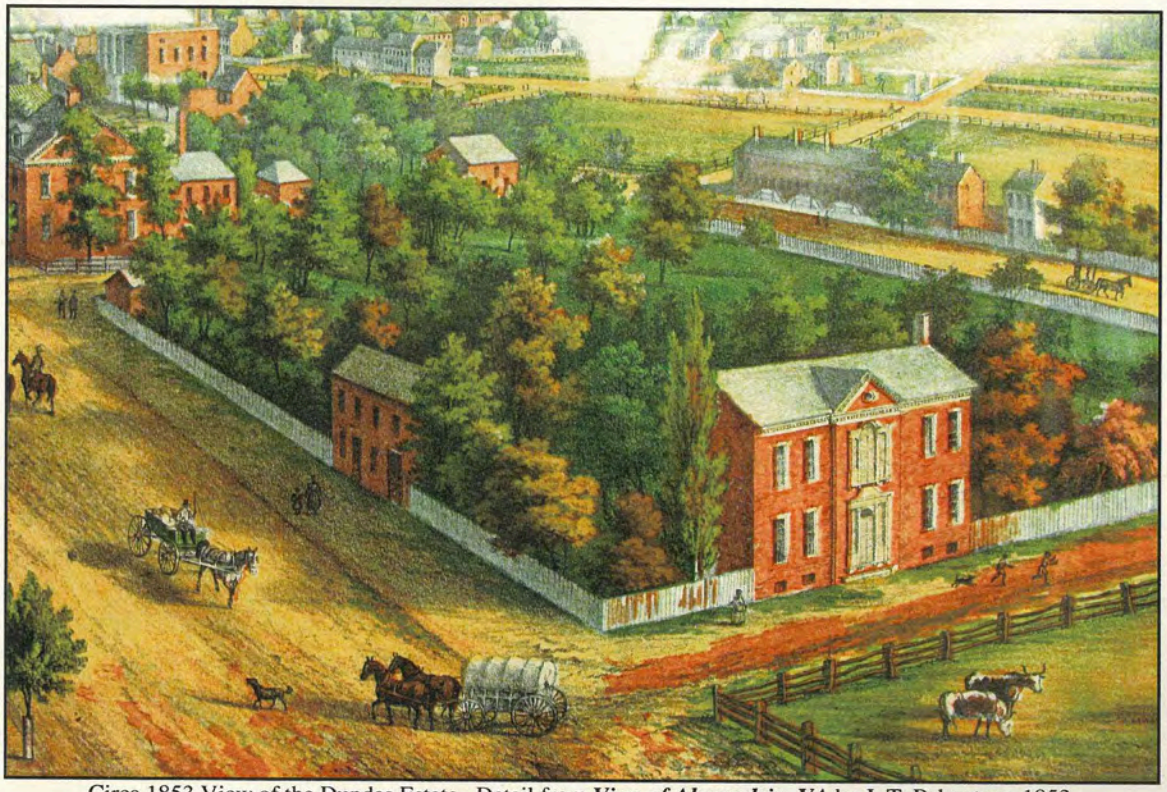
Thunderbird
Archeology

DOCUMENTARY STUDY AND ARCHEOLOGICAL EVALUATION OF THE NORTH PARKWAY LLC PROPERTY (532 N. WASHINGTON STREET), CITY OF ALEXANDRIA, VIRGINIA



Circa 1853 View of the Dundas Estate. Detail from ***View of Alexandria, VA*** by J. T. Palmatary, 1853
Alexandria Library, Special Collections Division

By John Mullen, M.A., RPA
March 2011
Final Report January 2013
WSSI Project #21722.01

Prepared for:
Falston Properties
578 23rd Street South
Arlington, Virginia 22202

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ABSTRACT

A documentary study and an archeological evaluation were conducted on the North Parkway LLC property, located within the City of Alexandria, Virginia. Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., of Gainesville, Virginia, conducted the research for Falston Properties of Arlington, Virginia. The study was initiated in anticipation of the planned development of the project area and the concern that significant archeological resources may be impacted by this construction. The study followed two Scopes of Work provided by Alexandria Archaeology.

The property at 532 N. Washington Street is located on the city block that was formerly the estate of John Dundas, a former mayor of the city of Alexandria. The Dundas mansion house was constructed in the late 18th/early 19th century and is prominently depicted in the 1853 Palmatary lithograph of the city of Alexandria. The documentary research has shown that Dundas mansion house stood partially within the North Parkway property.

Potential archeological resources within the project area were felt to include the structural remains of the Dundas house; additionally, resources associated with ancillary buildings such as a detached kitchen or quarters for enslaved laborers were felt to be possible within the project area. As the project area appears to have stood within the rear/side yard of the manor house, other possible significant features or deposits associated with the late 18th/early 19th century occupation, such as wells, privies, and gardens, may be present in the project site. Finally, archeological resources associated with the early 20th century domestic use of the property may also be present.

One archeological site was identified during the archeological investigations at the property. Site 44AX0213 represents the late 18th/early to mid 19th century domestic occupation within the Dundas Estate. An isolated remnant of a late 18th/early to mid 19th century ground surface was located within the southern central portion of the property, surrounded by disturbances related to the construction and occupation of the two adjacent buildings. The Apb horizon was truncated and an unknown portion of the historic ground surface had been removed. The artifacts recovered from the buried ground surface are related to the Dundas family occupation of the site.

Structural remains that may date to the Dundas occupation were also included within the site limits. A brick feature was also discovered along Pendleton Street in the northwestern portion of the property. The feature consisted of at least three foundation walls, but the easternmost wall unfortunately was partially damaged during the current basement excavation. The feature also appeared to have been disturbed prior to the present excavation, and only a small portion of the intact feature was located within the project area; the remaining portion was left intact beneath the sidewalk along Pendleton Street. The location of the brick feature aligns closely with the map-projected location of the northeast corner of the Dundas Mansion, although it could be associated with the later occupation of the property. No artifacts were observed or recovered in association with the features.

No other significant archeological resources were indentified within the property and no further archeological work is recommended within the project area. However, any future work beneath the sidewalk along Pendleton Street should be archeologically monitored to document the brick foundation feature more fully.

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INTRODUCTION

This report presents the results of a Documentary Study and Archaeological Evaluation the North Parkway LLC property, which is located at 532 North Washington Street within the City of Alexandria (Exhibit 1). Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., of Gainesville, Virginia, conducted the study described in this report for Falston Properties of Arlington, Virginia. John P. Mullen, M.A., RPA and Boyd Sipe, M.A., RPA conducted the documentary research. The background material was prepared by John Mullen M.A., RPA, Johnna Flahive, M.A., and William Barse, Ph.D. John P. Mullen, Boyd Sipe, and Edward Johnson conducted the archeological evaluation, with the assistance of Michael Chodoronek.

The study was initiated in anticipation of the planned development of the project area and the concern that significant archeological resources may be impacted by this construction. The study followed Scopes of Work provided or approved by Alexandria Archeology.

The purpose of the documentary study was threefold: to provide the developer with historical information so that the historic character can be integrated into the design of the project; to provide an historic context for any archeological sites found or tested during the archeological investigation; and to determine if historic documents identify any areas that would warrant archeological investigations within the property prior to development. Based on the recommendations of the documentary research, archeological evaluation of the property was conducted, which consisted of the archeological monitoring of all ground disturbances on the property.

ENVIRONMENTAL SETTING

The project area lies within the Coastal Plain, which is underlain by sediments that have been carried from the eroding Appalachian Mountains to the west, and includes layers of Jurassic and Cretaceous clays, sands and gravels. These are overlain by fossiliferous marine deposits, and above these, sands, silts and clays continue to be deposited. The Coastal Plain is the youngest of Virginia's physiographic provinces and elevations range from 0 to 200/250 feet above sea level (a.s.l.). It is characterized by very low relief broken by several low terraces. The province runs west to the Fall Line, a low escarpment at circa 200 feet a.s.l., which formed where the softer sedimentary rocks of the Coastal Plain abut the more resistant rocks of the Piedmont. Where rivers cross this juncture, rapids or falls have developed.

The North Parkway LLC property is located approximately 2000 feet west of the Potomac River (Exhibit 2). Historically, the project area was likely situated on an upland terrace that drained toward tributaries of the Potomac River; however, the natural topography has been altered by its current urban setting. Currently standing within the project area, is a circa 1920s two-story Washington style row house. A parking area is located to the rear of the building (Exhibit 3).

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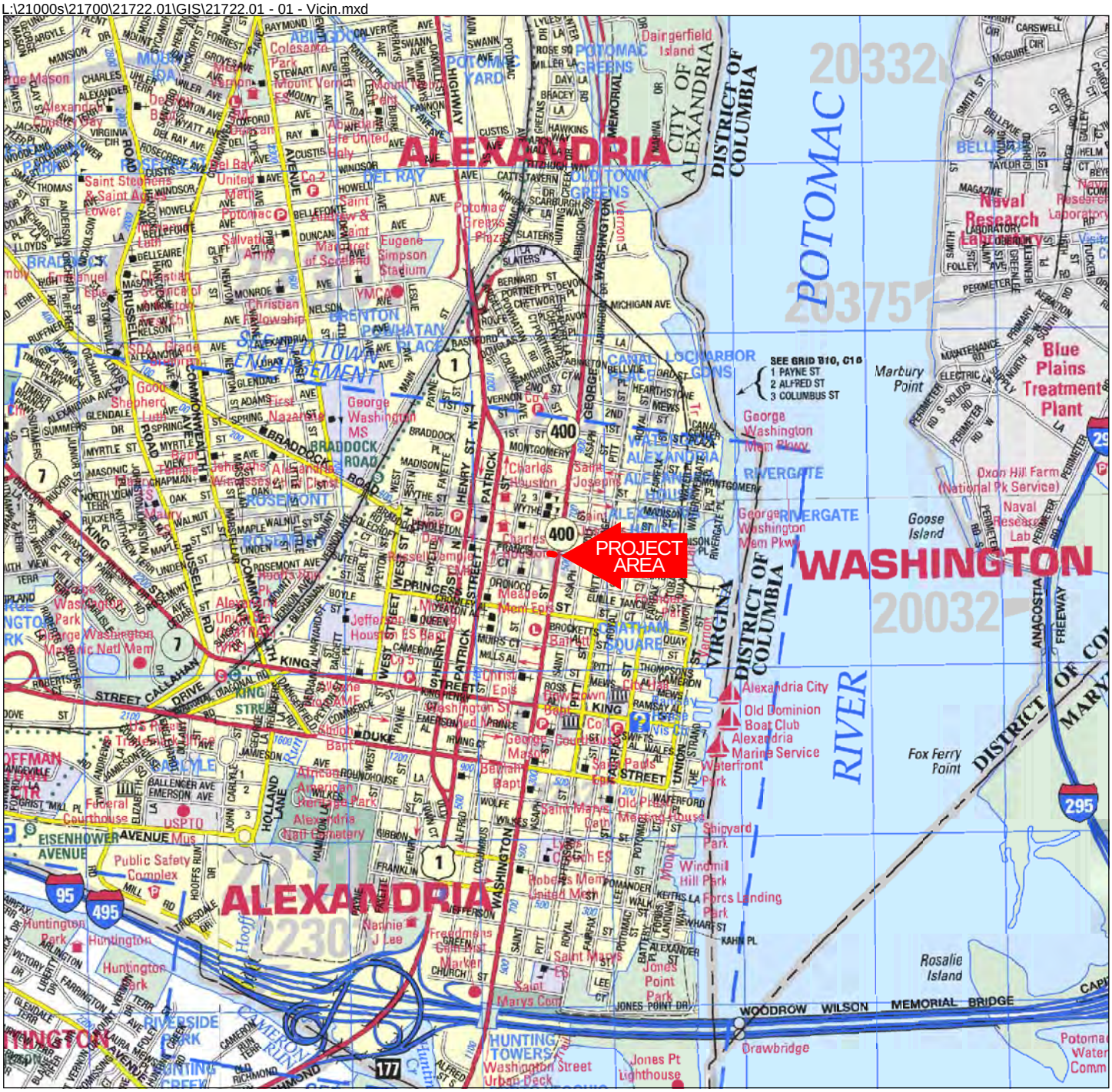
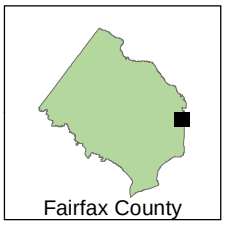
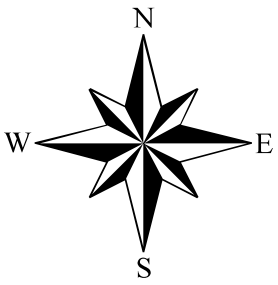


Vicinity Map
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 2000'





Thunderbird Archeology
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Exhibit 1

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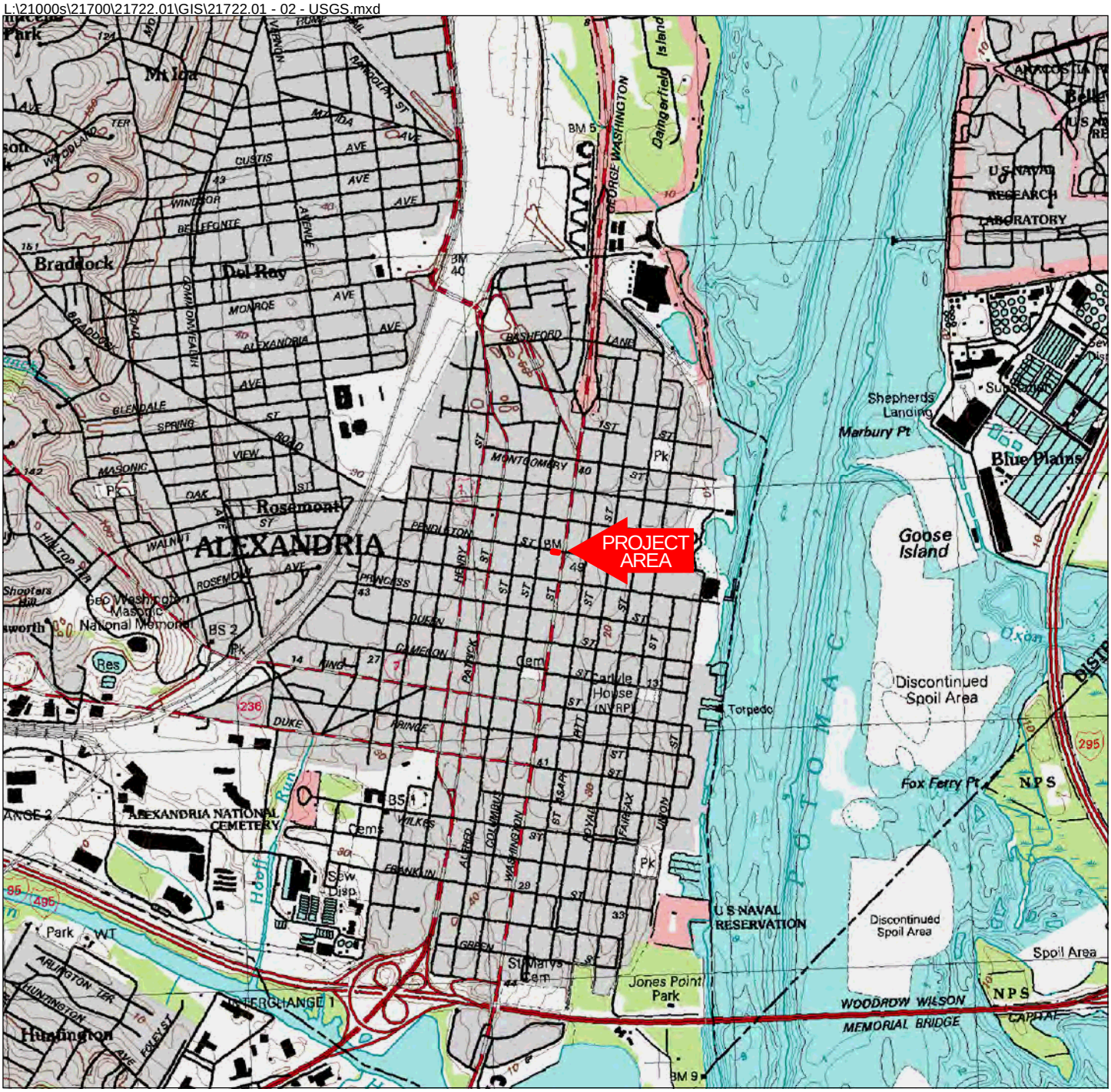

USGS Quad Map
Alexandria, VA-DC-MD 1994
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 2000'

N
W E
S

Latitude: 38°48'38" N
Longitude: 77°02'46" W
Hydrologic Unit Code (HUC): 020700100302
Stream Class: II
Name of Watershed: Potomac River

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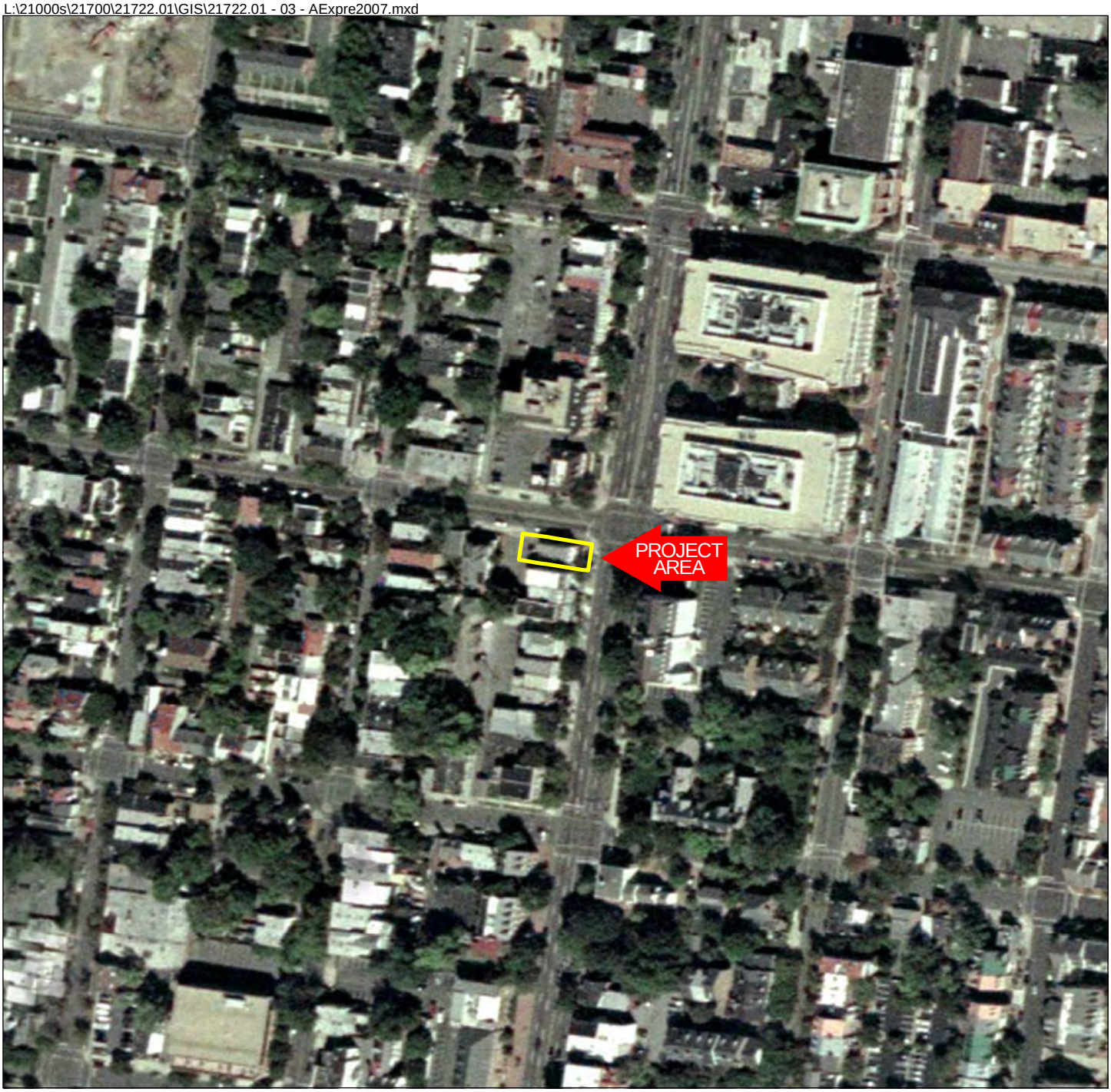

October 2007 Natural Color Imagery
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 200'

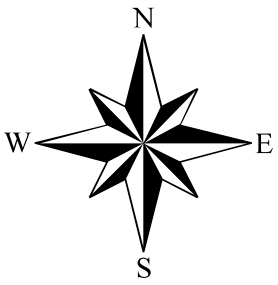

Photo Source: Aerials Express

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Exhibit 3

PALEOENVIRONMENTAL BACKGROUND

At the time of the arrival of humans into the region, about 11,000 years ago, the area was beginning to recover rapidly from the effects of the last Wisconsin glacial maximum of circa 18,000 years ago. Vegetation was in transition from northern dominated species and included a mixture of conifers and hardwoods. The primary trend was toward a reduction in the openness so characteristic of the parkland of 14-12,000 years ago. Animals were undergoing a rapid increase in numbers as deer, elk and, probably, moose expanded into the niches and habitats made available as the result of wholesale extinctions of the various kinds of fauna that had occupied the area during the previous millennia. The current cycle of ponding and stream drowning began between 18-16,000 years ago at the beginning of the final retreat of the last Wisconsin glaciation (Gardner 1985); sea level rise has been steady since then.

These trends continued to accelerate over the subsequent millennia of the Holocene. One important highlight was the appearance of marked seasonality circa 7000 B.C. This was accompanied by the spread of deciduous forests dominated by oaks and hickories. The modern forest characteristic of the area, the mixed oak-hickory-pine climax forest, prevailed after 3000-2500 B.C. Continued forest closure led to the reduction and greater territorial dispersal of the larger mammalian forms such as deer. Sea level continued to rise, resulting in the inundation of interior streams. This was quite rapid until circa 3000-2500 B.C., at which time the rise slowed, continuing at a rate estimated to be 10 inches a century (Darmody and Foss 1978). This rate of rise continues to the present. Based on the archeology (c.f. Gardner and Rappleye 1979), it would appear that the mid-Atlantic migratory bird flyway was established circa 6500 B.C.; oysters had migrated to at least the Northern Neck by 1200 B.C. (Potter 1982) and to their maximum upriver limits along the Potomac near Popes Creek, Maryland, by circa 750 B.C. (Gardner and McNett 1971), with anadromous fish arriving in the Inner Coastal Plain in considerable numbers circa 1800 B.C. (Gardner 1982).

During the historic period, at circa A.D. 1700, cultural landscape alteration becomes a new environmental factor (Walker and Gardner 1989). Around this time, Euro-American settlement extended into the Piedmont/Coastal Plain interface. With these settlers came land clearing and deforestation for cultivation, as well as the harvesting of wood for use in a number of different products. At this time, the streams tributary to the Potomac were broad expanses of open waters from their mouths well up their valleys to, at, or near their "falls" where they leave the Piedmont and enter the Coastal Plain. These streams were conducive to the establishment of ports and harbors, elements necessary to commerce and contact with the outside world and the seats of colonial power. Most of these early ports were eventually abandoned or reduced in importance, for the erosional cycle set up by the land clearing resulted in tons of silt being washed into the streams, ultimately impeding navigation.

The historic vegetation would have consisted of a mixed oak-hickory-pine forest. Associated with this forest were deer and smaller mammals and turkey. The nearby open water environments would have provided habitats for waterfowl year round as well as seasonally for migratory species.

PREHISTORIC BACKGROUND

The culture history of the area has been detailed several times by Gardner (c.f. Gardner 1982, 1987; see also Johnson 1986 and Walker 1981). A chronological chart is presented in Table 1.

Paleoindian Period (9500-8000 B.C.)

The Paleoindian period corresponds to the end of the Late Pleistocene and beginning of the Early Holocene. This period was characterized by cooler and drier conditions with significantly less seasonal variation than is evident in the region today. The cooler conditions resulted in decreased evaporation and, in areas where drainage was restricted by topography, could have resulted in the development of wetlands (Walker 1981; Johnson 1986:P1-8). Generally speaking, the nature of the vegetation was marked by open forests composed of a mix of coniferous and deciduous elements. The individual character of local floral communities would have depended on drainage, soils, and elevation, among other factors. The structure of the open environment would have been favorable for deer and, to a lesser degree, elk, which would have expanded rapidly into the environmental niches left available by the extinction of the herd animals and megafauna that existed during the Late Pleistocene. Evidence suggests that the last of these creatures (e.g. mastodons) would have been gone from the area around by about 11,000-11,500 years B.P., or just before humans first entered what is now Virginia.

The Paleoindian period represents the initial human occupation of the region. Diagnostic artifacts of the earliest groups include Clovis spear points (Early Paleoindian), Mid-Paleo points, and Dalton points (Late Paleoindian). Although hard evidence is lacking, the subsistence base of these groups appears to have focused on general foraging with a hunting emphasis (Gardner, various). A strong component of the settlement and exploitative system was the preference for a restricted range of microcrystalline lithics such as jasper and chert, a formal tool kit, and the curation of this tool kit.

Paleoindian archeological assemblages rarely contain stone tools specifically designed for processing plant material such as manos, metates, hammerstones, or grinders. This general absence or rarity of such tool categories does not mean that use of plant resources was unimportant. It may suggest that a far greater emphasis was placed on hunting versus gathering, at least when viewed from the perspective of an assemblage of stone tools. For instance, carbonized plant materials have been found in Paleoindian contexts and plant remains have been recovered from some Paleoindian sites. The remains of acalypha, blackberry, hackberry, hawthorn plum, and grape were recovered from a hearth in the Paleoindian portion of the Shawnee-Minisink Site (Dent 1991).

TABLE 1: PREHISTORIC CHRONOLOGY

Episode	Phase (projectile point)	Year B.P.
		Paleoindian
Late Glacial	Fluted (Clovis)	11,500
(-10,030)	Fluted (Mid-Paleo)	11,000
	Fluted (Dalton)	10,500
	Early Archaic	
Pre-boreal	Corner notched (Palmer)	10,000
(10,030-9,300)	Corner notched (Kirk)	9,500
Boreal	Side notched (Big Sandy-like)	9,200-9,000
(9,300-8,490)	Side notched (Kirk)	9,000
	Stemmed (Kirk)	9,000
(Transitional)	Bifurcate base (Lecroy)	8,500
		Middle Archaic
Atlantic	Stemmed (Stanly)	7,500
(8,490-5,060)	Contracting stemmed (Morrow Mountain I)	7,000
	Contracting stemmed (Morrow Mountain II)	6,500
	Lanceolate (Guilford)	6,000
	Corner/side notched (Halifax/Brewerton)	5,500
		Late Archaic
Sub-boreal	Stemmed (Savannah River)	5,000-4,500
(5,060-2,760)	Corner notched (Susquehanna)	5,000-4,500
	Stemmed (Holmes)	3,500-3,000
	Side notched (Hellgrammite)	3,500-3,000
	(At this point, the chronological emphasis shifts to ceramics)	
		Early Woodland
	Soapstone temper (Marcey Creek)	3,000
	Soapstone temper (Seldon Island)	3,000
Modern	Sand temper (Accokeek)	2,750
(2,760-Present)		
		Middle Woodland
	Crushed rock/grit temper (Popes Creek)	2,500
	Shell temper (Mockley)	2,100
		Late Woodland
	Shell temper (Townsend/Rappahannock)	1,100
	Grit temper (Potomac Creek)	700

Although hard evidence is lacking for the immediate study area, the subsistence settlement base of Paleoindian groups in the immediate region likely focused on general foraging and certainly focused on hunting (Gardner 1989 and various).

Settlement patterns for the Paleoindian period have been described as quarry-centered, with larger base camps situated in close proximity to sources of high quality cryptocrystalline lithic raw materials. Smaller exploitative or hunting and/or gathering sites are found at varying distance from the quarry-centered base camp (Gardner 1980).

Sporadic Paleoindian finds are reported in the Potomac Valley, just above the junction of the Anacostia and the Potomac, and along the Accotink and the Occoquan but, overall, these spear points are uncommon in the project area vicinity (cf. Gardner 1985; Brown 1979). Paleoindian fluted points have been found as isolated finds in the region, such as the recent recovery of a fluted projectile point during recent excavations at the Freedmen's Cemetery in Alexandria; but no intact sites have yet been documented.

Early Archaic Period (8500-6500 B.C.)

