

City of Alexandria, Virginia - Department of Project Implementation

# 1315 DUKE STREET HISTORIC STRUCTURE REPORT

Alexandria, Virginia 22314

## FINAL REPORT

June 30, 2021 (Revised October 20, 2023)



SMITHGROUP

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# TABLE OF CONTENTS

## PART 1

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<b>MANAGEMENT SUMMARY .....</b>	<b>5</b>
<b>A. ADMINISTRATIVE DATA .....</b>	<b>7</b>
<b>B. PROJECT TEAM .....</b>	<b>9</b>
<b>C. EXECUTIVE SUMMARY .....</b>	<b>11</b>

## PART 2

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<b>DEVELOPMENTAL HISTORY .....</b>	<b>21</b>
<b>A. HISTORICAL BACKGROUND AND CONTEXT .....</b>	<b>23</b>
<b>B. CHRONOLOGY OF DEVELOPMENT AND USE .....</b>	<b>53</b>
<b>PERIOD 1: RESIDENCE (1812-1828) .....</b>	<b>63</b>
<b>PERIOD 2: SLAVE PEN (1828-1861) .....</b>	<b>73</b>
PERIOD 2A: FRANKLIN & ARMFIELD (1828-1837) .....	73
PERIOD 2B: GEORGE KEPHART & CO., ET AL. (1837-1859) .....	76
PERIOD 2C: PRICE, BIRCH & CO. (1859-1861) .....	77
<b>PERIOD 3: MILITARY OCCUPATION DURING THE CIVIL WAR (1861-1866) .....</b>	<b>95</b>
PERIOD 3A: INITIAL OCCUPANCY (MAY 1861-CA. LATE FEBRUARY 1862) .....	95
PERIOD 3B: MEN'S YARD ALTERATIONS (CA. LATE FEBRUARY 1862-FALL 1864) .....	95
PERIOD 3C: LATER CHANGES (CA. FALL 1864-1866) .....	98
<b>PERIOD 4: BOARDING HOUSE AND APARTMENT BUILDING (1866-1984) .....</b>	<b>113</b>
PERIOD 4A: BUILDING RENOVATION AND BOARDING HOUSE (1866-CA. 1905) .....	113
PERIOD 4B: BUILDING EXPANSION AND CONVERSION TO FLATS (1905-1915) .....	115
PERIOD 4C: APARTMENT BUILDING (1915-1984) .....	117
<b>PERIOD 5: OFFICE BUILDING AND MUSEUM (1984-2020) .....</b>	<b>131</b>
PERIOD 5A: DUNSTON OWNERSHIP (1984-1997) .....	131
PERIOD 5B: NORTHERN VIRGINIA URBAN LEAGUE (1997-2020) .....	133
PERIOD 5C: CITY OF ALEXANDRIA (2020-PRESENT) .....	133

**C. PHYSICAL DESCRIPTION.....145**

**CHARACTER DEFINING FEATURES .....145**

**SECRETARY OF INTERIOR’S STANDARDS TREATMENT ZONES .....146**

**STRUCTURAL PHYSICAL DESCRIPTION .....153**

**ARCHITECTURAL PHYSICAL DESCRIPTION & INVENTORY .....161**

        SOUTH ELEVATION .....163

        NORTH ELEVATION .....171

        EAST ELEVATION .....175

        WEST ELEVATION .....189

        ROOF .....201

        BASEMENT .....205

        FIRST FLOOR .....215

        SECOND FLOOR .....261

        THIRD FLOOR .....299

        FOURTH FLOOR .....345

**D. CONDITIONS ASSESSMENT .....357**

**E. WORK RECOMMENDATIONS .....399**

**PART 3**

**PERIOD OF SIGNIFICANCE AND TREATMENT & USE OPTIONS .....413**

**A. PERIOD OF SIGNIFICANCE .....415**

**B. TREATMENT & USE OPTIONS .....417**

**C. PROPOSED OCCUPANCY & USE.....421**

**PART 4**

**BIBLIOGRAPHY .....427**

**APPENDICES**

**APPENDIX A: HISTORIC MATERIALS ANALYSES .....433**

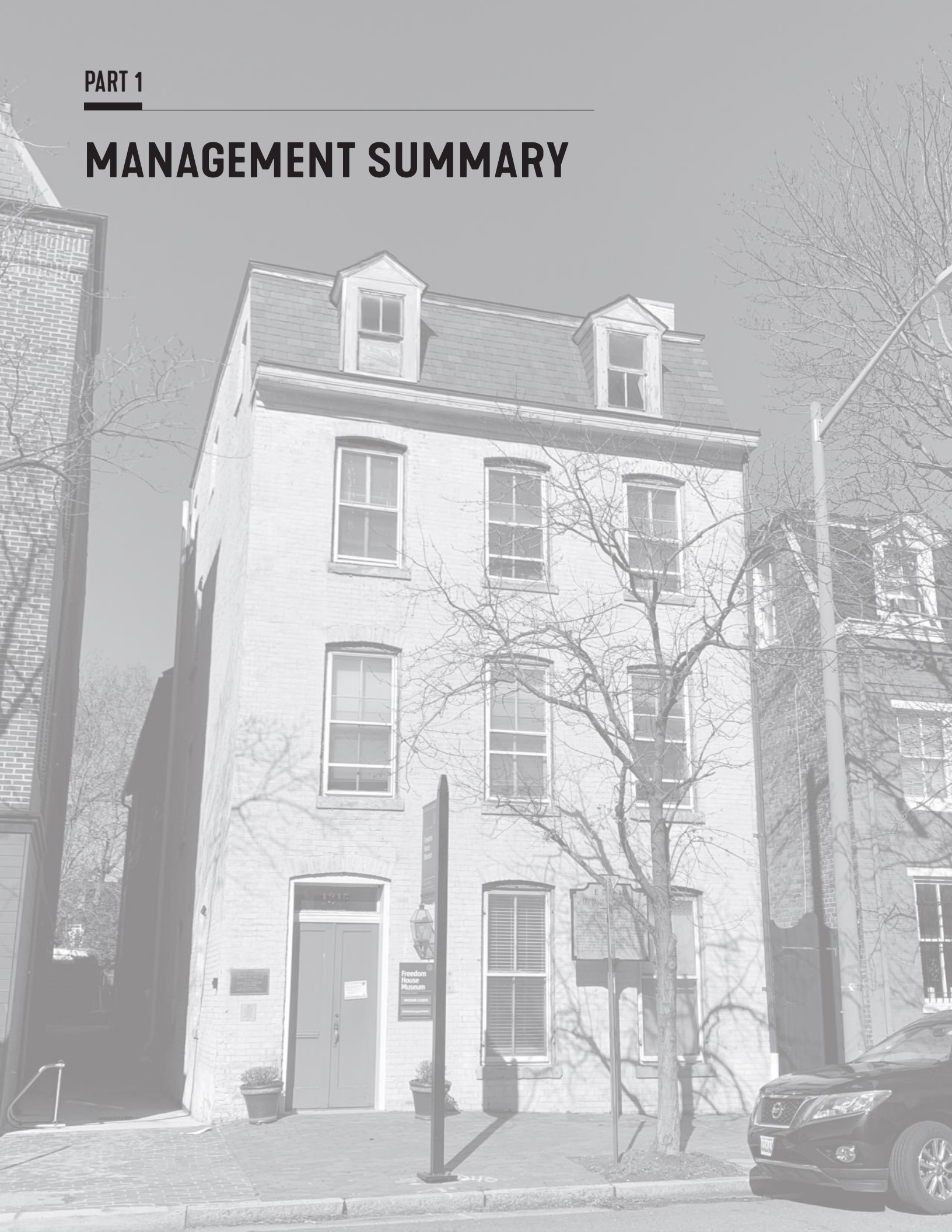
**APPENDIX B: INVENTORY OF INVESTIGATIVE PROBES .....521**

**APPENDIX C: HISTORIC IMAGE ANALYSES .....551**

**APPENDIX D: SAMPLE OF LASER SCANNING DOCUMENTATION .....571**

**APPENDIX E: SUMMARY OF EXISTING DOCUMENTS .....579**

# MANAGEMENT SUMMARY



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## A. ADMINISTRATIVE DATA

<b>Preferred Structure Name:</b>	1315 Duke Street
<b>Other Historic Names Used:</b>	Franklin & Armfield Office Freedom House
<b>Property Location:</b>	1315 Duke Street Alexandria, VA 22314
<b>Property Owner:</b>	City of Alexandria, VA
<b>National Register Information:</b>	June 2, 1978; Record Number 78003146
<b>National Historic Landmark Listing:</b>	June 2, 1978
<b>Virginia Historic Landmark Listing:</b>	October 16, 1979
<b>VDHR Architecture ID:</b>	100-0105
<b>Archaeological Resource Site Number:</b>	44AX0075
<b>Original Construction Date:</b>	c. 1812 -1813
<b>Period of Significance:</b>	1828-1861
<b>Architectural Style:</b>	Federal/ Second Empire
<b>Current Use:</b>	Museum/ Office
<b>Building Gross Square Feet:</b>	Basement: 922 gsf First Floor: 2,639 gsf Second Floor: 2,639 gsf Third Floor: 2,639 gsf Fourth Floor/ Mezzanine: 922 gsf TOTAL: 9,761 gsf

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## **B. PROJECT TEAM**

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## C. EXECUTIVE SUMMARY

In January 2021, the City of Alexandria, Virginia Office of Historic Alexandria (OHA) entered into a contract with SmithGroup to provide a Historic Structure Report (HSR) for 1315 Duke Street located at 1315 Duke Street in Alexandria, Virginia. 1315 Duke Street was once part of the headquarters of Franklin & Armfield, the largest domestic slave trading firm in the United States. OHA plans to use this HSR as a road map for the future rehabilitation of the building to become a museum dedicated to telling the story of domestic slavery in the Chesapeake Region and across the nation and to inform the future master plan and community engagement.

### HISTORIC BACKGROUND

The three-story brick building was built as the residence of Robert Young, Brigadier General of the second Militia of the District of Columbia. By 1828, it was leased by Isaac Franklin and John Armfield and used as a warehouse for slaves being extracted from Northern Virginia and sent to the deep south. Franklin and Armfield were active until 1837, exploiting over 8,500 persons and sending them to cotton and sugar plantations to live as slaves supporting that economy. Later, other firms continued trafficking persons of color on this site. A sign seen in Civil War period photographs has the name of Price, Birch & Co., a firm that continued what Franklin & Armfield had started on that site. During the Civil War the building and surrounding site were used by the Union Troops as a military prison for deserters, the L'Ouverture Hospital for black soldiers, and the barracks for those persons who fled the confederate states and sought refuge with Union troops. The building was subsequently converted to a multi-occupant boarding facility.

1315 Duke Street is currently being used as office space and has a basement Museum. The City of Alexandria purchased the property in March 2020, which had been used as the headquarters of the Northern Virginia Urban League (NVUL). The NVUL had a basement exhibit on the history of the site, created in 2008. It is the intention of the OHA to renovate and maintain the property as a Museum.

### PROJECT SCOPE

Per the City of Alexandria provided Scope of Work, the HSR is to provide a full analysis of 1315 Duke Street that augments the historic research already developed regarding the property. The analysis is to include an assessment of existing conditions of all building systems and to make work recommendations to mitigate deficiencies identified. This HSR provides assessment and documentation of the following:

- Exterior and Interior Building Materials
- Exterior and Interior Building Features and Finishes
- Structural Systems and Building Stability & Per Floor Load Capacity Evaluation
- Interior Space Use and Conditions
- Mechanical/Electrical/Plumbing Systems
- Fire Alarm/Fire Protection/Life Safety Systems
- Materials Testing and Lab Analysis

## PART 1

- Code Compliance

Recommendations are to address the following:

- Building sequence of alterations through history
- Significance of Site
- Similarities to other Slave Pens in the Chesapeake Region
- Accessibility Improvements
- Restoration sequence and strategy

Documentation is to be provided in the following format:

- Existing building configuration in drawing format
- Digital scans that can translate to future 3D drawings and models
- Photographs that document existing conditions
- Bibliography that identifies primary sources

## PRIOR RESEARCH AND DOCUMENTATION

The City of Alexandria provided several previous studies and resources that served as the basis for SmithGroup's initial evaluations and analysis of both the physical fabric of the building and the developmental history. These resources included the following

- [Building Property and History, Benjamin Skolnik, PhD, 2021](#)
- [Alexandria Slave Pen - Archeology of Urban Captivity, Artemel, et el. 1987](#)
- [National Register Nomination, 1976](#)

A more comprehensive list of all resources and documents that were used to develop this HSR can be found in Appendix C.

## RESEARCH GOALS AND QUESTIONS

The contracted scope of services included the requirement to address the following questions to the greatest extent possible in the research, analysis and documentation that is part of the HSR development:

- Can we establish the general building (construction/use/demolition/renovation) sequence?
- What is surviving fabric from the original residence? How much original fabric associated with the Period of Significance survives?
- What is the original floor plan of the existing structure?
- How was the basement used during the Slave Pen era?

- How did the first-floor function as a show room during the Slave Pen era?
- Determine the building alterations post-1861 to present.
- What is surviving fabric from the slave pen period?
- To what periods do the remaining elements of the structure/modifications date?
- Can the current south facade be returned to its original appearance?

## DEVELOPMENTAL HISTORY SUMMARY

The following is a summary of the key Period identified in the developmental history of the property based on the research provided by OHA and additional analysis executed by the SmithGroup team.

### PERIOD 1: RESIDENCE (1812-1828)

Period 1 covers the initial development of the property – then encompassing a 1-acre parcel comprised of two 1/2-acre town lots and bound by Payne Street on the east, Duke Street on the south, West Street on the west, and town lots on the north – by Brigadier General Robert Young and its ownership by the Mechanic’s Bank of Alexandria. This period encompasses the years in which the brick dwelling house, which would eventually become 1315 Duke Street, was originally built and used both as a leased and as an owner-occupied residence. Also during this period, a detached, two-story, brick outbuilding was constructed behind the dwelling house.

### PERIOD 2: SLAVE PEN (1828-1861)

Period 2 covers the period during which 1315 Duke Street was used as a center for the interstate slave trade. During this time, several iterations of slave trader partnerships utilized the property and made changes to the building and site to accommodate its commercial function.

#### PERIOD 2A: FRANKLIN & ARMFIELD (1828-1837)

In early 1828, the Mechanic’s Bank entered into a five-year lease with Franklin & Armfield, a newly established partnership formed by slave traders Isaac Franklin and John Armfield. The agreement ushered in a new phase in the development history of the property, effectively transforming the residence into a place of business engaged in the trade of enslaved people. During this period, significant alterations were made to the dwelling house and site to convert the property into a slave pen, including, but not limited to, the construction of yards to hold enslaved people and the construction of additional outbuildings.

#### PERIOD 2B: GEORGE KEPHART & CO., ET AL. (1837-1859)

In 1837, slave trader George Kephart – a former Franklin & Armfield agent – advertised that he had taken over the slave pen on Duke Street. Although Kephart established his business there, he would not actually purchase the property until March 1846. By this period, the site included a large stable.

#### PERIOD 2C: PRICE, BIRCH, & CO. (1859-1861)

George Kephart sold the Duke Street slave pen in 1858, when it was purchased by slave traders Charles M. Price and John C. Cook. These two men, along with George Kephart and William H. Birch, engaged in a business partnership operating under the name Price, Birch & Co. The firm made some alterations to the property, including the installation of running water and possibly changes to the men’s yard.

### **PERIOD 3: MILITARY OCCUPATION DURING THE CIVIL WAR (1861-1866)**

At the start of the Civil War, US Army troops entered Alexandria and liberated the former Franklin & Armfield slave pen. The army then requisitioned the property and converted it into a military prison. The former slave yards were used to incarcerate prisoners, the dwelling house was transformed into officers' quarters, and guards were housed in the outbuildings.

#### **PERIOD 3A: INITIAL OCCUPANCY (MAY 1861-CA. LATE FEBRUARY 1862)**

During Period 3A, the US Army seized the slave pen at 1315 Duke Street and started using it as a military prison.

#### **PERIOD 3B: MEN'S YARD ALTERATIONS (CA. LATE FEBRUARY 1862-FALL 1864)**

During this period, the US Army likely made substantial changes to the former men's yard structure, including increasing the height of the walls, enclosing the space with a side-gable, monitor roof, and adding cells for the solitary confinement of inmates.

#### **PERIOD 3C: LATER CHANGES (CA. FALL 1864-1866)**

The US Army made additional changes to the former men's yard when its monitor roof was replaced with a new gable roof that featured two louvered lanterns. Additionally, three windows may have added to the south wall of the former men's yard during this period.

### **PERIOD 4: BOARDING HOUSE AND APARTMENT BUILDING (1866-1984)**

Period 4 encompasses the post-Civil War period through the mid-1980s when many of the spaces and structures associated with the slave yard and US Army prison were razed, the early nineteenth-century dwelling house was converted into a boarding house then to flats and finally to an apartment building, and the property was transformed into a typical urban block composed of residential and commercial buildings representing multiple periods in the development history of Alexandria. The former Franklin & Armfield slave pen at 1315 Duke Street was designated a National Historic Landmark during this period.

#### **PERIOD 4A: RESIDENTIAL DEVELOPMENT AND BOARDING HOUSE RENOVATIONS (1866-1902)**

Period 4A covers the years during which much of the former slave pen complex was razed to clear the land for the construction of six rowhouses (now 1301-1311 Duke Street) and 1315 Duke Street was renovated to convert it into a boarding house. This work likely involved rebuilding the Central Passage, incorporating the west wall of the earlier structure and possibly other components. While the full scope of the interior changes during this period is unknown, likely as part of the 1871 renovation of 1315 Duke Street, the original windows were replaced and windows were added to the side facades.

#### **PERIOD 4B: BUILDING EXPANSION AND CONVERSION TO FLATS (1902-1915)**

During this period, 1315 Duke Street was enlarged with the addition of a half story under a mansard roof over the South Block and the construction of a third floor over the rear wing. The function of the building changed from a boarding house to flats.

#### **PERIOD 4C: APARTMENT BUILDING (1915-1984)**

During this period, 1315 Duke Street functioned as an apartment building. By the 1980s, it had been subdivided into seven units – two on the first, second, and third floors and one in the half-story (or mezzanine). Each of the apartments had a separate kitchen and bathroom.

**PERIOD 5: OFFICE BUILDING AND MUSEUM (1984-2020)**

J. Peter Dunston and Betty Dunston acquired 1315 Duke Street in 1984 and renovated and expanded the historic structure to convert it into an office building. Prior to the renovation, archaeological investigations were carried out at 1315 Duke Street and at the adjacent property, 1317-1321 Duke Street. The building was dedicated as Freedom House in 1988 in honor of Lewis Henry Bailey, a formerly enslaved man once confined in the slave pen. The Northern Virginia Urban League (NVUL) purchased the property in 1997 to use as its headquarters and later used the basement as an exhibit space. The interpretive and educational use of 1315 Duke Street continued under the current ownership of the City of Alexandria.

**PERIOD 5A: DUNSTON OWNERSHIP (1984-1997)**

At the start of this period, 1315 Duke Street was renovated to convert it from an apartment building to an office building. The work included the construction of a three-story, 1,984-square-foot addition that built out the lot and encapsulated the north facade of the South Block and the east facade of its rear wing.

**PERIOD 5B: NORTHERN VIRGINIA URBAN LEAGUE (1997-2020)**

Period 5B covers the recent past when the NVUL used the building as its headquarters and operated the site for meetings, programs, and administrative use. In 2008, the NVUL opened a basement exhibit with support from a Save America's Treasures Grant. In 2018, the Office of Historic Alexandria stepped in to expand the exhibit to the first floor and operate the museum.

**PERIOD 5C: CITY OF ALEXANDRIA (2020-PRESENT)**

Period 5C covers the building's ownership by the City of Alexandria, which acquired 1315 Duke Street in March 2020 with the intent to restore and interpret the site. 1315 Duke Street became the eighth museum operated by the Office of Historic Alexandria.

**PERIOD OF SIGNIFICANCE - PERIOD 2 (1828-1861)**

The period of significance for a historic property is based upon the length of time that the resource made the contributions or achieved the character on which significance is based. For properties associated with events that have made a significant contribution to the broad patterns of history, the period of significance is usually the span of time when the property actively contributed to the events. For architecturally significant properties, the period of significance is typically the date of construction.

1315 Duke Street is significant for its associations with Franklin & Armfield, once the largest slave-trading firm in the United States, and for its decades-long affiliation with the domestic slave trade in Virginia. The period of significance is defined as 1828 to 1861. This interval includes the years that Franklin & Armfield either leased or owned the property, encompasses its use as a slave pen by George Kephart, Price, Birch & Co., and other merchants participating in the interstate trade of enslaved people, and corresponds with the period of significance identified in the National Historic Landmark nomination.

## WORK RECOMMENDATIONS

After several days assessing the existing conditions of 1315 Duke Street on site, the SmithGroup team identified deficiencies and made recommendations for mitigating these issues. The recommendations are meant to address items with the knowledge that a more robust building renovation is planned for the near future. Some of the observations have concluded in recommendations for additional studies.

