the business, while Craddock remained as president (Baker 1990). In May 1984 and June 1986, Sachs received permits to attach a temporary trailer for storage followed by an 8-by-30-foot permanent storage addition.

Smoot's specialty in the 20th century was high-end millwork and moldings in historic buildings, for which, they used the same machine and belt-driven chain-mortiser from the 1890s into the 1990s. O'Donnell noted, "We stock all the things people always saw but never knew what they were called, and if we don't have it, we'll make it" (ibid.). During their tenure within the project area, they completed work on the following:

- The White House
- The Capital
- Mount Vernon Molding Restoration
- Smithsonian Arts & Industries Building Arched Windows Restoration
- Museum of American History Ice Cream Room
- The Homes of Congress Members and Supreme Court Justices
- Sets for movies such as "Gardens of Stone" and "Broadcast News," which joined the Library of Congress National Film Registry in 2018

Earlier significant work included over 100,000 board feet of Idaho White Pine lumber for the George Washington National Masonic Memorial in the 1920s and bleachers for John F. Kennedy's funeral procession just before their move from Old Town.

In March 1990, O'Donnell and Sachs felt that their site had "too much inventory and too little parking" and decided once again to follow suburban development, relocating to a building ten times as big at 6295 Edsall Road on the border of the West End of Alexandria and Fairfax County (ibid.). Since then, they were purchased by BMC but go by Smoot locally. The Royal Street building was reopened as a hardware store affiliated with the company (ibid.). In 1994, Robert Craddock, who had worked at the lumber company for over 60 years, deeded the property to 1201 Royal Street Associates, LP. Craddock died at the age of 90 on October 19, 2007 (The Washington Post 21 Oct 2007).



Figure 30: 1964 Black and White Imagery, Showing Newly Constructed Smoot Lumber Co.

Modern Redevelopment

Redevelopment of the waterfront was brought to a halt for several decades due to a land dispute between the city and the federal government; however, during Smoot's occupation of the project area, the United States and PEPCO came to an agreement in 1981 for the construction of the Mount Vernon Trail, running by the project area where the railroad operated until 1968 (Office of Historic Alexandria 2009). As land disputes were settled and redevelopment of industrial sites extended to Old Town North, concern about the Potomac River Generating Station's effect on air and environmental quality arose. In 2008, the City of Alexandria and Mirant, which had taken over the site, reached an agreement requiring Mirant to invest \$34 million in new pollution control technology to assure that limits comply with the National Ambient Air Quality Standards (Office of Historic Alexandria 2009). After GenOn took over the lease, the company opted to shut down the plant permanently on December 21, 2012 (City of Alexandria 2015). The power plant sat on a 25-acre lot that will be redeveloped (Sullivan 2012).

2001-2019: MetroStage

The Smoot Company Hardware Store closed at 1201 North Royal Street by July 2001. After raising \$450,000 and enlisting an architect on its board, MetroStage (formerly the American Showcase Theatre Company, Inc., founded in 1984) modernized the entrance and converted the warehouse into offices and a 130-seat performing arts space. The non-profit celebrated its nearly 18-year run with a set of final performances in the winter and spring of 2019 (MetroStage 2018). Other recent occupants have included Café Marianna.



Figure 31: Spring 2017 Natural Color Imagery

HISTORIC INTERPRETATION PLAN RECOMMENDATIONS

The client proposes to construct two mixed-use buildings with 99 multifamily units and a 5,885 square-foot arts space on a site that most recently was occupied by a lumber company followed by an arts center (DSUP Application 2017-0025) (Figure 32 - Figure 34). The OTN Historic Interpretation Guide (2017) identifies the themes of African-American Life, Agriculture and Rural Life, and Suburbanization as relevant to this project area. Research for this study also revealed that the property for much of the 20th century was part of larger tracts linked to the theme of Industry, as related to both manufacturing and the suburban economy. As required by the City of Alexandria, two interpretive signs and various interpretive elements will be integrated into the redevelopment project. Two areas for interpretation are provided below followed by one alternate (Figure 36). Content provided in the Historic Overview supports these recommendations and will provide material for the creation of signage.