The Early Archaic period coincides with the transition from the end of the Late Pleistocene to the beginnings of the Holocene climatic period. This geologic period encompasses the decline of open grasslands and the rise of closed boreal forests throughout the Middle Atlantic region. It can be argued that the reduction of these open grasslands led to the decline and extinction of Pleistocene megafauna. Sea level throughout the region rose with the retreat of glacial ice, a process that led to an increase in the number of poorly drained and swampy biomes. These water-rich areas became the gathering places of large modern mammals, such as white-tailed deer, elk, and moose. Again, as in the Paleoindian period, humans were drawn to these wet biomes because the concentration of game animals made for excellent hunting.

The switch from fluting to notching is generally considered to mark the end of the Paleoindian period and the beginning of the Archaic period. Examples of Early Archaic point types include Amos Corner Notched, Kirk and Palmer Corner Notched, Warren Side Notched and Kirk Stemmed varieties. Serration can be found on both the Kirk and Palmer notched varieties. Gardner has demonstrated that while corner notched and side notched points show a stylistic change from the earlier fluted varieties, they all occurred within a single cultural tradition (Gardner 1974).

The transition from fluting to notching is not a radical change, but the gradual replacement of one attribute at a time. The fluting, which was nearly absent during the Dalton-Hardaway sub-phase, is replaced by corner notching, which is then gradually replaced by side notching in the Archaic sequence. Serration of the blade element may be present on many, but not all, of these forms. The favored material (cryptocrystalline jasper), overall triangular shape of the blade element, and the manufacturing technique remained unchanged throughout the period. The initial reason for the change in hafting and related modifications of the basal elements of Early Archaic points is probably related to the introduction of the spear-thrower or atlatl. The fluted forms may have been

utilized mainly as thrusting tools, while the earlier notched forms may have been mounted onto a smaller lance with a detachable shaft and powered by the atlatl. Because this does not detract from the influence/importance of hunting, they are all considered members of the same cultural tradition (Gardner 1974). As in the earlier Paleoindian period, stone tools designed for the processing of plant materials are rare.

At the beginning of the Early Archaic, the settlement pattern was similar to that of the Paleoindians. Early Archaic components show a slight increase in numbers, but it is during the Middle Archaic (Morrow Mountain and later) that prehistoric human presence becomes relatively widespread (Gardner, various; Johnson 1986). Although the Early Archaic populations still exhibited a preference for the cryptocrystalline raw materials, they began to utilize more locally available materials such as quartz (Walker 1981:32; Johnson 1986:P2-1). The tool kit remained essentially the same as the Paleoindian, but with the addition of such implements as axes.

Towards the close of the Early Archaic period, trends away from a settlement model comparable to the earlier Paleoindian quarry focused pattern are evident beginning at about 7500 B.C. and later. A major shift is one to a reliance on a greater range of lithic raw material for manufacture of stone tools rather than a narrow focus on high quality cryptocrystalline materials. Lithic use was a matter of propinquity; stone available was stone used. Extensive curation of projectile points, however, is still evident up until the bifurcate phases of the subsequent Middle Archaic period. It may be that while a reliance on high quality lithic materials continued, other kinds of raw material were used as needed.

Changes in lithic raw material selection are likely related to movement into a wider range of habitats coincident with the expansion of deciduous forest elements. Early Archaic period sites begin to show up in areas previously not occupied to any great extent, if at all. Additionally, the greater number of sites can be taken as a rough indicator of a gradual population increase through time.

Middle Archaic (6500-3000/2500 B.C.)

The chronological period known as the Middle Archaic coincides with the appearance of full Holocene environments. Climatic trends in the Holocene at this time are marked by the further growth of deciduous forests, continuing rise sea levels, and warm and moist conditions. This change led to the spread of modern temperate floral assemblages (such as mesic hemlock and oak forests), modern faunal assemblages, and seasonal continental climates. The advent of such climates and related vegetation patterns allowed for the development of seasonally available subsistence resources, which led to base camps no longer being situated near specific lithic sources, but closer to these seasonal resources. This shift also led to an increase in the number of exploited environmental zones. The moist conditions favored the spread of swamps and bogs throughout poorly drained areas like floodplains, bays, or basins. Rising sea level and overall moist conditions helped form these swamps and basins; sea level had risen too rapidly to allow the growth of large, stable concentrations of shellfish. Estuarine resources were scarce and the

inhabitants relied on varied animal resources for sustenance. Essentially modern faunal species were spread throughout the various biomes, but their distributions would have been somewhat different than that known for today. The prevalent species included deer, turkey, and smaller mammals. As far as the inhabitants of the Middle Archaic are concerned, there is a noticeable increase in population, which can be seen in the sheer number of sites (as represented by the diagnostic point types) throughout the Middle Atlantic region.

The initial technological shift between the Early and Middle Archaic periods is generally considered to be marked by the introduction of bifurcate base projectile points, such as St. Albans, LeCroy, and Kanawha types (Broyles 1971; Chapman 1975; Gardner 1982). Several other marked changes occurred along with the onset of the bifurcate points. Ground stone tools, such as axes, gouges, grinding stones, and plant processing tools, were introduced along with bifurcate points (Chapman 1975, Walker 1981). These new tools are evidence for the implementation of a new technology designed to exploit vegetable/plant resources. Also, a shift to the use of locally available lithic raw material, which began during the closing phases of the Early Archaic, is clearly manifest by the advent of the bifurcate phases. The bifurcate points do not occur throughout the entire Middle Archaic; they appear to be constrained to the earlier portion of the period and disappeared somewhere between 8000–7000 years B.P. (Chapman 1975, Dent 1995).

The major stemmed varieties of projectile point that follow the earlier bifurcate forms and typify the middle portion of the Middle Archaic period include the Stanly, Morrow Mountain I and Morrow Mountain II varieties. The projectile points marking the latter portion of the Middle Archaic period are the lanceolate shaped Guilford type and various side notched varieties (Coe 1964; Dent 1995).

With the increasing diversity in natural resources came a subsistence pattern of seasonal harvests. Whereas the earlier groups appear to be more oriented toward hunting and restricted to a limited range of landscapes, Middle Archaic populations move in and out of the various habitats on a seasonal basis. Base camps were located in high biomass habitats or areas with the greatest variety of food resources nearby (Walker 1981). These base camp locations varied according to the season; however, they were generally located on rivers, fluvial swamps or interior upland swamps. The size and duration of the base camps appear to have depended on the size, abundance, and diversity of the immediately local and nearby resource zones. In contrast to the earlier preference for cryptocrystalline materials, Middle Archaic populations used a wide variety of lithic raw materials, and propinquity became the most important factor in lithic raw material utilization (Walker 1981 and Johnson 1986). Settlement, however, continued to be controlled in part by the distribution of usable lithics.

Middle Archaic populations expanded into a variety of habitats for exploitation of a relatively wide range of both plant and animal resources. Diagnostic artifacts from upland surveys along and near the Potomac show a significant jump during the terminal

Middle Archaic (e.g. Halifax) and beginning Late Archaic (Savannah River). Johnson noted a major increase in the number of sites within nearby Fairfax County (as measured by diagnostic point types) during the bifurcate phase and the later phases such as Halifax (Johnson 1986:P2-14).

Late Archaic (3000/2500-1000 B.C.)

Throughout the Eastern United States, distinctive patterns of Native-American landscape become evident by about 5000 years B.P. (3000 B.C.), marking a significant shift with earlier Middle Archaic components. This reorganization, for lack of a more suitable term, has been termed the Late Archaic period (cf. Griffin 1967). The Late Archaic period is characterized by an increase in population over that documented for the Middle Archaic period (again, an inference based on an increase both in sites and in site size and distribution of diagnostic point types), a foraging pattern linked to dense forests and their seasonally available plant resources (a continuation from earlier patterns), and the development of an adaptation based on the exploitation of riverine and estuarine resources. Climatic events approached those of modern times during the Late Archaic period.

The continued rise in sea level eventually pushed the salinity cline further upstream, creating tidal environments; a corresponding movement of various riverine and estuarine species took place with the development of tidal conditions in the embayed section of the Potomac and its main tributary streams. Freshwater spawning fish had to travel farther upstream to spawn, fostering extensive seasonal fish runs. The development of brackish water estuaries as a result of an increase in sea level in the Hudson, Delaware, and Chesapeake Bay regions led to the spread of various shell species, such as oysters and crabs (Gardner 1976; Gardner 1982). Anadromous fish became the focus of seasonal exploitation which, based on historic fish runs, lasted from early March into July.

The most intense utilization of the region begins circa 1800 B.C. with habitation focused on the shoreline zones near accessible fishing areas. The larger base camps are usually found in floodplain settings close to tributary streams or along the low lying floodplains of Potomac estuaries (Walker 1981). Interior sites became minimally exploited, though not abandoned, sustaining smaller hunting camps as adjuncts to these fishing base camps and specialized exploitative stations; all exhibited varying emphasis on procurement of locally available cobble or tabular lithic sources, such as chert, quartz, and quartzite, as well as a variety of plant species. In areas where quartzite cobbles occur, major quarry and tool fabricating sites occur (Gardner et al. 1995). The pattern of the occupation of smaller seasonal camps following the exploitation of the fish runs continues.

Diagnostic artifacts include broadspear variants such as Savannah River and descendant forms such as the notched broadspears (Perkiomen and Susquehanna, Dry Brook and Orient), and more narrow bladed stemmed forms such as Holmes. A major new item in the inventory is the stone bowl manufactured of steatite, or soapstone. The Fall Line, just below and just above Great Falls, appears to be a stylistic (and possibly cultural) dividing line between the Notched and Stemmed point descendants.

Gradually, an increasingly sedentary lifestyle evolved, with a reduction in seasonal settlement shifts (Walker 1981 and Johnson 1986:P5-1). Food processing and food storage technologies were becoming more efficient and some trade networks began to be established.

Early Woodland (1000-500 B.C.)

The major artifact hallmark of the Early Woodland is the appearance of pottery; this is evidently a time of some residential stability. In the middle to lower Potomac River Valley, as well as most of the surrounding Middle Atlantic region, the earliest known ceramics begin with a ware known as Marcey Creek. This ware is a flat bottomed vessel tempered with crushed steatite or, in the Eastern Shore region, other kinds of crushed rock temper. It was defined based on excavations by Carl Manson at a site along the Potomac River just north of Washington, D.C. (Manson 1948). Based on vessel shape, this distinctive ware is interpreted as a direct evolution or development from the flat bottomed stone bowls of the Late Archaic period. Vessels of this ware frequently exhibit the same lugs on the side walls as seen on Late Archaic steatite bowls.

As a ware group, Marcey Creek is a short lived in terms of its position in the chronological record. The earliest dates for this ware are 1200 B.C. in the Northern Neck (Waselkov 1982) and 950 B.C. at the Monocacy site in the Potomac Piedmont (Gardner and McNett 1971). Shortly after about 800 B.C., conoidal and somewhat barrel shaped vessels with cord marked surfaces enter the record in the Middle Atlantic region and greater Northeast. Whether these evolved from the flat bottomed Marcey Creek vessels or simply replaced them is unknown. Locally, such a ware has been designated Accokeek Cord Marked, first described from the Accokeek Creek Site in Prince George's County, Maryland (Stephenson et al. 1963). Accokeek ceramics (and the many regional ware variants) postdate Marcey Creek in all local sequences that have been described. Accokeek is the Early Woodland ware group from the southern part of North Carolina found northward into the middle Delaware River area, forming an Early Woodland ceramic horizon. In chronological terms, Marcey Creek and Accokeek span approximately 500 to 600 years. Marcey Creek likely falls within the first 200 years of the final millennium B.C., or roughly 1000 to 800 B.C.

Lithic diagnostics included smaller side notched and stemmed variants such as the Vernon and Calvert styles of spear points and small stemmed or notched points such as Rossville/Piscataway types toward the later Early Woodland period.

It is important to note that pottery underscores the sedentary nature of these populations. This is not to imply that they did not settle in or utilize the inner-riverine or inner-estuarine areas, but rather that this seems to have been done on a seasonal basis, by people operating from established bases. Early Woodland period settlement patterns

show a continuation from those described for the Late Archaic. Base camps have been recorded in riverine settings as large settlements, especially at the junction of freshwater-brackish water streams in Coastal Plain localities. Nearby sites that exemplify this Early Woodland settlement pattern are also found in the Potomac Valley (Gardner 1976).

Middle Woodland (500 B.C.-1000 A.D.)

This period is best interpreted as a gradual development from the Early Woodland and, despite clear continuity, is marked by innovations in the ceramic realm. One notable addition to ceramic technology, and one clearly widespread throughout the Middle Atlantic region, is the inception of vessels exhibiting net impressed surface treatments. A wider range of vessel forms and sizes also can be documented compared to earlier vessel assemblages. The net impressed surfaces and greater variation in vessel size and shape represent a significant change used for defining the Middle Woodland period in the Middle Atlantic region from areas south of the James River through the Chesapeake region and into the lower Susquehanna and Delaware River drainages.

Based on work in the lower Potomac River Valley and the upper Delaware River Valley, net impressed ceramics enter the chronological record around 500 B.C., a date produced by excavations at the lower Potomac River Loyola Retreat Site in Maryland (Gardner and McNett 1971). It should be noted that while net impressed surfaces appear in the archeological record throughout the region, cord marking (as represented by Accokeek and its cognates) continued as a surface treatment.

Between 100 B.C. and A.D. 100, Popes Creek ceramics developed into the shell tempered Mockley ceramics, a ware that has both net impressed and cord marked surfaces. Why the shift from sand to shell tempering occurred is unknown, although it was widespread in the Middle Atlantic region. In the lower Potomac Valley, Mockley may have been tied to the intensive exploitation of oyster beds, a phenomenon first manifested in the earlier Popes Creek phase of the Middle Woodland period. Mockley ware exhibits clear relationships with the earlier Popes Creek ceramics and its cognate wares in basic attributes such as rim form, vessel shapes, and the range of vessel sizes (Barse 1990).

Artifacts associated with Mockley ceramics frequently include side notched and parallel stemmed points manufactured from rhyolite, argillite, and Pennsylvania jasper. Such points are known as Fox Creek in the Delaware Valley and Selby Bay in the Chesapeake region.

Popes Creek and Mockley ware ceramics are not as common in Piedmont settings as they are in Coastal Plain settings where they are clearly prevalent. Albemarle ceramics, bearing mostly cord marked exterior surfaces that show clear continuity with the earlier Accokeek ware, are commonly found in Middle Woodland contexts in the Potomac Piedmont. Albemarle is considered to be contemporary with both, though more

commonly found in the Piedmont; as a ware it continued up to and perhaps into the Late Woodland period. Gardner and Walker (1993:4) suggested that fabric impressed wares become more common towards the end of the Middle Woodland period. This surface treatment is restricted to Albemarle wares though, and does not really occur on Mockley ceramics. Fabric impressing on shell tempered ceramics by default is identified as Townsend ware.

With the emergence of Middle Woodland societies, an apparent settlement shift occurred compared to those seen in the intensive hunter-gatherer-fisher groups of the Late Archaic and Early Woodland periods. In brief, it appears that a selection to broader floodplain localities and the development of larger storage facilities at base camp localities dominated settlement patterns at this time.

Late Woodland (1000 A.D. to European Contact)

The Late Woodland period begins between A.D. 850 and 1000, the result of a culmination in trends concerning subsistence practices, settlement patterns, and ceramic technology. A trend toward sedentism, evident in earlier periods, and a subsistence system emphasizing horticulture eventually led to a settlement pattern of floodplain village communities and dispersed hamlets reliant on an economy of both hunting and the planting of native cultigens.

The post-A.D. 900 Late Woodland change is precipitated by the advent of agriculture and, between A.D. 1350 and 1600, scattered agricultural hamlets coalesce into larger sites such as that at Accokeek Creek (Stephenson et. al. 1963) and at Potomac Creek (Schmitt 1965). Horticulture was the primary determining factor in Late Woodland settlement choice and the focus was on easily tilled floodplain zones. However, the uplands and other areas were also utilized, for it was here that wild resources would have been gathered. Village sites are not expected to be found in the project area because of the absence of large tracts of tillable land, although evidence for smaller exploitative camps might be present.

In the early part of the Late Woodland, the diagnostic ceramics in the Northern Virginia Piedmont region are crushed rock tempered ceramics for which a variety of names, such as Albemarle, Shepherd, etc., are used. The surfaces of the ceramics are primarily cord marked. Later, decoration appears around the mouths of the vessel and collars are added to the rims. In the Potomac Piedmont, circa A.D. 1350-1400, the crushed rock wares are replaced by a limestone tempered ware which spread out of the Shenandoah Valley to at least the mouth of the Monocacy. Downstream from this, especially below the Fall Line, a crushed rock tempered derivative of the earlier types known as Potomac Creek ware is found. This is the pottery type made by the historic Piscataway Indians and related Indian tribes in the Inner Potomac Coastal Plain. Triangular project points indicating the use of the bow and arrow are diagnostic as well.

The Late Woodland period is also marked by a marked increase in ceramic decoration. Most of the motifs are triangular in shape and applied by incising with a blunt-tipped stylus. The marked increase of ceramic decoration and the various design motifs on Late Woodland pottery compared to earlier periods likely reflect the need to define ethnic boundaries and possibly smaller kin sets. Neighboring groups, which may have been in low level competition for arable riverine floodplains, may have used varied embellishments of basic design elements to set themselves apart from one another. Additionally, in a noncompetitive setting, ceramic designs simply may have served to distinguish between individual social groups, as the region now sustained the highest population level of the prehistoric sequence. As such, ceramic design elements functioned as a symbolic means of communication among groups, serving as badges of ethnic identity or, perhaps, smaller intra-group symbols of identity.

As noted above, Late Woodland societies were largely sedentary with an economy relying on the growth of a variety of native cultigens. Late Woodland settlement choice reflects this horticultural focus in the selection of broad floodplain areas for settlement. This pattern was characteristic of the Coastal Plain as well as other areas (Gardner 1982; Kavanagh 1983). The uplands and other areas were also utilized. Smaller, non-ceramic sites are found away from the major rivers (Hantman and Klein 1992; Stevens 1989).

Most of the functional categories of Late Woodland period sites away from major drainages are small base camps, transient, limited purpose camps, and quarries. Site frequency and size vary according to a number of factors, e.g. proximity to major rivers or streams, distribution of readily available surface water, and the presence of lithic raw material (Gardner 1987). Villages, hamlets, or any of the other more permanent categories of sites are rare to absent in the Piedmont inter-riverine uplands.

Perhaps after 1400 A.D., with the effects of the Little Ice Age, an increased emphasis on hunting and gathering and either a decreased emphasis on horticulture or the need for additional arable land required a larger territory per group, and population pressures resulted in a greater occupation of the Outer Piedmont and Fall Line regions (Gardner 1991; Fiedel 1999; Miller and Walker n.d.). The 15th and 16th centuries were a time of population movement and disruption from the Ridge and Valley to the Piedmont and Coastal Plain. There appear to have been shifting socio-economic alliances over competition for resources and places in local exchange networks. Factors leading to competition for resources may have led to the development of more centralized forms of social organization characterized by incipiently ranked societies.

Toward the end of the Late Woodland, larger political entities, probably chiefdoms and confederacies, form and warfare becomes relatively endemic. Small chiefdoms appeared along major rivers at the Fall Line and in the Inner Coastal Plain at about this time. A Fall Line location was especially advantageous for controlling access to critical seasonal resources as well as being points of topographic constriction that facilitated controlling trade arteries (Potter 1993; Jirikowic 1999; Miller and Walker n.d.).

In the 17th century, when John Smith and others first contacted the aboriginal population, two large political entities were present: the Chicoan along the Northern Neck to the south and centered around Potomac Creek were the Patawomeke. Again, populations were concentrated along the shorelines in villages and hamlets. The aboriginal population began to decline markedly after the arrival of Europeans as a result of the diseases they introduced.

Native American Occupants

The resident Native Americans along the Potomac at the time of the first reported European contact were the Piscataway, who appear to be descendants of the prehistoric Potomac Creek populations. The Piscataway, also known as the Conoy or by the names of their villages, were organized into various confederacies. In part, these confederacies were hereditary chieftainships (Feest 1978; Potter 1993), but they also had overtones of being situational alliances. These groups are frequently associated with the Coastal Algonquian linguistic group; some, however, such as the Piscataway, may well have been Iroquoian speakers. The Doegs [sic] or Tauxenants, a branch of the Piscataway Indians, were in the Alexandria region at the time of contact. It is unclear whether these groups spoke an Iroquoian or Coastal Algonquian dialect.

The 1608 John Smith map shows an early 17th-century Native American settlement called Pamacocack, located between Quantico and Chopawamsic Creeks (Exhibit 4). Other early Indian settlements include Patawomeke (on Potomac Creek), Tauxenant (on the Occoquan River), an unnamed village on the north bank of Aquia Creek, and Quiyough on the south bank (Jones et al. 1997:20).

HISTORIC OVERVIEW OF THE PROJECT AREA VICINITY

Establishment of Alexandria

The town of Alexandria began as a tobacco trading post on Hugh West's land on the upper side of Great Hunting Creek. Located on what is now Oronoco Street and known as Hugh West's Hunting Creek Warehouse, this area included a tobacco inspection station as well as tobacco warehouses (Smith and Miller 1989:14). The warehouses were built by three Scottish factors (a factor was, in essence, a middleman between the farmers and the merchants) for the purpose of holding tobacco prior to shipment to England. As central points in the tobacco trade, they were where the ships docked and deals were struck (Harrison 1987: 405). Because of the presence of the tobacco warehouses and inspection station, in the 1730s and 1740s, the area was already a focal point for commerce, making it a good location for a town.

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1624 John Smith Map
532 N. Washington Street
WSSI #21722.01
Not to Scale

Map Source: ""Virginia - discovered and discribed by Captain John Smith, 1606". Published in 1624. G3880 1624 .S541 Vault. Library of Congress Geography and Map Division Washington, D.C. 20540-4650 USA. Original Scale: 1:1,290,000

In anticipation of the development of Alexandria as a town site, George Washington surveyed the lands north of Hunting Creek circa 1749; this map shows the warehouses (Exhibit 5). The act for erecting the town at "Hunting Creek Warehouse" on 60 acres of land owned by Phillip Alexander, Jr., John Alexander and Hugh West" was passed on 11 May 1749. According to the act establishing the town, it would both benefit trade and navigation and be to the advantage of the "frontier inhabitants." The 60 acres of land were directed to be laid out by the surveyor to the first branch above the warehouses and extend down the meanders of the Potomac to Middle Point (Jones Point).

The three owners of the land that became Alexandria – Phillip Alexander, Jr., John Alexander, and Hugh West – all acquired their property from members of the Alexander family. The younger Phillip Alexander inherited his portion of the land that would become Alexandria from his father (also Phillip Alexander), who was the brother of Robert Alexander I. The land that would later become part of the town was at the northern edge of the 500 acres that Philip Alexander, Sr. reserved for himself when he deeded most of the land in the area to his brother Robert in 1693/4. Phillip Alexander, Jr. initially opposed the establishment of a town on his estate but was evidently placated by naming the town for his family (Pippenger 1990: 322). John Alexander and Hugh West jointly owned their portions of the site of Alexandria, which was part of a 220-acre tract that they acquired from John Alexander's father, Robert Alexander II (Alexandria Archeology 1999b).

The lots of the town were directed to be laid out along streets "not exceeding half an acre of ground in each lot setting apart portions of land for a market place and public landing, to be sold by public sale or auction, the proceeds of which were to be paid to Philip Alexander, John Alexander and Hugh West." Purchasers of each lot were required to erect one house of brick, stone, or wood, "well framed," with a brick or stone chimney, in the dimensions of 20 feet square, "or proportionably thereto" if the purchaser had two contiguous lots (Winfree 1971:443-446). The streets were laid in a grid pattern which was subdivided into blocks with four half-acre lots to a block (Cressey et al. 1982:150).

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1749 Plan of Alexandria by George Washington
532 N. Washington Street
WSSI #21722.01
Not to Scale

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W E
S

Map Source: "A Plan of Alexandria, Now Belhaven".
George Washington, 1749. Library of Congress Geography
and Map Division Washington, D.C. Original Scale: Unknown.

Thunderbird Archeology
A Division of Wetland Studies and Solutions, Inc.

Exhibit 5

In 1754, the Fairfax County courthouse was moved to Alexandria from its location near the current town of Vienna. At this time, Alexandria contained the courthouse, a jail, six taverns or ordinaries, a kiln, and small houses as well as the more substantial ones of wealthier landowners (Crowl 2002:43). The town grew quickly and, in 1762, it was reported to the Virginia Assembly that the bounds of the town of Alexandria established at the Hunting Creek Warehouse had:

> already built upon except such of them as are situated in a low wet marsh which will not admit of such improvements, and that diverse traders and others are desirous of settling there if a sufficient quantity of the lands of Baldwin Dade, Sibel West, John Alexander the elder and John Alexander the younger, which lie contiguous to the said town, were laid off into lots & streets, and added to, and made a part thereof.... [Hening Volume VII, 1820:604-607].

The plan for enlarging the town of Alexandria was passed by an act of the Virginia Assembly approved at the November session of 1762 (Hening Volume VII, 1820:604-607).

By 1770, the town of Alexandria was the largest town on the Potomac River. As early as the 1770s, it developed into an important center for maritime trade and participated in the flour trade with Europe and the Caribbean. By 1775, there were "20 major mercantile firms in Alexandria, 12 of which were involved in the transshipment of wheat" (Smith and Miller 1989:14). 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 1989:14). The international market for flour transformed local milling into a larger and more profitable enterprise. During the Colonial period, the water powered grist or custom mills had primarily served a landowner and a "small circle of neighbors," while later "merchant mills" ground a greater quantity of flour to be marketed "by the sackful or shipload" (Netherton et al. 1992:1).

In 1779, the town of Alexandria was incorporated, which allowed it to have its own local government, as opposed to being governed by the laws of the county. Nevertheless, the Fairfax County Courthouse remained in Alexandria (Smith and Miller 1989:51). In 1791, Alexandria was ceded to the federal government to become part of the newly established District of Columbia. Although Alexandria officially became part of the District of Columbia on February 27, 1801, it continued to govern itself (Smith and Miller 1989:51). The Fairfax County Courthouse, however, remained in Alexandria until 1799 when a new site for the courthouse was selected in its current location, now within the City of Fairfax.

The town of Alexandria expanded two more times in the 1770s and 1780s. In 1774, John Alexander laid out and sold 18 new lots and gave the town land for Wilkes and St. Asaph Streets (Crowl 2002:124). The Alexander family further allowed for the extension of the town between 1785 and 1786 when they sold the adjoining tracts (ibid.). The new streets within the expanded area were named for Revolutionary War heroes including Greene, Lafayette, Jefferson, Patrick Henry, Washington and Wythe. A second extension of the boundaries of Alexandria 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, providing that the proprietors of the ground on which Union Street was extended would have the "… liberty of making use of any earth which it may be necessary to remove in regulating the said street" (Hening Volume XI, 1823:44-45).

The 1798 Plan of the Town of Alexandria by George Gilpin shows that, by this time, the town extended north to Montgomery Street (Exhibit 6). No buildings are shown within the project area. In 1803, the western boundary of Alexandria was West Street, the southern boundary was Hunting Creek, on the east it was the wharves on the Potomac River east of Union Street. Montgomery Street marked the northern boundary.

The Late 18th and Early 19th Centuries

In the late 18th and early 19th centuries, the economy of Alexandria was dependent upon its function as a port city (Cressey et al. 1982:150). As a center of export for the farms of Northern Virginia, the town prospered. During the 1790s, due in part to turmoil in Europe associated with the French Revolution and the beginning of the Napoleonic Wars; Alexandria became a major port for the exportation of American wheat. In 1791, the total value of the town's exports was $381,000, and four years later it had grown to $948,000 (MacKay III 1995:55). By 1795, the City of Alexandria had closed its tobacco warehouses, as wheat supplanted tobacco as the main crop coming into the town. By 1800, Alexandria was fourth behind Baltimore, Philadelphia, and New York in wheat exports.

As the town's economy transitioned from one based on tobacco to one based upon other products, the population in Alexandria increased as people moved in from outlying western areas and into the town of Alexandria to work as merchants, hotel proprietors, and cooks in local restaurants. Over the last decade of the 18th century**,** the population almost doubled, increasing from 2,746 in 1790 to 4,971 by 1800 (MacKay III 1995:55). Some of these migrants were members of the Society of Friends, continuing a trend of Quaker migration from Pennsylvania and New Jersey that began in the 1780s. Many Quakers became prominent businessmen and civic leaders. As early as 1796, Quakers had founded an abolition organization in Alexandria known as the "Society for the Relief and Protection of Persons Illegally Held in Bondage" (Alexandria Archeology Museum 1999c).