### ACCESSIBILITY

- Provide improved accessibility to building from accessible parking
- Improve accessible circulation within the building
- Provide a virtual tour for those not able to access exhibits
- Implement more robust building code evaluation to review all life safety, egress, and accessibility compliance during the next phases of design

### ARCHITECTURAL - EXTERIOR

- Implement exterior masonry repairs and re-pointing
- Repair and repaint wood siding
- Restore/ replace existing windows and make operable
- Repair/ replace flashing and parts of roofing
- Re-point and repair chimneys and provide chimney caps
- Repair/ replace gutters and downspouts

### ARCHITECTURAL - INTERIOR

- Correct Stair 1 floor deflection
- Repair ceiling damage on third and fourth floor

### HAZARDOUS MATERIALS

- Abate or encapsulate existing lead-based paint

### STRUCTURAL

- Full repointing of the historic exterior brick and localized repointing of interior areas
- Select rebuilding of masonry at areas of localized cracking and displacement
- Further assess Stair 1 condition through probes to evaluate deformation and live load capacity
- Further study Chimney #1 and Chimney #2 at the South Block to evaluate lateral displacement
- Re-evaluate occupancy and live load capacity prior to next phase of design
- Provide localized reinforcement at Stair 1, the fourth floor framing, and the mansard roof



- Conduct code required seismic evaluation if the next phase of design requires removal of interior masonry walls, particularly at the first floor of the North Block

### **MECHANICAL, ELECTRICAL, PLUMBING**

- Relocate Toilet Exhaust
- Provide Cooling & Dehumidification of Server Room
- Provide Proper Building Pressurization
- Provide Mechanical System Environmental Controls & Monitoring
- Domestic Hot Water Heater: Replace the electric water heater which is beyond end of life.
- Correct Waste Vent Routing
- Consolidate Electrical Services
- Provide Proper Working Clearances at Electrical Equipment & Panels
- Emergency Battery Backup in Architectural Lighting
- Automatic Lighting Controls

### **LIFE SAFETY, FIRE PROTECTION, FIRE ALARM**

- Obtain Code Modification Approval for Third Floor Historic Wood Cladding
- Correct Fire Sprinkler Spacing and Installation Deficiencies
- Correct Fire Alarm System Deficiencies

### **TREATMENT AND USE OPTIONS**

The Office of Historic Alexandria (OHA) intends to renovate the building to be fully utilized as a museum that tells the story of the slave trade on the site, within the Chesapeake Region, and across the United States. The interior spaces would be used for exhibit space, museum support spaces, a research center, offices and other uses determined by master planning and through community engagement.

Understanding how OHA plans to use the building and having documented what remains of the historic fabric from Period 1 and Period 2 (Period of Significance), the following treatment options are recommended.

#### **TREATMENT #1**

##### **RESTORATION TO THE PERIOD OF SIGNIFICANCE (PERIOD 2: 1828-1861)**

Replicate as much as possible the configuration of the site and building to resemble the Period of Significance (Period 2: 1828-1861), recognizing this will remove previous alterations and additions to the building to achieve this goal.

## **TREATMENT #2**

### **RESTORATION OF SOUTH FACADE TO THE PERIOD OF SIGNIFICANCE (PERIOD 2: 1828-1861), RETAINING MANSARD ROOF AT SOUTH BLOCK**

Restore the front facade to resemble the Period of Significance (Period 2: 1828-1861), recognizing this will be a limited restoration which will maintain later alterations and additions to the site and building. This approach will also maintain the mansard roof at the South Block which does not date to the Period of Significance (Period 2: 1828-1861).

## **TREATMENT #3A**

### **RESTORATION OF SOUTH FACADE TO THE PERIOD OF SIGNIFICANCE (PERIOD 2: 1828-1861), REMOVING MANSARD ROOF AT SOUTH BLOCK**

Restore the front facade and South Block roof to resemble the Period of Significance (Period 2: 1828-1861), recognizing this will be a limited restoration which will maintain later alterations and additions to the site and building. This approach will provide a full restoration of the south facade of the South Block, accurately depicting the front facade to the Slave Pen period, but will result in a loss of usable interior space at the fourth floor/ mezzanine level.

## **TREATMENT #3B**

### **RESTORATION OF SOUTH FACADE TO THE PERIOD OF SIGNIFICANCE (PERIOD 2: 1828-1861), REMOVING SOUTH PORTION OF MANSARD ROOF AT SOUTH BLOCK**

Restore the front facade and South Block roof to resemble the Period of Significance (Period 2: 1828-1861), recognizing this will be a limited restoration which will maintain later alterations and additions to the site and building. This approach will provide a full restoration of the south facade of the South Block, accurately depicting the front facade to the Slave Pen period. Partial removal of the existing south portion of the mansard roof will restore the original end gable pitched roof as seen from Duke Street. The existing north portion of the mansard roof will remain at this time to serve programmatic needs at the fourth floor.

## **TREATMENT #4**

### **REHABILITATION**

The existing historic and non-historic fabric will remain allowing for the greatest flexibility in the use and interpretation of the site and building.

## **RECOMMENDED TREATMENT AND USE**

At the conclusion of all research, documentation, and analysis undertaken to complete this Historic Structure Report (HSR), SmithGroup recommends that the City of Alexandria pursue Treatment Option #2 which includes full restoration of the south facade of the South Block to the Period of Significance (Period 2: 1828-1861) and removal of the later mansard roof with dormer window addition above this portion of the historic structure.

As documented in this HSR, limited historic fabric remains from this time period and the majority of the remaining historic fabric is found in the masonry and framing of the South Block. Following a comprehensive restoration and rehabilitation of this Historic Landmark, much of the structure preserved will be from a later time period. This front facade presents the greatest opportunity for interpretation of this structure to the Period of Significance along the most prominent and publicly visible facade. There will be a loss of a small portion of occupied space on the fourth floor/ mezzanine of the South Block, but the opportunity to restore the front facade of this structure to accurately reflect the Period of Significance outweighs the impacts from the removal of this later 20th century addition.

## FURTHER RECOMMENDATIONS AND STUDIES

The research and investigations to better understand the history of 1315 Duke Street will continue for years and decades to come. There is much to the story of this site and structure that is still not understood and it is strongly recommended that this effort continue. With the constraints of this contract, the A/E Team evaluated much of the extant on-site building elements and compared this detailed analysis to known historic records and prior research and documentation efforts. Many questions were answered, but still many more need further inquiry. The following represents a list of additional investigations and areas of research recommended in the next phases of the project to restore and rehabilitate this historic site and structure.

### ADDITION PAINT AND FINISH ANALYSES

**South Facade, South Block Signage:** Take and analyze additional samples from several undisturbed locations along the area of the signage and front facade to continue to search for any vestiges of the historic signage from Period 2.

**Molded Brick Cornice:** It is evident from historic photographs taken during the Civil War that the molded brick cornice is likely original. This would be an ideal location for additional paint sampling and analysis.

**Central Passage West Wall:** Though established in the Historic Finished Analyses (Appendix A) as likely being finished in whitewash, there is strong evidence that a portion of this wall is original to Period 1. Obtaining paint samples from this wall may assist in understanding the history and evolution of the site.

**Central Passage East Wall:** Though established in the Historic Finished Analyses (Appendix A) as likely being finished in whitewash, there is some evidence that a portion of this wall may be original to Period 1. Obtaining paint samples from this wall may assist in understanding the history and evolution of the site, particularly in the area of the Central Passage.

### ADDITIONAL INVESTIGATIVE PROBES

**Locate Original Fireplaces at Chimneys:** Removal of select drywall finishes at the interior will provide access to review any existing fireplaces and locate masonry infill of chimneys and flues where applicable.

**First Floor Flooring:** Removal of the existing hardwood floor, believed to be a recent 20th century addition, may reveal original solid wood flooring. A wood subfloor can be seen from select areas of the basement below.

**Original Stair 1 Location:** Additional selective dismantling of the drywall finish along the west wall of Entry Hall 102 and the adjacent flooring may uncover additional information of the original stair in this location. This may reveal evidence in the subfloor and exterior masonry wall where the stair would have been framed and structurally supported.

**Stair 1 Support:** As established in the structural conditions assessment, and confirmed in the laser scan documentation, there is significant deformation and settlement at Stair 1. Select dismantling in areas surrounding this stair will assist the structural engineering team in understanding the existing condition and in making appropriate repair and reinforcement recommendations.

**Masonry 211 Infill:** Additional selective dismantling of the drywall finish along the west wall of Conference Room 201 might uncover additional information related to masonry infill 211.

**Structural Framing:** A complete building renovation will require select structural repairs and reinforcement. Removing existing flooring or ceilings will assist a structural engineer in locating original and modified wood framing, and evaluating its condition. Areas that warrant further investigation are noted in the report, including locations with evidence of recent water infiltration and locations where a change in occupancy or use increases the minimum structural floor load.

#### **ARCHAEOLOGY INVESTIGATION AT CENTRAL PASSAGE**

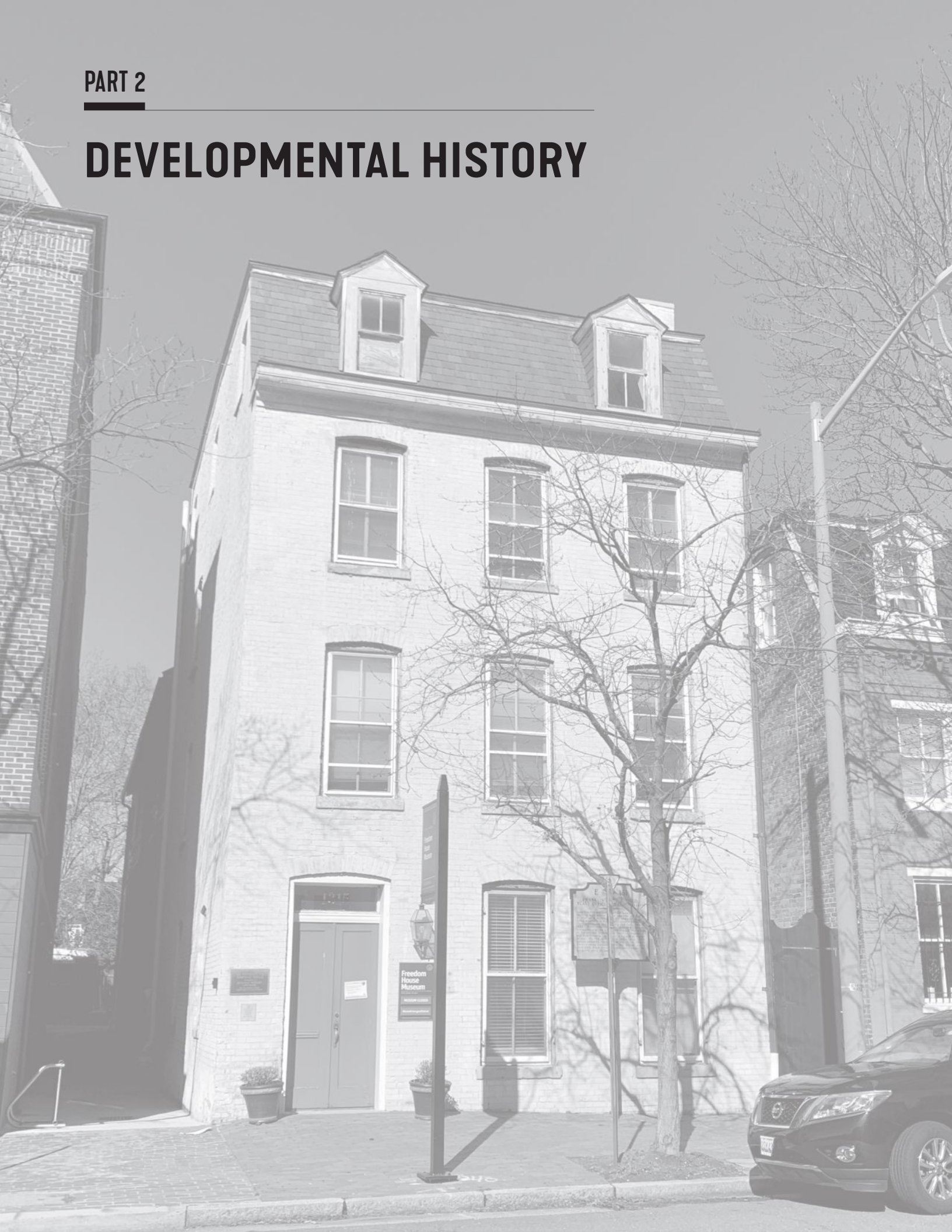
Though quite destructive to the existing building and site, the Central Passage area below Corridor 105, Restroom 106, Restroom 108, and Kitchen 110 is an area which could be studied and evaluated further with an archeological investigation. The existing concrete slab on-grade could be removed to conduct an archeological investigation in the area between the South Block and the North Block.

#### **RESEARCH TOPICS**

**Connection between 1315 Duke Street and the Railroad:** Did slave traders working out of 1315 Duke Street utilize the railroad to transport enslaved people?

**Twentieth-century history of the Building:** Conduct oral histories with Lavern Chatman, George Lambert, Anne Stone, or others to gain a better understanding of the twentieth-century history of the building.

# DEVELOPMENTAL HISTORY



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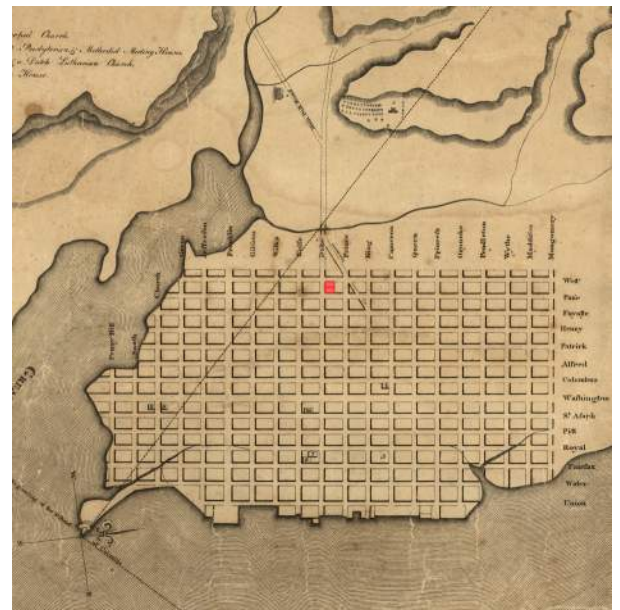
## A. HISTORIC BACKGROUND AND CONTEXT

In order to understand the physical evolution of 1315 Duke Street in Alexandria, Virginia, it is important to provide background on the architectural styles predominant at the time of its construction, the growth of the slave trade and emergence of slave pens in the Chesapeake region, the influence of the Civil War on Alexandria residents and businesses, and the late nineteenth- and twentieth-century events and trends that shaped the city's built environment. Alterations to the structure and property reflect its many shifts in use. Starting as a single-family residence, it then became a business location and epicenter of the domestic slave trade, a United States Army prison, a multifamily residence, and an office building and museum.

### THE EARLY NINETEENTH-CENTURY TOWN HOUSE

By 1812, when Alexandria merchant Robert Young purchased several lots at the far west end of Duke Street, the town was well-established as a major seaport and commercial center. Its original boundaries had expanded twice since 1749, the year the town was founded and its grid-based plan established. Alexandria became part of the District of Columbia beginning in 1801 and ending with its retrocession to Virginia in 1846. Wheat, flour, and tobacco warehouses crowded the harbor during this period; substantial brick houses lined the streets; and taverns, breweries, silversmiths, other business enterprises and manufacturing operations enhanced the urban fabric. Ferries operated between Alexandria and Washington, and roads and turnpikes connected the town with outlying areas.<sup>1</sup> In 1796, Robert Young had established a business with another Alexandria merchant, Philip Richard Fendall, that traded in tea, coffee, cotton, molasses, sugar, linens, and other merchandise. While Young's association with Fendall only lasted one year, the firm continued to operate under the name Robert Young and Company. Over the years, Young established strong business ties in the local community, serving on the Alexandria Common Council and as an officer of the Mechanic's Bank of Alexandria. As a Brigadier General during the War of 1812, Young was placed in command of the Second Legion of the DC Militia during the British attack on Washington.<sup>2</sup>

The properties Robert Young acquired in 1812 were located at what was then the far western edge of the town's limits (**Figure 2A-1**). Two of the lots encompassed the south half of the city block bound by Duke Street on the south, West Street on the west, Prince Street on the north, and Payne Street on the east. Each of these lots measured half an acre, and together they fronted 246 feet and 10 inches on Duke Street and extended 176 feet 7 inches deep. At the time, Young also purchased a smaller parcel to the west, bound by Duke Street on the south and West Street on the east.<sup>3</sup> By this time, Duke Street,



**Figure 2A-1:** Detail from *Plan of the Town of Alexandria in the District of Columbia*, published in 1798, showing the location of the two adjacent 1/2-acre lots on Duke Street purchased by Robert Young in 1812. [George Gilpin, Thomas Clarke, and John V. Thomas, *Plan of the Town of Alexandria in the District of Columbia* (Alexandria: I Thomas, 1798), Library of Congress, Geography and Map Division, <https://lccn.loc.gov/91681006>]

- 1 Nan Netherton, et al., *Fairfax County, Virginia: A History* (Fairfax, VA: Fairfax County Board of Supervisors, 1978), 125-133, 138-144.
- 2 Information on Robert Young is taken from the paper titled "Biography of Robert Young," prepared by the Office of Historic Alexandria. See Office of Historic Alexandria, Freedom House Research Project, "Biography of Robert Young," November 2020, available at [https://www.alexandriava.gov/uploadedFiles/historic/info/freedomhouse/Web\\_Boxes/BiographyRobertYoung.pdf](https://www.alexandriava.gov/uploadedFiles/historic/info/freedomhouse/Web_Boxes/BiographyRobertYoung.pdf), accessed March 16, 2021.
- 3 Additional details about Young's land transactions and the legal descriptions of the parcels can be found in the building

**"We remember Woolfolk's den. It was pointed out to us as we passed through Baltimore. A pretty house in front, presented a smiling aspect. The small grated windows of his prison in the rear – the chains, fetters, and miserable objects of suffering there concealed, chilled the blood with horror."**

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– *Genius of Universal Emancipation*, November 6, 1829

which served as the eastern terminus of the Little River Turnpike connecting Alexandria to the Little River in Aldie, Virginia, had become an important route into the city from the west. Young, who served on the board of directors of the Washington Bridge Company and the Washington and Alexandria Turnpike Company, certainly understood the value of infrastructure for improving communication and commercial ties. Shortly after purchasing the Duke Street properties, Young built a dwelling house on the 1-acre parcel, perhaps speculating that land values would rise along with increased demand for new development along the corridor. In fact, Young strengthened his commitment to the area by purchasing another parcel along the south side of Duke Street between West Street and Hamilton Lane sometime before 1817.<sup>4</sup>

Alexandria's town houses from the first decades of the nineteenth century reflect both regional influences – namely the Chesapeake plantation – and urban design traditions recognizable in port cities up and down the Atlantic coast. Although there is scant archival material documenting the original appearance of the house built by Robert Young in 1812-13, an understanding of local architectural trends, historic photographs from later periods, and existing conditions provide some indication of its original form, plan, and style. Early nineteenth-century tax records and historic newspaper advertisements describe Young's house, which later would have the address 1315 Duke Street, as a "commodious," three-story, brick dwelling.<sup>5</sup> It had a moderately-pitched, side-gable roof and paired double end chimneys. The house measured roughly 24 feet across by 38 feet deep, and the front facade, which faced south toward Duke Street, was divided into three bays, with the entrance bay on the west.

Whether built as a freestanding residence or as part of a row, three-bay, side-gable town houses like 1315 Duke Street typically telegraphed an interior plan that consisted of an unheated passage, containing the primary entry and an open staircase, and a set of heated rooms along one side of the passage. This house plan is sometimes referred to as a two-thirds Georgian or a side-passage plan.<sup>6</sup> According to architectural historian Henry Glassie, the two-thirds Georgian plan was "the predominant, traditional town house type... found commonly in cities such as Washington, DC, and Richmond."<sup>7</sup> Indeed, this side-passage, double-pile arrangement would be familiar in cities from Boston to Savannah.<sup>8</sup> In this floor plan, the side passage may have been divided into an entrance vestibule and stair hall. Conventionally, the room at the front of the house functioned as a parlor and featured the greatest decorative investment; the room behind the parlor was often used as a dining room. Frequently, the front parlor was the larger of the two ground-floor rooms. In the case of Young's house,

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and property history prepared for 1315 Duke Street by the Office of Historic Alexandria. See Benjamin Skolnik, Office of Historic Alexandria, "Building and Property History, 1315 Duke Street, Alexandria, Virginia," January 2021, 12-13.

4 Ibid, 13.

5 Ibid, 14-15.

6 A classic Georgian floor plan consists of two rooms on each side of a broad central hall. See Henry Glassie, *Pattern in the Material Folk Culture of the Eastern United States* (Philadelphia, PA: University of Pennsylvania Press, 1971), 54-56.

7 Henry Glassie, "Eighteenth-Century Cultural Process in Delaware Valley Folk Building," *Winterthur Portfolio* 7 (1972), 37.