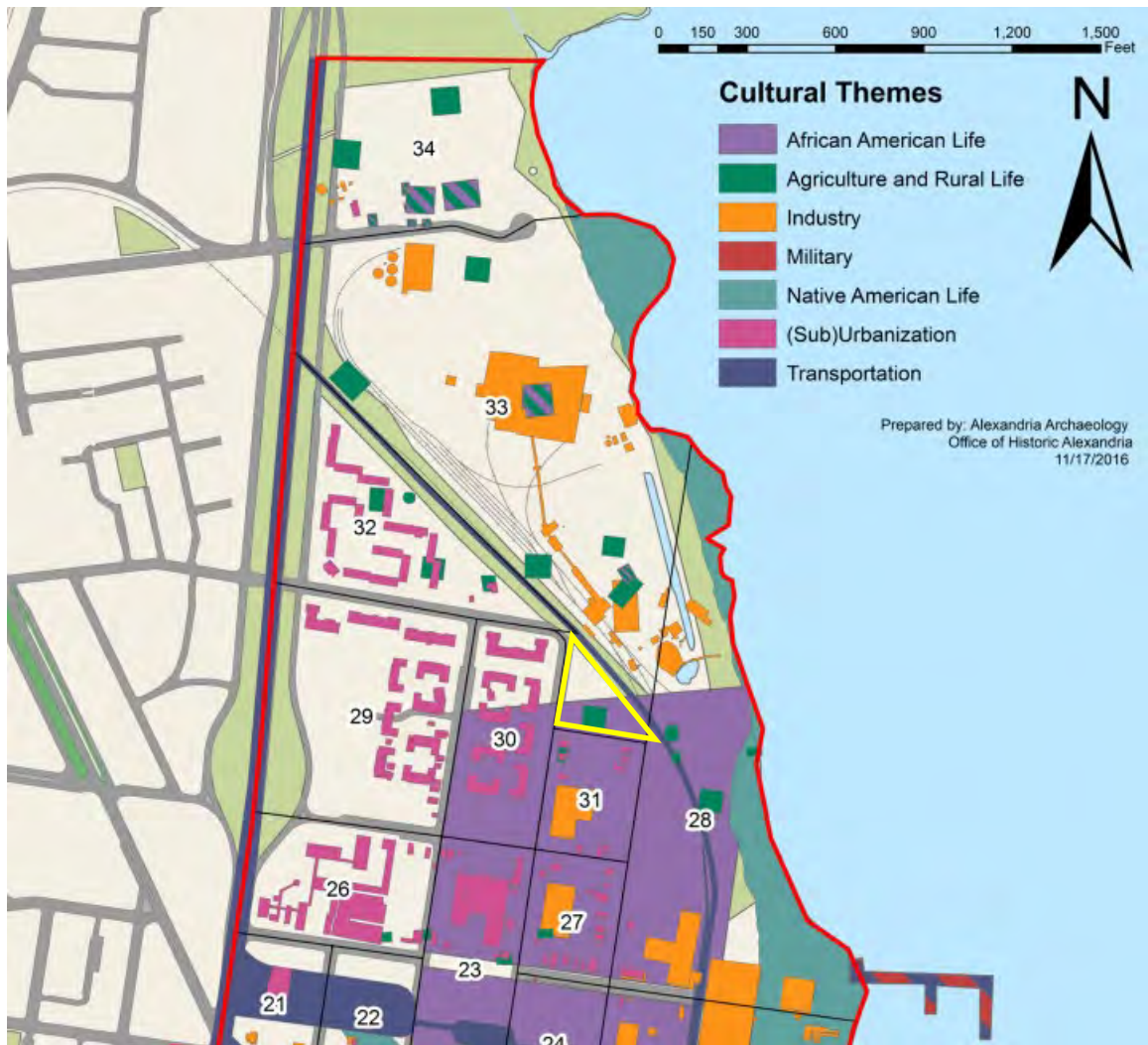
**Figure 32: Proposed Corner North Royal and Third Streets
(SK+I Architecture 2018)**