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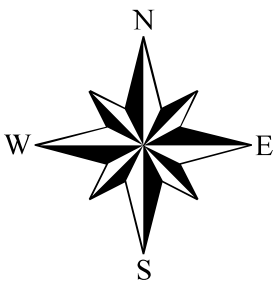
1798 Plan of the Town of Alexandria by George Gilpin
532 N. Washington Street
WSSI #21722.01
Not to Scale



Map Source: "Plan of the Town of Alexandria
in the District of Columbia". 1798 George Gilpin.
Library of Congress Geography and Map Division
Washington, D.C. Original Scale: 1 inch = 800 feet

The City of Alexandria began to suffer a long economic decline beginning about 1799 and lasting through about 1842. Contributing agricultural factors were depletion of soils and the division of plantations into smaller, supporting tracts of farmlands among planters' sons. Newly available lands in the west claimed by the United States after its victory over the British in the Revolutionary War, the Ordinance of 1787 establishing the Northwest Territory, and the circa 1800 Virginia Military Bounty, establishing lands set aside for settlement by Virginians and Kentuckians, all factored into the change in settlement patterns. All of these spurred a migration of third and fourth generations of Fairfax County (and Alexandria) residents during the post-Revolutionary War period. Other influences included international conflicts following the Revolutionary War and the effects of French privateer ships on Alexandria shipping, along with embargoes, and the War of 1812 (Smith and Miller 1989:56).

Until the end of the 18th century, almost all African Americans living within the boundaries of Alexandria were slaves and, in the early 19th century, the location of Alexandria between what is commonly considered the Southern and the Northern states, and its lack of harsh, racially biased legislation at the time it became part of Washington, D.C. led to an influx of newly freed slaves (Cressey 1982:46).

By 1790, 525 enslaved African Americans lived within Alexandria; these comprised more than one-fifth of the population of the city (Bertsch 2006:1). The following table from Walker et al (1992:6) shows the growth of the African American population in the decades that followed:

	1800	**1810**	**1820**	**1830**	**1840**
Total	4,971	7,227	8,345	8,241	8,459
White	3,727	4,903	5,742	5,609	5,758
Free	369	836	1,168	1,371	1,627
Slave	875	1,488	1,435	1,261	1,064

Early in the town's history, most of the enslaved African Americans resided within the homes of their owners (Cressey et al 1992:149). With the shift from a tobacco economy to a wheat economy occurring around the time that Alexandria was ceded to the District of Columbia, some enslaved laborers who were no longer needed on plantations, were manumitted and migrated to the city (Bloomburg 1998:62). As the population increased in the District and in Alexandria, small enclaves formed where free African Americans established their own communities. One such community situated at the northwestern edge of Alexandria came to be called Uptown (Alexandria Archaeology 1999d; Bloomburg 1998: 73).

In 1793, the city instituted mandatory registration of free African Americans, and in November 1799, a curfew was imposed on free African Americans (Bloomburg 1998: 57). An 1809 ordinance required "free persons of color" who lived in Alexandria prior to 1809 to obtain a voucher from one white person to attest to their good character (Bloomburg 1998: 57).

Education was a core institution among the various early 19th century African American communities in Alexandria. The Washington Free School was one of the first schools established in Alexandria; it was founded by a community of freed African Americans after the War of 1812. Alfred Perry, whose mother had purchased herself and her son out of slavery, was among the teachers (Ryan 1978:1). By 1830, around the time of the Nat Turner rebellion, the Virginia Legislature had passed an act forbidding the teaching of reading and writing to African-Americans, both free and enslaved, in an attempt to insulate them from abolitionist literature. However, many persisted and obtained their education through other venues, including a night school in Alexandria established by Alfred Perry (Bloomburg 1998:81).

Alexandria was a thriving commercial center in the early 19th century, but possessed little manufacturing capacity. By 1830, a variety of industrial facilities had been established, including a rope walk located west of West Street from Oronoco to Queen Streets, an ice house at 218 North Columbus Street, Jacob Hoffman's sugar refinery at 220 North Washington Street, a tannery, and several furniture factories. The Alexandria Canal was built in the 1830s and 1840s, linking Alexandria to other port towns on the Potomac and beyond. A steam engine factory was set up in 1830 on Union Street, and several coal yards were created to power the steam engines. In 1847, the Cotton Manufacturing Company opened, and later a gas works, plaster mill, bakery, foundry, and more tanneries were in operation (Bloomburg 1998:64).

After being a part of the District of Columbia since the turn of the 19th century, Alexandria was retroceded back to Virginia in 1846. This action subjugated Alexandria's free African American residents to the more strictly enforced racial laws of Virginia. One such law forbade more than five Black persons meeting without the presence of a white man. Another set a curfew for free African Americans at 10 o'clock at night (Wallace 2003:37). Still, with the arrival of the railroads in the 1850s, Alexandria experienced an industrial and commercial boom, and the African American population swelled. In 1860, there were reportedly 1,301 free Black people in the city and 1,060 slaves, together accounting for half of the total population. This represents a 40 percent increase to the African American population in the city from 1810 when free Black people constituted approximately 10 percent of the population (Wallace 2003:37).

The Arrival of the Railroads, the Civil War, and Reconstruction

Between the late 1840s and 1860, several major railroad construction projects leading into Alexandria were completed. The railroads transported goods to and from Alexandria and the western regions of the state as well as other areas along the east coast. With the help of these railroads, the 1850s saw Alexandria move out of the depression of the earlier decades and into a period of commercial and industrial expansion. The population grew from 8,734 in 1850 to 12,652 in 1860 (Alexandria Archaeology 1999e).

The first railroad to serve the town of Alexandria was the Orange and Alexandria Railroad (O&ARR), which was incorporated by an Act of the Virginia Assembly on March 27, 1848. In 1847, Alexandria County had retroceded from the District of Columbia to Virginia; thus, the 1848 act of incorporation came from the Virginia General Assembly rather that the United States Congress. The O&ARR was intended to connect Alexandria with Gordonsville, Virginia in the south by way of the old Piedmont Stage Route through Orange and Culpeper Counties, Virginia. An Act to confirm the Town of Alexandria's grant of a right-of-way to the O&A Railroad Company through the Town of Alexandria "and the privilege of steam" was passed by the Virginia General Assembly on March 22, 1850 (Commonwealth of Virginia 1850: 74-75).

Construction of the Orange and Alexandria Railroad began in Alexandria in early 1850. On May 30, 1851, three rail cars arrived at the Alexandria wharf, carrying the first freight to be received in the town by railroad. The Alexandria Gazette predicted, "This is but a sprinkling of what we shall see when the road is completed further into the country" (Alexandria Gazette [AG], 30 May 1851). By October of 1851, the line was completed as far as Manassas Junction in Prince William County (Geddes 1967: 28-30). The O&A was soon joined by two other railroads leading into Alexandria: the Alexandria, Loudoun, and Hampshire Railroad and the Alexandria and Washington Railroad.

The Alexandria, Loudoun, and Hampshire Railroad (AL&HRR) was designed to link Alexandria with western Virginia. Its predecessor, the Alexandria and Harpers Ferry Railroad was incorporated in 1847. The line was supposed to connect Alexandria with Harpers Ferry, Virginia (now West Virginia), where it was to join the Winchester and Potomac Railroad, but the railroad was never started. In 1848, the Baltimore & Ohio (B&O) Railroad bought the stock of the Winchester and Potomac Railroad; since the B&O was unlikely to allow a competing rail line to Alexandria to join the Winchester and Potomac, plans for the Alexandria and Harpers Ferry Railroad were abandoned.

In 1853, the Alexandria and Harpers Ferry Railroad was re-organized as the Alexandria, Loudoun & Hampshire (AL&H) Railroad (Bianculli 2001:24). The AL&H line was to run from Alexandria to Paddytown, Virginia (now Keyser, West Virginia) (Williams 1964:41). Supporters of the railroad hoped that it would help Alexandria compete with Baltimore for trade with western lands, as Baltimore already had a rail connection to Virginia’s prosperous Shenandoah Valley. The B&O Railroad was completed to Wheeling, Virginia (now West Virginia) in 1852 (Citizens of Baltimore et al 2006:30). Within the town of Alexandria, the railroad ran along Lee Street, near the town’s waterfront. The railroad continued north along the Potomac River until a spot just north of present-day Third Street, where it turned northwest, passing to the west of two farms along the Potomac River.

In 1854, James S. French and Walter Lennox of Alexandria obtained a charter for a railroad between Alexandria and the District of Columbia, to be called the Alexandria and Washington Railroad Company (District of Columbia Supreme Court 1874 French Vs. Hay). James French was a scientist and engineer who intended to implement his roller designs that allowed locomotives to climb and descend steeper grades. Completed in 1857, the Alexandria & Washington Railroad (A&WRR) originated at a roundhouse and car shed located at the block bounded by Saint Asaph, Pitt and Princess Streets; a passenger station was located on St. Asaph Street as well. The rails ran up St. Asaph Street, two blocks east of the project area, past the Robert Portner Brewing Company and our of the northern end of the city. The railroad then ran parallel to the Alexandria Turnpike, passed under the Canal aqueduct and then over Four Mile Run on a causeway before continuing north to the Potomac River. At the river crossing, passengers and freight were transferred onto omnibuses or wagons and re-loaded onto rail cars to enter Washington, D.C. With six trains leaving Alexandria for Washington each day, the A&WRR was a fast and convenient way to travel between the two cities and to connect with trains bound for points north.

Immediately following Virginia's vote to withdraw from the Union in on May 24, 1861, Federal troops crossed the Potomac River and occupied Alexandria. McDowell's 1862 map shows the project area along the Alexandria and Washington Turnpike in a sparsely settled area northwest of town, however, the McDowell map is less detailed than other maps of the city (Exhibit 7). No structures are shown in the project area, and the railways are located to the south and east.

The main impetus for occupation of Alexandria was its rail connections with the South. The passage of the Railways and Telegraph Act of January 31, 1862, granted the federal government authority to control all Northern and captured Southern railroads. Control of the railroads was considered key to victory in the war. The city of Alexandria was the terminus of three strategic lines: the Orange & Alexandria (O&ARR), the Alexandria, Loudoun and Hampshire (AL&HRR), and the Alexandria and Washington Railroad (A&WRR).

Daniel C. McCallum was appointed the Military Director and Superintendent of United States Military Railroads (USMRR) on February 11, 1862. McCallum reported both to the War Department and to the Office of the Quartermaster General. The Quartermaster Department (QMD) was essentially used as a procurement agency for McCallum's railroads (Risch 1962). The federal government seized control of all three major rail lines leading into Alexandria, regardless of the political loyalties of their owners and managers. When the war began, James S. French, who owned most of the A&W Railroad, fled south to fight for the Confederacy. The president of the AL&H, Lewis McKenzie, opposed secession (Williams 1964: 43).

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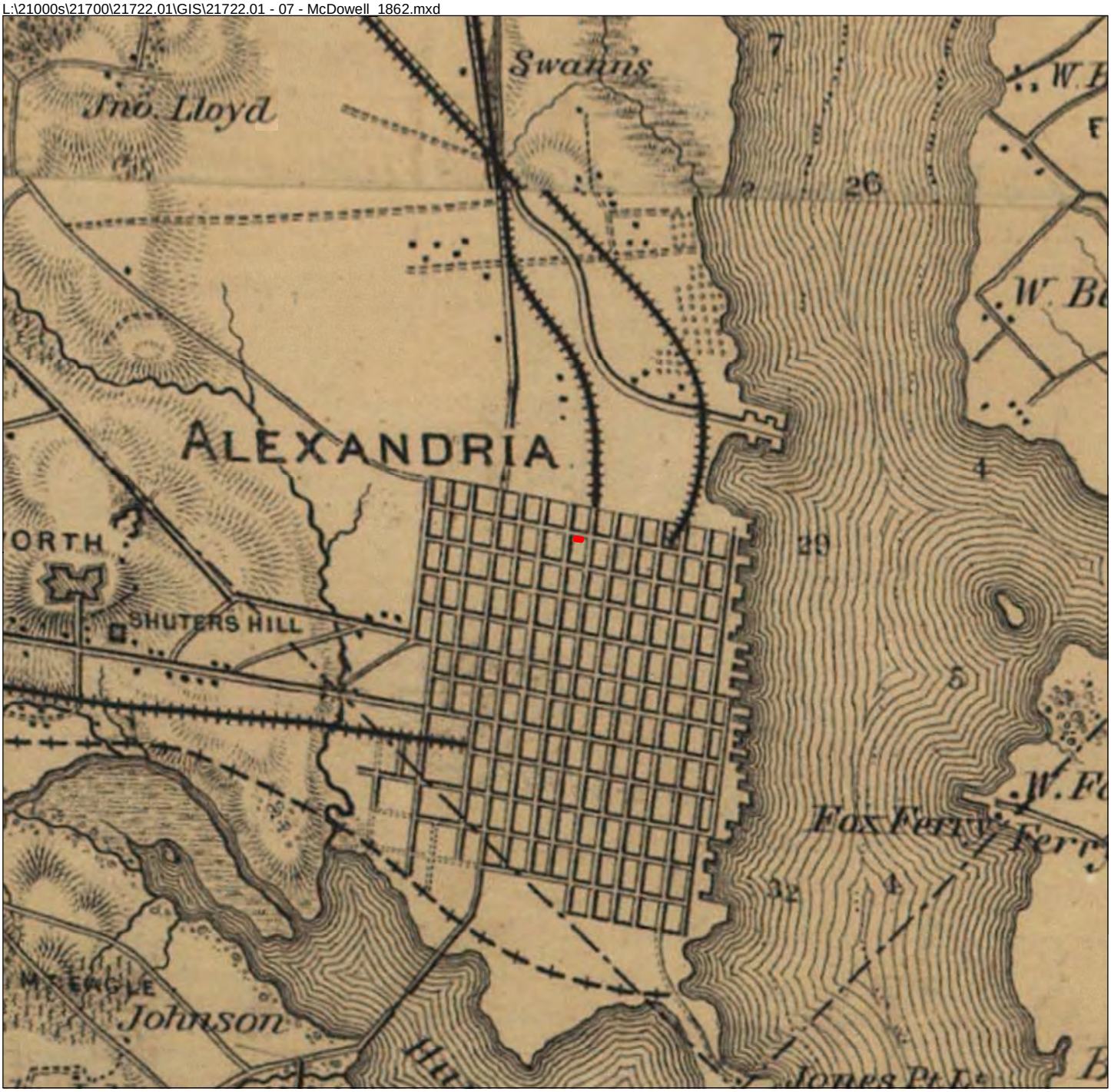

1862 McDowell Map
Northeast Virginia and Vicinity of Washington D.C.
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 2000'

Approximate Location of Project Area

Map Source: Map of N. Eastern Virginia and Vicinity of Washington. Compiled by General Irvin Mc Dowell, January 1862. United States. Corps of Topographical Engineers". Original Scale: 1" = 1 mile.

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Exhibit 7

During the war, the USMRR made several changes to Alexandria's railroad facilities and rail lines. In addition to developing the facilities at the O&ARR depot, the USMRR connected various lines within the city. For instance, in February of 1862, the USMRR laid new track that brought the A&WRR into Alexandria along Henry Street, linking the Orange & Alexandria and the Alexandria & Washington lines (Baer 2008) and creating a new railroad junction just north of Poorhouse Lane [Monroe Avenue] (Griffin 1984). They also connected the AL&HRR with the O&ARR at Union Street near Princess Street (Williams 1964: 44).

The USMRR also completed a rail connection with the North by laying tracks across Long Bridge to the Baltimore & Ohio Railroad. Initially, forage and other supplies ordered by General Pope, commander of the Union army, could not be transported by train across the Long Bridge because of fear that the weight of the train would collapse the bridge (Barber 1988:33-34). Ultimately, the federal government had to construct another bridge parallel to the Long Bridge to carry the high volume of traffic (Williams 1964: 44).

With the close of the Civil War, on August 7, 1865, the USMRR transferred the line between Washington and Alexandria, including the Henry Street Branch, to a newly formed New York company, the Alexandria, Washington & Georgetown Railroad. The stockholders of the Orange & Alexandria Railroad later sued and recovered control of the line (Baer 2004). The charter, franchises, and all property of the Manassas Gap Railroad were transferred to the Orange and Alexandria Railroad company on February 14, 1867. By transfer of the charter, the consolidation assumed the name of The Orange, Alexandria, and Manassas Railroad Company (Commonwealth of Virginia 1867:637-639).

In 1872, the Orange, Alexandria and Manassas Railroad Company consolidated with the Lynchburg and Danville Railroad Company, becoming the Virginia and North Carolina Railroad Company. By an Act of the Virginia Assembly on February 4, 1873, the corporate name was changed to the Washington City, Virginia, Midland and Great Southern Railroad Company (Commonwealth of Virginia 1871: 62; 1873: 35-36), commonly known in the area as the Virginia Midland (VMRR).

The 1877 Hopkins map of the city of Alexandria shows the Mount Vernon Cotton Mill directly across Washington Street from the project area and the Robert Portner Brewing Company one block to the northeast, but no buildings are depicted within the project area (Exhibit 8). Likewise, the 1894 Hopkins map does not depict buildings within the project area (Exhibit 9).

In 1890, the A&W RR and the A&F Rwy consolidated to form the Washington Southern Railway Company (WS Rwy). In the following years, the Southern Railway was formed after a series of consolidations, financial restructurings and acquisitions assumed control of the VMRR lines (Williams 1977: 64). On September 15, 1905, Washington Southern Railway opened a new line between St. Asaph Junction and Roberts Road in Alexandria, and the old connection with Southern Railway on Henry Street was abandoned. The line on Fayette Street was also abandoned for through traffic around this time (Baer 2005a). Southern Railway's Potomac train yards, constructed in 1905, became the center of Alexandria's railroad activity (Cox 1996). In 1906, Washington Southern Railway sold the Henry Street Branch to Southern Railway for materials (Baer 2005b).

The 20th Century

Residential development of the city block bounded Washington, Pendleton, Columbus and Oronoco Streets is evident by the early 20th century. The 1929 and 1932 United States Geologic Survey (USGS) Washington, DC Vicinity South quadrangle maps show buildings surrounding the block, including a building within the project area (Exhibit 10 and 11). This building is presumably the current structure located on the North Parkway property.

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1878 Hopkins Map
Alexandria, VA
532 N. Washington Street
WSSI #21722.01
Scale: 1" = ¼ mile

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Approximate Location of Project Area

Map Source: "Alexandria County, Virginia". From G.M.Hopkins' Atlas of Fifteen Miles Around Washington, D.C., 1878". Library of Congress, Geography and Mapping Department.

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Exhibit 8

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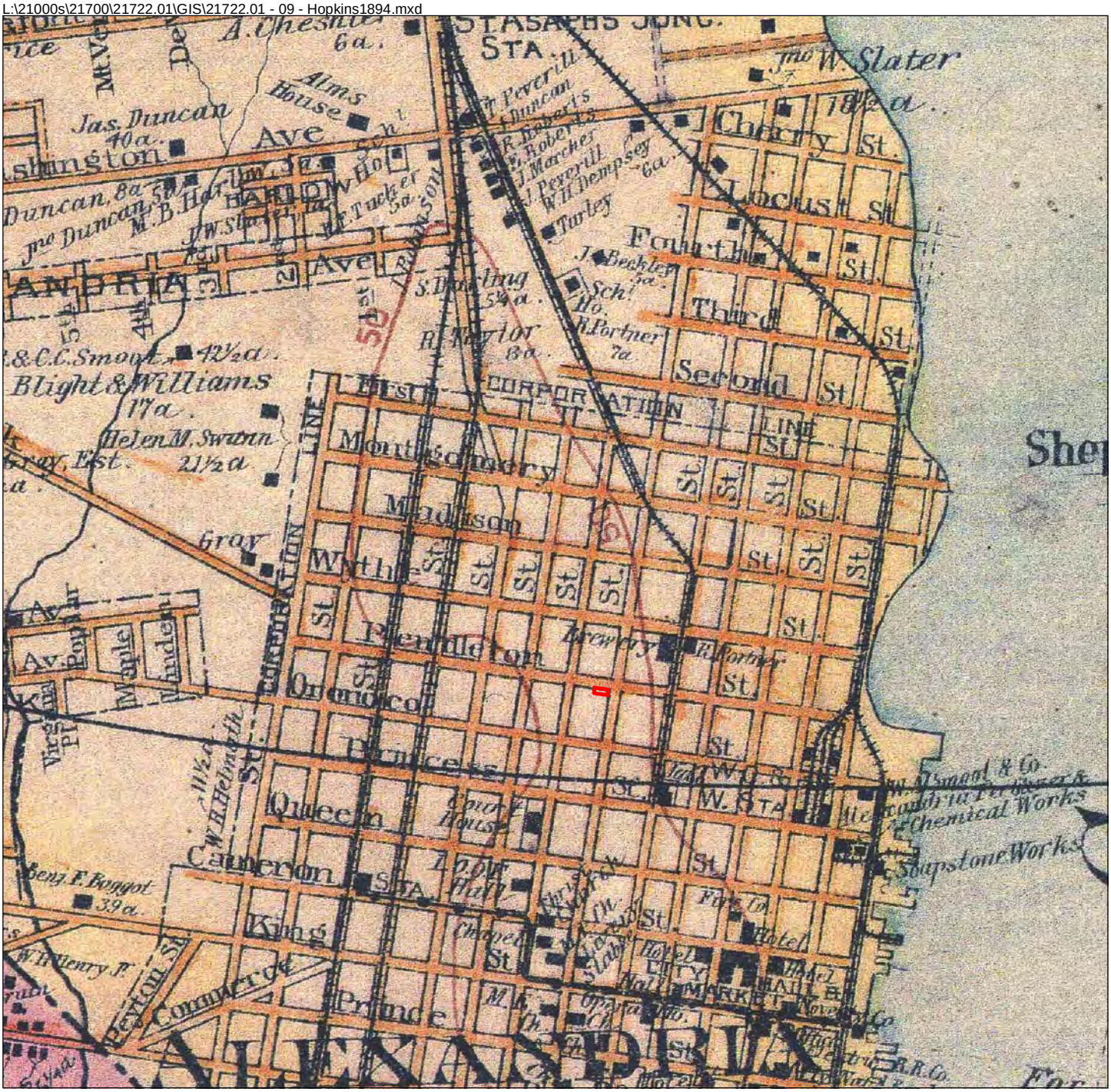

1894 Hopkins Map
Alexandria, Virginia
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 1000'

Approximate Location of Project Area

Map Source: 1894. Hopkins Map. National Archives. Reproduction obtained from History Matters, LLC. 1502 21st Street, NW 2nd Floor. Washington, DC 20036. Original Map Scale: Unknown.

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Exhibit 9

L:\21000s\21700\21722.01\GIS\21722.01 - 10 - 1929USGS.mxd

USGS Quad Map
D.C. & Vicinity, VA-DC-MD 1929
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 1000'

Approximate Location of Project Area

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Exhibit 10

L:\21000s\21700\21722.01\GIS\21722.01 - 11 - 1932USGS.mxd

USGS Quad Map
D.C. & Vicinity, VA-DC-MD 1932
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 1000'

Approximate Location of Project Area

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Exhibit 11

THE OWNERSHIP HISTORY OF NORTH PARKWAY PROPERTY

An archival and documentary study was conducted of the North Parkway LLC property, which is located at 532 North Washington Street within the City of Alexandria. The documentary study follows a Scope of Work (Appendix I) from Alexandria Archeology; the research included the examination of available land tax records, deeds, wills, census listings, city directories, agriculture and slave schedules, newspaper articles, maps, and other sources. The Chain of Title is summarized within the discussions below and contained within Appendix II.

Land Grants and Patents

Prior to 1692, most lands in the Virginia Colony were granted by the Governor of the colony and were issued as Virginia Land Grants. In 1618, a provision of 100 acres of land had been made for "Ancient Planters," or those adventurers and planters who had established themselves as permanent settlers prior to 1618. Thereafter, the governor of the colony issued grants under the headright system by which people who paid their own way to the Virginia Colony could claim 50 acres of land for a tenure of 20 years. Fifty additional acres of land per "head" could also be obtained by paying the cost of passage for transporting settlers into the colony. After patenting and surveying a tract of land, a patentee was required to settle the land within three years and to pay an annual rent of one shilling for every 50 acres of land patented (Nugent 1983: xxiv).

In 1669, the project area became part of a 6,000 acre land grant given by Sir William Berkeley, then governor of the Virginia Colony, to Robert Howson (Howsing) of Stafford County in return for Howson's transportation of 120 persons and ten "Negroes" into the Virginia Colony. The Virginia Colony did not consider the "Negroes" as part of this headright (Mitchell 1988:21). Little is known about Robert Howson but, according to historian Fairfax Harrison, he was a Welsh sea captain who also held land patents in present-day Westmoreland County (Harrison 1987:60).

Robert Howson's 1669 patent overlapped a 700-acre patent to Margaret Brent that was issued on 6 September 1654 (Pippenger 1990:34) and later became the subject of much dispute by subsequent landowners, as several versions of the patent exist (Pippenger 1990:36). The original land patent described the Howson tract as located "Opposite my Lord's Island to the north point of a creek named by the English the Indian Cabin Creek" (Virginia Land Patents 6: 262); "My Lord's Island" is the present-day Roosevelt Island, and Indian Cabin Creek is now known as Hunting Creek.

Beth Mitchell's recreation of the Howson patent shows it extending from Hunting Creek near the current southern limits of the City of Alexandria north to the approximate location of the Arlington Memorial Bridge. It encompassed what is today the eastern section of the City of Alexandria and parts of Arlington County, including Pentagon City, Crystal City and Reagan National Airport.

Alexander Family Ownership, 1660-1795

John Alexander, a Stafford County planter, purchased the Howson patent in 1669. He or his descendents owned (Pippenger 1990:31-33) portions of the original patent lands, including the project area, well into the nineteenth century. In the late 17th and early 18th centuries, the Alexander family owned substantial lands in the vicinity of the project area and later became one of Alexandria's most prominent families.

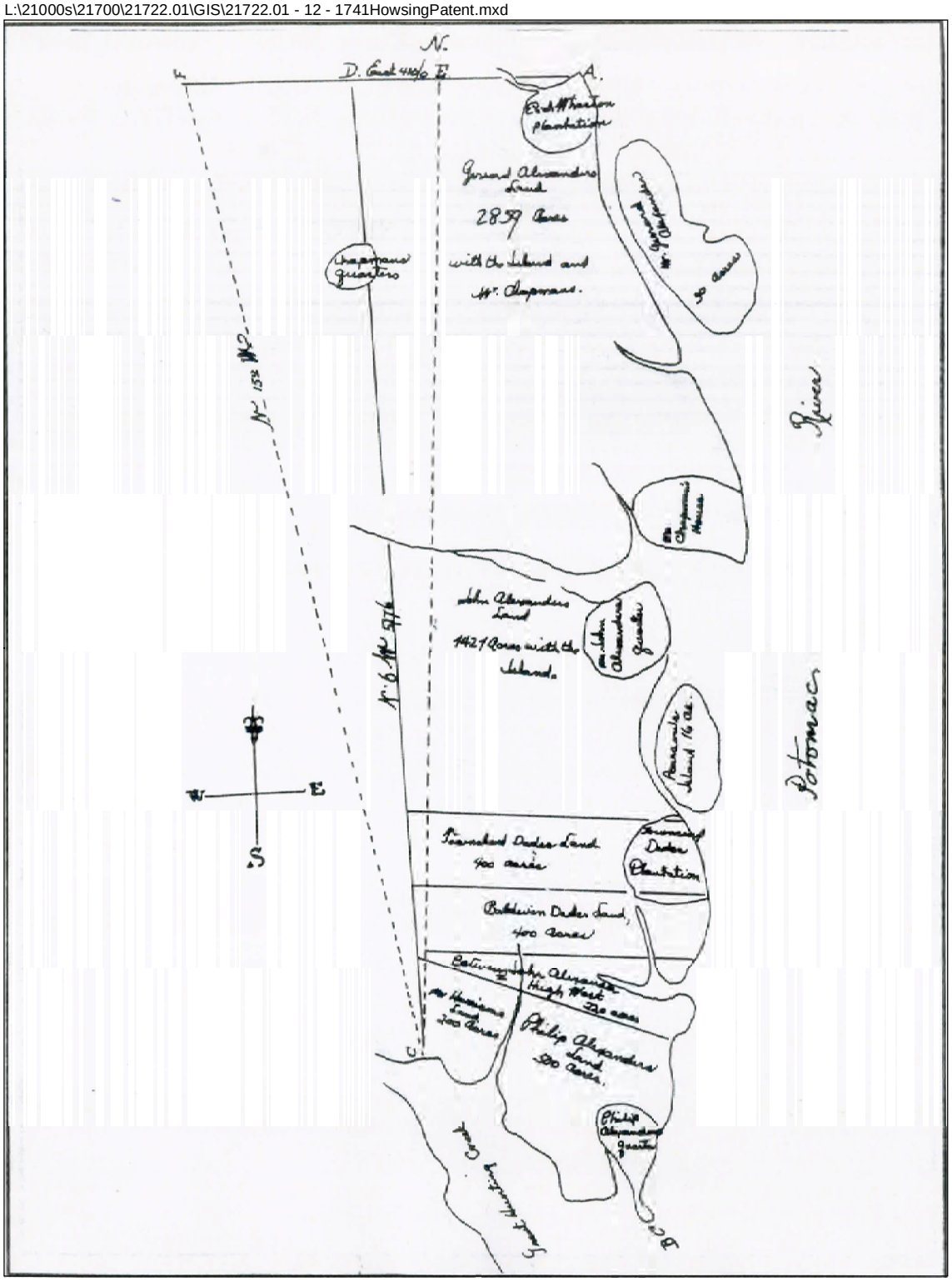
The project area eventually passed out of the hands of the Alexander family at the end of the 19th century, when Charles Alexander (II) sold the entire 2-acre city block on which the project area is located. Below is a brief summary of the Alexanders who owned the project area or were direct relations of Charles Alexander. The Roman numerals following the names of the various John and Robert Alexanders are intended as clarification for the reader; these appellations were not used by the historical personages themselves. The dates in parentheses in each sub-heading refer to the period when the person owned the project area.