8 Bernard L. Herman, *Town House: Architecture and Material Life in the Early American City, 1780-1830* (Chapel Hill, NC: University of North Carolina Press, 2016), 45.



both spaces were heated by end chimneys. In another typical side-passage, double-pile plan, the parlor and dining room might share a single interior chimney with back-to-back fireplaces.

Research to date has not identified the architect or builder of 1315 Duke Street. Carpenter-builders working in Alexandria at the time, such as Thomas Preston, frequently relied on popular pattern books.<sup>9</sup> Asher Benjamin's *The Country Builder's Assistant*, published in 1797, is one well known example. 1315 Duke Street is an example of a Federal-style town house.<sup>10</sup> Prevalent between 1780 and 1820, the style was influenced by the neoclassical work of Scottish architect Robert Adam. It is characterized by a semi-circular or elliptical fanlight accentuating the front door, often in combination with an elaborate door surround; a symmetrical facade with windows aligned both horizontally and vertically; single-hung sash windows with thin muntins; flat or keystone lintels over the openings and prominent sills below; and a cornice emphasized with decorative moldings. More elaborate, high-style houses might feature Palladian windows, a roofline balustrade, and decorative inset panels. Simpler town house examples, such as 1315 Duke Street, might omit fanlights or elaborate entry compositions.<sup>11</sup>

Historic photographs from the early 1860s indicate that 1315 Duke Street had twelve-over-twelve, single-hung sash windows (Appendix C, Image L, Feature L-7). While larger panes of glass – corresponding to a six-over-six or nine-over-nine configuration – were more common in Federal-style buildings, the older twelve-over-twelve variation still occurred. The window openings featured brick jack arches and stone sills. Based on pictorial evidence, the side walls likely lacked fenestration, perhaps to lower construction costs or to increase privacy in anticipation of future development (Appendix C, Image J, Feature J-7 and Image K, Feature K-9). This would not have been unusual in Alexandria, where the historic building stock has been characterized as “very two dimensional and frontal, even on the corner of a block where two sides face a street.”<sup>12</sup> The entrance in the west bay featured a transom with rectangular panes to illuminate the entry and stair hall. While other examples of Federal-era houses with rectangular transoms – rather than fanlights – can be found in Alexandria, this feature may offer evidence of the relatively modest design of the house. The simple molded brick cornice seen in historic photographs could be taken as further evidence of this. Although archival documentation indicates that the house also had an entrance in the middle bay of the front facade at least by the early mid-1830s (Appendix C, Image A, Feature A-8), this feature likely represents a change to the original design to accommodate its function, starting in 1828, as a place of business.

Tax records for Young's 1-acre property on Duke Street indicate that its assessed value increased from \$3,000 to \$4,000 between 1813 and 1814.<sup>13</sup> Such a significant change in value within one year

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**"There is an establishment near the end of Pratt street, owned by Mr. W., who has made himself very rich by this trade. He has, like the other large slave healers, a prison, or slave pen, of his own, in which he keeps the slaves until a cargo is completed."**

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– This description of Aaron Woolfolk's Baltimore slave pen was written by Prof. E. A. Andrews, in *Slavery and the domestic slave-trade in the United States*, published in 1836.

9 Thomas Preston was the builder of several Federal-era town houses in Alexandria: 115 and 117 Duke Street (ca. 1800), 1201 King Street (ca. 1808), and 508 Queen Street (ca. 1810). See Penny Morrill, *Who Built Alexandria? Architects in Alexandria 1750-1900* (Alexandria, VA: Carlyle House Historic Park, Northern Virginia Regional Park Authority, 1979), 38.

10 The style may also be categorized as late Georgian.

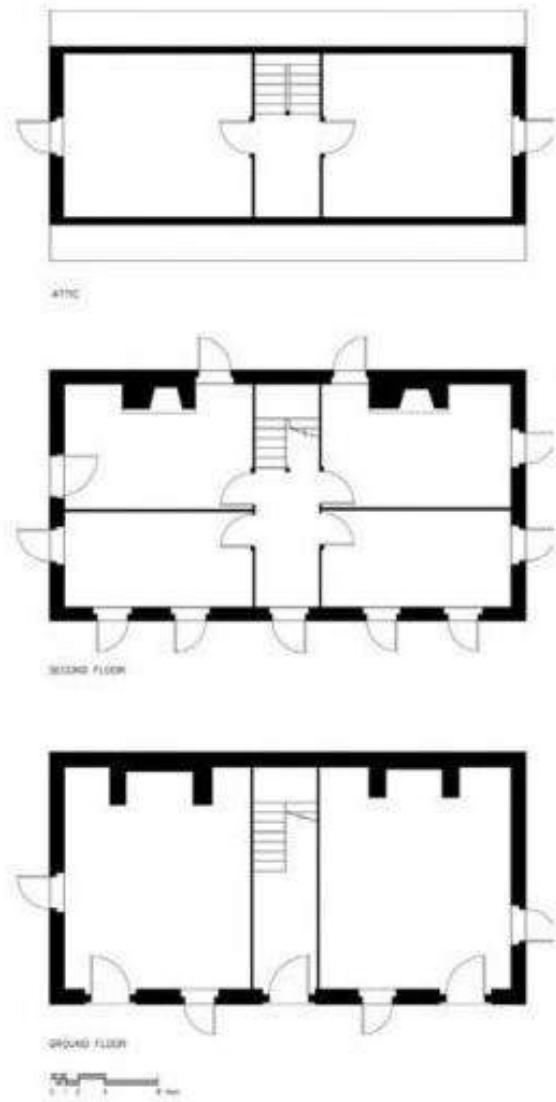
11 Virginia Savage McAlester, *A Field Guide to American Houses*, 2nd ed. (New York, NY: Alfred A Knopf, 2018), 215-232.

12 Vernacular Architecture Forum, *A Shared Heritage: Urban and Rural Experience on the Banks of the Potomac, A Field Guide for Alexandria, Virginia* (San Francisco, CA: Vernacular Architectural Forum, 2018), 8.

13 Skolnik, 13.

may indicate an improvement such as an addition or the construction of a substantial outbuilding. It was common for the back lots of residential buildings in urban areas such as Alexandria to feature stables, kitchens, and other service structures for domestic work, and when Young advertised the property for sale in 1818, it was described as having outbuildings.<sup>14</sup> In Maryland and Virginia, the practice of building detached kitchens remained current into the mid-nineteenth century. On urban parcels with restricted space, kitchens would stand in the back of the lot, against side or rear property lines, and separated from the house by a small work yard. In his study of town houses from the period 1780-1830, historian Bernard Herman documents that two-story kitchen outbuildings on urban lots in Charleston typically took one of two forms. In one, the ground floor was divided into two rooms by a large, centrally placed chimney with back-to-back fireplaces. The stair opened onto the kitchen or was placed in a small entry between the two rooms with a separate door. In the other arrangement, which became an almost standardized plan there by the 1820s, the two ground-floor rooms were separated by a stair hall with a small entry, and the fireplaces were located in two separate stacks on the back wall of the structure (Figure 2A-2). Typically, in both plans, the kitchen would occupy the room closest to the back of the house, and the room behind it would function as a washroom or laundry. The upper floor would be divided into several small sleeping areas for servants or enslaved workers.<sup>15</sup> Although there is no conclusive evidence to suggest that the kitchen at 1315 Duke Street was located in a rear ell, rather than a detached outbuilding, it is worth noting that a local Alexandria variant of the side-passage plan placed the dining room in a rear ell. Its location within the floor plan separated the main block from the kitchen, which was placed in the back of the building. A late example of this floor plan is seen at 209 South Asaph Street, which was built circa 1851.<sup>16</sup>

Robert Young ran into difficulty trying to rent or sell the house and was compelled, in 1817, to mortgage the property to the Mechanic's Bank of Alexandria.<sup>17</sup> A few years later, in 1820, he moved into the house with his family and two enslaved African American females. Alexandria, like Norfolk, Richmond, Georgetown, and



**Figure 2A-2:** First-floor, second-floor, and garret-level plans of the circa 1820s kitchen-quarter of the Robinson House in Charleston, South Carolina. Drawn by Jeff Klee and originally reproduced in *Town House: Architecture and Material Life in the Early American City*. [Bernard L. Herman, *Town House: Architecture and Material Life in the Early American City, 1780-1830* (Chapel Hill, NC: University of North Carolina Press, 2016), 130.]

<sup>14</sup> The advertisement reads: "I will offer for sale, on the premises, that commodious House, with out-houses attached..." As Skolnik observes, the term "out-house" as used here likely refers to a detached structure or dependency located on the same property and conveyed with it. See Skolnik, 19.

<sup>15</sup> Herman, *Town House*, 125-126.

<sup>16</sup> Vernacular Architecture Forum, *A Shared Heritage*, 7.

<sup>17</sup> Young rented the house for only one year between 1813 and 1820, otherwise it was vacant. See Skolnik, 13-15.

Baltimore, had an established tradition of urban slavery.<sup>18</sup> In smaller urban dwellings that lacked separate quarters for domestic servants, enslaved workers might bed down in cellars or in unheated garrets. In wealthier households, the quarters designated for enslaved people might be located in outbuildings, which allowed for greater separation between the family and its servants.

The brick outbuilding at 1315 Duke Street, which most likely functioned as a detached kitchen quarters, originally stood two-stories tall under a side-gable roof. The east (front) elevation was symmetrically organized into five bays with a central door flanked by two window openings on either side. The second-floor openings aligned with those below. Working under the assumption that the building was used as a kitchen with sleeping quarters for servants or enslaved workers above, its plan was likely a variation of the two-room and stair hall arrangement described previously. Rather than having the fireplaces on the back wall, however, the outbuilding at 1315 Duke Street featured an exterior end chimney on the south gable wall. The advantage to this plan is that it offered a separate entrance to the second-floor quarters, which avoided access to and congregation within the kitchen.<sup>19</sup> In fact, this division of space seems to have remained in evidence until the mid-1980s, although the central staircase had been removed by that time.<sup>20</sup> Historic photographs indicate that a smaller interior brick chimney was located on the north wall, although the date of this feature is unknown.

## THE DOMESTIC SLAVE TRADE IN THE UNITED STATES

Between 1619, when the first Africans were brought to the United States, and 1808, when Congress banned the trans-Atlantic slave trade, roughly 360,000 men, women, and children were forcibly relocated from their homes to mainland North America.<sup>21</sup> Prior to the American Revolution, the majority disembarked to the Chesapeake colonies, where they were transferred into holding pens and sold at auction. Tobacco was an essential component of the region's economy, and merchant-planters relied on cheap labor to meet the demand of European markets. By the end of the seventeenth century, slaves had replaced indentured servants as the dominant labor force.<sup>22</sup> While enslaved Africans on farms and tobacco plantations were driven to tend fields, those living in urban areas managed households, built infrastructure, and worked in manufacturing.

Colonial laws ensured generational increases in the enslaved population. In 1663, for example, Maryland enacted legislation stating that all Africans brought into the colony could be held as slaves for life. By law, in both Maryland and Virginia, the children born to enslaved people were themselves enslaved. When the United States gained its independence, roughly 500,000, or one-fifth of the nation's inhabitants, were enslaved. Recognizing the fundamental hypocrisy posed by the new national rhetoric of rights and liberty, some founding fathers (enslavers among them) took steps to place limits on the institution of slavery. In 1787, the Confederation Congress enacted the Northwest Ordinance that prohibited slavery in the states created from the territory west of the Appalachians, east of the Mississippi River, and north of the Ohio River. While falling far short of securing the "Blessings of Liberty" for all, the Constitution was written with a provision stating that Congress could place a ban on the international importation of slaves after a period of twenty years. In 1794, with the passage of the Slave Trade Act, the transport of enslaved people from the United States to any foreign country became

<sup>18</sup> Bernard L. Herman, "Washington's Early Town Houses" in *Southern City, National Ambition: The Growth of Early Washington, D.C., 1800-1860* (Washington, DC: American Architectural Foundation, 1995), 27.

<sup>19</sup> Edward A. Chappell, "Architecture of Urban Domestic Slavery in the Chesapeake and Jamaica," in *Slavery in the City: Architecture and Landscapes of Urban Slavery in North America* (Charlottesville, VA: University of Virginia Press, 2017), 33.

<sup>20</sup> Dunston Property, Demolition Plan, Basement and First Floor, October 29, 1984. See plans filed with Permit No. 1451, City of Alexandria, Virginia, January 9, 1985.

<sup>21</sup> Data from the Trans-Atlantic Slave Trade Database indicates that the number of enslaved people embarked for mainland North America between 1616 and 1810 totals 359,517. See Trans-Atlantic Slave Trade Database, *Slave Voyages: The Trans-Atlantic Slave Trade Database*, available at <https://www.slavevoyages.org/voyage/database>, accessed March 25, 2021.

<sup>22</sup> Susan Ellery Chapelle and Jean B. Russo, eds., *Maryland: A History*, 2nd ed. (Baltimore, MD: Johns Hopkins University Press, 2018), 19.

illegal. Slavery, however, was the principal engine driving the economy of the South, and southern politicians had more political sway as a result of the Three-Fifths Compromise – the agreement to count enslaved persons as three-fifths of a person in allocating representation to the federal government. Beginning with Kentucky in 1792, Congress admitted slavery in each new state formed south of the Ohio River, incrementally strengthening the young country's dependence on enslaved labor.<sup>23</sup>

By the late 1760s, merchant-planters in the Chesapeake region were struggling. A century-long dependence on tobacco as a cash crop and faulty agricultural practices had depleted the land. Although many planters switched to food crops, the region was suffering economically. As a result, increasing numbers of people from tobacco-depleted areas of Virginia and Maryland migrated west, seeking more fertile land on the frontier. Westward expansion across the Appalachians, the organization of the Northwest Territory and the Mississippi Territory, the purchase of Louisiana in 1803, and the Georgia cession the following year coupled with the forced removal of Native Americans from their ancestral lands opened up a vast frontier for settlement within the new republic. Numerous planters from the Upper South also relocated to the southwest territories, where they established labor camps for the production of cotton, the new money crop.



**Figure 2A-3:** Ginning Cotton, U.S. South, 1850s. [Slavery Images: A Visual Record of the African Slave Trade and Slave Life in the Early African Diaspora, <http://www.slaveryimages.org/s/slaveryimages/item/1170>]

Meanwhile, there was a growing demand for raw cotton on the world market. Roughly between 1800 and 1820, cotton exports increased from 14 percent of the share of all U.S. exports to 49 percent, and the United States acquired a near monopoly on “the world’s most widely traded commodity.”<sup>24</sup> While cotton had been planted and harvested along the coast of the Carolinas and Georgia in modest amounts in the late eighteenth century, the invention of the cotton gin in 1793 revolutionized its production and made it feasible to process short-staple cotton, which could be grown farther inland (**Figure 2A-3**).<sup>25</sup> As a result, rice, sugar, and tobacco planters from the coastal South also left worn-out plantations and joined the stream of migrants pouring into the cotton belt states. While Maryland and Virginia experienced decreased rates of population growth in the early decades of the nineteenth century, states in the Deep South saw their numbers climb sharply. The population of Alabama, for example, increased from 20,845 in 1810 to 144,317 within ten years.<sup>26</sup> Cotton was a labor-intensive crop, and increasing demand for cotton translated to a rising demand for workers held in bondage. Enslaved people accounted for roughly one-third of Alabama’s population in 1820.<sup>27</sup> While white enslavers moving to new settlements and bringing slaves with them was the primary reason for the enforced migration of enslaved people before the 1820s, such migration in the decades after was primarily the result of the

23 Edward E. Baptist, *The Half Has Never Been Told, Slavery and the Making of American Capitalism* (New York, NY: Basic Books, 2016), 3, 4, 9.

24 *Ibid.*, 113-114.

25 Steven Deyle, *Carry Me Back: The Domestic Slave Trade in American Life* (Oxford, UK: Oxford University Press, 2005), 21.

26 Executive Committee of the American Anti-Slavery Society, *Slavery and the Internal Slave Trade in the United States of North America* (London: Thomas Ward and Co., 1841), 5.

27 *Ibid.*, 9.

interstate slave trade.<sup>28</sup>

Before 1808, the trans-Atlantic slave trade supplied much of the labor needed in the expanding areas of settlement. When African trade became illegal, a new source for enslaved labor was needed, and the areas in the United States where this system was established (Virginia, Maryland, and North Carolina) quickly emerged to fulfill demand. As cultivation in the Chesapeake shifted to grains, which were not as labor intensive or as profitable as tobacco, many planters found themselves with a “surplus” of enslaved workers. The issue was particularly severe in Virginia. By 1790, 42 percent of the total slave population of the United States lived in the Commonwealth.<sup>29</sup> While manumission was an option for some enslavers, those in need of revenue had two solutions – hire out those they held in bondage or sell them. Concurrently, a great number of cotton planters from the Deep South and the southwest frontier were eager to increase their workforce. To accomplish this, “Georgia men” and their ilk would travel north to Richmond and other markets in Virginia and Maryland to purchase slaves. They used this strategy to save money, as bondspeople were generally less expensive there. Buyers placed advertisements in local newspapers to publicize the number and demographic of the bondspeople they were looking to acquire. “Wanted, two colored boys to wait on table: two Negro women for cooks: two Negro men for farming,” read one notice in the *American and Commercial Daily Advertiser* on July 21, 1821.<sup>30</sup> Unless a buyer purchased all of the enslaved people he required from one source, he needed accommodations and a secure place to confine them before arranging their transportation. Hotels, taverns, or local jails often served this purpose, charging a daily fee for the service. John W. Smith, a slave trader and proprietor of the Southern Hotel in Alexandria, advertised that his establishment offered “particular provisions for gentlemen from the Southern country” including secure facilities.<sup>31</sup>

Not all planters, however, were willing to travel great distances to purchase slaves, and during the late eighteenth and early nineteenth centuries, legislative efforts to circumscribe the domestic slave trade were widely ignored and poorly enforced. This provided great latitude to itinerant speculators who would buy enslaved people in rural areas of the Upper South and transport them to markets in Savannah, Charleston, Mobile, Natchez, and New Orleans. The great difference in the value of bondspeople in the buying states versus the selling states made the enterprise extremely lucrative. During these early years of the interstate trade in enslaved labor, speculators were typically small-scale operators who worked alone out of taverns or hotels. They bought slaves directly from impoverished farmers whose human property represented their only real wealth, from estate sales at auction houses, or from marshals selling captured runaway slaves on the steps of the jailhouse. In 1810, for example, Washington County (DC) jailkeeper C. Tippett placed a notice in the newspaper about 22-year-old Hetty Baylor, whom he claimed was a runaway from King and Queen County, Virginia. It read: “The owner of the above slave is desired to come and prove her, and take her away, or she will be sold for her jail fees and other expenses as the law directs.”<sup>32</sup> Nothing was an obstacle for a slave trader looking to profit, and free blacks in places like Baltimore, which had the largest free African American population anywhere in the United States by 1810, faced a constant threat of kidnappings. A notice placed in the *American and Commercial Daily Advertiser* in 1823 pleaded with the public for information about Moses, a seven-year-old free African American boy who was believed to have been kidnapped after he left his home in Baltimore to run an errand and was never seen again.<sup>33</sup>

28 Robert H. Gudmestad, *A Troublesome Commerce: The Transformation of the Interstate Slave Trade* (Baton Rouge, LA: Louisiana State University Press, 2003), 8.

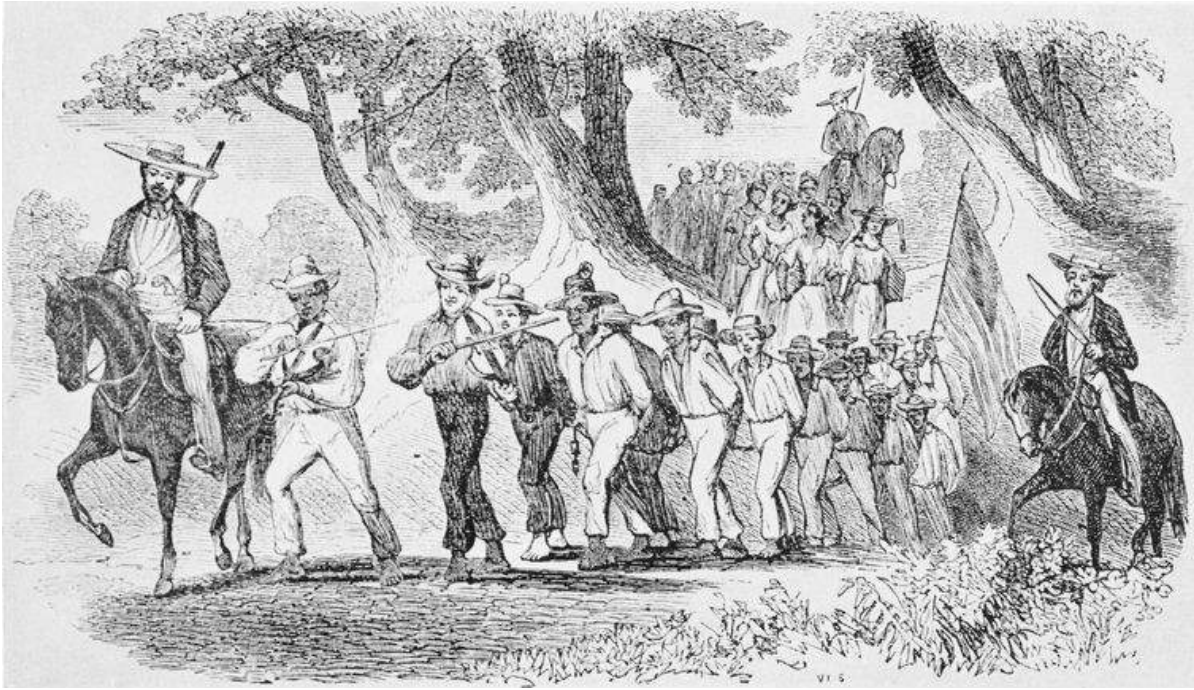
29 In 1790, the slave population in Virginia was 292,627 out of a national total of 694,207. By comparison, the slave population in Maryland was 103,036. See 1790 U.S. Census.