**Figure 33: Proposed Arts Walk
(SK+I Architecture 2018)**



**Figure 34: Proposed Mount Vernon Trail and Third Street
(SK+I Architecture 2018)**

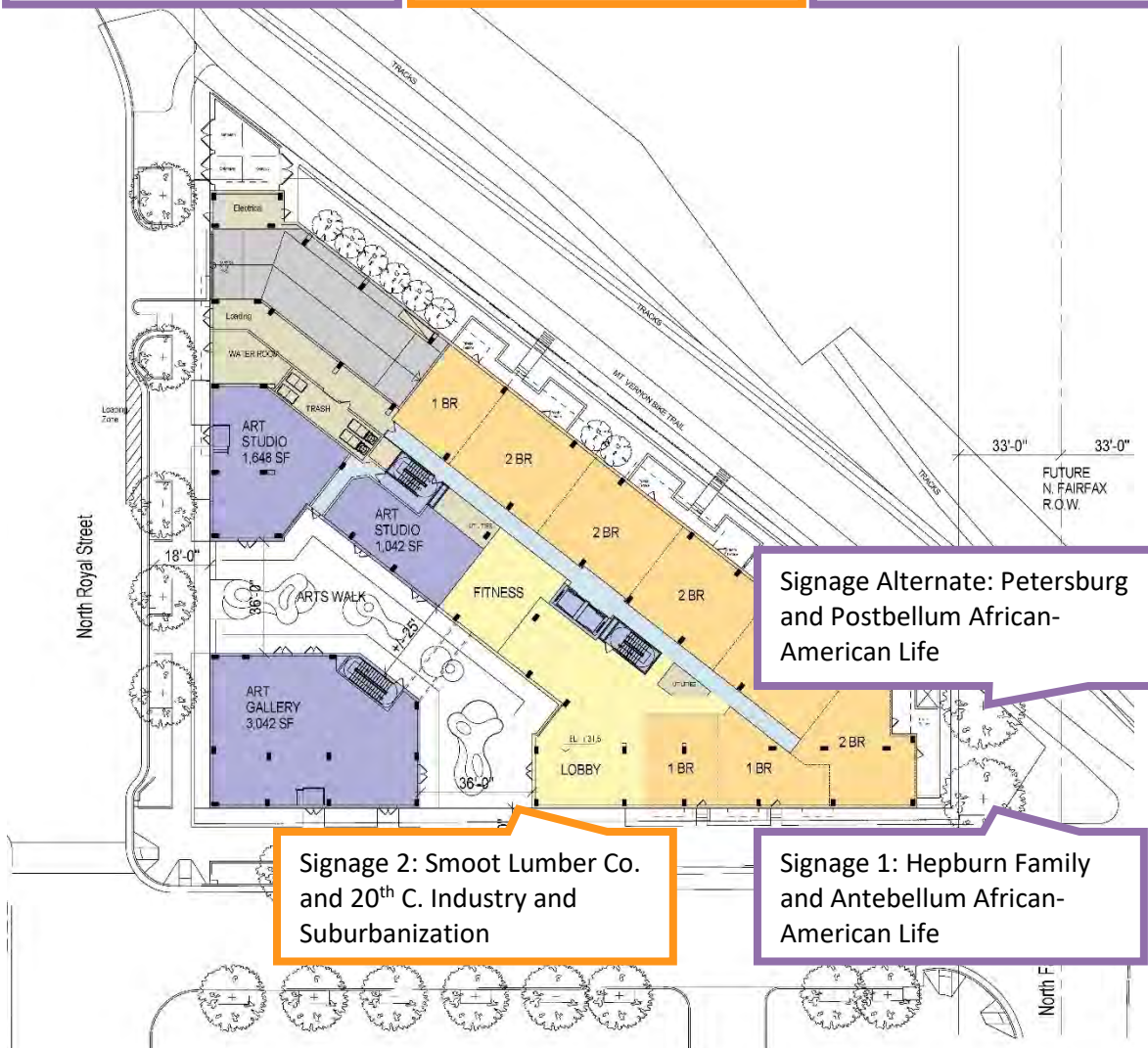


**Figure 35: OTN Thematic Overview Map
(Alexandria Archaeology and OHA 2016)**

Interpretative Elements 1:
Incorporate imagery or references to Hepburn endeavors in Art Walk or other public spaces – Water, Grapes, Grains, Fish.

Interpretative Elements 2:
Display historic machinery and examples of woodwork in public spaces. Use Smoot woodworking typical of Old Town work in interiors.

Interpretative Elements Alternate: Display historic photographs of African Americans living and working in Old Town North in Lobby or other public spaces.



**Figure 36: First Floor Plan (SK+I Architecture 2018),
Showing Recommended Locations for Signage and Interpretative Elements**

RECOMMENDATION NO. 1

OTN Historic Interpretation Guide Theme: African-American Life

Signage: Hepburn Family and Antebellum African-American Life

Interpretative Elements: Incorporate imagery or references to Hepburn endeavors in Art Walk or other public spaces – Water, Grapes, Grains, Fish.