John Alexander I (1669-1677)

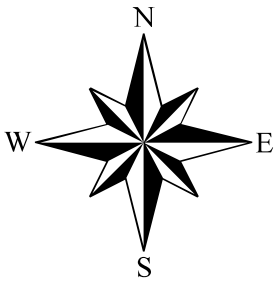
On November 13, 1669, a little over a month after he obtained the patent for 6,000 acres of land along the Potomac River, Robert Howson sold it to John Alexander I (d. 1677) in exchange for six hogsheads (approximately 6,000 pounds) of tobacco (Prince William County Land Causes 1789-1793: 220) (Exhibit 12). According to Wesley Pippenger, an authority on the Alexander family, John Alexander I immigrated to Virginia from England prior to 1653 (1990: 8-9). 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, 25). John Alexander I 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 Phillip. They probably had two daughters as well: Elizabeth and Sarah (Mitchell 1988:60).

John Alexander I died in 1677 and his unsigned will, dated 25 October 1677, left 500 acres and the "house and plantation where I now live" in Stafford County to his son Robert. With the exception of several tracts of land that John Alexander I bequeathed to specific individuals, the remainder of his estate was to be equally divided between his two surviving sons, Robert Alexander I and Philip (Pippenger 1990:28-29, citing Prince William County Land Causes 1789-1793, page 221).

L:\21000s\21700\21722.01\GIS\21722.01 - 12 - 1741HowsingPatent.mxd



1741 Howsing's Patent Survey Map
532 N. Washington Street
WSSI #21722.01
Not to Scale



Map Source: Fairfax County Old Record of Surveys
1741:11. Original Scale: Unknown

Robert Alexander I (1677?-1703)

In the years immediately following their father's death, Robert Alexander I and Philip Alexander appear to have owned approximately equal shares of the Howson's patent land. In 1690, Robert Alexander I deeded 1950 acres (less 500 acres which he reserved for himself) of his share of the 6000-acre patent to his brother Phillip (Pippenger 1990:93, cited Stafford County Deed Book D, pp. 193a-194a). On February 19, 1693/94, Philip Alexander assigned his share of the estate, excepting 500 acres reserved for his own use, back to his brother Robert Alexander (Prince William County, Virginia Land Causes 1789-1793:217). The 500 acres that Philip Alexander reserved for himself was bordered by Hooffs Run on the west, Great Hunting Creek to the South, the Potomac River on the East and land owned by Hugh West on the north; the land owned by Hugh West later became the City of Alexandria.

Robert Alexander I married Priscilla Aston in 1673, and in 1701, he married Frances (Fitzhugh?), who predeceased her husband. Priscilla and Robert Alexander had two sons, Robert Alexander II and Charles; the marriage between Frances and Robert left no issue (Pippenger 1990:31-33). He died in Stafford County in 1703 or 1704.

According to Robert Alexander I's will dated December 22, 1703, his "Land & Planta. lying up the [Potomac] River & on the upper side of Great Hunting Creek in this County" was to be divided equally between his two sons, Robert Alexander II and Charles Alexander. Robert Alexander II also inherited two tracts: his father's "now Dwelling Planta., with houses, orchards and 300 acres of Land belonging to the same" as well as "the other half or moiety of my afs [aforesaid] back Land being 350 acres joining upon my brother Philip Alexander" (Pippenger 1990:104). Robert Alexander I's son Charles received "...350 acres of Land it being the moiety or half of my back Quarter land the uppermost half thereof commonly called John Dry's Planta," also located in Stafford County (Pippenger 1990:104).

Robert Alexander II (1703-1735)

The eldest son of Robert Alexander I, Major Robert Alexander II (1688-1735) married Anne Fowke sometime before 1709 (Pippenger 1990:107). They had six children, five of whom survived until adulthood: Parthenia (1709-1742), Anne (1710-1735), John III (1711-1734), Gerard (1712-1761), Sarah (1720-1739) and Francis (b 1737, died as an infant) (Pippenger 1990:113.) In addition to owning most of Howson's patent in Prince William County, Robert Alexander II had substantial landholdings in Stafford County where he had his primary residence. A 1723 quit rent roll for Overwharton Parish [Stafford County] shows that Robert II paid £4.13.6 rent for 4,675 acres (Pippenger 1990:108). Robert was a justice of the peace in Overwharton Parish, a justice of Stafford County in 1726 and a Major in the militia.

Robert Alexander II died on October 5, 1735 in Stafford County and left a will dated April 28, 1735. The will left Robert II's wife, Anne, his lands in Stafford County for life; four slaves – Solomon, Nate, Grace and Dinah (but 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 Gerard and John III after their mother's death). Alexander's lands in the vicinity of present-day Alexandria were divided among four of his children: John Alexander III, Gerard Alexander, Parthenia Massey (later Dade), and Sarah Alexander (later Dade). John III received the land on the south bank of Four Mile Run, while Gerard inherited the land on the north side of Four Mile Run. His two daughters, Parthenia Massey and Sarah Alexander, each received 400 acres of land located south of their brother John's land. The distribution of the estate was apparently complicated as Gerrard and John III required an act of law to settle the division of slaves and land (Pippenger 1990:110).

John Alexander III (1711-1763)

At this time of Robert Alexander II's death, his sons Gerard Alexander and John Alexander III were living on their father's property along the Potomac River, which then lay within Prince William County. John Alexander III and his wife Susannah Pearson Alexander lived on Pearson's Island (present-day Daingerfield Island). After his father's death in 1735, he inherited the island and 1421 acres on the south bank of Four Mile Run, as well as substantial property in Stafford County. Around 1735, John and Susannah Alexander probably moved from Pearson's Island to Stafford County (Pippenger 1990:132). In 1741, they had a quarter in the northeast corner of the 1421-acre tract along Four Mile Run (Stetson 1935). It is possible that John and Susannah Alexander lived on this site – which later became Preston plantation – prior to moving to Stafford County circa 1735.

Although documentary evidence was not located at this time, the land including the project area likely was inherited by John Alexander's (III) eldest son Charles.

Charles Alexander II

Charles Alexander (II) was a prominent late 18th century landowner in Fairfax County, who married Frances Brown of Port Tobacco, Maryland circa 1769. The couple resided at Preston Plantation, on land Charles inherited in 1764 from his father, John Alexander III. Charles was active in local politics and was part of the faction that opposed British colonial policies and fought in the Revolutionary War on the side of the colonies. After the colonies won their independence, Charles Alexander remained active in local government. Although he refused the position of county sheriff in 1794, he did serve as president of the Fairfax Board of Overseers of the Poor in 1797. He was also a practicing lawyer (Pippenger 1990:140-141).

Charles and his wife Frances sold portions of their real estate holdings as early as the 1770s (Pippenger 1990). In 1795, they leased two acres of ground (including the project area) to John Dundas, a merchant in Alexandria (Hustings Book F: 327). John Dundas agreed to make a first payment of 66 2/3 silver dollars by 1 January 1797, followed by an annual rent of 133 1/3 silver dollars. On his part, Charles agreed to lay out the streets around the perimeter of this block, except for Oronoko [sic] Street which had been laid out by a prior Act of Assembly, and to keep the streets open for use by John Dundas and other Alexandria inhabitants.

Dundas Family Ownership, 1795-1852

The next arguably prominent Alexandrian family associated with the project area was that of John Dundas. The family home, Dundas Castle, later became known as "Castle Thunder" after it lay vacant for years and was rumored to be haunted (Powell 2000: 178).

John Dundas

John Dundas was the son of James Dundas and Elizabeth Moore, both of Scottish descent. His father immigrated to Philadelphia in 1757 and married Elizabeth Moore in 1758 (Vertical Files, Alexandria Library). John Dundas later moved to Alexandria, Virginia and married Agnes (Nancy) Hepburn around the 7th of April, 1785 (AG 1785a: p.3). He was appointed a Justice of Peace from 1794-1796 and, in 1798, was elected mayor of Alexandria. In 1801, he served on the Board of Directors of the Bank of Alexandria, and was also appointed as Overseer of the Poor in that year.

John and Agnes Dundas had at least eight children: James, Nancy, Elizabeth, Sophia, William, John Jr., Henry and Edward (Browning 1891:201). As early federal census schedules for Virginia are missing or destroyed, other lines of evidence such as tax records must be examined for information about the Dundas family. Land tax records between 1795 and 1797 revealed that John Dundas occupied four different properties around town; however by 1804, personal property taxes list his residence on "One Square" – presumably the square leased from Charles Alexander in 1797.

John and his eldest son James were enumerated in the 1808 Alexandria census,[1] along with eight other individuals and eight enslaved African Americans. The family was residing in a two-story house in Ward 3 - presumably on the corner of Pendleton and Washington Streets – with two fire buckets (Pippenger 2000: 35). By law, each homeowner was required to maintain fire buckets with the capacity to hold 2.5 gallons for each story of the building (Pippenger 2000: 1).

[1] Several Alexandria censuses were taken in addition to the federal census (Pippenger 2000: 1).

AS JOHN DUNDAS and COMPANY intend to move their Store on the 11th of next month to the late dwelling-house of Mr. William Hepburn, the Store, with a neat well finished counting room and bed room (which may answer for a small family) a good loft and a cellar under the whole, which they now occupy, and has lately been completely repaired, will be to rent at that time.——Also, the DWELLING-HOUSE and Garden thereunto adjoining, now in the tenure of Mr. Patrick Murray; possession of which will be given on the 1st of November.

JOHN DUNDAS.

Alexandria, June 7, 1785.

☞ The said John Dundas and Co. have for sale at their Store, a neat assortment of MERCHANDISE, suitable to the present season, which they will sell for cash, country produce, or on short credit.

Hepburn & Dundas,

Have just imported in the Brig Peggy, from Glasgow,

A VERY neat and general assortment of MERCHANDISE, suitable to the approaching season.—They also expect a further assortment by the Cesar, hourly looked for here, from London,—all which they will sell on very reasonable terms for Cash or Country produce.

Alexandria, September 20, 1787.

☞ They have also for sale a quantity of excellent Lisbon wine in quarter-casks, Currants, Porter, Gloucester cheese, &c.

THE PARTNERSHIP OF HEPBURN & DUNDAS being by mutual consent dissolved, all persons indebted to them are earnestly requested to make immediate payment, or they will be under the necessity of bringing suit against every delinquent, and all those who may have claims against them are desired to bring them in that they may be paid.

Wm. HEPBURN,
JOHN DUNDAS.

Alex. May 12. ‡22w6w

Advertisements in the Alexandria Gazette from Dundas, June 16, 1785(top), Hepburn & Dundas, September 27, 1787 (center), and Hepburn & Dundas, June 10, 1803 (bottom).

Hepburn & Dundas

Shortly after his marriage, John Dundas formalized his business relationship with his new father in law, William Hepburn, creating the partnership of Hepburn and Dundas (AG 1785b). Hepburn & Dundas were successful merchants who invested in local real estate. In 1787, they owned four properties along King Street, two each along Queen and Princess Streets, as well as properties on Pitt and Union Streets (Alexandria Land Tax Records). They also owned tobacco inspection warehouses along Oronoko [sic] and Water Streets, and unsuccessfully tried to block the establishment of new inspection warehouses that would cut into their profits (Pippenger 1995:20-21).

Hepburn & Dundas were taxed in 1787 for three individuals over 21 (William Hepburn, John Dundas and George Darling), one white male between the ages of 16 and 21, four blacks over 16 years and two below 16 of age, one horse, two cattle and two carriages (Alexandria Personal Property Tax Records). William Hepburn continued to pay taxes in 1788-1790 for John Dundas and other individuals who worked for him.

At the time of John Dundas' death in 1813, Hepburn & Dundas owned 5967 acres in Cabell County, three tracts in Randolph County totaling 2375 acres, an 80-acre parcel along Hunting Creek in Fairfax County and 400 acres in Kanawha County, West Virginia. The partnership was receiving ground rents from Joseph Dudley and Robert Goering Lauphin (Alexandria Will Book 1: 239).

John Dundas and William Hepburn individually, and together as a firm, owned enslaved African Americans. Dundas placed several newspaper ads for runways; these show his willingness to have the runaways returned directly to him, rather than having the inconvenience of retrieving them. On 16 October 1809, Dundas offered a reward for the return of Andrew Johnson, who had "a

wife at Mrs. Fendall's farm in Fairfax County"; the reward was fifteen dollars if brought to town but only five dollars "if taken within Alexandria & Fairfax" Counties (Meaders 1997:119). Likewise, he offered $20 for the return of Betty to Alexandria (she ran away twice within a seven month period) but only $10 if he had to go pick her up in the neighborhood of Falls Church (Meaders 1997:157; 174).

At the time of his death in 1813, Dundas owned four enslaved African Americans: Andrew (above 40 years of age), Betty, Clara and Ann (Alexandria Will Book 1: 239).

Dundas and his partner not only owned enslaved African Americans, but released them as the end of their service, as recorded by Timothy Dennee in his complied slave manumissions[2] taken from Alexandria land records. On 8 January 1803, William Hepburn and John Dundas freed Jack, who had been purchased from Henry Bennett in 1789 and had served his 14 year term (Dennee 2004). A few months later on the 3rd of May, they emancipated Doll, "the daughter of one of the former slaves of John Colville of "Cleish", Fairfax County, Virginia," who has been sold for £31.13s to Hepburn & Dundas. Apparently, Hepburn & Dundas released Doll before her 7 years of service had transpired (Dennee 2004).

Will of John Dundas

John Dundas died on 30 August 1813 at the age of 55, "after a severe and tedious sickness, which he sustained with becoming submission" (Pippenger 2005: 54). He was remembered in the Alexandria Gazette as "amiable in domestic life, reputable as a merchant, and a useful citizen" (Alexandria Gazette [AG], 1 September 1813: page 3 cited in Pippenger 2005: 54).

Dundas' real estate holdings were listed in his 24 June 1813 will (Alexandria Will Book 1: 239):

- one unimproved lot near the corner of Washington and Queen, purchased by H & D from Robert Brice and William Gibson
- one unimproved lot on the NW corner of Queen and St. Asaph Streets (between the lots rented by Joseph Dudley and Robert Goering Lauphin
- "the Tobacco – House Lot containing ½ acre and on which Lot a Bake house, Dwelling House and other improvements stand"
- One ½ acre lot on the corner of Oronoko [sic] and Water Streets opposite the above property, containing two small frame Dwellings and a Carriage House
- Lot on the northeast corner of Queen and Water, known as "Kirkpatricks Water Lot" containing two small frame dwellings
- Washington Tavern Lot, corner of King and Pitt occupied by Randolph Mott. Also the stable lot rented for the tavern on west side of Pitt between King and Princess.
- The Bank head house and Lot on NE corner of Princess and Water (given to Dundas from Hepburn – no deed – but he considered it his possession).

[2] Manumissions are records of legal emancipation of slaves (Dennee 2004).

His residence, which includes the project area, was described in his will as:

> A Square or two acres of Ground bounded by Washington and Oronoko Streets on two sides of it, rented by me of Charles Alexander the elder now deceased. The ground rent of it has since been bought out from his son Charles Alexander. I now pay no Ground rent whatever [Alexandria Will Book 1: 239].

The Dundas dwelling was presumably inherited by either his wife, or Nancy Keene, his daughter, who was later known to reside within the house; no deed conveying the property from the estate could be located at this time. The Dundas estate inventory (Table 2) was signed by the executors of the will: Agnes his wife, and two sons, James H. and William H. Dundas and by William Hepburn.

Table 2: John Dundas Estate Inventory

East room below stairs	
12 Windsor chairs $1.50, $18; 4 tea and card table at $6 ea, $24	$42
1 sofa $15; 2 mirrors at $8 each, $16	$31
3 trays and Backgammon table $15; 1 carpet with pieces $20	$35
Andirons, fender and fire rows $15; mantelpiece ornaments $1	$16
Passage	
8 Windsor chairs $1 25/100	$10
1 settee $3; an old carpet $2; an iron chest $20	$25
West room below stairs	
12 chairs stuff bottom (with?) covers at $3	$36
2 elbow chairs $4, $8; 1 easy chair $5	$13
1 Brass mounded grate and iron fender	$6
2 mirrors at $10, $20; 1 bedstead $10; curtains $12	$42
5 prints $5; 2 brass candlesticks at $1, $2	$7
4 window curtains	$7
A mahogany book shelf with Books therein	$100
China, Glass, Queens ware and bread basket in closet	$20
2 dog ear table and desert knives and forks	$12
A carpet with pieces	$17.50
6 small table cloths $5; 2 fine sheets	$15
	$434.50
4 silver table spoons, 20 tea Do. 2 soup laidle	
1 punch strainer, 1 cream pot, 1 pair sugar tongs (all of the silver has been much used)	$40
1 pair old plated candlesticks, snuffers and tray	$4
A sett plated castors	$9

Table 2: John Dundas Estate Inventory continued

Back room below stairs		
2 old mahogany tables $4		$8
A slab $2; 7 Windsor chairs at $1 25/100, $8.75		$10.75
2 old tea chests and sugar can		$3
Room above		
An old feather bed and 2 old trunks		$5.50
Stove fender and brush $15; an old small carpet $2.50		$7.50
A lot of knives and forks and tray		$1.75
East room above stairs		
1 bedstead, bed and bedding		$21.00
Ditto		$16
Small ditto		$10
An old carpet $4; 2 small old mah'y chest drawers $ 7.50 ea, $15		$19
An old Benn $10 do.; candlesticks $1.50 do.; Wash stand $2		$13.50
2 Counterpanes $13; 2 table cloths $8; 3 pair sheets at $4 ea., $12		$33
Small looking glass		$2
2 old writing desks and sundries		$5
And old clock and fine drafting tables		$25
East Garret Room		
2 Bedsteads, Bed and Bedding		$19
3 Bed ? chairs with covers $2.50 ea.		$7.50
4 old window Curtains $.25/100 at $1; 1 chest drawers $2		
West Garret Room		
1 old bedstead, Bed and Bedding		$8
A very old writing desk, table and stools		$1.50
3 ditto 50 cents ea.		$1.50
Kitchen		
Furniture		$30
Lumber and sundrys in workshop and yard		$11
1 old four wheeled carriage with harness		$120
A Bay horse		$60
Negro Andrew, above 40 years old		$225
Negro Clara		$260
Negro Betty		$300
Negro Ann		$275
	$1060	
One half of two undivided shares Alex: Banks stocks		$206
		$2196.00

Following John's death, Agnes was reported in the Alexandria Gazette stating:

> I will rent, for a term not exceeding 10 years – the square of ground with the **?** wheron the John Dundas, died, lately resided, combining town with city life [Transcribed by Ethlyn Cox Alexandria Library Special Collections, Box 287N #7]

Agnes Dundas lived to be 50 years old and died on 23 May 1820 (Pippenger 2005: 94). As noted in her death announcement, she was residing in the "upper end of King Street", (Pippenger 2005: 94). Agnes Dundas' will was proved in court on 27 May 1820 and her estate inventory, conducted on 8 June 1820, revealed more domestic items than her late husband (Table 3).

Table 3: Agnes Dundas Estate Inventory

One horse 30$ two cows 30$ one dining table 8$	$68.00
Two side tables 8$ two bedsteads 15$	$23.00
Three beds 60$ one mattress 15$	$75.00
Twelve White chairs 12$ Seven yellow do. 7$	$19.00
Four mirrors 40$ one sett tea china 25$	$65.00
One set dining china 15$ eight blankets 16$	$31.00
Eight table cloths 24$ six bed quilts 30$ one sofa 20$ clock 40$ easy chair $8	$122.00
Four pots 3$ one frying pan .50 $ Dutch oven 1$ griddle .50$ spider .50$	$5.50
One tea kettle .75$ four tubs 2$ thee pewter pans 1.50$ two pewter dishes 1$	$5.25
Two tin pans .50$ four flat irons 1$ thee fenders 7$ one pair andirons 5$	$13.50
One pair shovel tongs $3 two carpets 20$ one passage carpet 3$	$26.00
Four prints $20 one pair candlesticks 5$	$25.00
	$533.25

Again, no deed of conveyance or mention in the will, concerning the Dundas House was located at this time, although we know that Nancy Keene was residing there by the 1850s. In 1820, the Dundas estate was taxed for property across Alexandria (Table 4):

Table 4: John Dundas Estate, Personal Property, 1820 (Miller 1995: 499-500)

WARD 2: Property and Location	Occupied by	Rents
House & Lot (H & L) - Princess Street	Charles King	$500
H & L – Water Street to Union Street	Thomas Kingston	$2000
Lot – Water Street	Vacant	$1200
H & L – Water and Queen Streets to channel	Early	$3600
H & L - Pitt Street (stable)		$800
WARD 3: Property and Location	**Occupied by**	**Rents**
Lot - 37 feet West Street	Vacant	$100
Lot – 62 feet Washington Street	Vacant	$600
H & L – 2 acres Oronoco, Columbus, Pendleton and Washington Streets		$6000
2 Lots – Prince to Commerce Streets, 50 by 8 feet	Vacant	$200
2 Lots – Commerce Street, 25 feet	Vacant	$100

Newton and Nancy (Dundas) Keene

Nancy Dundas married Newton Keene, of Alexandria; they later resided in the Dundas house. Newton was elected to a directorship for the Columbian Insurance Company in 1822, served on the committee to work for the retrocession of Alexandria back to Virginia (Miller 1995:70, 298). Newton died on 21 September 1841 and his wife Nancy, died on 9 September 1850.

Dundas Castle

Although Mary Powell in her book *The History of Old Alexandria* mentions that the Dundas House was constructed between 1785 and 1790 (2000: 177-78); the documentation to verify the construction date could not be located at this time[3]. Dundas did not own a Mutual Fire Insurance policy on the house, although several of his neighbors on surrounding blocks held policies.

Fortunately, the house and lot are beautifully depicted in the Palmatary Lithograph that was originally published in the Alexandria Gazette in 1853 (Exhibit 13). The façade of the two story Georgian style house faced Pendleton Street. A smaller two story building, less than 100 feet behind the house and fronting Washington Street, was identified as the carriage house by several deeds, but appears to have contained living quarters on the second story.

[3] Powell also misidentified Newton Keene as the father in law of John Dundas (the reverse is true).

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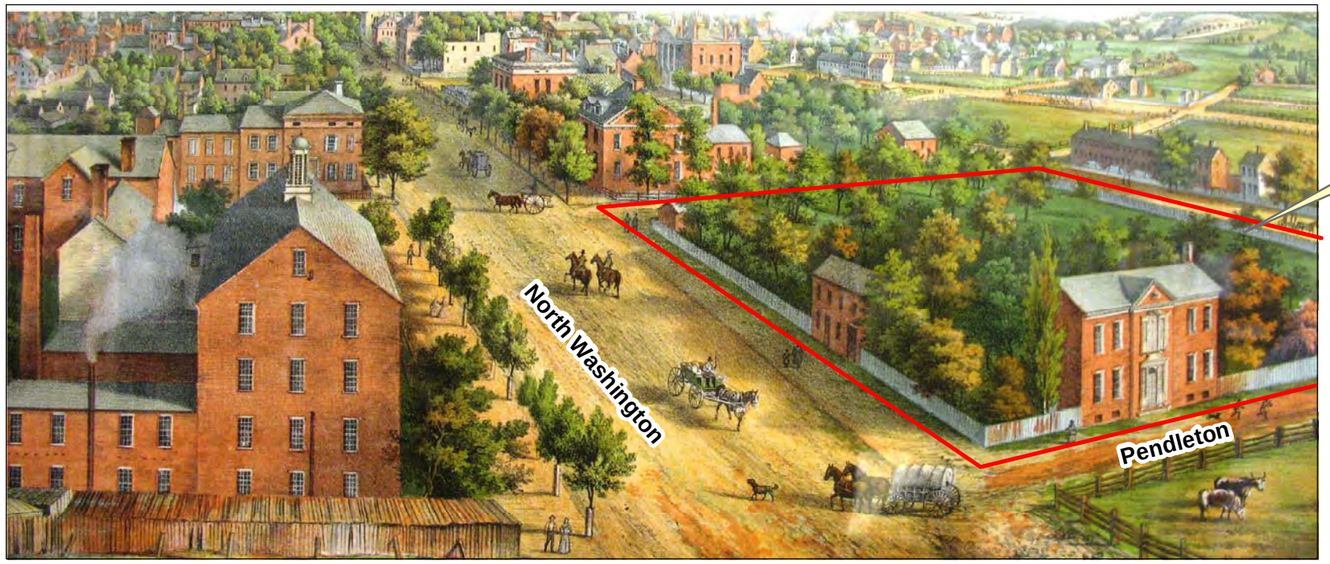
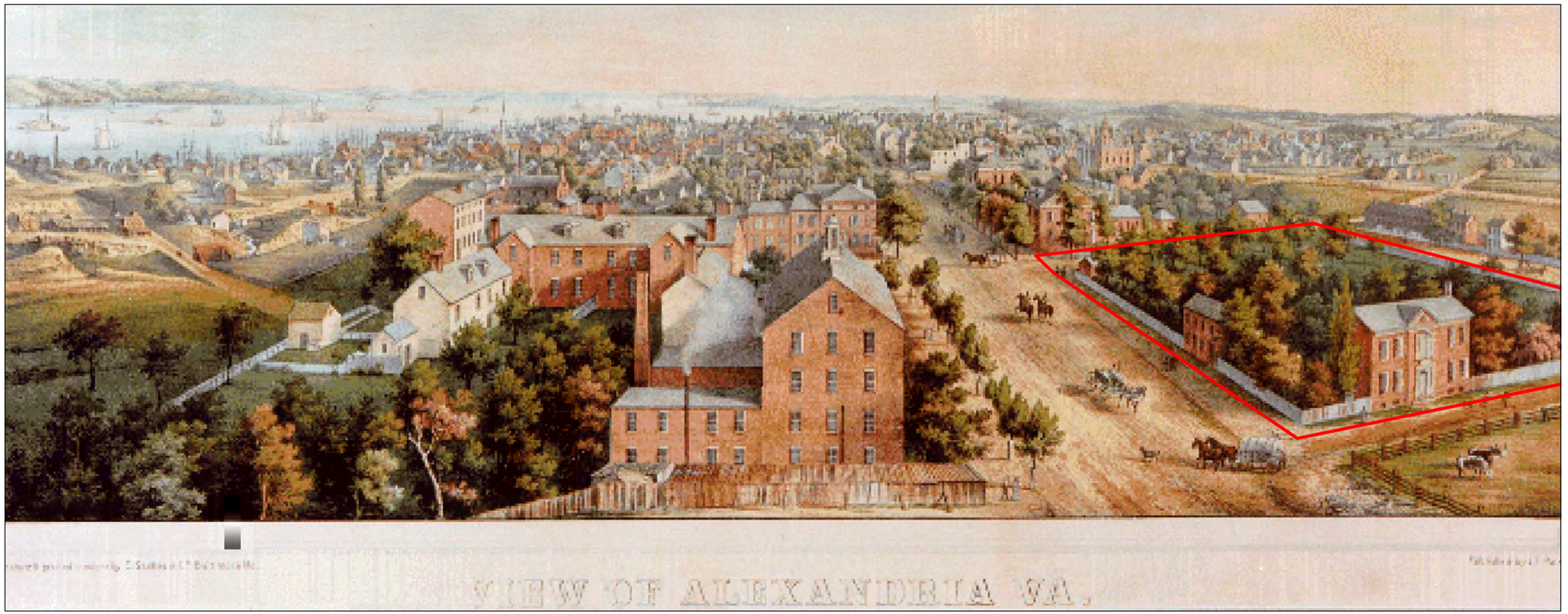


Approximate Location of Block 106

1853 Palmatry Lithographs Showing the Dundas Estate
532 N. Washington Street
WSSI #21722.01
Not to Scale

Map Source: "City of Alexandria Library. http://www.alexandria.lib.va.us/



This building was also mentioned by George Gilpin in his survey journal on improvements to Alexandria streets. In describing Washington Street, Gilpin and Yeaton (1813) noted that the street "will rise gradually from its intersection with Queen until it comes to the Center, which is between Oronoko & Pendleton Streets, *nearly opposite Mr. Dundass' stable*" [emphasis added].