30 Ralph Clayton, *Cash for Blood: The Baltimore to New Orleans Domestic Slave Trade* (Westminster, MD: Heritage Books, 2002), 16.

31 Michael Ridgeway, “A Peculiar Business: Slave Trading in Alexandria, Virginia 1825-1861” (master’s thesis, Georgetown University, 1976), 19; Gudmestad, *A Troublesome Commerce*, 14.

32 *National Intelligencer*, August 1, 1810.

33 Clayton, *Cash for Blood*, 38.



**Figure 2A-4:** Engraving titled "Edward Stone's coffle gang." [Schomburg Center for Research in Black Culture, Jean Blackwell Hutson Research and Reference Division, The New York Public Library, Digital Collections, <https://digitalcollections.nypl.org/items/510d47dc-9fb2-a3d9-e040-e00a18064a99>]

After spending the summer acquiring enslaved workers, speculators needed to move them to the selling markets for the trading season, which started after the harvest when buyers had the money to make purchases.<sup>34</sup> Most traders during the early years of the interstate slave trade transported bondpeople either overland or by river. Chained caravans of slaves called coffles covered roughly 20 to 25 miles a day on foot (**Figure 2A-4**).<sup>35</sup> Enslaved men were frequently bound at the neck with iron cuffs, handcuffed in pairs, and chained together to prevent escape. Women and children walked behind them or rode in wagons. A forced overland march from the Chesapeake region to Natchez, Mississippi, took about seven or eight weeks. Supply wagons carried food, medical supplies, tents, and clothes for the people in the coffle, and one or more drivers, usually armed, rode alongside or in the rear of the procession. These provisions and precautions helped ensure that the slaves did not get sick or injured, as a speculator's profit was reduced if the bondpeople depreciated in value over the course of the journey. Transporting enslaved people by river required an overland march to reach a point of embarkment, typically on the Ohio River or the Mississippi. Once there, slaves were forced onto flatboats or steamers for the trip to New Orleans or intermediate ports. Isaac Franklin, who would become a founding partner of one of the most profitable slave trading firms in the United States, learned about the business as a teenager while shipping produce on the river for his brother.<sup>36</sup> The outbreak of war with Great Britain in 1812 dampened the United States' nascent domestic slave trade. As historian Robert Gudmestad has documented, speculation in enslaved labor in the years before 1820 was generally "sporadic, unorganized, and uncommon."<sup>37</sup> While some states passed legislation prohibiting the traders from bringing bondservants into their territories with the intent to sell them, such as Georgia and South Carolina in 1817, these laws were typically repealed after a few years.<sup>38</sup>

<sup>34</sup> The majority of slaves imported to New Orleans were sold in the six months between November and April. See Walter Johnson, ed., *The Chattel Principle: Internal Slave Trades in the Americas* (New Haven, CT: Yale University Press, 2004), 49.

<sup>35</sup> As part of his research on "Slavery's Trail of Tears," historian Edward Ball describes in detail the route of one of Franklin & Armfield's overland coffles. See Edward Ball, "Retracing Slavery's Trail of Tears," *Smithsonian Magazine* (November 2015).

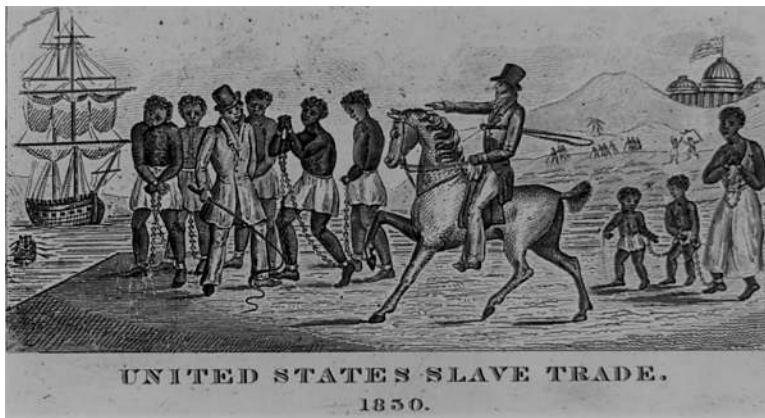
<sup>36</sup> Gudmestad, *A Troublesome Commerce*, 24.

<sup>37</sup> *Ibid.*, 32.

<sup>38</sup> *Ibid.*, 103.

Starting in the 1820s, the interstate slave trade experienced a vast transformation in scale, geography, effectiveness, and profitability. Between 1820 and 1860, forced migration impacted roughly 882,000 enslaved lives, with 60 to 70 percent of this total migration a result of the slave trade.<sup>39</sup> The American Anti-Slavery Society published a study of slavery and the slave trade in 1841 that testified, "The extent, regularity, and activity of the internal slave trade are [a] matter of astonishment, no less than of grief and shame."<sup>40</sup> Enslaved people were treated as chattel, to be moved or sold at will despite, in some cases, generations-long family ties to their birthplaces. Husbands were separated from wives, mothers and fathers from children. After the war, individuals seeking information about missing spouses, parents, children, or other kin placed notices in newspapers hoping to reunite with family members. Celia Rhodes of Aberdeen, Mississippi, placed one such advertisement in the *Southwestern Christian Advocate* on January 1, 1880. It read: "I wish to inquire about my people. I left them in a trader's yard in Alexandria, with a Mr. Franklin. They were to be sent to New Orleans. Their names were Jarvis, Moses, George and Maria Gains. Any information of them will be thankfully received."<sup>41</sup> "Information wanted" or "lost friend" advertisements like this continued to appear in newspapers as late as the 1890s.<sup>42</sup> While a small number of formerly enslaved people were able to reunite with family members after emancipation, the vast majority of victims of human trafficking found no such comfort.

Several factors contributed to the increased scale of the domestic slave trade beginning in the 1820s. First, there was a decline in white emigration to Alabama, Mississippi, Louisiana, and other areas of the Cotton Kingdom, and this trend created the opportunity for growth in the interstate slave trade.<sup>43</sup> Second, the normalization of trade with Great Britain in 1815 and a rising demand for export



**Figure 2A-5:** Engraving titled "Slave Trade, U.S., ca. 1830" depicting slave traders preparing a group of enslaved workers for maritime transport. [Slavery Images: A Visual Record of the African Slave Trade and Slave Life in the Early African Diaspora, <http://www.slaveryimages.org/s/slaveryimages/item/1945>]

commodities grown by enslaved labor stimulated increased demand for laborers in cotton growing areas.<sup>44</sup> For example, the United States' share of the world production of cotton jumped from 24 percent in 1821 to 61 percent in 1860, and during roughly the same period the state of Mississippi experienced a net internal forced migration of approximately 223,000 people.<sup>45</sup> Third, the use of maritime transport became more widespread, increasing the frequency at which traders could transport bondspople. Baltimore trader Austin Woolfolk was one of the first speculators to extensively use ocean-going vessels to transport large cargoes of slaves from the Chesapeake to New Orleans.<sup>46</sup> Traders like Woolfolk who

39 Walter Johnson, *Soul by Soul, Life Inside the Antebellum Slave Market* (Cambridge, MA: Harvard University Press, 1999), 225, fn 13. Johnson quotes Michael Tadman, *Speculators and Slaves: Masters, Traders, and Slave in the Old South* (Madison, WI: University of Wisconsin Press, 1989) as the source of the migration numbers.

40 Executive Committee of the American Anti-Slavery Society, *Slavery and the Internal Slave Trade in the United States of North America* (London: Thomas Ward and Co., 1841), 13.

41 "Celia Rhodes," Lost Friends Ad, *The Southwestern Christian Advocate* (New Orleans, LA), January 1, 1880, *Last Seen: Finding Family After Slavery*, available at <http://informationwatned.org/items/show/1417>, accessed June 15, 2021.

42 Deyle, *Carry Me Back*, 278.

43 Gudmestad, *A Troublesome Commerce*, 20.

44 Calvin Schermerhorn, "Capitalism's Captives: The Maritime United States Slave Trade, 1807-1850," *Journal of Social History* 47, no. 4 (Summer 2014), 900.

45 Baptist, *The Half Has Never Been Told*, 3, 114.

46 Deyle, *Carry Me Back*, 98.

relied on maritime transport worked with shipping and commission merchant houses who acted as their agents. The larger seafaring vessels could carry more than 200 enslaved workers per trip. Transporting slaves by sea was highly efficient, taking less than half the time it took to travel overland with coffles. It was also safer, with less risk of escape (**Figure 2A-5**). The introduction of packet lines by Alexandria slave trading firm Franklin & Armfield was an important development that offered fixed routes on a regular schedule, further increasing the coastwise trade. During the late antebellum period, slaves were transported on the nation's emerging railway lines, which offered even more pronounced efficiencies. By the 1850s, for example, nearly all of the enslaved who were sold in Richmond left the city by railroad.<sup>47</sup>

During this period, a pattern of trade between large urban centers emerged, and the interstate slave trade became more regularized and organized.<sup>48</sup> In the Upper South, *Baltimore, MD; Alexandria, VA; Washington, DC, and Richmond, VA* became slave collecting and resale centers.<sup>49</sup> Traders started to establish permanent centers of operation rather than relying on hotels or taverns to do business. In urban centers, these slave pens – essentially private jails – were typically sited a short distance from a wharf if located in a port city, at the outskirts of town near trade routes or turnpikes, in districts

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**"CASH FOR NEGROES -- The subscriber has built a large and extensive establishment and private jail, for the keeping of SLAVES, in PRATT ST, one door from Howard-st opposite the Circus [or] Repository. The building having been erected under his own inspection without regard to price, planned and arranged upon the most approved principle, with an eye to comfort and convenience, not surpassed by any establishment of the kind in the United States, is now ready to receive SLAVES. The male and female apartments are completely separate – the rooms for both are large, light and airy, and all above ground, with a fine large yard for exercise, with pure delightful water within doors. In erecting and planning this edifice, the subscriber had an eye to the health and cleanliness of the slaves, as well as the many other necessary conveniences. Having a wish to accommodate my Southern friends and others in the trade, I am determined to keep them on the lowest possible terms at twenty-five cents per head a day, and furnish them with plenty of good and wholesome provision. Such security and confidence I have in my building, that I hold myself bound to make good all jailbreaking, or escapes from my establishment. I also will receive, ship or forward to any place, at the request of the owner, and give it my personal attention..."**

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– Advertisement placed by Baltimore slate trader Hope H. Slatter for his new establishment on Pratt Street, *Baltimore Sun*, July 9, 1838

47 Maurie D. McInnis, "Mapping the Slave Trade in Richmond and New Orleans," *Buildings & Landscapes: Journal of the Vernacular Architectural Forum* 20, no. 2 (Fall 2013), 110.

48 Johnson, *Soul by Soul*, 7.

49 McInnis, "Mapping the Slave Trade in Richmond and New Orleans," 102.



with low property values that were out of the public eye, or a combination of the above. Slave pens established in the 1850s might be located near railroad stations. This was the case of Baltimore slave trader Joseph S. Donovan. Donovan ran his operation from at least two different locations before he built a new slave pen on the southwest corner of Eutaw and Camden streets (now the location of Baltimore's Camden Yards baseball stadium). He advertised that he was once again prepared to purchase enslaved people "having erected a comfortable and secure place for that purpose... opposite the Railroad Station."<sup>50</sup> When Washington, DC, slave trader Edward Home relocated his business operations to the western end of King Street in Alexandria after the domestic slave trade was abolished in the District in 1850, he was careful to advertise that his new slave pen was "a few hundred yards from the Depot of the Orange and Alexandria Rail Road."<sup>51</sup>

As the business of trading slaves became more professional, many states and municipalities required slave traders to purchase licenses to operate. The District of Columbia passed a law in 1831 that required traders to pay a \$400 fee for a license, and this is why slave dealers could be identified in Alexandria tax records.<sup>52</sup> Such laws regulated the domestic slave trade while also producing a new source of public revenue. As the volume of trade amplified throughout the Deep South and Southwest, some municipalities enacted controls on where slave traders could establish pens, forcing them to relocate to areas outside the city limits. Legislation meant to control the activities of slave traders increased following the Nat Turner rebellion in Southampton County, Virginia, in 1831.

Slave traders frequently formed partnerships, with one trader assigned to handle purchases and move enslaved people from the Upper South, and another trader to handle sales transactions. In this way, purchasing did not have to be suspended while moving a coffle or waiting to complete sales. Firms employed agents who were assigned to cover certain territories, and speculators formed joint ventures to pool resources and gain market dominance.<sup>53</sup> Austin Woolfolk, who was based in Baltimore, appears to have been the first slave trader to employ local agents who were responsible for specific territories.<sup>54</sup>

Rather than relying on word of mouth, slave traders made frequent use of newspapers to promote their businesses. The most competitive merchants declared that they wanted to buy hundreds of enslaved workers at a time and promised cash. The American Anti-Slavery Society claimed, "their slave advertisements are blazoned in the most influential secular papers in the union."<sup>55</sup> African American abolitionist William Wells Brown described with incredulity the scale of the slave trade occurring in the national capital, reporting that on a single day one paper advertised for 1,200 slaves.<sup>56</sup> Often traders advertised for bondpeople within a certain age range or with specific skills. Baltimore trader Austin Woolfolk became known for his creative advertising, especially after he started losing business to the Alexandria firm Franklin & Armfield. In an advertisement that ran in 1833, Woolfolk sarcastically reassured potential clients that "...he is not dead, as has been artfully represented by his opponents."<sup>57</sup>

50 *Baltimore Sun*, November 31, 1858.

51 Skolnik, 71-72. The Edward Home slave pen was located on the south side of King Street near its intersection with S. Peyton Street.

52 Ridgeway, "A Peculiar Business," 25.

53 Gudmestad, *A Troublesome Commerce*, 30; and Johnson, *Soul by Soul*, 47-48.

54 Joshua Rothman, *The Ledger and the Chain* (New York: Basic Books, 2021), 90-91.

55 Executive Committee of the American Anti-Slavery Society, *Slavery and the Internal Slave Trade in the United States of North America* (London: Thomas Ward and Co., 1841), 67.

56 William Wells Brown, *A Description of William Wells Brown's Original Panoramic Views of the Scenes in the Life of an American Slave* (London: Charles Gilpin, 1849), 10-11.

57 Deyle, *Carry Me Back*, 133.

## THE SLAVE PEN AT 1315 DUKE STREET

From its construction in 1812-13 until 1828, the three-story dwelling house at 1315 Duke Street had an inconsistent record of occupancy. Edgar McCarty was a tenant for one year in 1816. Robert Young, who had the house built, only resided in it from 1820 to 1822. The next occupant, Benjamin Baden, also lived there for only two years, between 1823 and 1825. By that time, the property was owned by the Mechanic's Bank of Alexandria, which did not find another residential tenant for the dwelling until 1827.<sup>58</sup>

In early 1828, the Mechanic's Bank entered into a five-year lease with Franklin & Armfield, a newly established partnership formed by slave traders Isaac Franklin (1789-1846) and John Armfield (1797-1871).<sup>59</sup> The agreement ushered in a new phase in the development history of the property, effectively transforming the residence into a place of business reliant on the commodification, forced migration, and suffering of enslaved people. The firm would go on to play a crucial role in the machinery of slavery and achieve, in less than a decade, a level of success unmatched by peers in Baltimore, Washington, DC, Richmond, or Norfolk. Franklin & Armfield accomplished this in part by purchasing and operating their own fleet of ships, which reduced transport costs by eliminating the middleman and increased revenues by offering transport services to other traders or merchants. The ships offered packet service with shipping lines that were guaranteed to sail at a specified date, whether full or not, and offered a reliable shipping schedule that was attractive to customers.<sup>60</sup> In a relatively short period of time, Franklin & Armfield became the largest slave trading firm on the continent.<sup>61</sup>

Isaac Franklin was born in 1789 near what is now Gallatin, Tennessee. John Armfield, eight years Franklin's junior, was from the central Piedmont region of North Carolina. Franklin was introduced to the trafficking of enslaved people by his brothers as a young man in the first decade of the nineteenth century. Armfield operated a general store in Surry County, North Carolina, for about five years before entering into the slave trade in 1825.<sup>62</sup> Both traders were involved in the slave trade in Alexandria, which was part of Washington, DC at the time, prior to forming their partnership. In 1821, Franklin placed an advertisement in the *Daily National Intelligencer* stating that he was looking to purchase a group of eighteen or twenty enslaved boys and girls. Interested clients could find him at a hotel on Pennsylvania Avenue. Armfield, advertising in 1826, noted that he could be contacted through the post office or through Elias P. Legg, a slave trader and tavern keeper on St. Asaph Street in Alexandria.<sup>63</sup> As described earlier, Austin Woolfolk was one of the earliest slave traders in the Chesapeake region to establish a permanent base of operations when he opened his slave pen on Pratt Street in Baltimore in the early 1820s. Although the extent to which Franklin and Armfield were familiar with the layout and features of Woolfolk's slave pen is unknown, the traders were undoubtedly aware of their competitor's business model when they took out a lease on the property at 1315 Duke Street. The year after Franklin & Armfield began its tenancy at Duke Street, the property's tax assessment increased by \$600, suggesting modest alterations to the house/office, outbuildings, and/or grounds to convert it into a slave pen.

The 1829 tax assessment for 1315 Duke Street lists "Franklin's blackhole" under the heading for building occupant.<sup>64</sup> Historian Louis P. Nelson writes that the term "slave hole" was used by the middle of the eighteenth century to describe the underground chambers used for confining captured Africans

58 Skolnik, 13-18.

59 The lease appears to have been signed on May 10, 1828. See Skolnik, 22.

60 Deyle documents that the first packet line was the Black Ball Line, which began regular service between New York City and Liverpool in 1818. See Deyle, *Carry Me Back*, 88.

61 Gudmestad, *A Troublesome Commerce*, 1; and Baptist, *The Half Has Never Been Told*, 238.

62 Historian Joshua D. Rothman has done extensive research on the family histories of both Franklin and Armfield and their origins in the slave trade. See Rothman, *The Ledger and the Chain*, Chapters 1 and 2.

63 Skolnik, 20.

64 *Ibid.*, 22-23.

**"...The subscriber's establishment is located on Harford avenue, in one of the highest and most healthy parts of the city, having a free circulation of air, and a yard for exercise through the day – must necessarily be more healthy than in the centre of the city, especially in hot weather. Servants will be received for safekeeping, and every attention paid to their comfort and cleanliness, at the low rate of 25 center per day."**

– Advertisement placed by Baltimore slate trader James Franklin Purvis, *Baltimore Sun*, June 21, 1841

that were found within the fortifications of European trading posts established along the coast of West Africa. He notes that the word "hole" might derive from the small openings used to ventilate the underground chambers or draw from the ancient use of the term "hole" as a verb meaning "to oppress."<sup>65</sup> On a mid-eighteenth-century plan for Cape Coast Castle, a fortification in Ghana, a deep, narrow chamber is labeled "black hole." The term "black hole" had been used in the general sense to signify a place of confinement as punishment since the first decade of the eighteenth century and began to be used in a military context to describe a punishment cell after 1727.<sup>66</sup> By the middle of the nineteenth century, the term barracoon was also being used to describe a rough barrack or enclosure in which enslaved people were temporarily detained.<sup>67</sup>

In October 1832, Franklin & Armfield purchased the properties on Duke Street from the Mechanic's Bank that the firm had previously been leasing.<sup>68</sup> These were the parcels previously owned by Robert Young. Franklin & Armfield's business operations were organized such that John Armfield presided over the Alexandria slave pen, supervised a wide network of purchasing agents, and organized the slaves' transport – both overland by coffle and via the coastal route. Franklin managed sales from slave depots in New Orleans, Natchez, and, beginning in 1833, Forks of the Road outside of Natchez.<sup>69</sup> Census records indicate that while Armfield did not reside in the town house at 1315 Duke Street, it may have been used as a residence for two of the firm's employees.<sup>70</sup>

The first detailed contemporary account describing the physical character of the Franklin & Armfield slave pen and how it functioned was written by the Reverend Joshua Leavitt and published in the *New York Evangelist* in 1834. Although Leavitt's account has been previously reproduced in other reports related to the 1315 Duke Street, excerpts are quoted here for ease of reference. Leavitt described the slave pen as "a handsome, three story, brick house, very handsomely painted, with green blinds." The outer yard measured "nearly 300 feet square" and was "enclosed by a close board fence, neatly

65 Louis P. Nelson, "Architectures of West African Enslavement," *Buildings & Landscapes: Journal of the Vernacular Architecture Forum* 1 (Spring 2014), 101.