Most significant to this site is its connection to Moses Hepburn, son of a white merchant, William Hepburn, and enslaved black washerwoman, Esther David. He was freed around the age of 8 over 30 years before the Civil War and attended school in West Chester, Pennsylvania until 1827. Returning to a house and land left to him by his father in Alexandria, he married Amelia Braddock with whom he raised a family of successful children. Professionally, he ran a water distribution business and fishery; became a developer; and dabbled in growing grapes and other varied grains, using the project area for farmland until mounting oppression prompted the family to move to West Chester in 1853. Twice in his time in Alexandria, his father's white heirs contested his ownership of land and once tried to declare him a slave for life. The courts of the day sided with Moses Hepburn. The Hepburn story is a rare happy one in the antebellum South and illustrates conflicting and shifting views on African Americans leading up to the Civil War.

RECOMMENDATION NO. 2

OTN Historic Interpretation Guide Themes: Industrialization & Suburbanization

Signage: Smoot Lumber Co. and 20th C. Industry and Suburbanization

Interpretative Elements: Display historic machinery and examples of woodwork in public spaces. Use Smoot woodworking typical of Old Town work in interiors.

From 1919 until 1964, the project area was part of a much larger tract, which contained Bryant Fertilizer Co. (merged with Virginia-Carolina Chemical Co.); American Chlorophyll, Inc.; and Braddock Light & Power (later PEPCO), which built the Potomac River Generating Station north of the tracks. Smoot Lumber Co., known for its high-end millwork and molding, moved to 1201 North Royal Street and built a steel warehouse and office in 1964 on the opposite side of the track of PEPCO. The company maintained a storefront and lumber yard there until 1990, a period during which they were engaged in numerous significant projects, including work on the White House, the Capitol, Mount Vernon, and numerous movies sets.

The demise of manufacturing and the need for a massive power plant for suburban develop illustrate the segue from one era to another. Smoot's move from Old Town to Old Town North illustrates mid-twentieth century development patterns and the need or desire for industry and commerce to follow their client base to the suburbs. The historical tie Smoot Lumber had to the Torpedo Factory site, its location from 1822 until 1918 and its neighbor from 1918 to 1964, represents an interesting link to the proposed redevelopment, which will contain an art center that follows Smoot's path from the Torpedo Factory to this OTN location.

ALTERNATE RECOMMENDATION

OTN Historic Interpretation Guide Themes: African-American Life & Suburbanization

Signage: Petersburg and Postbellum African-American Life

Interpretative Elements: Display historic photographs of African Americans living and working in Old Town North in Lobby or other public spaces.

In the latter half of the 19th century, the project area was owned by investors and was part of a rural suburban community of African Americans who worked in agriculture and industry or in the city. Known as Petersburg at the turn of the century, the area remained as a cluster of modest frame houses and kitchen gardens until annexed by the city in 1930. From at least 1894 to 1902, the lot contained a building, which was likely a frame house. Consolidated in 1915, the project area was sold by Smoot heirs as part of a larger tract to the first of three industrial occupants. Petersburg succumbed to urban renewal and construction of suburban garden apartment complexes in the mid-twentieth century. This part of the area's history illustrates how formerly enslaved African Americans sought refuge and success in relatively remote communities, which would later become threatened by progress.

REFERENCES CITED

Public Records Consulted

Alexandria County Circuit Court Records
Alexandria County Deed Books
Alexandria County Will Books
Alexandria County Vital Records
City of Alexandria Permits
City of Alexandria Deed Books
City of Alexandria Will Books
Fairfax County Deed Books
Fairfax County Will Books
Northern Neck Land Grants
Prince William County Land Causes
Stafford County Order Book
Stafford County Will Book
U.S. Bureau of the Census Population and Slave Schedules
U.S. Supreme Court Records

Secondary Sources

- Baer, Christopher T.
2004 A General Chronology of the Pennsylvania Railroad Company Its Predecessors and Successors and Its Historical Context: 1905
http://www.prtrhs.com/newprtr_files/Hagley/PRR_hagley_intro.htm, accessed January 10, 2019.
- Baker, Peter.
1990 Smoot Lumber Co., An Old Town Institution, Makes The Big Move. *The Washington Post* March 15, 1990. Washington, D.C.
- Bedini, Silvio A.
1971 *Benjamin Banneker and the survey of the District of Columbia, 1791*. Columbia Historical Society, Washington.
- Bloomburg, Belinda
1988 Free Black Adaptive Responses to the Antebellum Urban Environment: Neighborhood Formation and Socioeconomic Stratification in Alexandria, Virginia 1790-1850. Ph.D., American University.
- Bradshaw, Herbert Clarence
1955 *History of Prince Edward County, Virginia, From its Earliest Settlements through its Establishment in 1754 to its Bicentennial Year*. The Dietz Press, Richmond.