Finally, a third building is depicted in the 1853 lithograph near the corner of Washington and Oronoco Streets. The rest of the lot was a mosaic of wooded and grassy areas and was enclosed in its entirety by with a picket fence. The fence is mentioned in Gilpin's survey book, but decades later. Gilpen's table of levels for Pendleton Street in 1873 contains a benchmark at the corner of Washington and Pendleton Streets on "the top of the largest stone near corner of fence" (Gilpin and Yeaton).

The house, therefore, was constructed prior to 1813; however, this is not the only evidence of this *terminus ante quem*. The inventory of John Dundas' estate was submitted to the Alexandria court on 21 September 1813 by Thomas Herbert, John Mandeville, and James Kincaid. The inventory was conducted room by room and offers a glimpse into the personal lives of the Dundas family, as well as the layout of the interior. However, it should be cautioned that probate inventories are often incomplete and missing items not considered of great value, or items that belong to someone else (Bedell 2000: 224; Cummings 1986:219). Further, Cummings cautions that function or use of a room is not always evident from the inventory (1986: 219).

The Dundas House was a central passage (or hall) single pile plan, which became popular by the 1840s (Lanier and Herman 1997: 30) but was relatively rare in Alexandria, as side passage plans were more common (Seele 2000:9). This earliest form of the Georgian style house had an entrance leading to a hallway or passage that contained a staircase to the upper floors and one room on either side of the Passage. These rooms typically functioned as a formal parlor and a dining room and are identified in Dundas' inventory as the East and West rooms below the stairs. The upper story usually mirrored the first floor, and in this case the Dundas House included and East and West room "above the stairs", as well as an East and West garret room.

The garret rooms or attic rooms, according Lanier and Herman, sometimes contained dormer windows, but were not usually "finished" as living quarters until after 1830. The 1843 depiction of the house does not show dormer windows; however they are depicted in an (undated) later drawing entitled the *71st Reg. N.Y. at Alexandria, Va*., found in the Alexandria Library Special Collections (Exhibit 14). The two attic rooms contained beds and several old writing desks.

The Georgian floor plan may have originally included a rear door in the central passage leading to a kitchen wing, or to the yard which led to a detached kitchen (Lanier and Herman 1997:28). At least by 1863[4], an ell addition to the main portion of the Dundas house had been constructed, as it is depicted in the *Bird's Eye View of Alexandria* (Exhibit 15). The addition almost certainly contained the kitchen- and two other rooms. The estate inventory identifies a "back room below the stairs" with a "room above". The kitchen was likely behind this back room, which Seele (2002:9) identifies as a dining room, and the "room above" may have run the entire length of the addition. The ell addition is also depicted in an 1864 plan map of the city which shows all three structures within the Dundas estate lot (Exhibit 16).

The undated drawing of the 71st New York Regiment in Alexandria depicts the Civil War soldiers resting on a vacant lot of land northwest of Mt. Vernon Cotton Factory, which was located on Washington and Pendleton Streets, opposite the Dundas House. The Dundas House is depicted in the background, obscured by a few [catalpa] trees. The house looks similar to the 1853 Palmatary depiction, but a dormer window is piercing the western roofline (the matching eastern dormer is obscured by trees). The two-story ell addition to the house is also visible (see Exhibit 14).

The lot where the soldiers are resting, known as the "Catalpa Lot", had apparently been used by the military for decades prior to the Civil War. In 1821, an announcement in the Alexandria Gazette called for the "light infantry to attend drill on the usual muster ground north of Mrs. Dundas' house" (Miller 1995:252). Also, the Alexandria Guards were reported to have paraded on this ground "north of Dundas House in summer uniform" (Miller 1995:254).

New Ownership and Subdivision of the Dundas Estate

On August 7, 1841, the Dundas estate was advertised for sale in the Alexandria Gazette. The heirs of John Dundas offered:

1. An undivided half of the large and commodious brick dwelling-house and lot on Washington., Pendleton and Columbus streets, now occupied by Newton Keene, Esq.
2. A lot ground on the west side of Washington and north side of Oronoco, 70 feet on the latter and extending back 116 feet to an alley 14 feet 10 inches wide.
3. A lot of ground on Washington Street adjoining No. 2 on the north, in front

[4] The ell addition to the rear of the Dundas dwelling is not visible in the 1853 lithograph.

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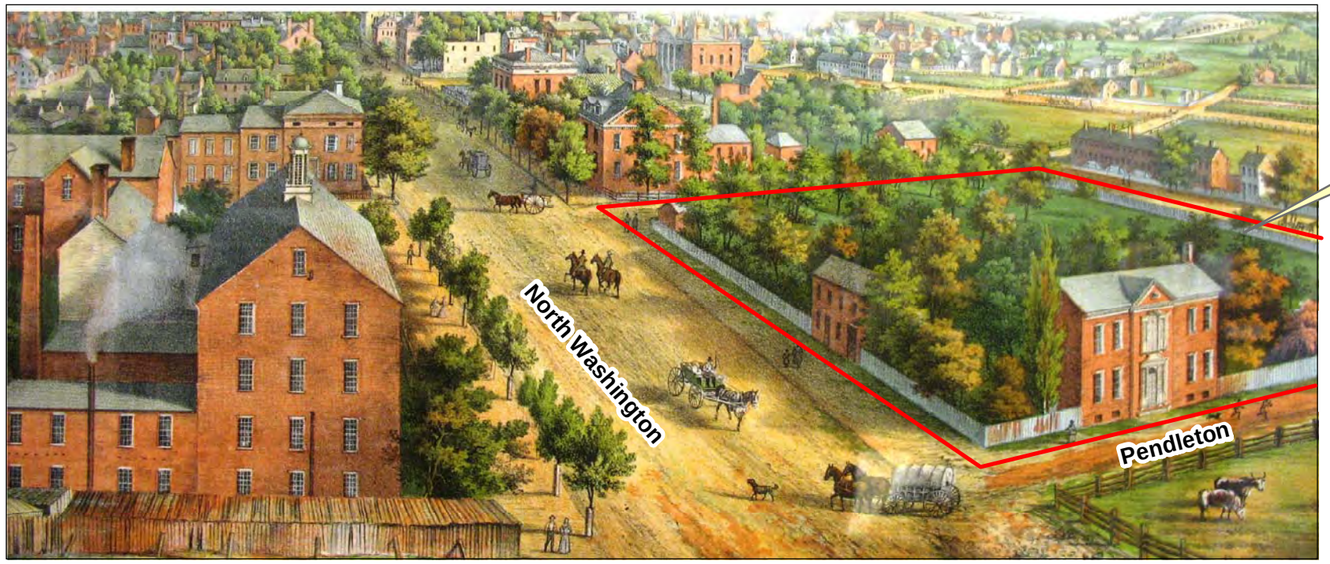
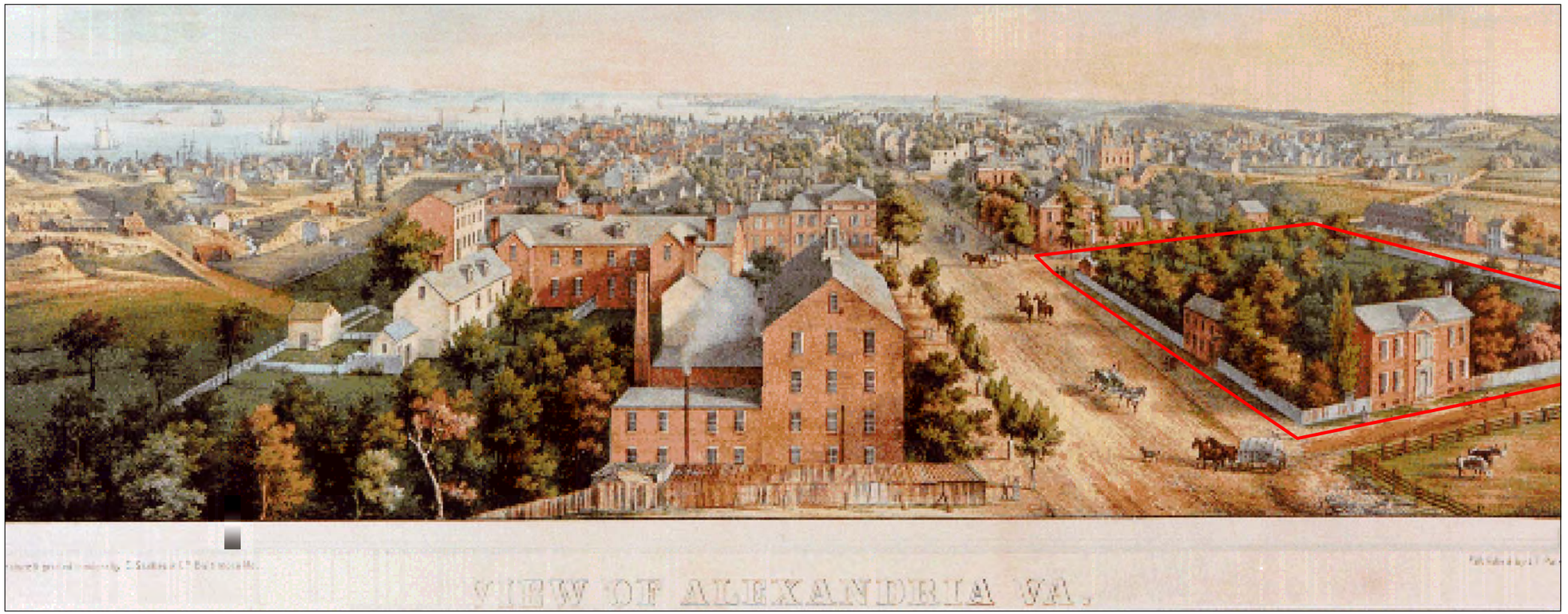


Approximate Location of Block 106

1853 Palmatry Lithographs Showing the Dundas Estate
532 N. Washington Street
WSSI #21722.01
Not to Scale

Map Source: "City of Alexandria Library. http://www.alexandria.lib.va.us/



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Updated Lithograph
Showing 71st New York Regiment
and the Dundas Estate
532 N. Washington Street
WSSI #21722.01
Not to Scale

Map Source: "City of Alexandria Lirbary, Special Collections.

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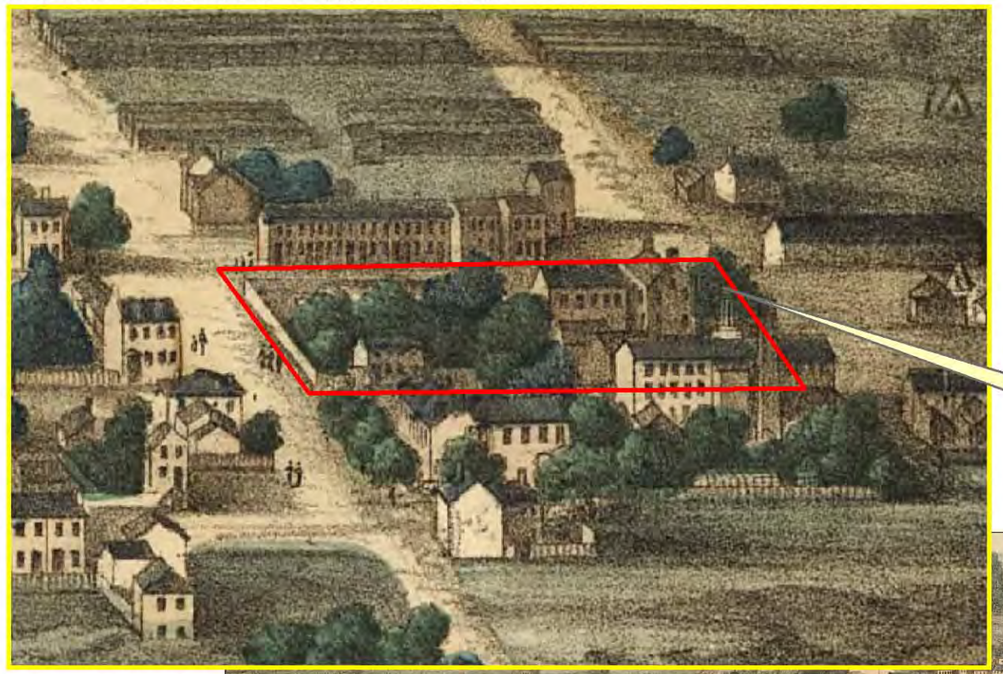

Approximate Location of Block 106

1863 Birds Eye View of Alexandria
532 N. Washington Street
WSSI #21722.01
Not to Scale

Map Source: "Birds eye view of Alexandria, Va."
Magnus, Charles. 1863. G3884.A3A3 1863
.M32 Vault : CW 522.3. Library of Congress
Geography and Map Division Washington, D.C.

L:\21000s\21700\21722.01\GIS\21722.01 - 16 - 1864_PlanOfAlexandria.mxd

Approximate Location of Project Area

1864 Plan of Alexandria
Alexandria, Virginia
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 500'

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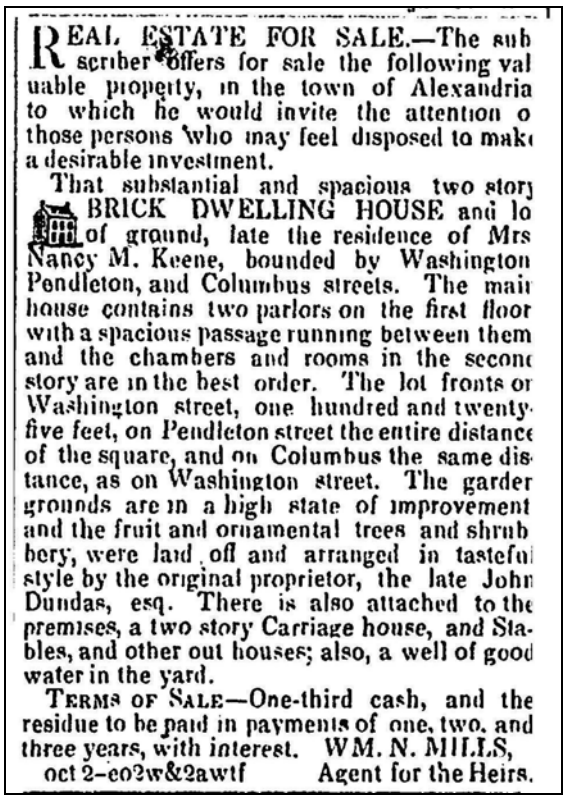
Map Source: Image from NOAA's Office of Coast Survey Historical Map & Chart Collection: http://historicalcharts.noaa.gov

On 5 February 1851, the Dundas estate was advertised for sale in the Alexandria Gazette, and was purchased by Henry Daingerfield in 1852 (Alexandria Deed Book O3:330). Following his death in 1866, Daingerfield's estate was divided among his widow and three of his children. By final decree of the Circuit Court of Alexandria County in 1870, his widow, Eliza Daingerfield, inherited Island Farm (Lots 1, 2 and 3) and their dwelling, 1/3 of Springfield Farm, 1/3 of Goldsborough Farm, and several lots within Alexandria, including "Plat No. 9, being a square of ground, bounded Washington, Columbus, Oronoco, and Pendleton streets" (Alexandria County Deed Book A4:304). It is unlikely that the Daingerfield's ever lived within the house; it was more likely leased to tenants.



REAL ESTATE FOR SALE.—The subscriber offers for sale the following valuable property, in the town of Alexandria to which he would invite the attention of those persons who may feel disposed to make a desirable investment.

That substantial and spacious two story BRICK DWELLING HOUSE and lot of ground, late the residence of Mrs Nancy M. Keene, bounded by Washington Pendleton, and Columbus streets. The main house contains two parlors on the first floor with a spacious passage running between them and the chambers and rooms in the second story are in the best order. The lot fronts on Washington street, one hundred and twenty-five feet, on Pendleton street the entire distance of the square, and on Columbus the same distance, as on Washington street. The garden grounds are in a high state of improvement and the fruit and ornamental trees and shrubbery, were laid off and arranged in tasteful style by the original proprietor, the late John Dundas, esq. There is also attached to the premises, a two story Carriage house, and Stables, and other out houses; also, a well of good water in the yard.

TERMS OF SALE—One-third cash, and the residue to be paid in payments of one, two, and three years, with interest. WM. N. MILLS,
oct 2–eo?w&2awtf Agent for the Heirs.

Advertisement from the Alexandria Gazette from February 5, 1851 proclaiming the sale of the Dundas House following the death of Nancy Keane (Dundas).

The 1877 Hopkins Map from the *City Atlas of Alexandria* identifies the entire block as the "Henry Daingerfield Estate" and depicts three buildings (Exhibit 17). The house (fronting Pendleton Street) is of brick construction, while the other two are frame buildings. Three brick dwellings and a frame dwelling are recorded on the property by 1885 (Exhibit 18), but are not depicted in detail until the 1891 Sanborn map (Exhibit 19). The Dundas House (706 Pendleton Street) is shown as a two story brick building with a frame roof. The first floor of the building was used as a carpenter's shop, with a dwelling on the second story. The rear addition to the main dwelling is listed as vacant. The brick carriage house is identified as 706 ½ Pendleton Street and two dwellings are shown at 502 and 504 Washington Street.

The two-acre square bounded by Washington, Pendleton, Columbus and Oronoco was sold in 1891 by the heirs of Henry Daingerfield (Eliza Daingerfield, Henry and Virginia P. Daingerfield, R.J. and Euphenia Daingerfield, Ellen C. Daingerfield and John S. Barbour) to J.K.M. Norton, C.C. Carlin and John D. Hooe (Alexandria Deed Book 26:532). The square was then subdivided into 42 lots in a plan made by H. C. Graves, Civil Engineer. The plat was recorded in Alexandria Deed Book 27:95 (Exhibit 20).

By 1896, "Castle Thunder" and its ancillary buildings were no longer extant as no buildings are shown within the project area on maps of this date (Exhibit 21). The earlier dwellings located at 502-504 Washington Street disappear by 1902, and new row houses appear on the block (Exhibit 22).

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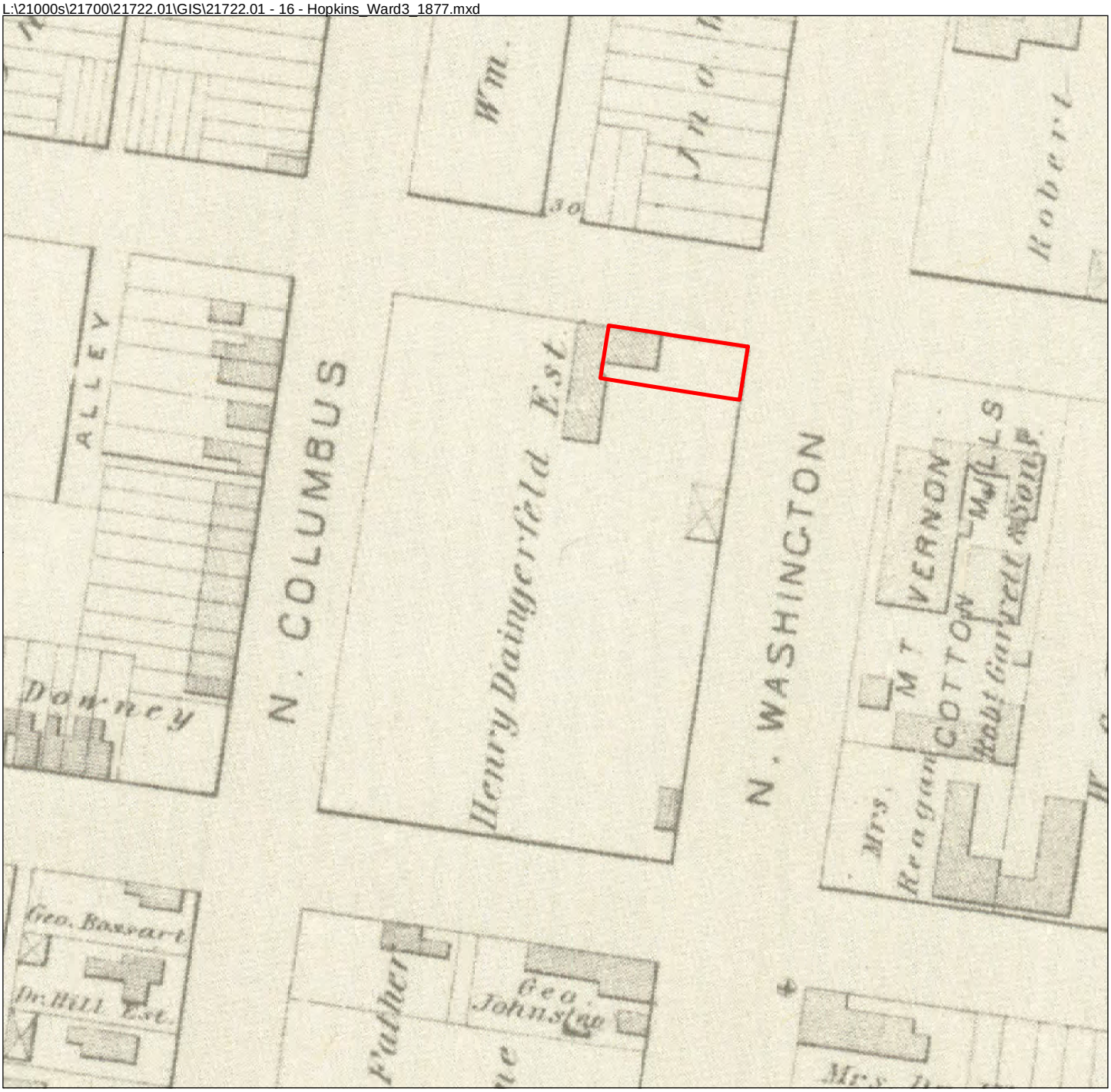

Approximate Location of Project Area

1877 Hopkins Map
Alexandria, Virginia
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 100'

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Map Source: Alexandria, Virginia - Ward 3.
J.M. Hopkins. 1877

Thunderbird Archeology
A Division of Wetland Studies and Solutions, Inc.

Exhibit 17

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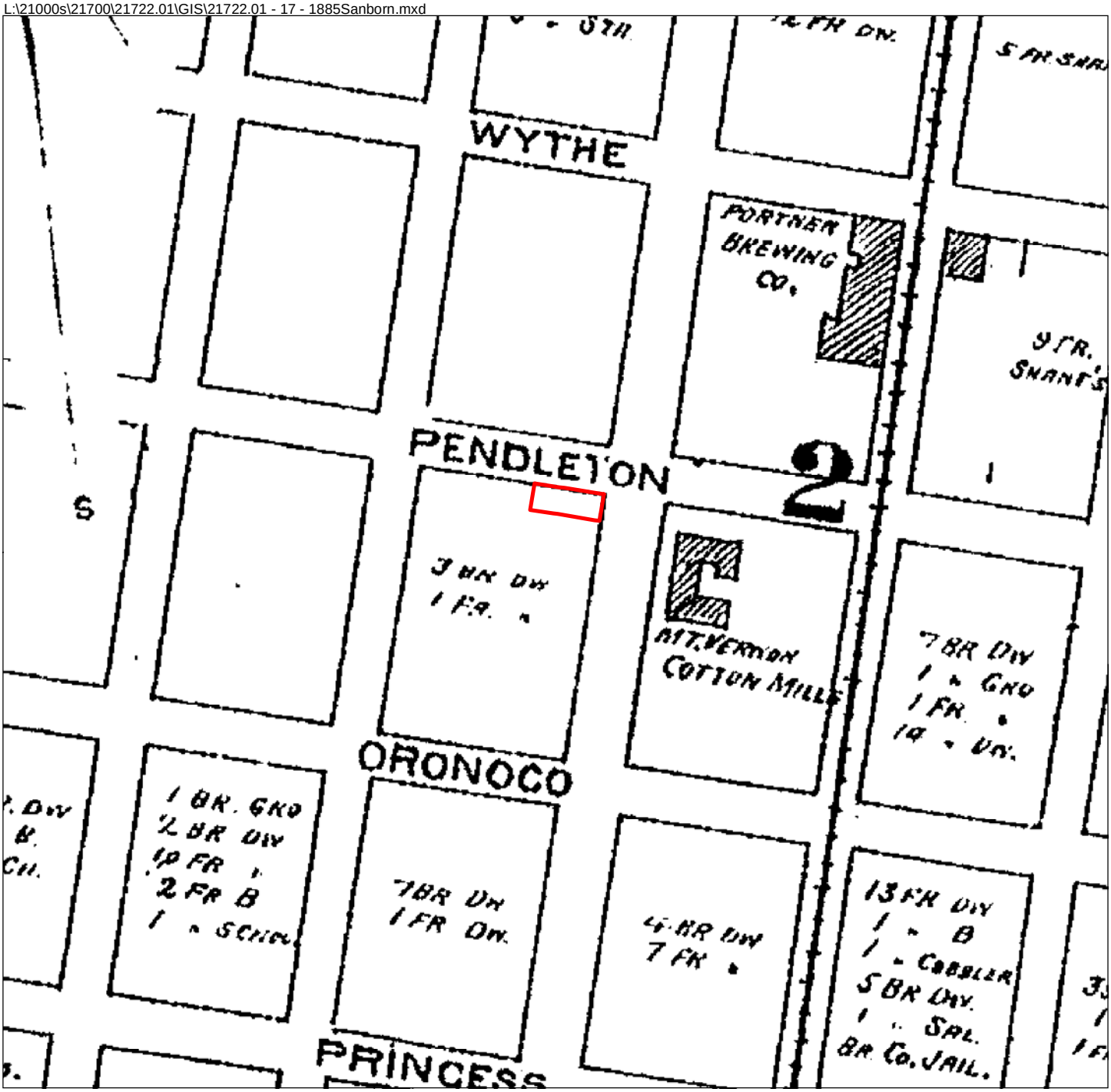

Sanborn 1885 Map
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 200'

Approximate Location of Project Area

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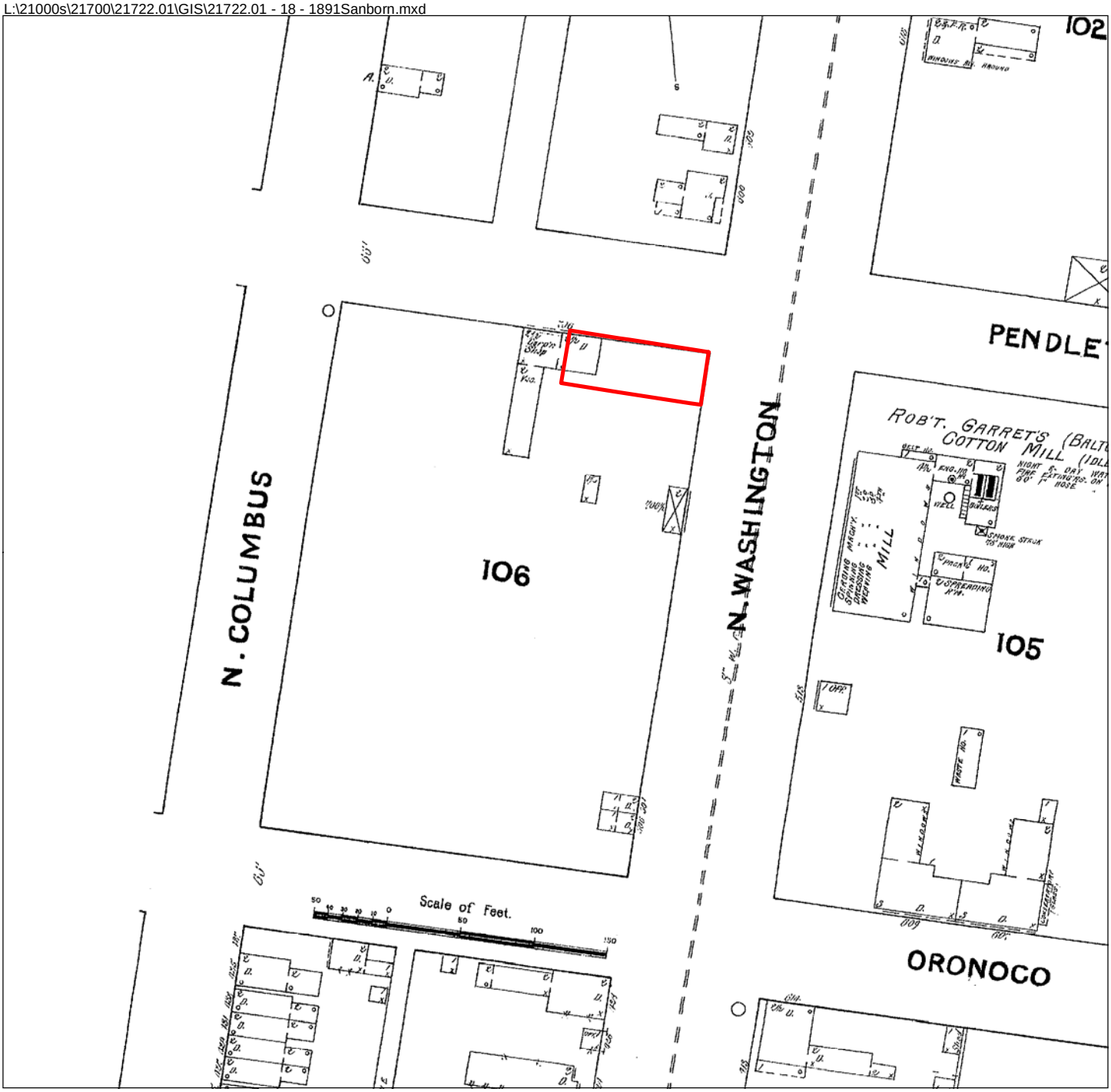
Map Source: The Sanborn® Map Company