66 "Black hole, n.," Oxford English Dictionary (OED) Online, available at <https://www.oed-com.i.ezproxy.nypl.org/>, accessed June 14, 2021.

67 "Barracoon, n.," Oxford English Dictionary (OED) Online, available at <https://www.oed-com.i.ezproxy.nypl.org/>, accessed June 14, 2021.

68 The transaction involved two 1/2-acre lots on Duke Street between Payne and West and two lots west of West Street on both sides of Duke. As Skolnik has detailed, the documentation related to this transaction is muddled, as it appears the firm also renewed their lease on the property for another five years beginning in May 1833. See Skolnik, 26-27.

69 In 1833, Natchez, the second largest slave market in the Deep South, passed an ordinance that forced slave depots outside the city limits. The slave market at Forks of the Road developed as a result. Gudmestad notes that it was Isaac Franklin's despicable practices that were largely responsible for the law, when it was discovered that he dumped bodies of enslaved people who had died from cholera in the city's gullies. See Gudmestad, *A Troublesome Commerce*, 93.

70 John Armfield resided in a house at Prince and Patrick Streets. See Skolnik, 24-25, 42, 55



**Figure 2A-6:** Detail from the American Anti-Slavery Society broadside titled *Slave market of America* and published in 1836. The image depicts the Franklin & Armfield slave pen as seen looking northwest from Duke Street. [William S. Dorr and American Anti-Slavery Society, *Slave market of America*, Washington, D.C., Alexandria, Virginia, 1836. Library of Congress, Rare Book and Special Collections Division, <https://lccn.loc.gov/2008661294>]

whitewashed, and almost filled with various small buildings.<sup>71</sup> Leavitt wrote that the men’s yard was paved, measured 40 to 50 feet square, surrounded by a very high, whitewashed, brick wall, and partially covered with a roof. Within the men’s yard there was a well and a meal table, which was located under the shelter of the roof. In addition to the residence/office and men’s yard, Leavitt describes a hospital, a “woman’s chamber,” and a “long, two story brick building” housing a kitchen and “occupied by those whom [Armfield] could trust to go abroad” (**Figure 2A-6**).<sup>72</sup>

In 1834, the United States entered a period of great economic expansion, when the prices of land, cotton, and enslaved people rose sharply. For the first time, slave prices decoupled from that of cotton and soared upward on a new trajectory. One Louisiana planter who bought dozens of bondspersons on credit from Isaac Franklin in 1836 paid more than twice the 1830 price for each person, despite a decline in cotton prices to 1830 levels.<sup>73</sup> These market conditions allowed slave traders to generate immense profits, which many, like Richmond slave trader Lewis A. Collier, reinvested in their business by making changes to their facilities. Collier’s slave pen was located on Wall Street. Later it would be purchased by Richmond’s notorious slave trader Robert Lumpkin. It is believed that Collier added a guest house, kitchen/tavern, and a slave jail to the property in the mid-1830s.<sup>74</sup> Like Collier, Franklin & Armfield made substantial alterations to the Duke Street slave pen at this time and, perhaps, to other properties in New Orleans and Forks of the Road as well. The work carried out at Duke Street is reflected

<sup>71</sup> Skolnik notes that given the size of the Duke Street lots, a 300-square-foot yard seems improbable. See Skolnik, 32.

<sup>72</sup> *New York Evangelist*, February 1, 1834, as excerpted in Skolnik, 31-34.

<sup>73</sup> Baptist, *The Half Has Never Been Told*, 270.

<sup>74</sup> Matthew Laird, “Preliminary Archaeological Investigation of the Lumpkin’s Jail Site (44HE1053), Richmond, Virginia,” prepared for the City of Richmond, May 2006, 5.

in tax records, which indicate that the assessed value of the property increased from \$3,600 in 1833 to \$7,000 in 1836.<sup>75</sup> Also during this period, Franklin & Armfield reorganized its business structure. Richmond trader Rice C. Ballard became a full partner with Isaac Franklin and John Armfield, with the firm taking the name Armfield, Franklin & Co., in Alexandria and Ballard, Franklin & Co., in Natchez and New Orleans.<sup>76</sup> These market conditions were short lived, however, as a result of the “Panic of 1837,” which triggered an economic depression that lasted until the mid-1840s. That summer, the price of cotton dropped to 6 cents a pound, banks in New York and across the southwest shuttered, and cotton merchants went bankrupt. Slave traders desperately began to demand payment for debts. Many planters resorted to mortgaging their slaves.<sup>77</sup>

In 1837, slave trader George Kephart – a former Franklin & Armfield agent – notified the public that he had taken over the slave pen on Duke Street. He advertised: “Myself or my agent can, at all times, be found at the establishment formerly owned by Armfield, Franklin & Co., at the west end of Duke Street.”<sup>78</sup> Although Kephart established his business there, he would not actually purchase the property until March 1846. The transaction included the two 1/2-acre lots on Duke Street between Payne and West and the two lots west of West Street on both sides of Duke. Kephart formed two consecutive business partnerships – the first with Horatio G. Harbin (1846-1848), which operated under the name Kephart & Harbin, and the second with Benjamin O. Sheckell (ca. 1849-1851). In 1851, Kephart also entered the lumber business, and, in subsequent years, made multiple attempts to distance himself from the interstate slave trade and sell his properties on Duke Street. While the slave pen was on the market, however, he continued to rent it to various firms active in the trade. George Kephart finally succeeded in selling the slave pen in 1858, when it was purchased by traders Charles M. Price and John C. Cook, but continued to remain involved with the property – at least on paper – until 1860.<sup>79</sup> Price and Cook, along with George Kephart and William H. Birch, engaged in a business partnership operating under the name Price, Birch & Co. In 1859, George Kephart received a permit from the Alexandria Water Company to install running water at the slave jail complex.<sup>80</sup>

## SLAVE PENS IN THE CHESAPEAKE

At its essence, the purpose of a slave pen was to confine enslaved people temporarily until their transfer. Enslaved people purchased by traders were held in pens until enough were acquired to form a coffle or until a shipment by sea or rail could be arranged. If space allowed, for a daily fee, some slave traders opened their pen to other speculators who did not have their own facility, or to travelers who needed to confine one or more bondspople overnight or on a short-term basis. County jails often provided the same service.

Several commonalities emerge in studying archival documentation and contemporary descriptions of urban-based slave pens in the Chesapeake region from the period 1820 to circa 1860. Although a fenced yard or simple whitewashed shed could function as a slave pen, more frequently, the facilities operated by large-scale, interstate dealers were sizeable establishments that could accommodate dozens or even hundreds of enslaved people. For the purposes of this study, the term slave pen is used to describe a permanent facility run by a slave trader or firm usually consisting of several buildings and structures, including a jail. Examples of the term slave pen used in this way can be found in literature of the antebellum area. The term may derive from the meaning of the word “pen” as an enclosure for

<sup>75</sup> Skolnik, 46.

<sup>76</sup> Deyle, *Carry Me Back*, 316 fn 20.

<sup>77</sup> Baptist, *The Half Has Never Been Told*, 273-280.

<sup>78</sup> Skolnik, 54.

<sup>79</sup> *Ibid*, 83.

<sup>80</sup> *Ibid*, 84.

livestock or its meaning as a verb denoting the action of enclosure or confinement.<sup>81</sup> Other terms used to describe such facilities included slave jail or slave depot. Depending on the scale of the enterprise, a slave pen might include specialized structures or spaces for housing business owners and/or employees, conducting business, confining bondspeople, preparing and providing food and clothing, offering medical care, and staging supplies for transport.

Austin Woolfolk began speculating on the buying and selling of enslaved people in the second decade of the nineteenth century, first on the Eastern Shore of Maryland, then in Baltimore, where he took advantage of the city's rapidly growing port to become the most profitable slave trader in the emerging domestic slave trade of the 1820s.<sup>82</sup> Woolfolk is credited with developing several mercantile tools and systems that transformed the interstate slave trade and made Baltimore, for a time, one of the biggest centers of the trade on the East Coast.<sup>83</sup> One of those innovations was to establish a fixed location from which to run his business. Having a permanent base of operations made it easy for purchasers to locate him, and he no longer had to rely on local taverns or hotels as his contact point. A fixed location also lowered his costs by avoiding jailer's fees. In either 1821 or 1823, Woolfolk established a slave pen at his residence, a white frame house located at the west end of Pratt Street, which, at the time, served as a major east-west connection from the outskirts of the city to the wharves on the harbor.<sup>84</sup> Other traders replicated Woolfolk's business model, and private jails became a common sight in larger towns of the Upper South.<sup>85</sup> Starting in 1825 and for the next four years, Elias P. Legg participated in the Alexandria slave trade from a fixed location on St. Asaph Street.<sup>86</sup> The Franklin & Armfield slave pen was established in 1828. Georgia native Hope H. Slatter built a sizeable slave pen in Baltimore in 1838, which was also on Pratt Street.<sup>87</sup> A description of Slatter's pen published in the abolitionist newspaper *National Anti-Slavery Standard* in 1840 noted that "the mansion and office of the owner" were part of the facility.<sup>88</sup> Joseph Sturge wrote about the Slatter [spelled "Slaughter" in his narrative] slave pen in his book *A Visit to the United States in 1841*. According to Sturge's account, Slatter claimed to sometimes have three or four hundred slaves incarcerated at his pen.<sup>89</sup>

### RESIDENCE/OFFICE

An 1829 account of Woolfolk's base of operations in Baltimore described it as a "pretty house" that "presented a smiling aspect" from the street.<sup>90</sup> As both a residence and place of business, one or more spaces within the house likely functioned as an office and was used to meet with customers, negotiate purchases and sales, communicate with agents, arrange the transport of enslaved people, settle accounts, and secure business records. Hope Slatter's office was located

81 The use of the term "pen" as colloquialism for penitentiary does not appear until the 1880s. See "pen, n.," Oxford English Dictionary (OED) Online, available at <https://www-oed-com.i.ezproxy.nypl.org/>, accessed June 14, 2021.

82 Deyle, *Carry Me Back*, 98. Clayton states that Woolfolk began purchasing enslaved people in Baltimore to sell in Georgia as early as 1816. See Clayton, *Cash for Blood*, 59-60.

83 Baptist, *The Half Has Never Been Told*, 179.

84 Clayton, in his study of the slave trade in Baltimore, states that Woolfolk opened his slave pen on Pratt Street in 1821. Gudmestad gives a later date - 1823. See Clayton, *Cash for Blood*, 60, and Gudmestad, *A Troublesome Commerce*, 27; Ralph Clayton, "A Bitter Inner Harbor Legacy: The Slave Trade," *Baltimore Sun*, July 12, 2000.

85 Gudmestad, *A Troublesome Commerce*, 27.

86 As Rothman has documented, Eli Legg seems to have been involved in the slave trade in Alexandria both as a tavern keeper and as a trader in his own right. See Rothman, *The Ledger and the Chain*, 109-11; and Ridgeway, "A Peculiar Business," 18.

87 Slatter operated a slave pen in Baltimore for fourteen years, until relocating to Mobile, Alabama in 1848. Ralph Clayton, "A Bitter Inner Harbor Legacy: The Slave Trade," *Baltimore Sun*, July 12, 2000.

88 *National Anti-Slavery Standard*, June 25, 1840, as reprinted in Clayton, *Cash for Blood*, 84-85.

89 Joseph Sturge, *A Visit to the United States in 1841* (Boston, MA: Dexter S. King, 1842), 46.

90 *Genius of Universal Emancipation*, November 6, 1829, as reprinted in Clayton, *Cash for Blood*, 61.

in the basement story of his residence.<sup>91</sup> It is not known whether there was direct access to Slatter's office from the street. In urban town houses of the period that combined residential and commercial uses, the office would also frequently be located in the front room on the ground floor.<sup>92</sup> One visitor to the Franklin & Armfield slave pen describes the office there as "a well-furnished room," where he was offered wine from a sideboard.<sup>93</sup> Rooms on the upper floors of the residence/office may have been reserved for the slave trader's family, for agents, or for travelers. Spaces in the attic or basement may have been used by the enslaved people who ran the households or as areas of confinement for victims of the slave trade.

Around 1836, the slave trader William H. Williams established a slave pen on the west side of 7th Street, SW, between Independence Avenue (formerly B Street South) and Maryland Avenue in Washington, DC. The house was three stories tall, built of brick, and painted yellow. Newspaper advertisements for Williams' slave pen noted that the house sat back from 7th Street within a "large garden surrounded by trees."<sup>94</sup> After being drugged and kidnapped by slave traders, Solomon Northup, author of *Twelve Years a Slave*, was imprisoned in Williams' slave pen, which stood a few blocks from the U.S. Capitol. Northup wrote that, from the exterior, the notorious "Yellow House" presented "only the appearance of a quiet private residence."<sup>95</sup> Advertisements for Woolfolk's pen also mentioned the trees that stood in front of the house, and another Baltimore "soul driver," John Denning, advertised his location as "No. 18 Frederick St., between Baltimore and Second streets, (trees in front of the house)."<sup>96</sup> These portrayals may have been an attempt to emphasize the domesticity of the slave pen and disassociate it from the true purpose of the place – a jail for enslaved people.

## ENCLOSURES

To an incarcerated slave, a visitor, or a passerby, the most obvious physical manifestation of a slave pen was its fence or wall. While the primary function of a permanent enclosure was to prevent escape, it also blocked communication with outsiders and concealed the slave pen's inner workings from outsiders and the eyes of "polite" society. English abolitionist Edward Abdy, writing in 1835, provides a description of the slave pen of Washington Roby, which is believed to have been located on 9th Street in Washington, DC: "It is surrounded by a wooden paling fourteen or fifteen feet in height, with the posts outside to prevent escape..."<sup>97</sup> The walls of Williams' establishment were constructed of brick and "ten or twelve feet high" according to Solomon Northup's account. A description of Hope H. Slatter's pen in Baltimore noted that the walls around the yard were substantially built of brick and measured about 20 feet high.<sup>98</sup> Robert Lumpkin operated a slave pen on Wall Street (now 15th Street) in Richmond from 1844 until 1865. To many eyewitnesses, the most notable feature of Lumpkin's pen was the fence "in some places ten or twelve feet in height" and "thickly set with iron spikes" to ensure that the slaves could not escape.<sup>99</sup> The yard of Theophilus Freeman's slave pen in Richmond was

91 *Baltimore Sun*, July 9, 1838.

92 Herman, *Town House*, 65.

93 Skolnik, 35.

94 Jeff Forret, *Williams' Gang: A Notorious Slave Trader and his Cargo of Black Convicts* (Cambridge: Cambridge University Press, 2020), 49.

95 Solomon Northup, *Twelve Years a Slave: Narrative of Solomon Northup, a Citizen of New-York, Kidnapped in Washington City in 1841, and Rescued in 1853, from a Cotton Planter Near the Red River in Louisiana* (Auburn: Derby and Miller; Buffalo: Derby, Orton and Mulligan; London: Sampson Low, Son & Co, 1853), 42.

96 Clayton, *Cash for Blood*, 60; *Baltimore Sun*, October 12, 1849.

97 Abdy, *Journal of a Residence and Tour in the United States of North America*, vol. 2 (London: John Murray, 1835), 96-97.

98 *National Anti-Slavery Standard*, June 25, 1840, as reprinted in Clayton, *Cash for Blood*, 84-85.

99 Maurie D. McInnis, curator, with contributions by Barbara C. Batson, Gregory Crawford, and Gregg D. Kimball, Library

“enclosed by plank, standing upright, with ends sharpened.”<sup>100</sup> Whether a high wood fence, a masonry wall, or a combination of both, slave pen enclosures drew immediate comparison to prisons. Describing the Franklin & Armfield slave pen in 1836, abolitionist Ethan Allen Andrews wrote that the “high, white-washed wall surrounding the yards,” gave it the appearance of a penitentiary (Figure 2A-7).<sup>101</sup>

## YARDS

Yards, whether defined by a solid masonry perimeter wall, a high wood fence, the wall of building, or a combination of elements, provided an open, or partially open, space capable of holding large groups of enslaved people. The use of outdoor spaces for confining enslaved people can be traced back to the African slave trade. Before the development of “slave holes,” many European trading posts in West Africa had stockades, or “slave yards,” outside the walls of the fortification for holding seized Africans bound for foreign ports.<sup>102</sup> For many traders, in addition to providing a space of captivity, the yard could function as a salesroom where buyers could inspect a trader’s inventory. As such, it was a space where bondspeople were subject to the humiliation and pain of physical examination and the threat of separation. Yards also provided an area where enslaved people could be given restricted and supervised access to sunlight, fresh air, and space for exercise – an important consideration if slaves were to remain healthy. Yet, depending on the season, access to the elements could also mean exposure to oppressive heat or biting cold.

The yards of urban slave pens were typically large spaces, often paved with brick or cobbled. One account of Slatter’s slave pen described it as “about 20 by 25 feet square.”<sup>103</sup> According to Northup’s description of Williams’ slave pen, the yard extended 30 feet from the back of the house, and it was partially sheltered with a shed roof. The roof over the yard there started at the top of the perimeter wall and “ascended inwards,” forming a kind of open shed. “Underneath the roof there was a crazy loft all round,” wrote Northup, “where slaves, if so disposed, might sleep at night, or in inclement weather seek shelter from the storm.” The term “crazy” in this context meant full of cracks or dilapidated.<sup>104</sup> Northup continued: “It was like a farmer’s barnyard in most respects, save it was so constructed that the outside world could never see the human cattle that were herded there.”<sup>105</sup> An account of the men’s yard at the Franklin & Armfield slave pen noted: “We were first taken into a paved yard 40 or 50 feet square, with a very high brick



**Figure 2A-7:** View of the jail at the Charles City Court House in Virginia (1864). Abolitionists drew comparisons between slave pens and county jails. [Charles City Court House, Virginia, View of Jail, Prints and Photographs Division, Library of Congress]

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of Virginia Online Exhibit titled “To Be Sold: Virginia and the American Slave Trade,” available at <https://www.virginiamemory.com/online-exhibitions/exhibits/show/to-be-sold>, accessed March 9, 2021.

100 Northup, *Twelve Years a Slave*, 76.

101 Ethan A. Andrews, *Slavery and the Domestic Slave-Trade in the United States* (Boston: Light and Stearns, 1836), 135.

102 Nelson, “Architectures of West African Enslavement,” 101.

103 *National Anti-Slavery Standard*, June 25, 1840, as reprinted in Clayton, *Cash for Blood*, 84-85. More than likely, this refers to an area measuring about 20 to 25 feet per side rather than 25 square feet.

104 Ward Bucher, ed., *Dictionary of Building Preservation* (New York: John Wiley & Sons, Inc., 1996), 126.

105 Northup, *Twelve Years a Slave*, 42.



wall, and about half of it covered with a roof."<sup>106</sup> Another description of the Franklin & Armfield slave pen describes the women's yard with "a sort of kennel, raised above the pen and reached by stairs, to shelter them from the weather, and probably a receptacle for the children."<sup>107</sup> It should be noted that this description was written in 1861 and may be describing conditions as they existed after Franklin & Armfield's occupancy of the site. At some slave pens, a rough table where meals were given was located under the sheltered area of the yard. Northup describes this arrangement at Goodin's slave pen in Richmond: "Under the shed on one side of the yard, there was constructed a rough table, while overhead were sleeping lofts..."<sup>108</sup> Leavitt described a similar scene in the men's yard of Franklin & Armfield's slave pen.



**Figure 2A-8:** Engraving of the jail at Lumpkin's slave pen in Richmond. From Charles H. Corey's *A History of the Richmond Theological Seminary*. [Charles H. Corey, *A History of the Richmond Theological Seminary* (Richmond, VA: J. W. Randolph Company, 1895), 47.]

## JAIL

Another typical feature of many large-scale, urban slave pens was a jail – a building separate from the house but enclosed within or forming part of the perimeter of the yard where enslaved people could be securely locked up for days or longer periods. Contemporary descriptions indicate that interiors of slave jails were typically divided into separate rooms, often called cells or apartments, that were typically used for holding more than one person rather than functioning as a space for solitary confinement. Having separate cells rather than one large space protected against internal threats such as the spread of disease or insurrection. The jail at Lumpkin's slave pen in Richmond was described as a "low, rough brick building...forty-one feet long and two stories in height, with a piazza to both stories on the north side of the building". Within this context the term piazza refers to a porch (**Figure 2A-8**). At Slatter's slave pen, the jail stood along the back of the yard. It was also a two-story, brick building with windows "strongly grated with iron" and rooms that appeared to be "every way as secure as most of our country gaols."<sup>109</sup> Edward Home's Alexandria slave jail was brick with a slate roof and measured 40 feet square.<sup>110</sup>

In the 1830s, likely in response to growing condemnation of the slave trade by abolitionists, the advertisements of slave traders began to characterize slave pens as somehow humane and healthy. Slatter claimed that the jail at his Baltimore slave pen was "planned and arranged upon the most approved principle" with an eye to "comfort and convenience" and "the health and cleanliness of the slaves."<sup>111</sup> He referred to his jail cells as "apartments" and described them as "large, light and airy, and all above ground." James Franklin Purvis learned the slave trade from his uncle, Isaac Franklin, and was employed as an agent for Franklin & Armfield in the early 1830s. In 1841, Purvis established a slave pen in Baltimore. He advertised: "The subscriber's establishment is located on Harford avenue, in one of the highest and most healthy parts of the

<sup>106</sup> Skolnik, 152.