Brockett, F. L.

1876 *The Lodge of Washington: A History of the Alexandria Washington Lodge, No. 22, A.F. and A.M. of Alexandria, Va. 1783-1876*. G. E. French, Alexandria, Virginia.

Bussel, Robert

1998 "The Most Indispensable Man in His Community": African-American Entrepreneurs in West Chester, Pennsylvania, 1865-1925. *Pennsylvania History* 65(Summer 1998):324-349.

Calvit, Elizabeth, Francine Bromberg, and Barbara B. Ballentine

1994, 2001 *African American Historic Resources of Alexandria, Virginia, National Register of Historic Places Multiple Property Documentation*. Submitted to Office of Historic Alexandria, Virginia.

City of Alexandria

2015 Staff Update on NRG Potomac River Generating Station Site Remediation and Groundwater Monitoring Work - November 2015

<https://www.alexandriava.gov/GenOn>, accessed January 10, 2019.

Cox, Al, Pamela J. Cressey, Timothy J. Dennee, T. Michael Miller, and Peter Smith

1999 Discovering the Decades. Alexandria Archaeology

<https://www.alexandriava.gov/historic/info/default.aspx?id=28254>, accessed.

CPP Inc.

2018 Power Plant Achieves Compliance through Wind Tunnel Testing

<https://www.cppwind.com/portfolio/power-plant-achieves-compliance-through-wind-tunnel-testing>, accessed January 10, 2019.

Cressey, Pamela J., Barbara H. Magid, and Steven Shephard

1984 *Urban Development in North America: Status, Distance and Material Differences in Alexandria, Virginia*. Submitted to Alexandria Archeology. Copies available from National Endowment for the Humanities.

Cressey, Pamela J., John F. Stephens, Steven J. Shepard, and Barbara H. Magid

1982 The Core-Periphery Relationship and the Archaeological Record in Alexandria, Virginia. In *Archaeology of Urban America: The Search for Pattern and Process*, edited by Roy S. Dickens Jr. Academic Press, New York.

Crowl, Heather K.

2002 A History of Roads in Fairfax County, Virginia: 1608-1840. Ph.D., History, American University, Ann Arbor.

Daily Local News, The

1899 *West Chester, Past and Present: Centennial Souvenir with Celebration Proceedings*. Daily Local News, West Chester, Pennsylvania.

Early American Society

1993 *Early American Life*. Cowles Magazines, Inc.

Frobel, Ann S.

1992 *The Civil War Diary of Anne S. Frobel* EPM Publications, McLean, Virginia.

Grizzard, F.E.

2002 *George Washington: A Biographical Companion*. ABC-CLIO.

Hahn, Thomas F., and Emory Leland Kemp

1992 *The Alexandria Canal : Its History & Preservation*. Monograph Series. West Virginia University Press, Morgantown, West Virginia.

Harrison, Fairfax

1987 *Landmarks of Old Prince William: A Study of Origins in Northern Virginia*. 2 vols. Gateway Press, Baltimore.

Haynes, Williams (editor)

1949 *The Chemical Companies*. American Chemical Industry. Vol VI. 6 vols. Nostrand, New York.

Hening, William Waller (editor)

1820 *The Statutes at Large; Being a Collection of All the Laws of Virginia, from the First Session of the Legislature, in the Year 1619. [1756-1763]*. Vol 7. Franklin Press, Richmond.

1823 *The Statutes at Large; Being a Collection of All the Laws of Virginia, from the First Session of the Legislature, in the Year 1619. [1684-1710]*. Vol 3. Thomas Desilver, Philadelphia.

Hurst, Harold W.

1991 *Alexandria on the Potomac: The Portrait of an Antebellum Community*. University Press of America, Lanham, Maryland.

MacKay, James Cobham

1995 *The Development of Taverns in Alexandria, Virginia, 1750-1810*. Alexandria Library Special Collections, Alexandria, Virginia.

McElhatton, Jim.

2018 The homeless man who made Alexandria civil rights history. *Alexandria Times* May 3, 2018. Alexandria, Virginia.

Melder, Keith, Kathryn Schneider Smith, Peter H. Share, and Associates for Renewal in Education.