L:\21000s\21700\21722.01\GIS\21722.01 - 18 - 1891Sanborn.mxd



Sanborn 1885 Map
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 100'

Approximate Location of Project Area

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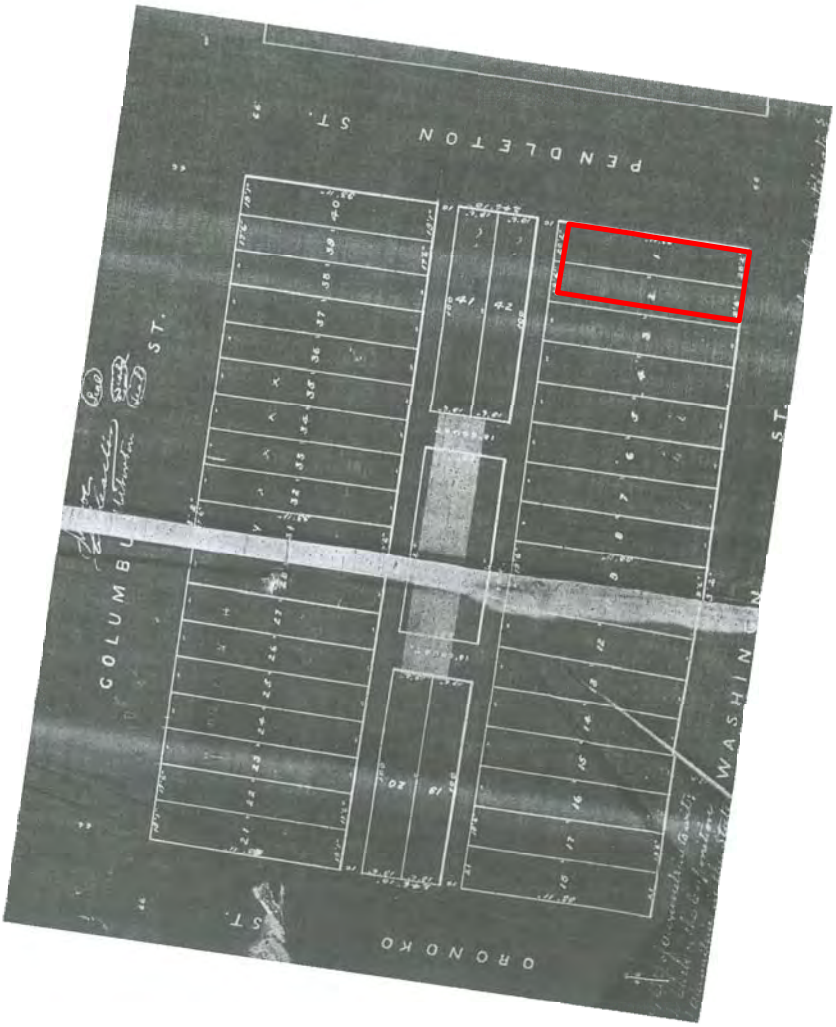
Map Source: The Sanborn® Map Company

L:\21000s\21700\21722.01\GIS\21722.01 - 19 - PlatMap.mxd



Plat Map Showing Subdivisions
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 100'

Approximate Location of Project Area

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Map Source: Alexandria Deed Book. 27 pg. 96

Thunderbird Archeology
A Division of Wetland Studies and Solutions, Inc.

Exhibit 20

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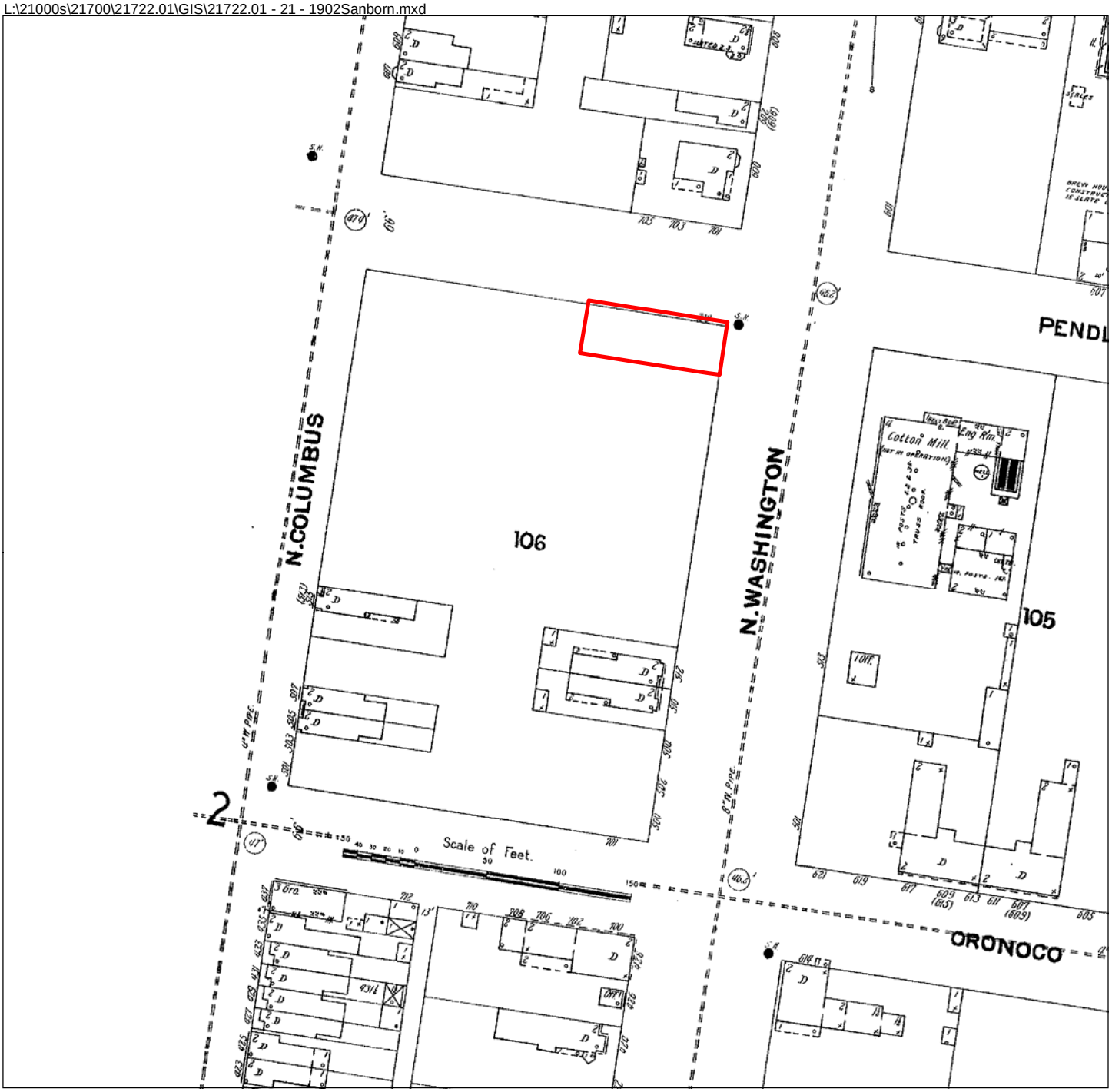

Sanborn 1902 Map
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 100'

Approximate Location of Project Area

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Map Source: The Sanborn® Map Company

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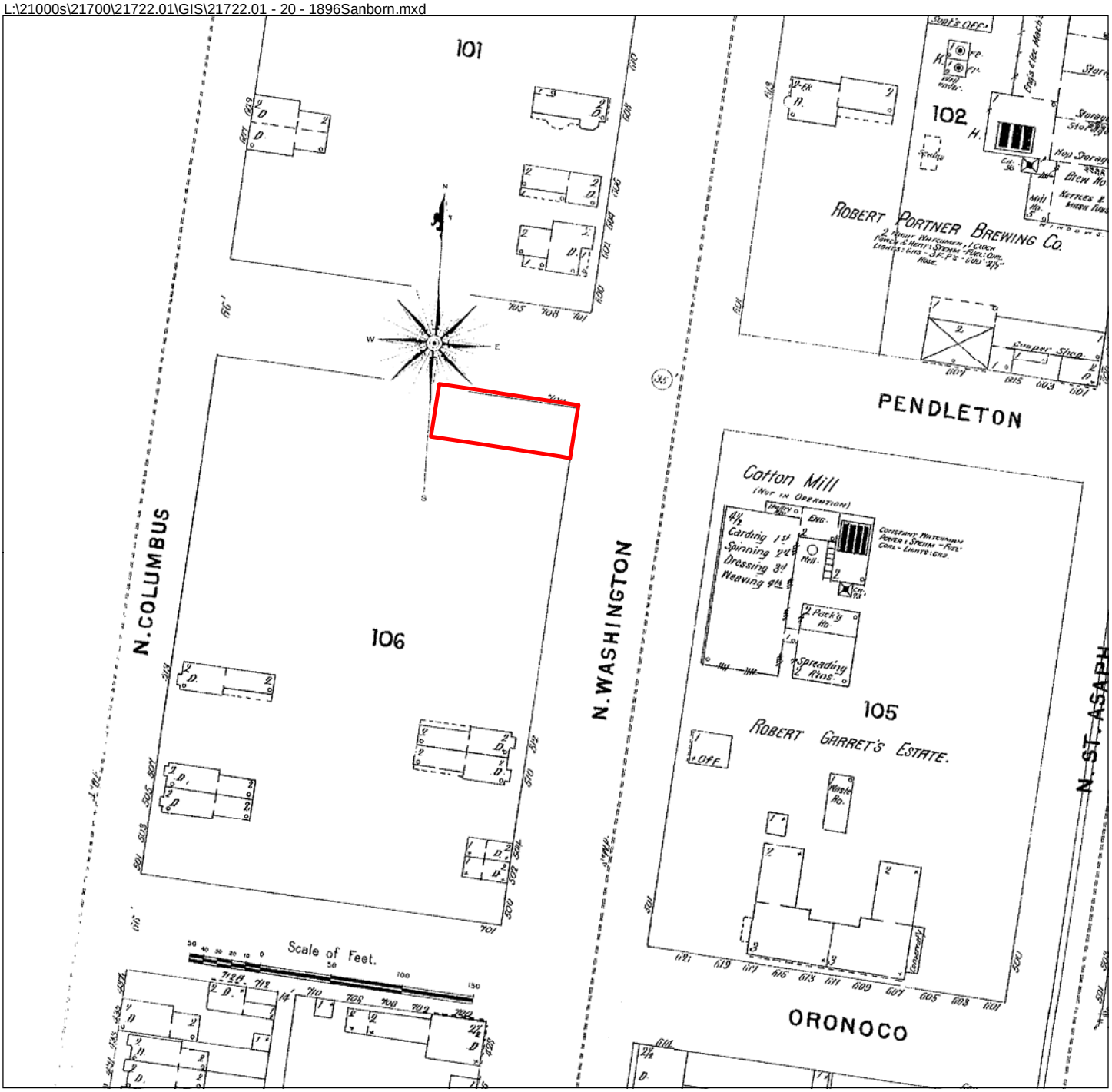

Sanborn 1896 Map
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 100'

Approximate Location of Project Area

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Map Source: The Sanborn® Map Company

Lots 1, 2 and 3 of the 1891 subdivision (including the project area) were sold to Harry Kirk on 17 February 1914 (Alexandria Deed Book 63:355) and changed hands several times before returning to Harry Kirk on 3 December 1917 (Alexandria Deed Book 67:30). Harry Kirk transferred the deed to John Rusin on 21 May 1921 (Alexandria Deed Book 76:372).

John Rusin was born on April 10, 1885 in Baltimore Maryland and married Mary Kidner of Alexandria, as reported in the Post on May 31, 1923 (Suburban Section p.21). Rusin was employed by the Fruit Growers Express and was residing at 532 North Washington Street, according to his WWII draft registration card in 1942.

Although the 1921 Sanborn Fire Insurance map does not show any buildings within the project area (Exhibit 23) and no construction permits have been located at this time, the house is believed to have been constructed in the 1920s. The house is first depicted on the 1941 Sanborn map (Exhibit 24).

In 1925, John Rusin sold a portion of his property along Washington (between Oronoco and Pendleton) to Lillie May Phillip (Washington Post [WP] 13 January 1925:2) and in 1966, sold the remainder of the property. The project area, as it exists today, was deeded to F. Preston Pullium and David F. Oyster on 28 November 1966, and was described as a parcel of ground known as 532 North Washington Street, which was comprised of:

> All of Lot Number 1 and the north 16 feet by the full depth thereof of Lot Number 2 as the same shown on the plan and subdivision of a square of ground bounded by Washington, Pendleton, Columbus and Oronoco, which said plat is duly of record in Deed Book 27, Page 95 of the Alexandria City Records [Alexandria Deed Book 660:282].

In 1967, Pullium and Oyster demolished the frame garage and made repairs and improvements to the exterior and interior of the house and, in 1968, the new owners were issued a certificate of occupancy for use of the former residential building at 532 North Washington Street as commercial official space. This usage continues at the present time.

CURRENT CONDITIONS AND PROPOSED CONSTRUCTION

The Documentary Study was initiated in anticipation of the planned construction of a two-story L-shaped addition to the west and south elevations of the existing commercial office building. The property currently consists of a two-story brick building and associated parking lot (Exhibit 24). Exhibit 25 shows the proposed east elevation of the addition; the existing building at 528 N. Washington Street is located to the left. The proposed west elevation of the building is presented in Exhibit 26.

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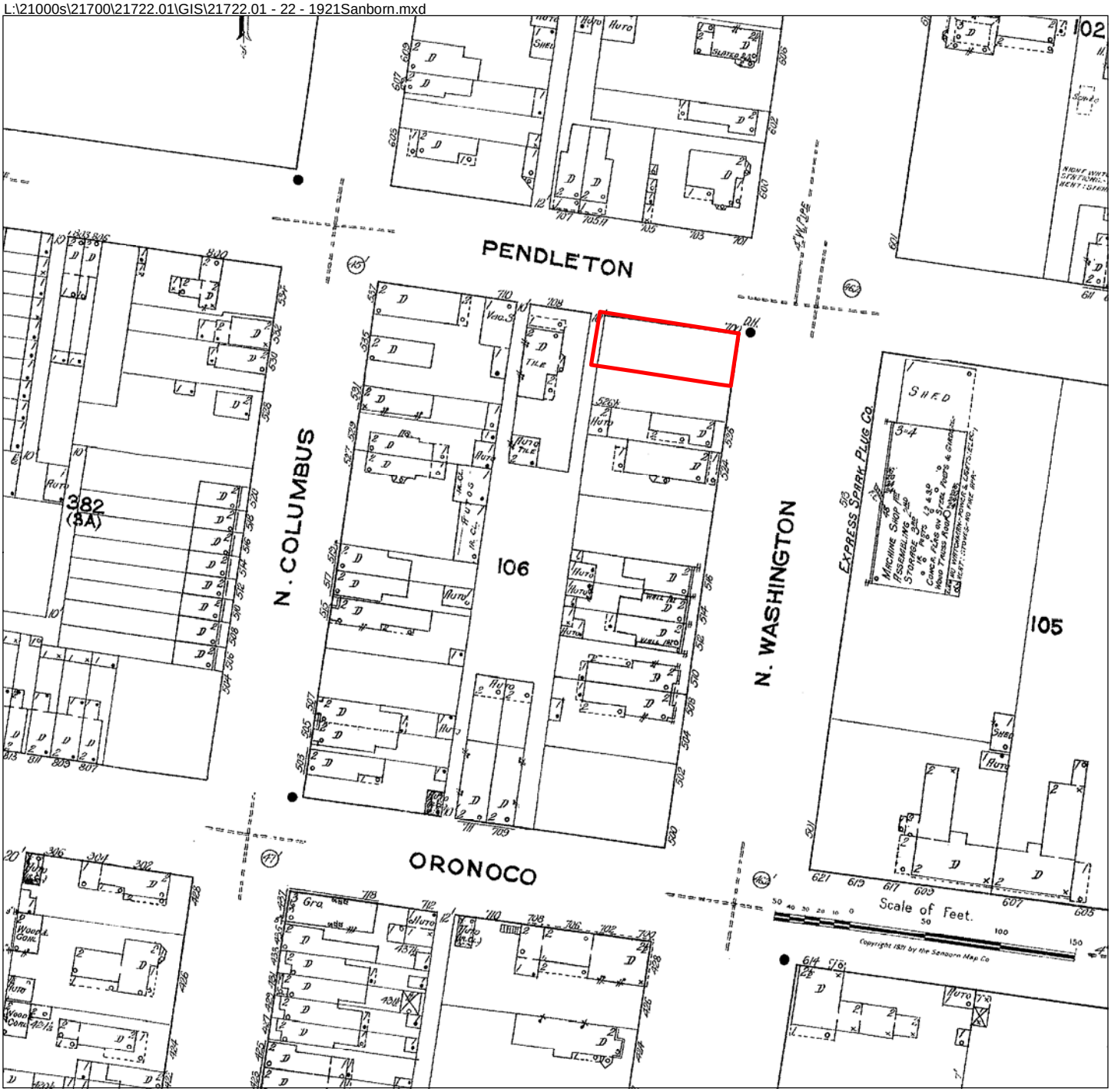

Sanborn 1921 Map
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 100'

Approximate Location of Project Area

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Map Source: The Sanborn® Map Company

Thunderbird Archeology
A Division of Wetland Studies and Solutions, Inc.

Exhibit 23

L:\21000s\21700\21722.01\GIS\21722.01 - 23 - 1941Sanborn.mxd

Sanborn 1941 Map
532 N. Washington Street
WSSI #21722.01
Scale: 1" = 100'

Approximate Location of Project Area

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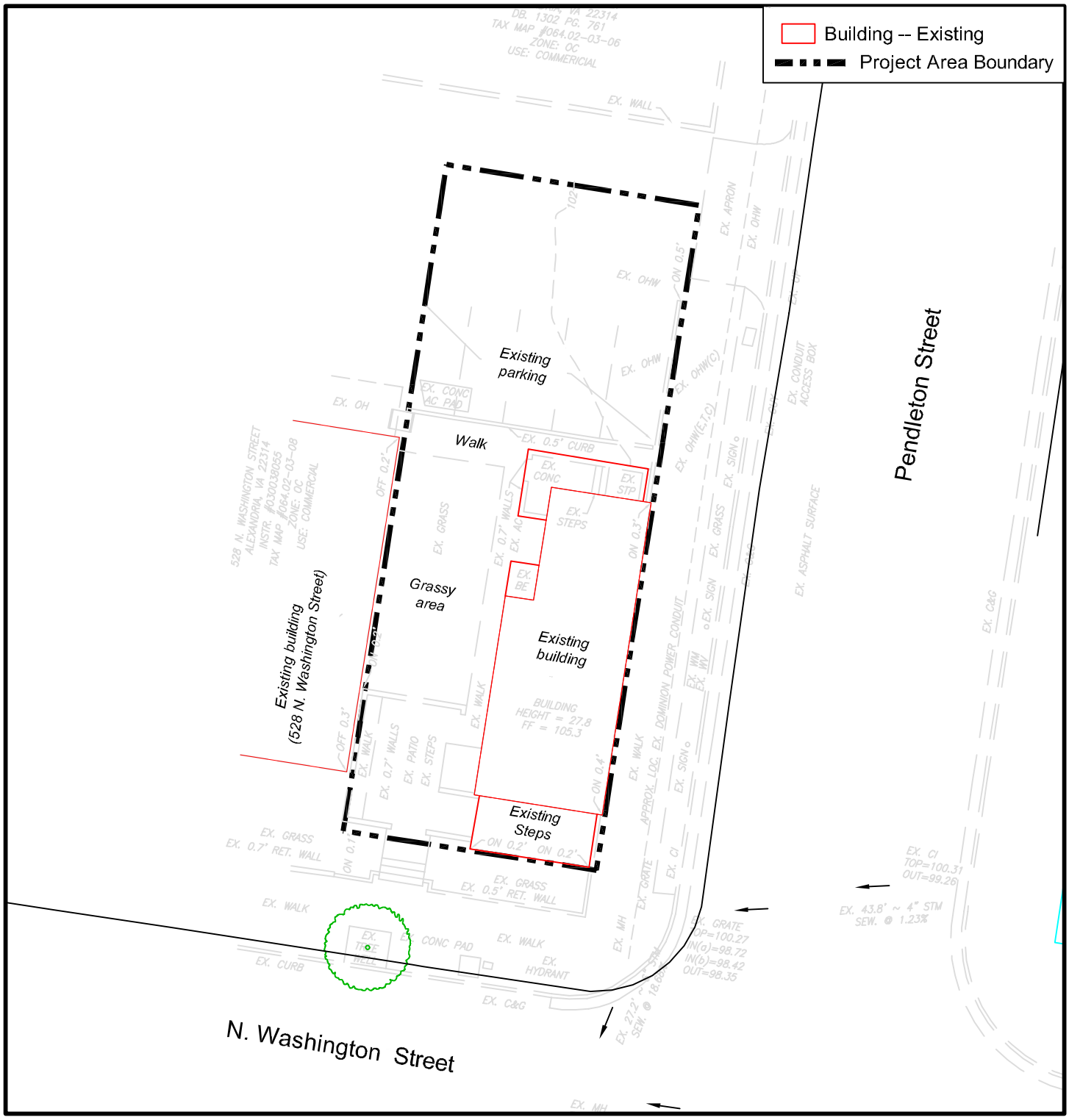
Map Source: The Sanborn® Map Company

C:\DOCUMENTS AND SETTINGS\TEMP\DESKTOP\TEMP\2010-10-27 MAP-2.DWG



Project Map Showing Existing Conditions
532 N. Washington Street - WSSI #21722.01
Scale: 1" = 20'

Exhibit 26: Proposed East Elevation of 530-532 N. Washington Street

Exhibit 27: Proposed West Elevation of 530-532 N. Washington Street

The two-story addition will include a basement, which will impact the southern portion of the property by as much as 8-10 feet below the current ground surface (Exhibit 28). The current parking lot, located at the rear of the building, will be replaced with a combination of porous pavers and asphalt (see Exhibit 28). Disturbance in this portion of the property will be minimal; the demolition of the pavement is estimated to disturb only the upper 2 to 3 feet of the ground surface.

ARCHEOLOGICAL RESOURCE ASSESSMENT

The project area is currently located within the City of Alexandria's Archeological Resource Area 1, Old Town, which encompasses the city blocks that were originally surveyed in 1798. Archeological research within the Old Town Resource Area has consistently demonstrated the presence of significant archeological resources that have contributed to the understanding of the development of the City of Alexandria. The results of the documentary research of the North Parkway property was used to access the potential for locating archeological resources within the property, and is presented below.

Prehistoric Archeological Resources

The probability for locating prehistoric sites generally depends on the variables of topography, proximity to water, and internal drainage. Sites are more likely on well-drained landforms of low relief in close proximity to water. Plowing and other historic or modern disturbances lessen the significance of archeological sites by disturbing soil stratigraphy, thereby mixing artifact contexts and disturbing potential features.

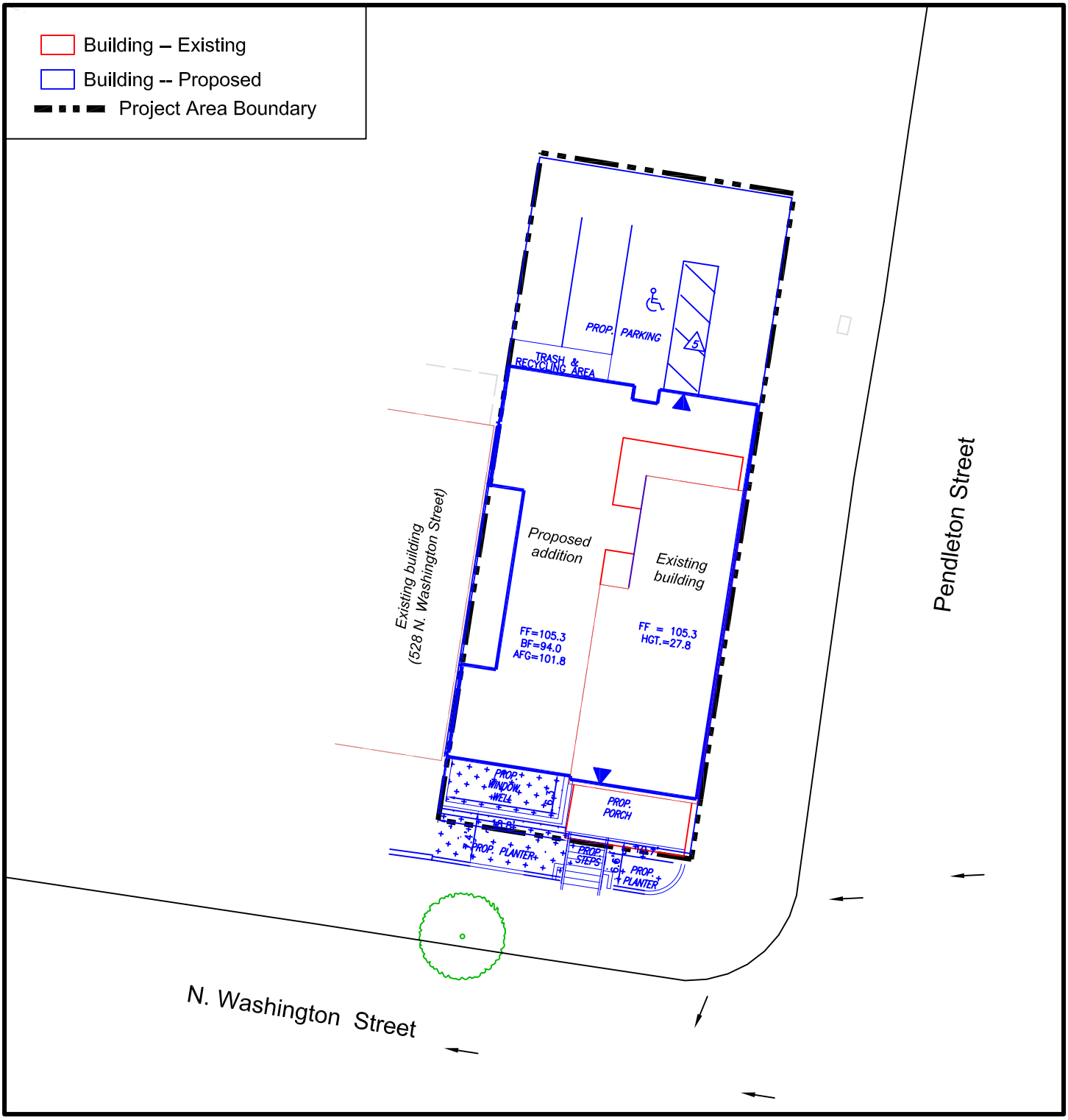
The early topography of the project area prior to the creation of this city block is unclear, but was situated along an upland terrace. The 1845 Ewing map shows several streams in the general vicinity of the project area that eventually emptied into the Potomac River, located 2000 feet east of the project area. The project area likely drained toward these tributaries.