<sup>107</sup> *Boston Morning Journal*, June 13, 1861.

<sup>108</sup> Northup, *Twelve Years a Slave*, 61. Northup's reference to "Goodin" may be Richmond slave trader William Goodwin.

<sup>109</sup> *National Anti-Slavery Standard*, June 25, 1840, as reprinted in Clayton, *Cash for Blood*, 84-85.

<sup>110</sup> Skolnik, 71-72.

<sup>111</sup> *Baltimore Sun*, July 9, 1838.

city, having a free circulation of air, and a yard for exercise through the day – must necessarily be more healthy than in the centre of the city, especially in hot weather. Servants will be received for safekeeping, and every attention paid to their comfort and cleanliness...”<sup>112</sup> Over a year after acquiring the slave pen at 1315 Duke Street, Price, Birch & Co., took out an advertisement in the *Alexandria Gazette* stating that the firm had “refitted” the establishment to make it “one of the most healthy and comfortable” slave depots.<sup>113</sup>

### OTHER STRUCTURES

In addition to a residence/office, yard, and jail, some slave traders built boarding houses on their properties to accommodate visitors participating in the trafficking of humans. Lewis Collier, a slave trader in Richmond, advertised to prospective clients that they would be well served at his establishment in a notice that read: “I have comfortable rooms, with a jail attached... and persons coming to this place to sell slaves can be accommodated, and every attention necessary will be given to have them well attended to...”<sup>114</sup> As noted above, Collier later sold his slave pen to Robert Lumpkin. Other specialized buildings might include a kitchen, laundry, tailor’s shop, infirmary, and stables. Another building type was a small house used for buyers to examine prospective slaves. Northup describes a slave pen in Richmond that had two of these structures: “...there were two small houses standing at opposite corners within the yard. These houses are usually found within slave yards, being used as rooms for the examination of human chattels by purchasers before concluding a bargain.”<sup>115</sup>

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**"We paid a visit to the establishment of an extensive slave dealer, a large new building in one of the principal streets. The proprietor received us with great courtesy, and permitted us to inspect the premises. Cleanliness and order were every where visible, and, might we judge from the specimens of food shewn us, the animal wants of the slaves are not neglected. There were only five or six negroes in stock, but the proprietor told us he had sometimes three or four hundred there, and had shipped off a cargo to New Orleans a few days before. That city is the market where the highest price is generally obtained for them. The premises are strongly secured with bolts and bars, and the rooms in which the negroes are confined, surround an open court yard, where they are permitted to take the air."**

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– Joseph Sturge writing about the Hope Slatter’s establishment in Baltimore in *A Visit To The United States In 1841* published in 1842

112 *Baltimore Sun*, June 21, 1841.

113 Skolnik, 84.

114 Executive Committee of the American Anti-Slavery Society, *Slavery and the Internal Slave Trade in the United States of North America* (London: Thomas Ward and Co., 1841), 18.

115 Northup, *Twelve Years a Slave*, 58.

## SITES OF THE DOMESTIC SLAVE TRADE IN ALEXANDRIA

As one of the country's busiest colonial ports, Alexandria had long held a reputation as a robust slave market. By the early nineteenth century, it ranked second to Baltimore as a leading urban center for the slave trade in the Upper South.<sup>116</sup> In the first two decades of the nineteenth century, the key sites of Alexandria's domestic slave trade were concentrated along lower King Street and near Market Square, where slave traders congregated in taverns or could be found at the jail or post office. Beginning in the 1820s, as the interstate slave trade became more regularized and organized, slave traders established large slave pens on the outskirts of the city, typically near or along key trade routes or turnpikes.

The Indian Queen Tavern, which was located at the northwest corner of the intersection of King and St. Asaph streets, was especially popular to the traders that passed through Alexandria. As early as 1806, the proprietor at the time, John Hodgkin, offered to buy slaves, which he then put on the market.<sup>117</sup> Itinerant, small-scale slave traders advertised that they could be found at the Indian Queen Tavern, which was taken over by Elias P. Legg in 1822.

Prior to his involvement with the Indian Queen, Legg operated a tavern at the upper end of King Street with a "Negro Prison and Lot" that could be used by itinerant traders in need of accommodation for the enslaved people they were trafficking. According to historian Joshua Rothman, Legg's Tavern "served as the heart of [Alexandria's] slave trade for the better part of fifteen years."<sup>118</sup> At one point Legg also operated Alexandria's Bell Tavern and the Eagle Tavern, providing for slave traders at both. Between 1825 and 1829, Legg participated in the slave trade in his own right from a location on St. Asaph's Street until his business was absorbed by Franklin & Armfield.<sup>119</sup>

Franklin and Armfield were the first slave traders to establish a fixed base of operations within the outer reaches of the town limits. In 1837, George Kephart, who had worked as a Franklin & Armfield agent, took over the firm's site at 1315 Duke Street. Kephart later had to vie for business with Joseph Bruin, who built a slave pen a few blocks north at 1707 Duke Street, which he operated from 1844 until the start of the Civil War.<sup>120</sup> Bruin's property encompassed two houses and several outbuildings. A two-story brick and wood dwelling (built circa 1820) with an attached kitchen and dining room functioned as his private residence. The slave jail was located in a two-story, five-bay, brick house on the western portion of the site. It had an attached washhouse that was supplied by a cistern. Other structures at the Bruin slave jail possibly included a barracks for enslaved people, a detached kitchen, and an open-air shelter bound on one side by a wall.<sup>121</sup>

Edward Home established a slave pen on the south side of the 1600 block of King Street in 1851. This may have been an investment property, as Home only owned it for one year.<sup>122</sup> Tax records indicate that Home constructed a frame dwelling house, a slave jail that was constructed of brick with a slate roof, and several outbuildings on the property, which also featured a large garden and pump. An advertisement in the Alexandria Gazette noted: "To any one engaged or wanting to engage in the purchase of slaves for the Southern market, this property possesses superior advantages, being situated near the principal entrances to the town a few hundred yards from the Depot of the Orange

<sup>116</sup> Rothman, *The Ledger and Chain*, 108.

<sup>117</sup> *Ibid.*, 45.

<sup>118</sup> *Ibid.*, 83, 109.

<sup>119</sup> *Ibid.*, 110.

<sup>120</sup> The Bruin Slave Jail was listed on the National Register of Historic Places in 1999.

<sup>121</sup> Lisa A. Kraus, "Archaeology of the Bruin Slave Jail" (PhD diss., University of Texas at Austin, 2009), 50, 112-118.

<sup>122</sup> John P. Mullen, et al, Thunderbird Archeology, "Archeological Evaluation of the King Street Properties in Alexandria, Virginia: Phase I/II Archeological Investigations and Phase III Data Recovery of Site 44AX0202," prepared for DSF Long King I, LLC, Alexandria, Virginia, January 2009, ii, 25-35.

and Alexandria Rail Road....”<sup>123</sup>

Given the financial success of Franklin & Armfield, one can speculate that the firm’s Virginia headquarters at 1315 Duke Street was exceptional in its scale and, perhaps, its construction quality. Rothman has characterized it as “state-of-the-art, slave-trading facility.”<sup>124</sup> Within the context established above related to Chesapeake region slave pens and based on current understand of the history and construction chronology of the slave pen at 1315 Duke Street,<sup>125</sup> the 1-acre compound encompassed least five, but likely more, freestanding structures including: a three-story, brick residence/office, a two-story brick structure originally built as a kitchen-quarters, which may have been attached to the residence/office by the time the property was used as a slave pen; a two-story brick building set parallel to Payne Street; an infirmary; and a stable.

The residence/office likely provided housing for employees and rooms for meeting customers and agents, negotiating sales, arranging for the transportation of enslaved people, and storing business records. Archival sources also describe the basement of the residence/office as a place where enslaved people were confined, and this is supported by archaeological investigations of the site. Archival documents, however, do not clarify if the residence/office was used as a showroom or if this aspect of the business took place in another building.

While research has not conclusively identified the functions of the former kitchen-quarters and the Payne Street building, one, or perhaps both at different times, may have served as a slave jail. A jail would have provided a secure building with “apartments,” or cells, meant for groups of enslaved people. Either of these buildings may have also been used as a boarding house, where clients could stay the night while conducting business and/or where travelers that rented the use of the slave pen on daily basis could lodge overnight.

The slave pen at 1315 Duke Street also featured at least two, possibly three, slave yards, which were classified to separate men from women and small children. The slave yards were surrounded by high brick walls and partially sheltered by roof structure. The movement of enslaved people in and out of the slave yards and, presumably, the slave jail, was closely controlled.

The complex likely had a work yard or yard where food preparation, washing, and other activities took place to support the daily operation of the slave pen. There was a stable at the site, likely with a large stable yard where horses were fed and groomed, wagons were maintained, and other supplies were prepared prior to overland trips. Archival documents suggest that the property was secured and spaces for various activities were delineated with fences of various types. Other small-scale features included well pumps, privies, sheds, and, perhaps, instruments for corporal punishment, such a whipping post.

## EARLY NINETEENTH-CENTURY JAILS

In many respects, antebellum slave pens resembled county jails in form and function. Journalists, politicians, and abolitionists drew on these similarities to condemn the domestic slave trade system.

During the colonial period, the physical condition of most county jails (then called gaols or prisons) was primitive – “humble,” “rudely built,” and “shabby in appearance,” in the words of historian Carl Lounsbury.<sup>126</sup> Overcrowding was a recurring issue, security measures were limited, and there were few precautions to prevent the spread of disease. Jails were constructed for short-term accommodation,

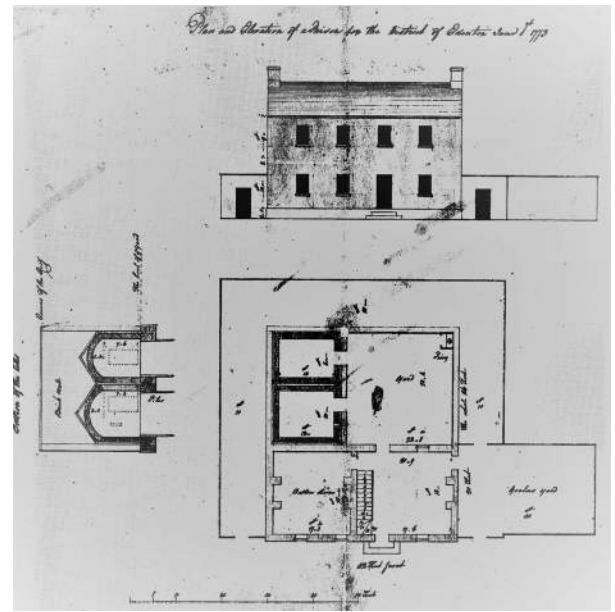
<sup>123</sup> Ibid, 31.

<sup>124</sup> Rothman, *The Ledger and Chain*, 98.

<sup>125</sup> A detailed analysis of the chronology and use of 1315 Duke Street is provided in Part 2B of this report.

<sup>126</sup> Carl R. Lounsbury, *The Courthouses of Early Virginia: An Architectural History* (Charlottesville, VA: University of Virginia Press, 2005), 216, 230.

as the penalty of incarceration would not have been considered as an alternative to corporal punishment or public shaming.<sup>127</sup> If a purpose-built structure was not available, criminals might be jailed in a tavern, storehouse, or barn. In these makeshift jails, security and supervision were especially challenging. Until the beginning of the eighteenth century, inmates were detained without reference to classification, meaning criminals shared cells with those awaiting trial, debtors with people convicted of more serious crimes, and adults with children. When classification became more standardized, it occurred by either constructing a jail with multiple cells or by building separate buildings for different classes of criminals.<sup>128</sup> The late colonial period saw the construction of larger jail complexes that might include a house for a prison keeper, a walled yard, and a prison. The Chowan County jail in Edenton, North Carolina, built in 1773, was a double-pile, two-story structure that combined an office, a debtors' room, two unheated cells for criminals, and an inner yard. Additional security was provided by a 10-foot-high perimeter wall that surrounded the building on three sides (Figure 2A-9).<sup>129</sup>



**Figure 2A-9:** Architect John Hawks' 1773 plan for the Chowan County Jail in Edenton, North Carolina, as reproduced in *The Courthouses of Early Virginia*. [Carl R. Lounsbury, *The Courthouses of Early Virginia: An Architectural History* (Charlottesville, VA: University of Virginia Press, 2005), 257.]

After the American Revolution, states did not immediately build facilities for the long-term confinement of people convicted of crimes. In 1784, legislators in Massachusetts found it necessary "to provide some place other than common gaols, for the reception and confinement to hard labor of persons convicted of larcenies, and other infamous crimes."<sup>130</sup> Soon after, Massachusetts established a short-lived state prison at Castle Island in the Boston Harbor. The Walnut Street Jail in Philadelphia, originally built circa 1773, became a state prison in 1790. Later that decade it was expanded to add a new building block with cells for solitary confinement, an innovation first developed in Europe that was grounded in the notion that solitude and quiet would promote reflection and reform and offered a more humane method for rehabilitation than corporal punishment.<sup>131</sup> The Walnut Street Prison, as it came to be known, encouraged penal labor and offered religious services and educational opportunities.<sup>132</sup> It became an influential model for prisons in the United States, including the Richmond, Virginia, penitentiary designed by Benjamin Henry Latrobe in 1797 and the new Massachusetts State Prison in Charlestown, designed by Charles Bulfinch and completed in 1805. The penal system based on solitary confinement and manual labor was later codified as the "Auburn system," after the 1816 Auburn Prison in New York.<sup>133</sup>

State prisons, rather than county jails, were the principal beneficiaries of late eighteenth-century reforms. Members of the Prison Discipline Society, founded in Boston in 1825, conducted visits to

<sup>127</sup> *Ibid.*, 225.

<sup>128</sup> *Ibid.*, 252.

<sup>129</sup> *Ibid.*, 254-57.

<sup>130</sup> Elaine Jackson-Retondo, "Manufacturing Moral Reform: Images and Realities of a Nineteenth-Century American Prison," *Perspectives in Vernacular Architecture* 8 (2000), 120.

<sup>131</sup> Rex A. Skidmore, "Penological Pioneering in the Walnut Street Jail, 1789-1799," *Journal of Criminal Law and Criminology* 39, no. 2 (1948), 168-169, 180.

<sup>132</sup> LeRoy B. DePuy, "The Walnut Street Prison: Pennsylvania's First Penitentiary," *Pennsylvania History: A Journal of Mid-Atlantic Studies* 18, no. 2 (April 1951), 132.

<sup>133</sup> Jackson-Retondo, "Manufacturing Moral Reform: Images and Realities of a Nineteenth-Century American Prison," 122.

various prison facilities, collecting facts and statistics to encourage modernization. Much of their first annual report, however, focused on county jails. “In several Jails which have been visited,” the report states, “there are apartments without windows, without chimneys or pipes, and with no other places for the admission of air, except a small orifice in the doors...”<sup>134</sup> Members also reported that most jails south of the Potomac River lacked yards and were absent of even basic security measures. Witnesses reported, “...the windows are exposed to persons without, and implements of mischief or escape, as well as ardent spirits to excite the turbulent passions, and money to bribe the turnkey, may be furnished secretly to the prisoners by their friends.”<sup>135</sup> Gradually, new ideas about the treatment and custody of inmates led to the construction of more durable and substantial structures at the local level. The Washington jail, designed by George Hadfield and built in 1801, had a double-loaded corridor plan with eight cells to either side of the central passage. By 1826, its notorious conditions



**Figure 2A-10:** Detail from the American Anti-Slavery Society broadside published in 1836. The image depicts a jail in Alexandria. [William S. Dorr and American Anti-Slavery Society, *Slave market of America*, Washington, D.C., Alexandria, Virginia, 1836. Library of Congress, Rare Book and Special Collections Division, <https://lccn.loc.gov/2008661294>]

were the subject of congressional testimony during which it was described as “abominable,” a place where individuals were crowded into cells and denied “the most common necessities of life.”<sup>136</sup> In part due to this testimony, Congress appropriated funds to repair the Washington jail and to build a new facility in Alexandria that would replace an earlier structure built in 1816 and located on Wolfe Street. The Alexandria jail, built in 1826 on the corner of North St. Asaph and Princess streets, was designed by Charles Bulfinch. Bulfinch’s plan was based on the Auburn system, with small cells (7 1/2 feet by 3 feet) for solitary confinement and a large, walled yard with space for workshops where prisoners would be taught trades.<sup>137</sup> The jail is believed to be depicted in a broadside published by the American Anti-Slavery Society in 1836 that is titled, *Slave market of America* (**Figure 2A-10**). The broadside was part of a petition campaign to condemn the sale and keeping of slaves in the District of Columbia, and the Alexandria jail was featured as an example of a public prison that facilitated the exploitation of enslaved people by serving in the interests of slave traders. The Washington jail was eventually replaced in 1839 with a Gothic Revival structure designed by architect Robert Mills.

## THE UNITED STATES ARMY PRISON IN ALEXANDRIA

Following Virginia’s vote for Secession on May 23, 1861, US Army troops moved quickly into Alexandria to secure navigation on the Potomac and a defensive perimeter around the capital. US Army troops liberated the slave pen at 1315 Duke Street and requisitioned it for use as an army quarters and military prison. The prison was used to incarcerate US Army troops charged with disciplinary infractions, as well as civilians arrested by military authorities and a small number of captured Confederate prisoners of war.<sup>138</sup> Conditions at the prison were deplorable; in early February 1862, a soldier died from exposure to the cold while in custody.<sup>139</sup> Regrettably, the conditions of Civil War prisons on both sides of the conflict

<sup>134</sup> Prison Discipline Society, *First Annual Report of the Board of Managers of the Prison Discipline Society*, June 2, 1826 (Boston, MA: Perkins and Marvin, 1830), 6.

<sup>135</sup> *Ibid.*

<sup>136</sup> Orlando F. Lewis, *The Development of American Prisons and Prison Customs, 1776-1845* (Albany, NY: J. B. Lyon Company, 1922), 272.

<sup>137</sup> Charles Bulfinch, *Bulfinch on penitentiaries: Report of Charles Bulfinch on the subject of penitentiaries* (Washington, DC: Gales & Seaton, 1827), 1-8.

<sup>138</sup> Skolnik, 91.

<sup>139</sup> *Ibid.*, 102.

all too frequently resulted in sickness or death.

At the beginning of the Civil War, neither the US Army nor the Confederates had a system in place for the care of prisoners of war. Instead, military prisoners were paroled and released immediately after capture on their oath that they would never again take up arms.<sup>140</sup> As historian Lonnie Speer has documented, eventually more than 150 prisons were established, which he categorizes into seven types: existing jails and prisons; coastal fortifications; buildings converted into prisons; barracks enclosed by high fences, including former training camps; clusters of tents enclosed by high fences; barren stockades, the most infamous being Andersonville in Georgia; and barren grounds or simply open fields patrolled by sentries.<sup>141</sup> It nearly goes without saying that many of these places of captivity were improvised, especially during the first year of the war. The former slave pen at 1315 Duke Street is one example. After the Battle of Bull Run, captured US Army soldiers were taken to Richmond and imprisoned in a confiscated tobacco warehouse. Later that summer, the US Army confiscated a slave pen in St. Louis, which became known as the Myrtle Street Prison. A brick building of moderate size, the former slave pen could hold roughly 100 prisoners.<sup>142</sup> When word came that an additional 2,000 prisoners would be arriving to St. Louis by train from the battlefields of southwest Missouri, a local medical college was acquisitioned and hastily prepared to receive the men and relieve overcrowding at Myrtle Street.<sup>143</sup> The Libby Prison, also in Richmond, was a three-story brick warehouse where US Army prisoners were confined in large rooms that held no furniture and received little light. Within days of opening in late March, overcrowding had become an issue (**Figure 2A-11**).<sup>144</sup> One of the first purpose-built military prisons was located on Johnson's Island in Lake Erie near Sandusky, Ohio. The facility, which received its first prisoners of war in February 1862, was comprised of quarters, which were based on standard Army barracks, a mess, a hospital, and fencing.<sup>145</sup>



**Figure 2A-11:** Civil War period photograph of the Libby Prison, in Richmond, Virginia. This Confederate prison was originally a warehouse. [Libby Prison, Richmond, VA., April 1865, Prints and Photographs Division, Library of Congress]

The development of a Civil War prison system can be characterized as occurring in two phases separated by a roughly yearlong interlude instigated by the Dix-Hill Cartel, during which prisoners were exchanged on a man-to-man basis by rank. The agreement, signed in July 1862, lowered captive populations, brought relief to both sides from having to provide rations, clothing, and other supplies, and put prison expansion on hold. The cartel, however, collapsed after about a year for reasons related to race, soldier morale, and disagreements between exchange agents, and a second phase of prison expansion began around July 1863.<sup>146</sup> In the North, this included Point Lookout in Maryland, which was designed to accommodate ten thousand prisoners in tents rather than barracks. Conditions at the prison were grim, with captives suffering from overcrowding, insufficient rations, exposure to the elements, poor sanitation, and disease. One strategy to sanitize prison spaces and alleviate the foul odors that affected them was to apply whitewash to walls and other surfaces, as the lime

<sup>140</sup> William B. Hesseltine, *Civil War Prisons: A Study in War Psychology* (Columbus, OH: Ohio State University Press, 1930), 34.