1983 *City of Magnificent Intentions : a History of the District of Columbia*.
Published for ARE by Intac, Inc., Washington, D.C.

MetroStage

2018 About Us: History. MetroStage

<http://www.metrostage.org/history.html#.XBKH22hKiUk>, accessed 12/13/2018.

Miller, Edward A. Jr.

1998 Volunteers for Freedom: Black Civil War Soldiers in Alexandria National Cemetery, Part I *Historic Alexandria Quarterly*.

Miller, T. Michael

1987 *Pen Portraits of Alexandria, Virginia, 1739-1900*. Heritage Books, Bowie, Maryland.

1991 *Artisans and Merchants of Alexandria, Virginia, 1780-1820*. 2 vols.
Heritage Books, Bowie, Maryland.

1992 The History of Potomac Yards: The Alexandria Canal. *The Fireside Sentinel*.

Mitchell, Beth

1977 *Beginning at a White Oak: Patents and Northern Neck Grants of Fairfax County, Virginia*. McGregor & Werner.

Morgan, Maxine Goff

1966a A Chronological History of the Alexandria Canal (Part II) *Arlington Historical Magazine*: 18.

1966b A Chronological History of the Alexandria Canal (Part II) *Arlington Historical Magazine*: 3-21.

Office of Historic Alexandria

2009 Waterfront Plan: Boat Tour, Alexandria, Virginia.

Office of Historic Alexandria, and Alexandria Archaeology

2010 Alexandria Waterfront History Plan, Alexandria, Virginia.

Office of Historic Alexandria, PRESERVE/scapes, and Stantec

2016 Old Town North Historic Interpretation Guide, Alexandria, Virginia.

Pippenger, Wesley E.

1990 *John Alexander: A Northern Neck Proprietor: His Family, Friends, and Kin*. Gateway Press, Baltimore.

Poland, Charles Preston

1976 *From frontier to suburbia*. Walsworth Pub. Co., Marceline, Mo.

Randall, Frances A.

1998 *Mirror on Frederick through 250 years*. Great Southern Printing & Manufacturing Co., [Frederick, Md.].

Robey, Donald M.

1999 Alexandria Lodge No. 39, Alexandria, Virginia 1783-1788. Stated Meeting of the Lodge on September 23, 1999.

Rose, C. B.

1976 *Arlington County, Virginia: A History*. Arlington Historical Society, Arlington, Va.

Schweigert, Kurt P.

1998 *West End*. Submitted to Norfolk Southern Corporation.

Seifert, Donna J., and Cecile G. Glendening, & Owen

1988 *Archeological Assessment of the Southern Plaza Project Area, Alexandria, VA*.

Sheely, Horace

1966 Alexandria Historic District. *National Historic Landmark Registration Form*.

Smith, William F., and Michael T. Miller

1989 *A Seaport Saga: A Portrait of Old Alexandria, Virginia*. Donning Company, Norfolk, Virginia.

Stetson, Charles W.

1935 *Four Mile Run Land Grants*. Mimeoform Press, Washington, D.C.

Sullivan, Patricia

2012 GenOn power plant in Alexandria is set to close. *Washington Post*.

United States

1856 *The public statutes at large of the United States of America from the organization of the government in 1789, to March 3, 1845. Arranged in chronological order. With references to the matter of each act and to the subsequent acts on the same subject, and copious notes of the decisions of the courts of the United States construing those acts, and upon the subjects of the laws ... Together with the Declaration of Independence, the Articles of Confederation, and the constitution*. Little, Brown & Co., Boston.

United States, Congress

1913 United States Congressional Serial Set, edited by 6. Vol. 3. U.S. Government Printing Office, Washington, D.C.

Virginia, Commonwealth of

1850 *Acts Of The General Assembly of Virginia Passed At The Extra And Regular Sessions in 1849 & 1850, And In The Seventy-Third and Seventy-Fourth Years Of The Commonwealth*. William F. Ritchie, Public Printer, Richmond.

Virginia Foundation for the Humanities, The

2018 Roberts Memorial United Methodist Church / Davis Chapel. *African American Historic Sites Database*, accessed December 2018.

Walker, Mark, and Marilyn Harper

1989 *Potomac Yard Inventory of Cultural Resources*. Submitted to Engineering Science, Inc., Washington, D.C.

Zettlemeyer, A., and Raymond Meyers

1954 Plant Processes-Chlorophyll. *Industrial & Engineering Chemistry* 46(11):61-63.