Prehistoric archeological sites dating from the Paleoindian through Contact period are possible; however no prehistoric sites have been recorded in the vicinity of the project area. Overall, the presence of any intact prehistoric archeological resources within the project area is low, due to the degree of disturbance associated with destruction of the Dundas dwelling and the subsequent construction of the current building on the property.

Historic Archeological Resources

The Dundas mansion house appears to have stood within the northern end of the North Parkway LLC property and structural remains of the earlier house are possible (Exhibit 29). Additionally, there is a possibility that archeological resources associated with ancillary buildings such as a detached kitchen or quarters for enslaved laborers might be found within the project area.

C:\DOCUMENTS AND SETTINGS\TEMP\DESKTOP\TEMP\2010-10-27 MAP-2.DWG



Project Map Showing Proposed Construction Impacts
532 N. Washington Street - WSSI #21722.01
Scale: 1" = 20'

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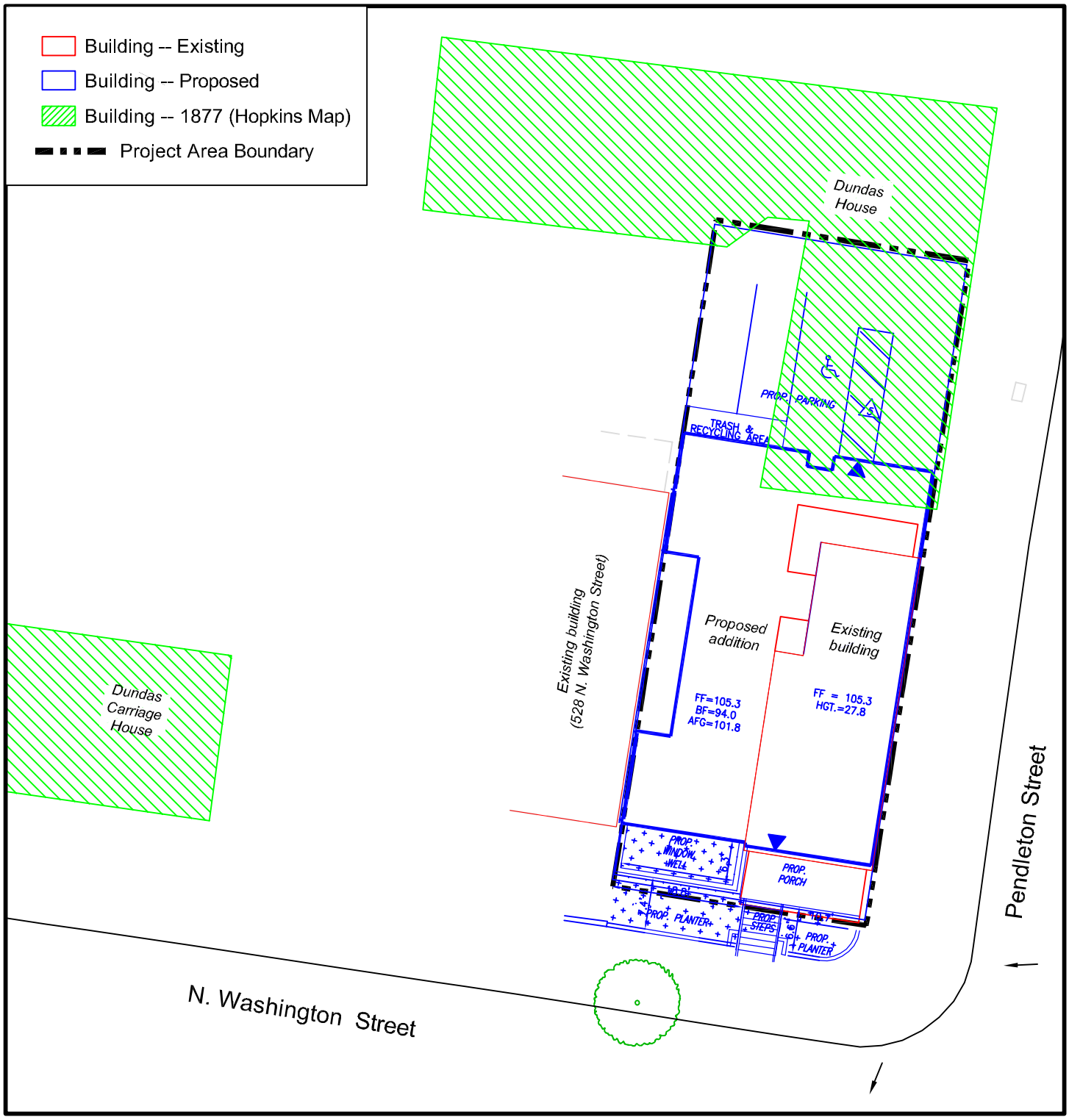

Project Map Showing Overlay of 1877 Buildings with Proposed Construction Impacts
532 N. Washington Street - WSSI #21722.01
Scale: 1" = 20'

In addition to the carriage house, John Dundas' estate inventory mentions a kitchen and workshop being present in the yard. Features and deposits associated with such buildings may be significant. As the project area appears to have stood within the rear/side yard of the manor house, other possible significant features or deposits, such as wells, privies, and possibly gardens associated, with the late 18th /early 19th century occupation might be present.

Archeological resources associated with the early 20th century domestic use of the property may also be present; these will not likely be considered significant.

Recommendations

Based on the results of the documentary study, the project area has the potential to contain significant archeological resources that could provide insight into the lifeways of residents of Alexandria in the late 18th and early 19th-century and an archeological evaluation of the property is recommended.

We recommend that the archeological evaluation be conducted in concert with the construction activities on the property. An archeologist should monitor all ground-disturbing activities, which will include the removal of the asphalt parking area and the excavation of the basement of the proposed addition. The goal of the archeological evaluation will be to identify any significant archaeological resources. Work must temporarily be halted in the area of these finds until the archeologist evaluates their significance. All features will be recorded, mapped and photographed. Features will be sampled and excavated if necessary to access their significance.

Excavation should be conducted using a backhoe equipped with a flat-lipped (smooth) bucket and the soils should be excavated in 1-2 foot increments, affording the archeologist the opportunity to examine stratigraphy and potential features. A full report, combining the Documentary Study with the results of the fieldwork, will not be written until the completion of all fieldwork.

A formal Scope of Work defining the above recommended archeological work was written and approved by Alexandria Archaeology prior to the commencement of fieldwork.

RESULTS OF ARCHEOLOGICAL EVALUATION

The archeological evaluation of the North Parkway LLC property was conducted in October and November of 2010 and February of 2011 and followed a Scope of Work from Alexandria Archaeology (Appendix I). The work consisted of the archaeologically directed excavation of the basement addition to the existing building and the archeological monitoring of the removal of asphalt pavement and underlying soils within the existing parking lot along the western edge of the property. The archeological investigations resulted in the identification of one new archeological site, 44AX0213.

Archeological Testing and Monitoring of Basement Excavation Area

The initial testing of the grassy yard in the southern end of the project area consisted of a combination of shovel testing and the backhoe excavation of a test trench. Trench 1, which measured approximately 42 feet in length and 4.7 feet in width, was excavated from east to west across the yard (Exhibit 30; Plates 1 and 2). The soils were carefully excavated in shallow increments to subsoil. The northern wall profile primarily showed various fill horizons overlying subsoil; however a buried ground surface (Apb horizon) was exposed in only a portion of the wall (Exhibit 31; Plate 3):

Trench 1 North Wall Profile
- Fill 1 horizon: 0-9.6 inches below surface – [10YR 4/2] dark grayish brown silty clay loam
- Apb horizon: 9.6-19.2 inches below surface – [10YR 4/3] brown silty clay loam
- B horizon: 19.2-30.0 inches below surface – [10YR 5/6] yellowish brown silty clay

The entire northern profile contained intrusive coal-like deposits, which extended into the subsoil and across the floor of the trench. The southern wall of the trench; however, did not contain this disturbance and revealed a soil profile consisting of various fill horizons overlying the remnants of the buried ground surface (Apb horizon) and subsoil (Exhibit 32; Plate 4):

Trench 1 South Wall Profile
- Various fill horizons: 0-14.4 inches below surface – [10YR 4/2] dark grayish brown silty clay loam
- Apb horizon: 14.4-21.6 inches below surface – [10YR 4/3] brown silty loam
- B horizon: 21.6-36 inches below surface – [10YR 5/6] yellowish brown silty clay

An apparent pit feature was also noted in the southern wall profile, approximately 36 feet west of the eastern edge of the trench (Plate 5). A small test unit was excavated to investigate the buried ground surface; this unit revealed that the Apb horizon had been truncated and the upper portion had been removed. The test unit also resulted in the identification of Site 44AX0213. The archeological site is discussed in greater detail following the results of the monitoring investigations.

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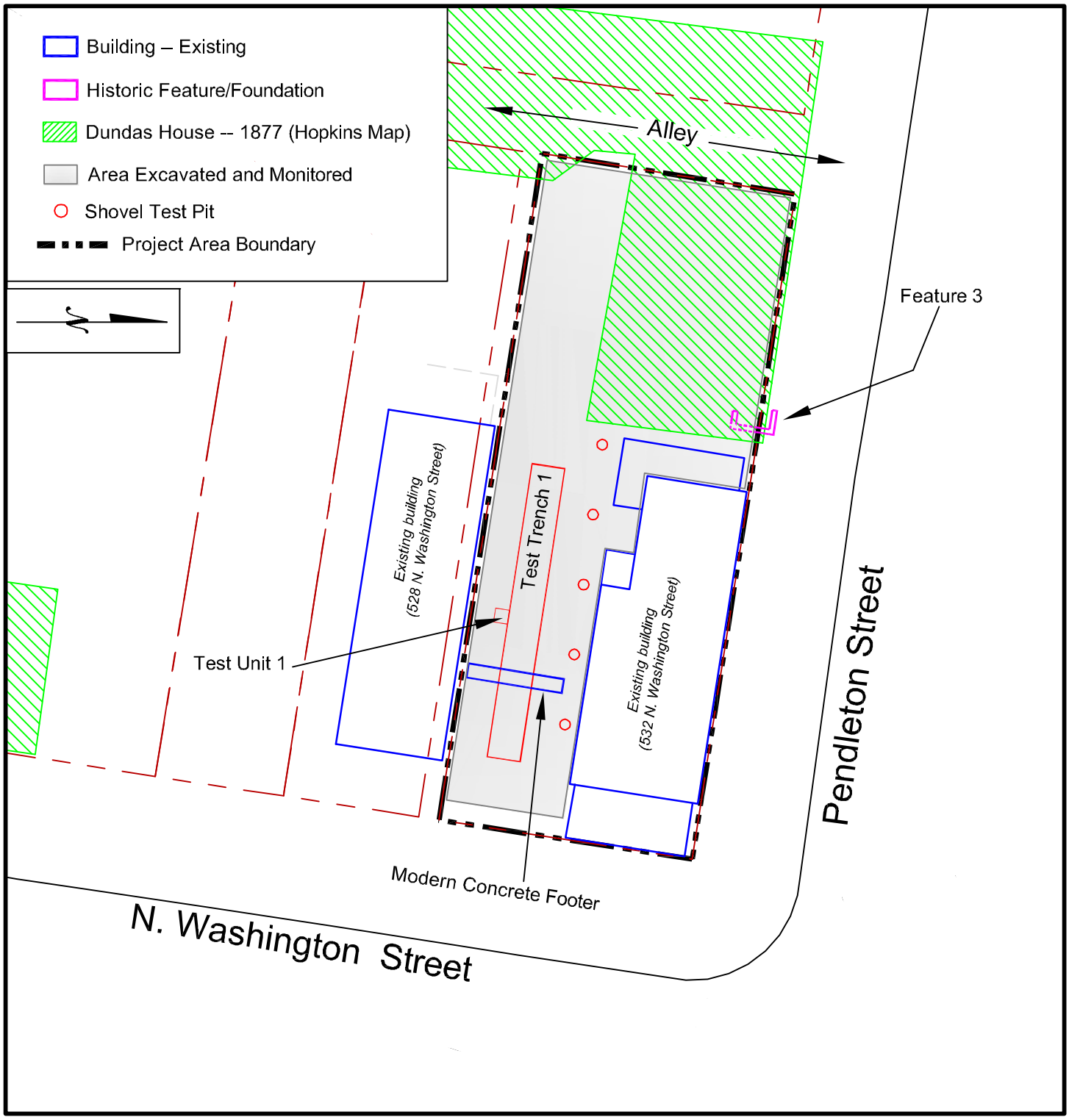

Project Map Showing Location and Results of Archeological Investigation
532 N. Washington Street - WSSI #21722.01
Scale: 1" = 20'

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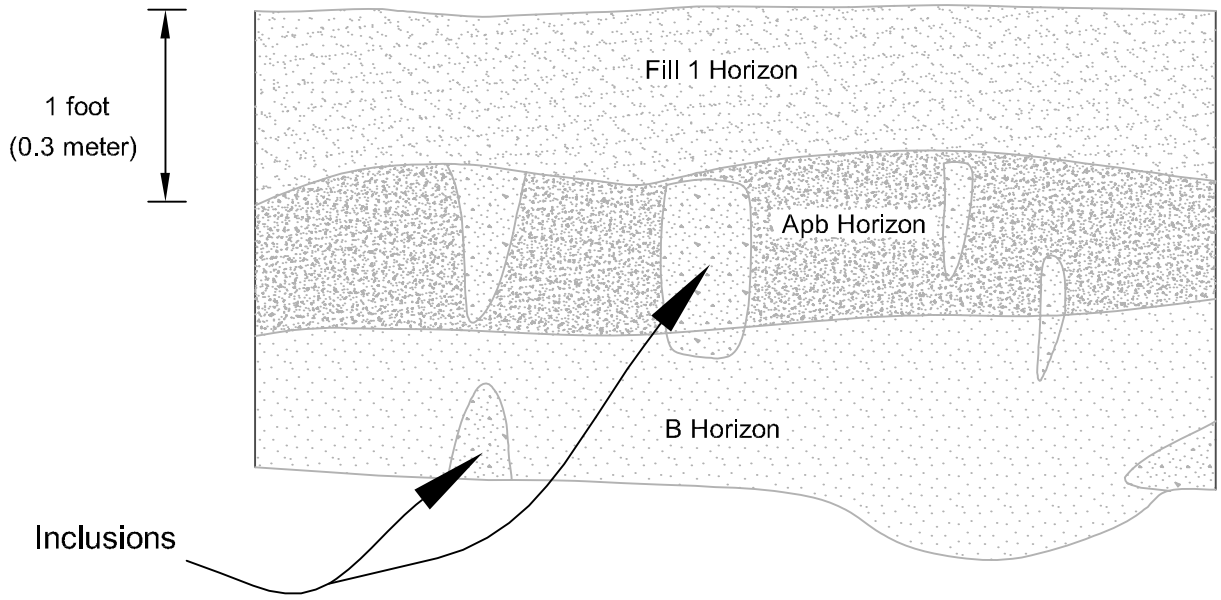

Fill 1 Horizon: 10YR 4/2 dark grayish brown silty clay loam

Abp Horizon: 10YR 4/3 brown silty clay loam

B Horizon: 10YR 5/6 yellowish brown silty clay

Inclusions: 10YR 2/1 black coal-like deposits

North Wall Profile of Trench 1
Project Name - WSSI #21722.01
Scale: 1" = 1'

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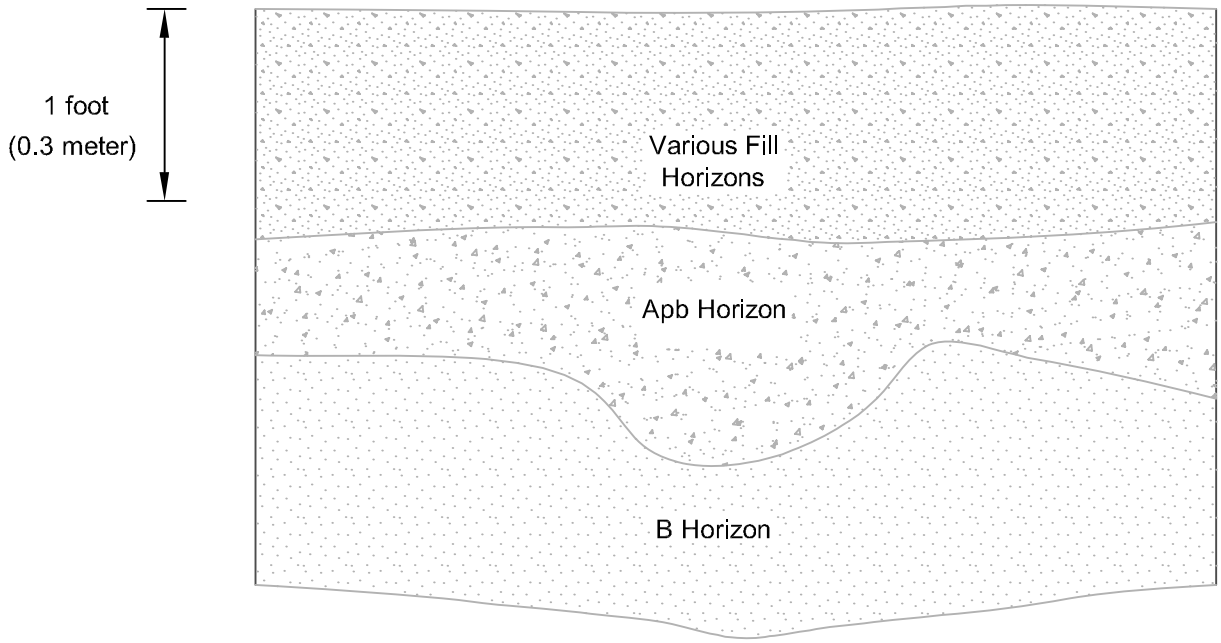

Various Fill Horizons: 10YR 4/2 dark grayish brown silty clay loam

Apb Horizon: 10YR 4/3 brown silty clay loam

B Horizon: 10YR 5/6 yellowish brown silty clay

South Wall Profile of Trench 1
Project Name - WSSI #21722.01
Scale: 1" = 1'

Five informal shovel test pits (STPs) were hand excavated across the east-central portion of the project area to assess limits of disturbance evident in the trench wall profiles and to determine the depth to the underlying subsoil. The STPs indicated that disturbance in excess of five feet below ground surface was present within three to five feet of the extant buildings to the north and south of the grassy yard. This deeper disturbance is most likely associated with the construction of the extant buildings, which both have basements.

The remainder of the yard excavation was carefully monitored; the results of the machine and hand excavation in this portion of the yard revealed that the most intact portion had been within the central portion of the initial test trench. Several features, however, were located during the archeological monitoring of the basement excavation along the southern and western end of the existing building.

Several soil anomalies were identified south of Trench 1; these anomalies intruded into the subsoil. Feature 1 was a possible posthole that measured roughly six inches in diameter (Plate 6). Bisection revealed a very shallow profile, and no artifacts were recovered. A second soil anomaly (Feature 2) was located to the east of Feature 1 (see Plate 6). Further investigation failed to locate definitive limits of the feature and the soil was interpreted as a fill horizon, as disturbances increased in close proximity to the adjacent building. One pipe stem was recovered from this soil stain, but its origin is unknown and it is not considered in situ.

The excavation revealed a concrete foundation in the southeastern end of the property, which was associated with the concrete and brick patio that was demolished prior to our investigations. The concrete footer was first exposed approximately one foot below the ground surface during the excavation of Trench 1 (see Exhibit 30 and Plate 2). A second rectangular concrete footer was uncovered just off the southwest corner of the existing building approximately two feet below ground surface (see Exhibit 29; Plate 7). A modern brick deposit was also found in the fill soils near the basement entrance of the extant building on the property. The bricks were determined to be secondarily discarded rubble and not an intact feature.

The area immediately west of the existing structure was excavated five to seven feet below the ground surface, showing that the existing building was sitting on sterile subsoil (Plate 8). A brick feature was located off the northwestern corner of the building, along the very edge of the excavation limits. This feature appeared to extend westward underneath the parking lot and the sidewalk along Pendleton Street. The feature is discussed in greater detail with Site 44AX0213.

Archeological Monitoring of Parking Lot Demolition

Minimal disturbance was expected during the demolition of the existing parking lot, which was to be replaced with a combination of porous pavers and asphalt. This area was excavated to a depth of two to three feet below the ground surface and then refilled with soil and gravel (Plate 9). The soils in this area consisted of various undulating fill horizons overlying sterile subsoil. The depth of fill gradually increased toward the northwest corner of the excavated area (Plate 10). No additional buried ground surfaces or features were encountered during the archeological monitoring of the parking lot demolition.

Site 44AX0213

As mentioned previously, a buried ground surface was identified during the excavation of Trench 1 across the southern portion of the property (see Plate 4). The artifacts recovered from the buried ground surface and a possibly contemporaneous brick feature, were recorded together as Site 44AX0213 (Exhibit 33).

Test Unit 1

A two by two foot test unit was placed adjacent to the south wall of Trench 1 in order to investigate the buried plow zone (see Exhibit 33). The uppermost fill horizons were removed without screening; however a portion of the fill overlying above the Apb horizon was excavated and screened. The soil profile of Test Unit 1 was similar to Trench 1 (Exhibit 34; Plate 11):

Test Unit 1 South Wall
Various fill horizons: 0-12.0 inches below surface – Discarded without screening
Fill 2 horizon: 12.0-15.6 inches below surface – [10YR 3/2] very dark grayish brown silty loam with 50% pebbles
Apb horizon: 15.6-24.0 inches below surface – [10YR 4/3] brown silty clay loam
B horizon: 24-27.6 inches below surface – [10YR 5/6] yellowish brown silty clay

The buried plow zone was excavated in two levels, and the soils were screened separately in order to determine if any temporal differences were present as a slight textural difference was noted between the upper and lower portions of the Apb horizon. Although the clay content increased with depth no temporal differences were observed in the recovered artifacts. However, the plow zone did appear to be truncated and an unknown portion of the historic ground surface appeared to have been removed.

The overlying fill horizon contained one whiteware sherd, one pearlware sherd, four undated ceramic tile fragments, two unidentified glass fragments, and an unidentified ferrous metal fragment. The artifacts recovered from the plow zone within Site 44AX0213 are presented in the table below and a complete inventory is found in Appendix IV.

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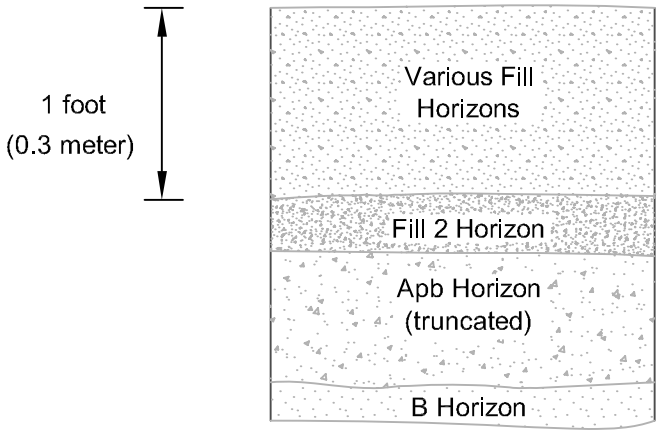

Various Fills- removed without screening

Fill 2: 10YR 3/2 very dark grayish brown silty clay loam

Apb horizon: 10YR 4/3 brown silty clay loam

B horizon: 10YR 5/6 yellowish brown silty clay

South Profile Wall of Test Unit 1
Project Name - WSSI #21722.01
Scale: 1" = 1'

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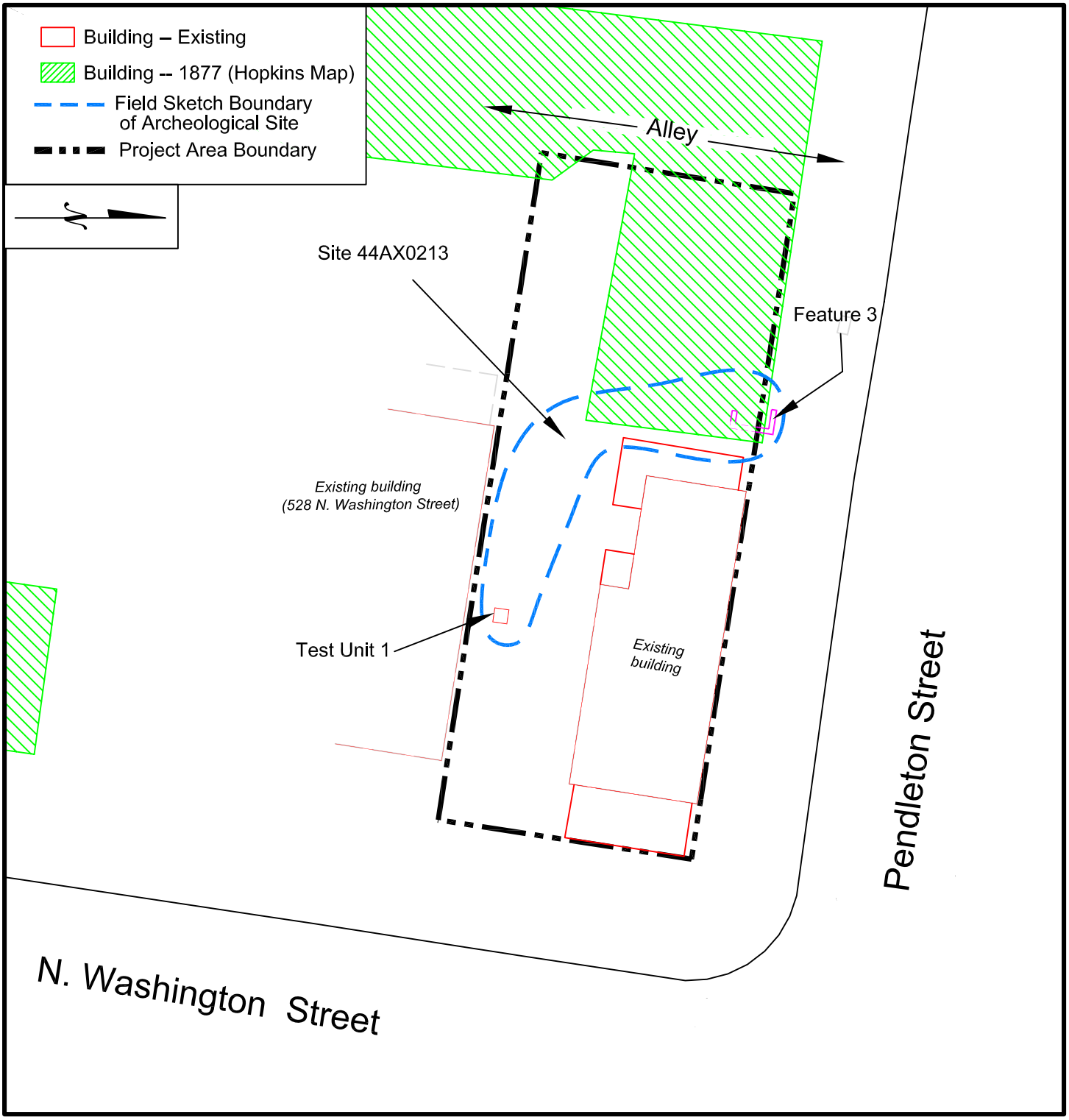

Project Map Showing Test Unit 1, Feature 3 and Site 44AX0213
532 N. Washington Street - WSSI #21722.01
Scale: 1" = 20'

Table 5: Artifacts Recovered from Site 44AX0213

Provenience	Quantity	Artifact Type	Begin Year	End Year
Apb horizon				
	Ceramics			
	3	Kaolin		
	2	hard paste porcelain		
	4	creamware	1762	1820
	13	pearlware	1780	1830
	1	whiteware	1820	1900+
	1	ironstone	1840	1900+
	3	refined white earthenware		
	1	refined redware	1800	1840
	4	redware		
	2	stoneware		
	1	yellowware	1830	1940
	Glass			
	6	bottle, bottle/jar		
	1	bottle, contact mold	1810	1880
	14	unidentified glass		
	2	windowpane, potash		1864
	2	windowpane, potash/soda		1864
	4	windowpane, soda/potash		1864
	Metal			
	5	nail, cut	1790	
	4	nail, unidentified		
	Miscellaneous			
	5	Bone		
	1	slate		
Total Test Unit 1	**79**			

The test unit appears to be located in a yard area between the original location of the Dundas house and an associated outbuilding to the south. The artifact assemblage recovered from this truncated plow zone horizon dates to the late 18th/early to mid 19th century and therefore are most likely related to the Dundas family occupation (1795-1852) of the site.