<sup>141</sup> Lonnie R. Speer, *Portals to Hell: Military Prisons of the Civil War* (Lincoln, NE: University of Nebraska Press, 2006), 9-10.

<sup>142</sup> Hesseltine, *Civil War Prisons*, 37.

<sup>143</sup> Speer, *Portals to Hell*, 47-48.

<sup>144</sup> *Ibid*, 90-92.

<sup>145</sup> Hesseltine, *Civil War Prisons*, 39.

<sup>146</sup> Evan A. Kutzler, *Living by Inches: The Smells, Sounds, Tastes, and Feeling of Captivity in Civil War Prisons* (Chapel Hill: University of North Carolina Press, 2019), 11-12.

in the solution acted as a disinfectant.<sup>147</sup> The infamous stockade prison in Andersonville, Georgia, became regarded as the typical Southern prison.<sup>148</sup> Established in early 1864, Andersonville initially consisted of 16 1/2 acres but was expanded by another 10 acres in June 1864. There were no buildings at Andersonville due to lumber shortages; even if materials were available, tools were nearly impossible to procure in the South by that point in the war. The prison lacked a basic sanitary system, and essential resources were scarce. In total, nearly 13,000 soldiers died at Andersonville, which earned a reputation as being “the deadliest landscape of the Civil War.”<sup>149</sup>

The death of a soldier at the US Army prison at 1315 Duke Street in Alexandria triggered an inquiry by the Congressional Committee on Investigating the Conduct of the War. Testimony described the prison as overcrowded and filthy – conditions that were likely not that different from those during the slave pen era. It also disclosed that a man had broken his back by falling into a “cellar entrance” causing him to be disabled for life.<sup>150</sup> Following the investigation, the army made improvements to the prison, which were completed by early March 1862. This may have included enclosing the former men’s yard under a monitor roof with ventilation and constructing prison cells in the former men’s yard. Later changes by the US Army included altering the roof over the former men’s yard to make it higher and adding windows to the south wall.

## THE LATE NINETEENTH-CENTURY BOARDING HOUSE

On May 1, 1866, the US Army turned the property at 1315 Duke Street back over to its owner, Solomon Stover. Although the quartermaster’s office reported that the property was returned in the same condition as it was found, Stover quickly filed a claim in the amount of \$7,450 seeking redress for lost rent and for damage to the stables, fence, and dwelling house. In the wake of the Civil War, the number of war claims brought against the federal government was staggering. Most were related to the seizure or occupation of private property and were the result of the actions of US Army troops who relied on local stores to supplement federal provisions. As a result, legislation was passed on July 4, 1864, transferring authority for claims made against the army or the navy for the appropriation, damage, or destruction of property from the U.S. Court of Claims to the Quartermaster General. The rules and regulations governing the submission and examination of Quartermaster claims were published in a directive dated August 29, 1864. Claims were only judged valid if the following conditions were met: the claimant was a loyal citizen living in a state not in rebellion; receipts conferred by a proper officer could be furnished in support of the claims; and the property was taken for the use of or used by the Army. Due to the stringent requirements of the filing process and the rigorous review of claims agents, many Quartermaster claims were dismissed. For many applicants, working through the claims system was a decades-long process, and success depended on organization and patience. Legislation passed in the 1880s – the Bowman Act of 1883 and the Tucker Act of 1887 – gave those citizens who failed in their initial efforts the opportunity to resubmit their claims to Congress.<sup>151</sup>

Solomon Stover’s claim for 1315 Duke Street was ultimately dismissed for not meeting eligibility requirements, and he put the property up for sale. In 1869, Thomas William Swann purchased the property from Stover for \$3,100.<sup>152</sup> A notice in the newspaper about the sale reported that the property was in “dilapidated condition.” Swann proceeded to demolish most, if not all, of the buildings and structures on the property with the exception of the dwelling house and outbuilding built by Robert

<sup>147</sup> Ibid, 42, 47, 50, 52.

<sup>148</sup> Hesselstine, *Civil War Prisons*, 159.

<sup>149</sup> National Park Service, “Camp Sumpter/Andersonville Prison,” available at [https://www.nps.gov/ande/learn/historyculture/camp\\_sumpter.htm](https://www.nps.gov/ande/learn/historyculture/camp_sumpter.htm), accessed April 6, 2021.

<sup>150</sup> Skolnik, 107-108.

<sup>151</sup> Robinson & Associates, “Antietam National Battlefield, Historic Resource Study,” prepared for the National Park Service, December 2008, 13.

<sup>152</sup> Skolnik, 162-164, 211.



**"Negro Repository. THE undersigned, has at a very considerable expense erected and fitted up in a style of comfort and convenience, a commodious two story building on Union street, 2d door East of Church street, for the safe keeping, and accommodation of Negroes, both male and female, [the apartments being entirely separate] which are brought to this market for sale. This building is admirably adapted to the object proposed, having airy and pleasant rooms, and every convenience which could be desired, besides large yards, walled in high, a spacious cistern, &c., which whilst they secure the comfort of the negro, likewise guarantee the most ample security for their safe keeping..."**

– Advertisement placed by Norfolk slave trader William W. Hall in the *Norfolk Herald* on July 27, 1847

Young.<sup>153</sup> He then subdivided the eastern half of the parcel into six lots where he built a series of two-story, brick rowhouses (today 1301-1311 Duke Street). By December 1871, Swann had also renovated the house at 1315 Duke Street and was advertising it for rent as a boarding house containing thirteen rooms and a large cellar.

The decades following the Civil War were characterized by a series of efforts by state and local governments to promote public well-being, enfranchise African Americans, modernize legal codes, facilitate commerce, and manage fiscal challenges. During this period, urban populations in Virginia and elsewhere grew as migrants from the countryside joined waves of immigrants looking for a better way of life in American cities. This was a time of adjustment for Alexandria, as residents grappled with the economic, political, and social consequences of the war. Key issues facing the region included resolving pre-war debt, road maintenance and bridge construction, care for the indigent, and the establishment and support of schools.<sup>154</sup> The expansion of the railroad serving Alexandria greatly aided the city's recovery during Reconstruction.

At the start of the Civil War, Alexandria's population was mainly concentrated along King Street and the two blocks to either side, and a sizeable portion of the land available in the city was almost entirely unoccupied.<sup>155</sup> Following the removal of troops, Alexandria witnessed an influx of new arrivals when free blacks and European immigrants came to the city in search of new opportunities. Railroad workers, builders, laborers, and clerks settled in the city's West End neighborhood, where the building stock included older structures, many of which combined residential and commercial functions.<sup>156</sup> In 1869, Thomas Swann acquired the former slave pen and US Army prison on Duke Street, cleared most of the site, and converted the early nineteenth century town house on the property into a boarding house. Boarding houses, such as 1315 Duke Street, offered a low-cost and temporary housing alternative for area's working class. Swann also subdivided the eastern portion of the property into six lots on which he built a series of two-story, brick rowhouses (today 1301-1311 Duke Street). The city's economy began to grow rapidly in the late nineteenth century, and the need for housing continued

<sup>153</sup> As Skolnik has demonstrated, if the former slave pen structures west of the house were not demolished at this time, they were certainly gone by September 1874. See Skolnik, 167.

<sup>154</sup> Netherton, et al., *Fairfax County, Virginia: A History*, 397-398.

<sup>155</sup> DeBats, Donald, "Political Consequences of Spatial organization: Contrasting Patterns in Two Nineteenth-century Small Cities," *Social Science History* 35, No. 4 (Winter 2011), 514, 521.

<sup>156</sup> Kurt P. Schweigert, "West End," report prepared for the Norfolk Southern Corporation, 1998, 8-4, 8-15.

through the 1890s as Alexandria emerged as a “suburb” of Washington.<sup>157</sup> The *Washington Post* reported in November 1891: “Never within the history of Alexandria have the contractors refused work at this season of the year, but are compelled to do so at present as they have as much on hand as they can finish before the cold weather sets in. Estimates are now being made for the erection of between sixty and seventy houses for tenement purposes and to be commenced in the spring.”<sup>158</sup>

### 1315 DUKE STREET IN THE TWENTIETH CENTURY

At some point between 1902 and 1907, the dwelling house at 1315 Duke Street was substantially renovated when a half story was added to the main block and a third floor was added to the rear wing. The addition to the main block altered the roof from a side gable to a mansard form. The addition to the rear wing was frame construction with a gable roof clad with wood shingles. The Sanborn map from 1907 also indicates the construction of a three-story, frame addition at the north end of the west facade of the rear wing. Attached to that on the west was a small, one-story frame structure. The three-story addition may have been an enclosed staircase, as the building continued to be used as a boarding house during this period. The owner of the property at this time was Susan Calvert (who inherited it from her father Thomas Swann) and her husband, George E. Calvert. They owned 1315 Duke Street, the vacant lot to the west, and the row houses at 1301-1311 Duke Street.

In 1910 there were four households living at 1315 Duke Street. The Fones family included John (31), a clerk for a fertilizer company, his wife Mamie (27), and their six young children. Thomas Silley (58), who worked as a stable boss, lived in another apartment with his wife and six children. The building also housed the Carter family, which numbered seven, and Joseph (60) and Bridget (50) Hardy. Joseph Hardy worked as a carpenter at a mill. Their neighbors at 1301-1311 Duke Street included a clerk, a grocer, a carpenter, a baker, a machinist, and a railroad worker. At this time, all of the residents of 1301-1311 and 1315 Duke Street were white.

Max Rosenfeld acquired the Duke Street properties in 1915, but had difficulty finding a tenant (or tenants) for 1315 Duke Street, which stood empty for several years. By 1920, the building was known as the Norman Apartments and had been further subdivided to contain seven rental units. The 1921 Sanborn map indicates several exterior changes to the building by this time: the three-story addition and small one-story structure along the west side of the rear wing had been demolished; the roof of the rear wing was clad with composite shingles (replacing the earlier wood shingles); and there were five window openings on either side of the main block. In addition, the small, one-story addition at the back of the lot had been removed. These changes may have been made by Rosenfeld in the late 1910s prior to its rebranding as the Norman Apartments.<sup>159</sup> Based on census records, it appears that the apartment building may have been subdivided into additional units after 1920. That year, the census lists seven households living in the building, whereas the 1930 census lists ten households.

In 1941, the properties on Duke Street were acquired by Mary Mendelson and her sons Benjamin, Howard, and Norman, from Jennie Rosenfeld, the widow of Max Rosenfeld. Mary Mendelson was the widow of Samuel Mendelson, who had established a successful hardware store (Mendelson Hardware) on King Street in the 1920s.<sup>160</sup> City building permits indicate that the Mendelsons made improvements to the Duke Street property in 1962, and this may have been when the one-story commercial building at 1317-21 Duke Street, which stood on the lot until the mid-1980s, was built. Over the next few years, 1315 Duke Street, which contained seven apartments, fell into disrepair and was cited on several occasions by the city health department for violations. The health department citations itemized numerous issues including a weak interior staircase, damaged plaster ceilings and walls, cracked and broken

<sup>157</sup> Ibid, 8-16.

<sup>158</sup> "Building Operations at Alexandria," *Washington Post*, November 3, 1891.

<sup>159</sup> Skolnik, 179-182.

<sup>160</sup> 1940 U.S. Census; 1942 Alexandria Virginia, City Directory.

windows, defective doors, damaged tile floors, and leaking pipes. Perhaps due in part to the endangered status of the historic site, a National Historic Landmark nomination was prepared for 1315 Duke Street in 1976. The property was listed two years later.

In 1977, 1315 Duke Street was acquired by Iran D. Black and her mother Niloufar Leibel as an investment property. At the time, there was a booming market for real estate within walking distance of the King Street Metro. New commercial-retail developments were being planned for King Street, and the city's transportation department was studying alternatives for improving the Duke Street corridor.<sup>161</sup> In the late 1970s, the rowhouses at 1301-1311 Duke Street were renovated, as part of an effort to maintain the residential character of the block.<sup>162</sup> By 1980, the owners of 1315 Duke Street hoped to convert the dilapidated and vacant apartment building into condominiums. Some community members, however, advocated for tearing it down, stating that "a symbol of bondage, a symbol of slavery, and a symbol of suffering" should not be preserved.<sup>163</sup> The next owners, Peter and Betty Dunston, who acquired the property in 1984, were Georgetown residents who had been involved with the development of the Francis Scott Key Park.<sup>164</sup> Working with architect Vello Oinas of Alexandria and contractor Neil T. Hitchcock, the Dunstons carried out a major renovation that converted 1315 Duke Street into an office building and added a three-story, 1,984-square-foot addition on the back. As part of the project, the couple commissioned an archaeological study of the property that continues to inform current understanding of the development and function of the former slave pen site.

Shortly after its conversion to an office building, 1315 Duke Street was dedicated as Freedom House during a ceremony attended by Annie Bailey Rose, a descendant of the Reverend Lewis Henry Bailey, who was confined in the pen as a child before being sent to Texas.<sup>165</sup> Between 1997 and 2020, the building was owned and occupied by the Northern Virginia Urban League. The Urban League developed and installed a museum exhibit in the building that opened in 2008. The exhibit examined the role Alexandria played in the domestic slave trade and interprets the history of the site as a slave pen and headquarters of Franklin & Armfield. The current owner of 1315 Duke Street is the City of Alexandria, which acquired the property in March 2020 with plans to operate it as a museum.

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161 "Ex-Slave Market for Sale Again in Expanding Old Town Alexandria," *Washington Post*, November 8, 1979.

162 Ralph S. Christian, AASLH, "Franklin and Armfield Office," National Historic Landmark Nomination, December 1976.

163 "Old Slave Market - Abolition or Preservation?" *Washington Evening Star*, August 13, 1980.

164 Obituary, "J. Peter Dunston," *Washington Post*, December 9, 2018; and "Alexandria 1862 and 1985" *Washington Post*, March 7, 1985.

165 "The Residents of Freedom House," *Washington Post*, August 19, 1990; and Skolnik, 212.

"...No ray of light, however, penetrated my prison. Finally I heard footsteps immediately overhead, as of some one walking to and fro. It occurred to me then that I must be in an underground apartment, and the damp, mouldy odors of the place confirmed the supposition. The noise above continued for at least an hour, when, at last, I heard footsteps approaching from without. A key rattled in the lock – a strong door swung back upon its hinges, admitting a flood of light, and two men entered and stood before me...

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The light admitted through the open door enabled me to observe the room in which I was confined. It was about twelve feet square – the walls of solid masonry. The floor was of heavy plank. There was one small window, crossed with great iron bars, with an outside shutter, securely fastened.

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An iron-bound door led into an adjoining cell or vault, wholly destitute of windows, or any means of admitting light. The furniture of the room in which I was, consisted of the wooden bench on which I sat, an old-fashioned, dirty box stove, and besides these, in either cell, there was neither bed, nor blanket, nor any other thing whatever. The door...led through a small passage, up a flight of steps into a yard, surrounded by a brick wall ten or twelve feet high, immediately in rear of a building of the same width as itself. The yard extended rearward from the house about thirty feet. In one part of the wall there was a strongly ironed door, opening into a narrow, covered passage, leading along one side of the house into the street...The top of the wall supported one end of a roof, which ascended inwards, forming a kind of open shed. Underneath the roof there was a crazy loft all round, where slaves, if so disposed, might sleep at night, or in inclement weather seek shelter from the storm. It was like a farmer's barnyard in most respects, save it was so constructed that the outside world could never see the human cattle that were herded there.

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The building to which the yard was attached, was two stories high, fronting on one of the public streets of Washington. Its outside presented only the appearance of a quiet residence. A stranger looking at it, would never have dreamed of its execrable uses."

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- Description of William Williams' slave pen in Washington, D.C., written by Solomon Northup in *Twelve Years a Slave*

## B. CHRONOLOGY OF DEVELOPMENT AND USE

### OVERVIEW

The purpose of this chronology is to describe the major periods of development of 1315 Duke Street and to identify its original construction, modifications, and uses based on historic documentation and physical evidence. The primary source of archival documentation for this section of the HSR is the Building and Property History report prepared by the Office of Historic Alexandria in January 2021. The information and evaluations presented in that report are encapsulated here and supplemented, where applicable, with findings from the documentation and evaluation of the existing physical fabric using laser scanning, site probes, materials analysis, and other on-site investigations.

### METHODOLOGY

The development of 1315 Duke Street can be divided into five (5) periods. Each of these periods is described sequentially, based upon research, data, and on-site investigations. The information is presented first in a narrative form that describes alterations to the physical fabric and changes in use. This narrative is followed by scaled floor plans and three-dimensional sketches that illustrate how the layout and massing of the structure changed over time.

### SUMMARY OF PERIODS OF DEVELOPMENT

#### PERIOD 1: RESIDENCE (1812-1828)

Period 1 covers the initial development of the property – then encompassing a 1-acre parcel comprised of two 1/2-acre town lots and bound by Payne Street on the east, Duke Street on the south, West Street on the west, and town lots on the north – by Brigadier General Robert Young and its ownership by the Mechanic’s Bank of Alexandria. This period encompasses the years in which the brick dwelling house, which would eventually become 1315 Duke Street, was originally built and used both as a leased and as an owner-occupied residence. Also during this period, a detached, two-story, brick outbuilding was constructed behind the dwelling house.

#### PERIOD 2: SLAVE PEN (1828-1861)

Period 2 covers the period during which 1315 Duke Street was used as a center for the interstate slave trade. During this time, several iterations of slave trader partnerships utilized the property and made changes to the building and site to accommodate its commercial function.

#### PERIOD 2A: FRANKLIN & ARMFIELD (1828-1837)

In early 1828, the Mechanic’s Bank entered into a five-year lease with Franklin & Armfield, a newly established partnership formed by slave traders Isaac Franklin and John Armfield. The agreement ushered in a new phase in the development history of the property, effectively transforming the residence into a place of business engaged in the trade of enslaved people. During this period, significant alterations were made to the dwelling house and site to convert the property into a slave pen, including, but not limited to, the construction of yards to hold enslaved people and the construction of additional outbuildings.

#### PERIOD 2B: GEORGE KEPHART & CO., ET AL. (1837-1859)

In 1837, slave trader George Kephart – a former Franklin & Armfield agent – advertised that he had taken over the slave pen on Duke Street. Although Kephart established his business there, he would not actually purchase the property until March 1846. By this period, the site included a large stable.

**PERIOD 2C: PRICE, BIRCH, & CO. (1859-1861)**

George Kephart sold the Duke Street slave pen in 1858, when it was purchased by slave traders Charles M. Price and John C. Cook. These two men, along with George Kephart and William H. Birch, engaged in a business partnership operating under the name Price, Birch & Co. The firm made some alterations to the property, including the installation of running water and possibly changes to the roof over the men's yard.

**PERIOD 3: MILITARY OCCUPATION DURING THE CIVIL WAR (1861-1866)**

At the start of the Civil War, US Army troops entered Alexandria and liberated the former Franklin & Armfield slave pen. The army then requisitioned the property and converted it into a military prison. The former slave yards were used to incarcerate prisoners, the dwelling house was transformed into officers' quarters, and guards were housed in the outbuildings.

**PERIOD 3A: INITIAL OCCUPANCY (MAY 1861-CA. LATE FEBRUARY 1862)**

During Period 3A, the US Army seized the slave pen at 1315 Duke Street and started using it as a military prison.

**PERIOD 3B: MEN'S YARD ALTERATIONS (CA. LATE FEBRUARY 1862-FALL 1864)**

During this period, the US Army likely made substantial changes to the former men's yard structure, including raising the height of the walls, enclosing the space with a side-gable, monitor roof, and adding cells for the solitary confinement of inmates.

**PERIOD 3C: LATER CHANGES (CA. FALL 1864-1866)**

The US Army made additional changes to the former men's yard when its monitor roof was replaced with a new gable roof that featured two louvered lanterns. Additionally, three windows may have added to the south wall of the former men's yard during this period.

**PERIOD 4: BOARDING HOUSE AND APARTMENT BUILDING (1866-1984)**

Period 4 encompasses the post-Civil War period through the mid-1980s when many of the spaces and structures associated with the slave yard and US Army prison were razed, the early nineteenth-century dwelling house was converted first into a boarding house then to flats and finally to an apartment building, and the property was transformed into a typical urban block composed of residential and commercial buildings representing multiple periods in the development history of Alexandria. The former Franklin & Armfield slave pen at 1315 Duke Street was designated a National Historic Landmark during this period.

**PERIOD 4A: RESIDENTIAL DEVELOPMENT AND BOARDING HOUSE RENOVATIONS (1866-1902)**

Period 4A covers the years during which much of the former slave pen complex was razed to clear the land for the construction of six rowhouses (now 1301-1311 Duke Street) and 1315 Duke Street was renovated to convert it into a boarding house. This work likely involved rebuilding the passage that linked the former dwelling house and kitchen outbuilding, incorporating the west wall of the earlier structure and possibly other components. While the full scope of the interior changes during this period is unknown, the original window openings of the south facade of the South Block were enlarged, the windows replaced, and windows were added to the side facades, likely as part of the 1871 renovation of 1315 Duke Street.