Feature 3

The northeast corner and a portion of a southern wall of a small structure (designated Feature 3) were uncovered during excavations just west of the current building at 532 N. Washington Street (see Exhibit 30, Plate 12). The northern wall of the structure was located almost completely underneath the sidewalk along Pendleton Street, and measured three and one-half feet in length (Plate 13). The foundation walls were constructed of at least 15 courses (4.5 feet deep) and the base of was not visible due to collapsed soil.

The eastern wall, which may have once extended into the project area and connected with the southern foundation wall, was partially damaged during the current construction activities; only a two-foot section of the eastern wall remained (see Plate 13). Similarly, only a small portion (roughly 1.6 feet in length) of the southern foundation wall was discovered (Plate 14). This wall was located five feet south of the northernmost foundation, which would make a small structure. It is possible that the southern wall was an interior partition wall, although no evidence of the structure extending further south into the project area was observed. The foundation walls should have extended further to the west; however both the northern and southern walls appeared truncated (see Plate 14).

Homogenous clay fill deposits were observed in profile along the western edge of Feature 3; however, the northeastern corner of the structure did not appear to be filled, and may have been a partially open cavity. The eastern brick wall collapsed into the corner during excavation (Plate 15). No artifacts were observed or recovered that were associated with the structure. A possible builder's trench for the southern foundation wall was visible in profile; however no artifacts were recovered from the trench (Plate 16). The builder's trench appears to originate near the top of the foundation wall, which is located approximately six to ten inches below the existing asphalt parking lot.

No additional sections of the foundation walls were located during the demolition monitoring of the parking lot and the associated excavation of the underlying fill soils; no buried surface was identified in the western portion of the property. The base of this feature could not be reached during this excavation due to safety concerns and the limited depth of planned excavation. It is likely that this feature or other associated features are present to the west beneath the alley outside of the project area, and possibly to the north beneath the sidewalk and Pendleton Street. It was impossible to determine how far these features extended due to the limited scope of excavation on the property and the close proximity of the property boundary to the feature (see Exhibit 30). The full extents of this feature could potentially be determined if excavation ever takes place to the north in Pendleton Street or in the parcel to the west of the project area.

The northeastern corner of Feature 3 aligns closely with the map-projected location of the northeast corner of the Dundas Mansion (see Exhibit 30), although the projected dimensions of Feature 3 are too small. The Dundas house did appear to have a basement, as ground level windows are depicted on the 1853 Palmatary Lithograph (see Exhibit 13). It is possible that this structure was constructed by the later occupants of the property, following the demolition of the Dundas house.

SUMMARY AND RECOMMENDATIONS

Archeological investigations were conducted on the North Parkway LLC property, located at 532 N. Washington Street within the City of Alexandria. The purpose of the archeological work was to identify any potentially significant archeological resources related to the 18th century occupation of the property by the Dundas family. Based on the results of the documentary research described herein, the project area had a medium probability for locating late 18th and 19th century archeological resources. Further, as the Dundas mansion house appears to have stood within the northern end of the North Parkway LLC property, structural remains of the earlier house were expected.

One archeological site was identified during the archeological investigations. Site 44AX0213 represents the late 18th/early to mid 19th century domestic occupation within the "square" lot within the City of Alexandria. An isolated remnant of a late 18th/early to mid 19th century ground surface and buried plow zone was located within the south-central portion of the property. This surface/horizon was surrounded by disturbances related to the construction and occupation of the two adjacent buildings. Various yard fills and construction fills covered the truncated Apb horizon, indicating that an unknown portion of the historic ground surface had been removed. The artifacts recovered from this horizon included typical domestic artifacts from the early to mid 19th century and are most likely related to the Dundas family occupation (1795-1852) of the site.

Structural remains that may date to the Dundas occupation were also included within the site limits. A brick feature was discovered along Pendleton Street in the northwestern portion of the property. The feature consisted of at least three foundation walls, but the easternmost wall unfortunately was partially damaged during the current basement excavation. The feature also appeared to have been disturbed prior to the present excavation, and only a small portion of the intact feature was located within the project area. The remaining portion was left intact beneath the sidewalk along Pendleton Street. The location of the brick feature aligns closely with the map-projected location of the northeast corner of the Dundas Mansion, although it could be associated with the later occupation of the property. No artifacts were observed or recovered in association with the features. No other significant archeological resources were indentified within the property and no further archeological work is recommended within the project area.

It appears that Feature 3 extends to the west outside of the current project area beneath the sidewalk along Pendleton Street and beneath the parking lot behind the current building. It is also possible that additional brick foundations from the Dundas House may be located beneath the alley bisecting this city block. Any future work beneath the sidewalk along Pendleton Street, the parking lot at 532 N. Washington Street or the alley should be archeologically monitored to investigate the brick foundation (Feature 3) more fully and to document the presence/absence of additional foundations or features.

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Alexandria (city) chancery court causes
City of Alexandria building permits
City of Alexandria land tax records
City of Alexandria personal property tax records
Northern Neck Land Grants
United States Bureau of the Census
United States Senate Records

PLATES

PLATE1
Southern Portion of Property Prior to Excavation
View to West

PLATE 2
Overview of Trench 1
View to West

PLATE 3
Trench 1, North Profile
View to North

PLATE 4
Trench 1, South Profile
View to South

PLATE 5
South Profile of Trench 1 Showing Possible Pit Feature
View to South

PLATE 6
Feature 1 (Left) and Feature 2 (Right)
View to North/Plan View

PLATE 7
Concrete Footer Just Off Southwest Corner of Existing Building
View to Northeast

PLATE 8
Overview of Excavation South of the Existing Building
View to the West

PLATE 9
Overview of Excavation in the Western End of the Property
View to the Southeast

PLATE 10
Representative Photo of Fill Horizons in Northwestern Corner of Property
View to the Northwest

PLATE 11
Test Unit 1, South Profile
View to South

PLATE 12
Overview of Feature 3
View to Northwest

PLATE 13
Northern Portion of Feature 3 Beneath Sidewalk
View to North

PLATE 14
Southern Portion of Feature 3
View to Southwest

PLATE 15
Collapsed Bricks within Northeast Corner of Feature 3

PLATE 16
Southern Portion of Feature 3 Showing Possible Builder's Trench
View to West

APPENDIX I

Documentary Study Scope of Work

Scope of Work for a Documentary Study
for
532 N. Washington Street
Alexandria, Virginia

October 9, 2008

This Scope of Work is for a Documentary Study of the property at 532 N. Washington Street. This development property is located on the City block that was part of the late 18th/early 19th-century estate of John Dundas, a prominent citizen and early mayor of the town. Known as Dundas Castle or Castle Thunder, the mansion that stood on the block was constructed on the south side of Pendleton Street for Dundee by Newton Keene between 1785 and 1790. The estate had extensive gardens and towering trees and was surrounded by a picket fence. At least two out-buildings were present on the block; these are shown on an 1853 lithograph and on the 1877 G.M. Hopkins insurance atlas. The structure was abandoned after the Civil War and continued to decay until it was razed in 1903. The current development property would have been part of a side yard of the mansion. It does not appear to have been the site of subsequent development.
This area has the potential to yield archaeological resources that could provide insight into life residential life in the late 18th/early 19th-century Alexandria.

The goals of this scope of work are to reconstruct the history of ownership and land use of the property and to determine the likelihood of significant archeological resources occurring on the property. The study shall also consider the effects of previous disturbances and grading on potential sites, as well as the impact of the proposed construction activities on the areas of potential. The documentary research may indicate that an Archaeological Evaluation is required. The strategy and budget for the archaeological excavations will be determined after completion of the documentary research.

All aspects of this investigation will comply with the *City of Alexandria Archaeological Standards,* the *Guidelines for Conducting Cultural Resource Survey in Virginia,* and the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.*

Project details are as follows:

Documentary Study Report and Recommendations

The ultimate goals of the research are to understand the history of the project area, to develop a historical context for the interpretation of the site, and to identify, as precisely as possible, the potential locations of archaeological resources that may be preserved. The consultant shall also provide information to the developer, architect, or landscape architect in a way than can be used to integrate the themes and elements of the historic character of this place into the design and open space for the project.

The Documentary Study will consist of maps, plus primary and secondary source information. The archival research shall include, but is not limited to, a search of deeds, plats, title documents, probate and other court records; tax and census records; business directories; published and unpublished manuscripts of first-hand accounts (such as letters, diaries, and county histories); historical maps; newspaper articles; previous archaeological research; pedological, geological and topographic maps; modern maps, previous construction plans and photographs that can indicate locations of previous ground disturbance; and information on file with Alexandria Archaeology and the local history sections of public libraries in northern Virginia.

The archival research shall result in an account of the chain of title, a description of the owners and occupants, and a discussion of the land-use history of the property through time. If archeological work is recommended, the documentary study should include the development of research questions that could provide a framework for the archaeological work and the development of historic contexts for the interpretation of the site. The work will present the potential for the archaeological work to increase our understanding of Alexandria's past and will highlight the historical and archaeological significance of the property.

In addition to the narrative, the Documentary Study report shall include the production of a map or series of overlay maps that will indicate the impact of the proposed construction activities on all known cultural and natural features on the property. The scale of the overlay map(s) will be large (such as 1 inch to 100 feet). The map(s) will depict the locations of features discovered as a result of the background documentary study (including, but not limited to, historic structures, historic topography, and water systems), the locations of any known previous disturbances to the site (including, but not limited to, changes in topography, grading and filling, previous construction activities), and the locations and depths of the proposed construction disturbances (including, but not limited to, structures, roads, grading/filling, landscaping, utilities). From this information, a final overlay map shall be created that indicates the areas with the potential to yield significant archaeological resources that could provide insight into Alexandria's past.

If an archaeological investigation is considered necessary, the report will present specific recommendations in a Scope of Work that delineates the archaeological testing strategy needed to complete an Archaeological Evaluation. The map shall indicate locations for backhoe scraping or trenching, hand excavation, and/or monitoring. The recommendations will be based upon the specific criteria for evaluating potential archaeological significance as established and specified in the Alexandria Archaeological Protection Code. After the recommendations are approved by the City Archaeologist, the consultant shall prepare a budget for the required testing for the Archaeological Evaluation.

Public Summary

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

Historic Character and Historical Marker

The archaeological consultant shall coordinate with the developer as the documentary research is being done so that the historic character of this area can be integrated into the design, if possible. In addition, if determined to be warranted by the City Archaeologist, the developer will be required to erect a historical marker on the property. The archaeological consultant will supply the written text and graphics for the marker. The text should be up to 200 words in length with a paragraph on the historical significance of the site and a paragraph on findings from the archaeological investigation. The graphics (minimally four, with captions) need to be high-quality copies (scanned at a minimum of 600 dpi and saved separately as jpeg or tiff files) of line drawings (e.g., site maps, feature drawings), historic photographs and maps, or other illustrations (e.g., site or artifact photos) in black and white or color. All copyright releases need to have been obtained and credit provided for each graphic. The text and graphics must be submitted to Alexandria Archaeology on a CD. Coordinate with the City Archaeologist before writing the text and selecting images.

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

Tasks

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

Meet with Alexandria Archaeology staff to go over the requirements of the project and to gather available information, including to-scale historical maps, site reports, and secondary compilations and indexes, from City files. The historian who will be doing the documentary research shall be present at this meeting and shall have a copy of this Scope of Work. Resumes of the historian shall be sent to Alexandria Archaeology for approval prior to beginning the research.

Visit other repositories to complete research from primary and secondary sources.

Analyze the compiled data to evaluate the potential for the recovery of significant archaeological resources on the property.

Produce a preliminary draft of the Documentary Study report with recommendations, including a Scope of Work for the Archaeological Evaluation if necessary, and submit it for review by Alexandria Archaeology staff. This report must be submitted to Alexandria Archaeology at the same time as it is submitted to the developer. Upon approval by Alexandria Archaeology, prepare a budget for the Archaeological Evaluation.

Meet with the City Archaeologist and the developer/architect/landscape architect to provide information that might be useful in integrating the historic character into the design of the development.

Make required revisions and deliver 1 unbound and 3 bound copies (with the title and date on the spines)of the final Documentary Study report to Alexandria Archaeology, along with a CD of the final report, a separate CD of the public summary with graphics, and a separate CD of the text and graphics for the historical marker.

Formats for Digital Deliverables:

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

APPENDIX II

Archaeological Evaluation Scope of Work

ALEXANDRIA ARCHAEOLOGY

105 N. Union Street
Alexandria, Virginia 22314
703/838-4399

Scope of Work
for an
Archaeological Evaluation
and Resource Management Plan
for
532 N. Washington Street, Alexandria, Virginia
Revised
July 7, 2009

Introduction

The goal of this scope of work is to determine if significant archaeological resources are present in the area to be impacted by the construction of a new addition to the structure at 532 N. Washington Street. Historic documents and maps indicate that this property was part of the estate of John Dundas, a former mayor of the City of Alexandria. A mansion house was constructed on the western portion of this property by Dundas in the late 18th/early 19th centuries. The estate had extensive gardens and towering trees and was surrounded by a picket fence. At least two out-buildings were present on the block; these are shown on an 1853 lithograph and on the 1877 G.M. Hopkins insurance atlas. The structure was abandoned after the Civil War and continued to decay until it was razed in 1903. The current structure on this lot was built around 1930. The current development property would have been part of a side yard of the Dundas mansion. It does not appear to have been the site of subsequent development. This area has the potential to yield archaeological resources that could provide insight into life residential life in the late 18th/early19th-century Alexandria.

A Documentary Study of this property was completed by Thunderbird Archeology in January of 2009. This study recommended an archaeological investigation coordinated with the proposed construction work and Alexandria Archaeology concurred.

This scope of work will be implemented in coordination with construction activities on the property. The fieldwork will involve both monitoring of all ground disturbing activities, including the removal of the asphalt paved area, and controlled excavation of the basement for the proposed addition. If significant resources are found, a Resource Management Plan will be prepared.

All aspects of this investigation will adhere to OSHA regulations and will comply with the *City of Alexandria Archaeological Standards* dated January 1996 and the *Secretary of the Interior=s Standards and Guidelines for Archaeology and Historic Preservation.* Miss Utility must be informed before excavations are made. All open excavation units will be fenced when no personnel are present.

Fieldwork

Monitoring: An archaeologist will monitor removal of all paved surfaces and all other ground disturbing actions on this property. Excavation will be immediately stopped if intact buried surfaces or features are identified. For investigation of the surface and/or features see below.

Basement Excavation: An archaeologist will direct the excavation of the basement. The backhoe used must be equipped with a flat-bladed, smooth bucket. Excavation will be done in shallow levels of no more than three inches per level in the soil layers overlying subsoil. Excavation can proceed in deeper layers, but with caution, if layers of modern trash or fill layers are encountered. The archaeologist will stop the backhoe at the exposure of intact buried surface layers or any features. For investigation of the surface and/or features see below. At least two soil strata column profile will be drawn of the walls of the excavation. Once subsoil is reached and no further features are present or expected, the archaeologist will not be required to direct or monitor the remainder of this work.

Buried Surface and Feature Excavation: In the event that intact buried surfaces and/or features are identified, excavation of test units or smaller excavations may be necessary. A maximum of five test units (3 ft. x 3 ft.), or the equivalent square feet of smaller units, will be excavated as part of this scope to test potentially significant archaeological features and resource areas. The test units will be excavated stratigraphically by natural layer and the soil of each layer separately screened through a 1/4-inch mesh. The size and depth of features will be determined if at all feasible. Artifacts will be bagged by stratigraphic level and the work documented with field notes, sketch plans, profiles and digital photographs. All features encountered will be mapped, fully recorded and made available for inspection by Alexandria Archaeology. **Since it is not known if the test units will be necessary, they should be budgeted on a per-square basis and should not be included in the overall budget at this time.**

Laboratory Work and Curation

Archaeological artifacts recovered from the project area will be cleaned, stabilized (if necessary), cataloged, labeled and packaged in accordance with the guidelines set forth in the *City of Alexandria Archaeological Standards*. At the conclusion of the project, all original photographs, negatives, slides, digital images, cassette tapes, videotapes, copies of historical documents, field notes and forms, other field records, as well as the artifacts if they are to be donated to the City, will be delivered to Alexandria Archaeology.

Archaeological collections recovered as a result of the Alexandria Archaeology Resource Protection Code must be curated at a facility which meets Federal standards for archaeological curation and collections management as described by 36CFR Part 79. The Alexandria Archaeology Storage Facility meets these standards, and the property owner is encouraged to donate the artifact collection to the City for curation. The archaeological consultant is responsible for arranging for the donation of the artifacts with the owner and will deliver the artifacts and signed forms to the appropriate storage facility.

Archaeological Evaluation Report and Resource Management Plan

The Archaeological Evaluation Report will include the following: a public summary (included in the report and provided separately on a CD); a background summary that addresses the archaeological potential; a map of the project area; a map with unit locations and significant features; a summary of the procedures; results of the field investigation and artifact analysis, including a distribution map or other graphics which indicate potentially significant archaeological areas; an integration of the field and analysis data with the historical record; and recommendations for additional work, if needed. If the investigation results in the discovery of significant layers or features that will require additional archaeological work, the Archaeological Evaluation Report will include a Resource Management Plan. The Resource Management Plan will present a strategy, scope of work (including a map indicating locations of proposed work in relation to completed tests), and budget for further investigations. All archaeological sites discovered will be evaluated for National Register eligibility and will be registered with the Virginia Department of Historic Resources. Copies of the registration forms will be submitted to Alexandria Archaeology.

When the fieldwork is completed, one copy of the full Archaeological Evaluation Report, which will include the revised Documentary Study, will be submitted to Alexandria Archaeology as a draft for review. Once the report is approved by the City Archaeologist, revisions will be made, and four copies of it, one unbound with original graphics, will be submitted to Alexandria Archaeology. The report will also be submitted on a CD. All site maps and drawings must be inked or computer-generated so as to produce sharp and clear images that will result in clear photocopies or microfilms. The spines of all bound reports must include the report title, firm name and date of completion.

Public Interpretation

The *City of Alexandria Archaeological Standards* require that a public summary be prepared as part of an Archaeological Evaluation Report. The public summary will be approximately 4 to 8 pages long with a few color illustrations. This should be prepared in a style and format that is reproducible for public distribution and use on the City's web site. Examples of these can be seen on the Alexandria Archaeology Museum website. A draft of the summary should be submitted to Alexandria Archaeology for review along with the draft of the Archaeological Evaluation Report. Upon approval, a master copy

(hard copy as well as on CD or computer disk) will be submitted to Alexandria Archaeology. The summary and graphics should also be emailed to Alexandria Archaeology for publication on our web site.

If warranted by the City Archaeologist, the developer may be required to erect an historical marker on the property. The results of the fieldwork will determine if a marker is necessary. If a marker is required, the archaeological consultant will supply the written text and graphics for the marker. The text should be up to 200 words in length with a paragraph on the historical significance of the site and a paragraph on findings from the archaeological investigation. The graphics (minimally four, with captions) need to be high-quality copies (scanned at a minimum of 600 dpi and saved separately as jpeg or tiff files) of line drawings (*e.g.*, site maps, feature drawings), historic photographs and maps, or other illustrations (*e.g.,* site or artifact photos) in black and white or color. All copyright releases need to have been obtained and credit provided for each graphic. The text and graphics must be submitted to Alexandria Archaeology on a CD. Coordinate with the City Archaeologist before writing the text and selecting images.
If additional archaeological work is required, production of these public documents can be delayed until the completion of all archaeological investigations. As a result, these tasks should be budgeted separately and not included in the overall budget for this phase of work.

Tasks:

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

Call Alexandria Archaeology staff to finalize the field work strategy.
Note that an Archaeological Certification will be required prior to beginning the field work unless the construction permits of the applicant's contractors make the Certification unnecessary.

Notify Alexandria Archaeology of the start date. Conduct the field investigation. Alexandria Archaeology staff will conduct site inspections throughout the course of the field work and may participate in decisions as to the placement and number of test units.

Produce the locational map(s) and process all significant artifacts. Evaluate the site to determine eligibility for inclusion on the National Register of Historic Places.

4. Produce and submit one draft Archaeological Evaluation Report to Alexandria Archaeology, including the revised Documentary Study submitted in January of 2008, public summary document, a Resource Management Plan if warranted, and the text and graphics for the historic marker, if required. If further archaeological investigations are necessary, the evaluation report can be a letter report, the final report being produced after all field work is completed.

5. Deliver to Alexandria Archaeology four copies of the final report, plus all photographs and slides; plus all original, and one photocopy set, of all field notes, maps,

drawings and forms. In addition, arrange with the property owner for the donation and delivery of the artifacts to an appropriate storage facility.

Draft Formats for Deliverables:

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

APPENDIX III
Chain of Title

Chain of Title for 532 N. Washington St, Alexandria, Virginia

2006, November 1
Walan Management, LLC. North Parkway, LLC.
Special Warranty Deed (City of Alexandria Instrument #070008494)
(see City of Alexandria Land Records Deed Book 27: 95)

2003, February 14
Karen D. Casey Walan Management, LLC.
General Warranty Deed (City of Alexandria Instrument #030006117)

2002, February 21
Janice Wolk Grenadier Karen D. Casey
Deed of Bargain and Sale (City of Alexandria Instrument #020006482)

1992, October 21
Ilona Freedman [Ilona Ely Grenadier] Janice Wolk Grenadier
David M. Grenadier
Janice Wolk Grenadier
Deed of Quitclaim and Assumption (City of Alexandria Deed Book 1394: 1394)

1991, October 3
Ilona Freedman H. Carter Land III (trustee)
David M. Grenadier James C. Clark (trustee)
Janice Wolk Grenadier Burke & Herbert Bank & Trust Company (trustee)
Note and Deed of Trust Modification and Extension Agreement [Lease Extension until Oct. 3, 1994] (City of Alexandria Deed Book 1343: 1891)

1988, October 3
Ilona Freedman H. Carter Land III (trustee)
David M. Grenadier James C. Clark (trustee)
Janice Wolk Grenadier Burke & Herbert Bank & Trust Company (trustee)
Deed of Trust [3 Year Lease] (City of Alexandria Deed Book 1255: 0690)

1988, October 1
Sharon K. Lieblich David M. Grenadier
Janice Wolk Grenadier
Deed of Bargain and Sale [One-half Undivided Interest] (City of Alexandria Deed Book 1255: 0688)

→ "This Deed is being executed pursuant to a Memorandum of Understanding dated July 8, 1988, executed in connection with Chancery No. 18085, styled Ilona Ely Freedman versus Sharon K. Lieblich, et al, for the partition of the aforesaid real estate. The said Ilona Ely Freedman has assigned her rights under the Memorandum of Understanding to purchase the interest of the party of the first part to the parties of the second part hereto."

1976, January 30
First & Merchants National Bank Ilona Freedman
(Exor of the Estate of Fred Maloof) Sharon K. Lieblich
Deed of Bargain and Sale (City of Alexandria Deed Book 819: 0738)

1968, May 28
F. Preston and Lois M. Pulliam Fred N. Maloof
David F. and Mamie H. Oyster
(City of Alexandria Deed Book 683: 0024)

1966, November 28
John Rusin F. Preston Pulliam
David F. Oyster
(City of Alexandria Deed Book 660: 0282)

1923, May 21
Harry D. Kirk John Rusin
Deed of Bargain and Sale (City of Alexandria Deed Book 76: 372)

1917, December 3
David E. and Effie Z. Bayliss Harry D. Kirk
Deed of Bargain and Sale (City of Alexandria Deed Book 67: 30)

1916, February 19
David E. and Effie Z. Bayliss Douglass Stuart (trustee)
Deed of Trust (City of Alexandria Deed Book 65: 282)

1916, February 19
Mary E. and C.P.C. Timberman David E. and Effie Z. Bayliss
Deed of Bargain and Sale (City of Alexandria Deed Book 65: 282)

1915, June 10
Harry D. and Willa R. Kirk Mary E. Timberman
Deed of Bargain and Sale (City of Alexandria Deed Book 64: 387)

1914, February 19
Harry D. and Willa Reppert Kirk Gardner L. Boothe (trustee)
Deed of Trust (City of Alexandria Deed Book 63: 363)

1914, February 17
J.K.M. Norton Harry D. Kirk
Charles C. and Lillian B. Carlin
Maria H. Hooe
Julian T. Burke [trustee]
Deed of Bargain and Sale and Release (City of Alexandria Deed Book 63: 355)

1896, July 3
John D. and Maria H. Hooe Julian T. Burke [trustee]
Deed of Trust (City of Alexandria Deed Book 37: 91)

1891, December 26
William H. and Frances A. M. Smith Anthony W. Armstrong [trustee]
C.N. Yohe (trustee)
Deed of Trust [7 Year Lease(?)] (City of Alexandria Deed Book 27: 95)(see attached plat of property)

1891, November 20
Eliza Daingerfield John D. Hooe
Henry and Virginia P. Daingerfield C.C. Carlin
R.J. and Euphenia Daingerfield J.K.M. Norton
Ellen G. Daingerfield
John S. Barbour [m. Susan Daingerfield]
[Heirs of Henry D. Daingerfield]
Deed of Bargain and Sale (City of Alexandria Deed Book 26: 532)

1852, December 24
Joshua Lippincott Henry D. Daingerfield
Agnes Lippincott
William Blake
Nancy Blake
Thomas Davey
Susan Davey
[Heirs of Newton and Nancy Keene]
Deed (Alexandria County Deed Book 0-3: 330)

John and Agnes Dundas ? Newton and Nancy Keene?

1795, August 27
Charles Alexander John Dundas
Deed [Lease] (Hustings Book F: 327)

APPENDIX IV
Artifact Inventory

ARTIFACT INVENTORY

ISOLATED FINDS

Feature 2

Ceramics

2 kaolin pipe stem fragments (mend) - 5/64 inch diameter bore hole

Test Unit 1, Fill 2 horizon

Ceramics

4 ceramic tile fragments (mend), unidentified green decoration
1 pearlware sherd, undecorated, stained, worn (1780-1830, South 1977; Miller 1992)
1 whiteware sherd, undecorated, burned (1820-1900+, South 1977; Miller 1992)

Glass

1 unidentified light aqua sherd, flat, stained
1 unidentified very pale aqua sherd, flat

Metal

1 unidentified ferrous metal fragment

Non-Cultural

1 jasper chunk (non-cultural)

Trench 1, North Wall Profile, Fill horizon (2' below)

Ceramics

1 hard paste porcelain sherd, undecorated
1 kaolin pipe stem and bowl fragment - 5/64 inch diameter bore hole
1 kaolin pipe stem fragment - 5/64 inch diameter bore hole

Metal

1 cut nail fragment, unidentified head (post-1790)

SITE 44AX0213

Test Unit 1, Apb horizon

Ceramics

1 buff bodied coarse stoneware sherd, brown glazed interior
4 creamware sherds, undecorated (1762-1820, South 1977; Miller 1992)
1 grey bodied coarse stoneware sherd, unglazed interior, clear salt glazed exterior, base fragment, burned
2 hard paste porcelain sherds, undecorated
1 ironstone sherd, molded, base fragment (1840-1900+, Miller 1992)
1 kaolin pipe bowl fragment
1 kaolin pipe stem fragment - 3/32 inch diameter bore hole
1 kaolin pipe stem fragment - 5/64 inch diameter bore hole
1 pearlware sherd, mocha decoration, heavily burned (1795-1890, South 1977; 1799-1830, Miller 1992)
1 pearlware sherd, unidentified blue decoration
6 pearlware sherds, undecorated (1780-1830, South 1977; Miller 1992)
5 pearlware sherds, undecorated, burned (1780-1830, South 1977; Miller 1992)

1 redware sherd, orange glazed
1 redware sherd, unglazed
1 redware sherd, unglazed exterior, brown glazed interior
1 redware sherd, unglazed, rim fragment
1 refined redware sherd, undecorated (1800-1840, Magid 1990)
3 refined white earthenware sherd, unidentified blue decoration
1 whiteware sherd, undecorated, rim fragment, stained (1820-1900+, South 1977; Miller 1992)
1 yellowware sherd, undecorated (1830-1940, Miller 1992)

Glass

1 aqua cylindrical bottle sherd, unidentified collared lip finish fragment, slightly burned
1 aqua cylindrical bottle/jar sherd, patinated
1 clear cylindrical bottle/jar sherd, scratched, patinated
3 light aqua cylindrical bottle/jar sherds, patinated
1 olive green cylindrical bottle sherd, contact mold (1810-1880)
13 unidentified light aqua sherds, flat, stained, patinated
1 unidentified light green sherd, flat, stained
2 windowpane sherds, potash (pre-1864)
2 windowpane sherds, potash/soda, stained
4 windowpane sherds, soda/potash, stained (pre-1864)

Metal

5 cut nail fragments, unidentified heads (post-1790)
4 unidentified nail fragments, one pulled

Miscellaneous

5 bone fragments
1 slate fragment