**PERIOD 4B: BUILDING EXPANSION AND CONVERSION TO FLATS (1902-1915)**

During this period, 1315 Duke Street was enlarged, likely circa 1905, with the addition of a half

story under a mansard roof over the South Block and the construction of a third floor over the rear wing. The function of the building changes from a boarding house to flats.

#### **PERIOD 4C: APARTMENT BUILDING (1915-1984)**

In Period 4C, 1315 Duke Street functioned as an apartment building. By the 1980s, it had been subdivided into seven units – two on the first, second, and third floors and one in the half story (or mezzanine). Each of the apartments had a separate kitchen and bathroom.

#### **PERIOD 5: OFFICE BUILDING AND MUSEUM (1984-2020)**

Washington, D.C., residents and investors J. Peter Dunston and Betty Dunston acquired 1315 Duke Street in 1984 and renovated and expanded the historic structure to convert it into an office building. Prior to the renovation, archaeological investigations were carried out at 1315 Duke Street and at the adjacent property to the west (1317-1321 Duke Street). The building was dedicated as Freedom House in 1988 in honor of Lewis Henry Bailey, a formerly enslaved man once confined in the slave pen. The Northern Virginia Urban League (NVUL) purchased the property in 1997 to use as its headquarters and later used the basement as an exhibit space. The interpretive and educational use of 1315 Duke Street continued under the current ownership of the City of Alexandria.

#### **PERIOD 5A: DUNSTON OWNERSHIP (1984-1997)**

At the start of this period, 1315 Duke Street was renovated to convert it from an apartment building to an office building. The work included the construction of a three-story, 1,984-square-foot addition that built out the lot and encapsulated the north facade of the South Block and the east facade of its rear wing.

#### **PERIOD 5B: NORTHERN VIRGINIA URBAN LEAGUE (1997-2020)**

Period 5B covers the recent past when the NVUL used the building as its headquarters and operated the site for meetings, programs, and administrative use. In 2008, the NVUL opened a basement exhibit with support from a Save America's Treasures Grant. In 2018, the Office of Historic Alexandria stepped in to expand the exhibit to the first floor and operate the museum.

#### **PERIOD 5C: CITY OF ALEXANDRIA (2020-PRESENT)**

Period 5C covers the building's ownership by the City of Alexandria, which acquired 1315 Duke Street in March 2020 with the intent to restore and interpret the site. 1315 Duke Street became the eighth museum operated by the Office of Historic Alexandria.

## **HISTORICAL TIMELINE**

The following timeline highlights key dates of occupancy, ownership, and major modifications to 1315 Duke Street set in context with landmark moments in the history of the United States and the history of slavery in the United States.

1608	While exploring the Potomac River, John Smith notes Native American settlements called "Assaomec" and "Namassingakents" near present-day Alexandria.
1619	The first Africans are brought to the North American colonies and sold into slavery.
1705	The Virginia Slave Code defines all enslaved people as real estate.

1749	Alexandria is founded on the Potomac River. The original plat encompasses eighty-four lots each measuring 1/2 acre.
1775	The Revolutionary War begins.
1776	The Second Continental Congress adopts the Declaration of Independence.
1789	Isaac Franklin is born at Station Camp Creek in what is now Tennessee.
1790	The Residence Act gives President George Washington the authority to select the location for the permanent seat of the United States capital. Washington's choice was a 10-mile-square site at the confluence of the Potomac River and its Eastern Branch.
1793	Eli Whitney patents his cotton gin.
1796	Alexandria's boundaries are expanded to encompass, in part, the block on the north side of Duke Street that would become the location of 1315 Duke Street.
1797	John Armfield is born in Guilford County, North Carolina.
1801	The Organic Act of 1801 officially organizes the District of Columbia and places it under the control of Congress. The territory encompasses the city of Alexandria.
1802	William Thornton Alexander becomes owner of the land on Duke Street between Payne and West streets that would later become the location of 1315 Duke Street.
1803	The United States acquires the Louisiana Purchase from France.
1804	William Thornton Alexander and Lucy Alexander sell several lots on the north side of Duke Street to John Mills, including the lot that would eventually become 1315 Duke Street.
1808	The United States makes illegal participation in the international Atlantic slave trade.
<b>PERIOD 1: RESIDENCE (1812-1828)</b>	
1812	John Mills sells his land on the north side of Duke Street to Alexandria merchant Robert Young. This includes two 1/2-acre lots encompassing the southern half of the city block bound by Duke Street on the south, West Street on the west, Prince Street on the north, and Payne Street on the east.  The United States declares war on Great Britain in June 1812. The conflict lasts until February 1815.
1812-13	Robert Young builds a three-story, brick dwelling on Duke Street that would later be given the address 1315 Duke Street.
1817; 1819	The Territory of Mississippi is admitted to the United States as the State of Mississippi in 1817 and the State of Alabama in 1819.
1821	Slave trader Isaac Franklin places an advertisement in the <i>National Daily Intelligencer</i> that he is prepared to purchase enslaved people and can be found at a hotel on Pennsylvania Avenue in the District of Columbia.
1826	John Armfield advertises in the <i>Alexandria Gazette</i> for 35 or 40 enslaved people. His base of operations is Elias P. Legg's tavern on St. Asaph Street in Alexandria.



PERIOD 2: SLAVE PEN (1828-1861)	
FRANKLIN & ARMFIELD (1828-1837)	
1828	Isaac Franklin and John Armfield establish the slave trading firm Franklin & Armfield and lease the dwelling house at 1315 Duke Street as its Alexandria headquarters. Franklin & Armfield would eventually become the largest slave trading firm on the continent. The firm makes minor changes to the property to convert it into a slave pen.
1830	Andrew Jackson signs the Indian Removal Act granting the president authority to negotiate removal treaties; Native American removal becomes official U.S. policy.
1831	Franklin & Armfield purchase the brig <i>Tribune</i> , part of a fleet of ocean-going vessels used to transport large cargoes of enslaved people from Alexandria to the slave markets of New Orleans.  Nat Turner's rebellion in Southampton County, Virginia. Following the uprising, Maryland passes legislation prohibiting free Blacks from entering the state.
1832	Franklin & Armfield agree to purchase the Duke Street slave pen property from the Mechanic's Bank.
1833	Natchez, Mississippi, the second largest slave market in the Deep South, passes an ordinance that forces slave depots outside its city limits.  Franklin & Armfield move their Natchez depot to Forks of the Road, located adjacent to the city limits.
1834-36	A period of economic expansion in the United States, when the prices of land, cotton, and slaves rise sharply.  The assessed value of Franklin & Armfield's Duke Street property increases from \$3,600 in 1833 to \$7,000 in 1836 indicating substantial changes to the slave pen.
1834	The Reverend Joshua Leavitt publishes a letter in the <i>New York Evangelist</i> about his visit to the Franklin & Armfield slave pen.
1835	American abolitionist and educator Ethan Allen Andrews visits Franklin & Armfield's Alexandria headquarters. His experience is published the following year as a series of letters titled <i>Slavery and the Domestic Slave Trade in the United States</i> .  English abolitionist Edward Strutt Abdy publishes his account of a visit to the Franklin & Armfield headquarters in <i>Journal of a Residence and Tour in the United States of North American: From April, 1833 to October 1834</i> .  Richmond slave trader Rice C. Ballard becomes a full partner with Isaac Franklin and John Armfield. Franklin & Armfield reorganizes, taking the name Armfield, Franklin & Co., in Alexandria and Ballard, Franklin & Co., in Natchez and New Orleans
1836	On November 15, Armfield, Franklin & Co., sends the brig <i>Isaac Franklin</i> to New Orleans with its final shipment of enslaved people.

<b>GEORGE KEPHART &amp; CO., ET AL (1837-1859)</b>	
1837	<p>Slave trader George Kephart takes over business operations at the former Franklin &amp; Armfield slave pen on Duke Street. Kephart had been Franklin &amp; Armfield's agent in Frederick, Maryland.</p> <p>The financial crises known as the "Panic of 1837" triggers a period of economic depression in the United States, which lasts until the mid-1840s.</p>
1841	<p>The firms Armfield, Franklin &amp; Co., and Ballard, Franklin &amp; Co., are formally dissolved.</p> <p>During a tour of the United States, British abolitionist Joseph Sturge visits Kephart's slave pen on Duke Street. His account is published the following year in <i>A Visit to the United States in 1841</i>.</p>
1846	<p>Alexandria's retrocession to Virginia.</p> <p>George Kephart purchases the 1315 Duke Street property from Isaac Franklin and John Armfield.</p> <p>Isaac Franklin dies at age 57 in West Feliciana Parish, Louisiana.</p>
1848	<p>Seventy-seven enslaved people attempt escape from D.C. on a schooner named the <i>Pearl</i>.</p> <p>The Orange &amp; Alexandria Railroad is chartered. The Alexandria depot and roundhouse were located two blocks south and one block west of the Duke Street slave pen</p>
1850	<p>The passage of the Fugitive Slave Act abolishes the slave trade in the District of Columbia; some D.C.-based traders relocated to Alexandria.</p>
1852	<p>Harriett Beecher Stowe's <i>Uncle Tom's Cabin</i> is published in serial form in <i>The National Era</i>.</p>
1858	<p>George Kephart sells the slave pen at 1315 Duke Street to Charles M. Price and John C. Cook.</p>
<b>PRICE, BIRCH &amp; CO. (1859-1861)</b>	
1859	<p>Price, Birch &amp; Co., with Kephart still involved initially as a partner, operates the slave pen at 1315 Duke Street. The partnership makes some alterations to the property, such as the installation of running water, and advertise it as a "healthy and comfortable Depot."</p>

<b>PERIOD 3: MILITARY OCCUPATION DURING THE CIVIL WAR (1861-1866)</b>	
1861	<p>The American Civil War begins on April 12, when Secessionist forces attack Fort Sumter.</p> <p>The US Army enters Alexandria on May 24, the day after Virginia voted to secede from the United States, initiating a five-year occupation of the strategic port city. US Army troops liberate the slave pen at 1315 Duke Street, and the property is used as army quarters and a military prison.</p> <p>On June 3, Charles M. Price sells 1315 Duke Street to Solomon Stover</p> <p>In a step toward emancipation, President Lincoln signs the first Confiscation Act on August 6. The act allows the federal government to seize property, including enslaved people, being used to support the Confederate forces.</p>
1862	<p>In March, Congress passes an act prohibiting the US Army from sending formerly enslaved people back to their enslavers, codifying the practice of some army commanders of classifying escaped slaves as “contrabands of war” and refusing their return.</p> <p>Slavery is abolished in the District of Columbia on April 16.</p> <p>Second Confiscation Act is signed on July 17.</p>
1863	<p>Alexandria becomes the seat of the Restored Government of Virginia, recognized by the president and Congress as the legal government of the state. In practice, its authority extends to the areas of Virginia under federal control – northern Virginia, the Norfolk area, and the Eastern Shore.</p> <p>The Emancipation Proclamation frees all persons held as slaves in the secessionist Confederate states. All the “loyal” areas of Virginia, including Alexandria, were exempt from the proclamation.</p>
1864	<p>On April 7, a constitutional convention organized by the Restored Government of Virginia in Alexandria adopts an amended constitution that abolishes slavery in the state.</p>
1865	<p>Confederate General Robert E. Lee surrenders to General Ulysses S. Grant at Appomattox Court House on April 9, 1865, ending the Civil War.</p> <p>The Thirteenth Amendment abolishing slavery is ratified on December 6, 1865.</p>

<b>PERIOD 4: BOARDING HOUSE AND APARTMENT BUILDING (1866-1984)</b>	
1866	On May 28, 1866, the Bureau of Refugees, Freedmen and Abandoned Lands returns the former slave pen property on Duke Street to Solomon Stover.
1869	Solomon Stover sells his Duke Street property to Thomas William Swann for \$3,100.
1870	The eastern half of the Duke Street property is subdivided, and six rowhouses are constructed on the parcels (today 1301-1311 Duke Street), replacing the jail structures.
1871	The dwelling at 1315 Duke Street is renovated and converted into a boarding house.  John Armfield dies in Beersheba Springs, Tennessee.
1895	Thomas W. Swann and his wife, Helen Swann, pass away in the same year, and the boarding house at 1315 Duke Street is inherited by their daughter, Susan Calvert.
1902-07	At some point between 1902 and 1907, the boarding house at 1315 Duke Street is enlarged and converted into flats. A half story under a mansard roof is added to the main block, and a third floor is added to the rear wing. Other alternations include the construction of a three-story addition and small one-story structure along the west side of the rear wing.
1907	The Potomac Yard opens in Alexandria, attracting workers to the area.
1915	Max Rosenfeld acquires the boarding house at 1315 Duke Street, the vacant lot to the west, and the rowhouses to the east (1301-1311 Duke Street).
1917	The United States enters World War I.
1919	The U.S. Navy opens the Naval Torpedo Station on the Alexandria waterfront.
1921	1315 Duke Street is known as the Norman Apartments and contains seven rental units. By this date, the three-story addition and small one-story structure along the west side of the rear wing have been demolished.
1926	Max Rosenfeld dies and his wife, Jennie, inherits the Duke Street properties.
1929	The stock market crash in the fall of 1929 brings an end to the Roaring Twenties and signals the beginning of the Great Depression.
1941	The properties on Duke Street are acquired by Mary, Benjamin, Norman, and Howard Mendelson.  The United States enters World War II.
1946	A City of Alexandria ordinance creates the "Old and Historic Alexandria District" and the Board of Architectural Review. The historic district is the third in the United States after Charleston and New Orleans.
ca. 1962	A one-story commercial building is constructed on the vacant lot west of 1315 Duke Street.
1964	President Johnson signs the Civil Rights Act into law.
1966	Congress passes the National Historic Preservation Act.

1973-78	The Alexandria Health Department issues a series of notices to the owners of 1315 Duke Street that the building is in violation of housing codes. At the time, the building contains seven single-family apartment units.
1975	Mendelson Properties Limited Partnership sells the Duke Street properties to Edward J. Hunter and James B. Knox, Jr.
1977	Niloufar Leibel becomes the owner of 1315 Duke Street.
1978	The former Franklin & Armfield slave pen at 1315 Duke Street is designated a National Historic Landmark.
1983	The King Street-Old Town Metro station opens.
<b>PERIOD 5: OFFICE BUILDING AND MUSEUM (1984-2020)</b>	
1984	<p>The owner of 1315 Duke Street, J. Peter Dunston, submits plans to the city to convert the apartment building into offices and to add a three-story, 1,984-square-foot addition on the back. The project architect is Vello Oinas of Alexandria, and the contractor is Neil T. Hitchcock.</p> <p>Prior to the renovation, archaeological investigations are carried out at 1315 Duke Street and at the adjacent property to the west (1317-1321 Duke Street).</p>
1988	1315 Duke Street is dedicated as Freedom House.
1997	The Northern Virginia Urban League acquires 1315 Duke Street.
2008	The Northern Virginia Urban League opens a museum exhibit in the basement of 1315 Duke Street that tells the story of the Alexandria slave pen and the lives impacted by the business transacted there.
2020	<p>On March 14, the City of Alexandria declares a state of emergency in response to the global COVID-19 pandemic. City and Office of Historic Alexandria operations are restricted.</p> <p>The City of Alexandria completes the purchase of 1315 Duke Street on March 25.</p>

## NOMENCLATURE

To be consistent throughout the report, a nomenclature has been assigned to each of the existing components of Freedom House (refer to Figure 2B-1). For the purposes of this report, the following terminology will be used:

### SOUTH BLOCK

The south block refers to massing "1" below and is the oldest portion of the structure constructed during Period 1.

### NORTH BLOCK

The north block, massing "2" below, refers to the two-story brick structure that was originally built in Period 1 as a detached outbuilding and its wood framed, third-floor addition constructed in Period 4, during the first decade of the twentieth century.

### CENTRAL PASSAGE

The central passage, massing "3" below, refers to the infill structure connecting the south block with the north block that was constructed sometime prior to 1877.

### 1985 ADDITION

The 1985 addition, massing "4" below, refers to the northeast addition constructed in Period 5.

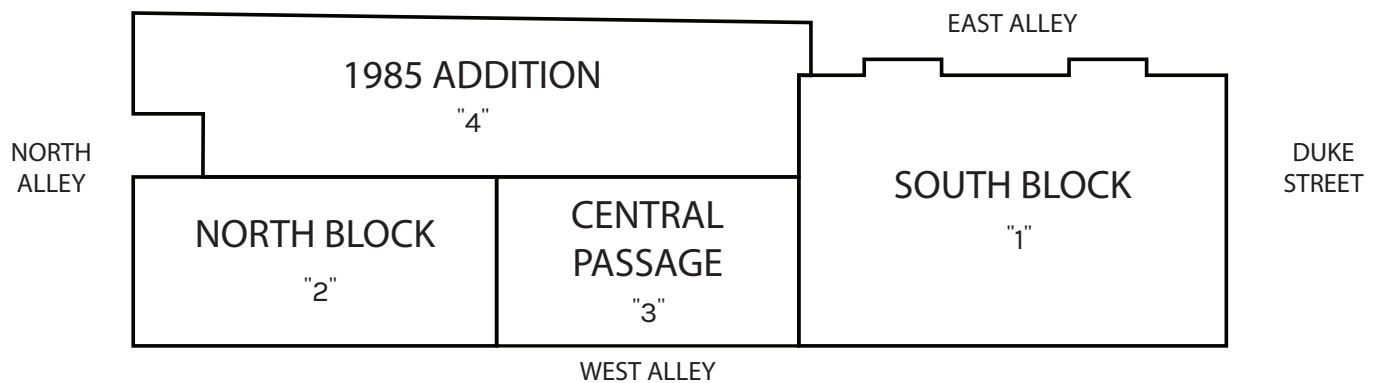


FIGURE 2B-1: Key Plan of Freedom House, including South Block, North Block, Central Passage, and 1985 Addition.

## PERIOD 1: RESIDENCE (1812-1828)

### ORIGINAL CONSTRUCTION 1812-1813

As originally constructed in 1812-13, 1315 Duke Street was a three-story plus basement, three-bay, brick dwelling with a rectangular plan under a side-gable roof. It was located near the midpoint of a 1-acre parcel comprised of two 1/2-acre town lots and bound by Payne Street on the east, Duke Street on the south, West Street on the west, and town lots on the north. At the time, the parcel was owned by Alexandria merchant Robert Young, who acquired it and the lot at the northwest corner of the intersection of Duke and West streets in February 1812. Young would also purchase a parcel at the southwest corner of the same intersection sometime before 1817.<sup>166</sup>

Young's dwelling house, which may also be referred to for the purposes of this study as the South Block, measured roughly 24 feet across and 38 feet deep. It was constructed using hand molded bricks that were most likely manufactured locally in wood-burning kilns and set in a soft, lime-based mortar.<sup>167</sup> The bricks were laid in Flemish bond on front facade and common bond on the side and rear facades. Decorative brickwork was limited to a molded brick cornice and brick jack, or flat, arches over the windows and doors (Appendix C, Image L, Features L-3 and L-7). Along the east wall of the dwelling were twin corbeled chimneys with a parapet connecting wall (Appendix C, Image L, Features L-5 and L-6). Records do not indicate the original roofing material of the South Block, but early nineteenth-century buildings in Alexandria had either wood shingle or imported slate roofs. Archaeology found a significant quantity of slate fragments among the architectural material at the site, perhaps supporting the use of slate as the original roofing material.<sup>168</sup>

The front entrance of the dwelling house was likely located in the westernmost bay of the front (south) facade (Appendix C, Image L, Feature L-12). Based on the interior configuration of the building, the original location of the rear entrance may have been in the west bay of the north facade. The house had twelve-over-twelve, single-hung, wood sash windows on the front and rear facades and no windows on the side elevations (Appendix C, Image J, Feature J-7 and Image K, Feature K-9). It would not have been unusual for a house with open spaces to either side to have side elevations that were left plain with no window openings or ornamental details.<sup>169</sup> This may have been done to lower construction costs or in anticipation of future development. Blind openings in the chimneys of the South Block may date to this period and may also be evidence of anticipated future development.

While original drawings for 1315 Duke Street have not been located to date, based on existing conditions and the organization of the front facade, the dwelling likely had a two-thirds Georgian plan composed of an unheated passage extending south to north from the front entrance and two heated rooms arranged along the east side of the passage. Conventionally with this plan, the room at the front of the house functioned as a parlor and was the larger of the two first-floor rooms. The room behind the parlor often

<sup>166</sup> Benjamin Skolnik, Office of Historic Alexandria, "Building and Property History, 1315 Duke Street, Alexandria, Virginia," January 2021, 12-13.

<sup>167</sup> Machine-made bricks did not become common until the 1870s, and it is possible that the bricks used to build 1315 Duke Street were made nearby. During the first half of the nineteenth century, light industrial development at the edges of Alexandria included brick manufacturing. A brickyard was established across from 1315 Duke Street on a parcel at the southwest corner of Duke and Payne streets by Thomas Preston in 1813. It remained in operation (under different ownership) into the 1840s. In 1822-23, Benjamin Baden, while a tenant of 1315 Duke Street, received permission to excavate clay (from Payne Street between Prince and Duke) for the purpose of making bricks. See Thunderbird Archaeology, "Documentary Study of the 1300 Block of Duke Street, Alexandria, Virginia," 2007, 15; and Skolnik, 17.

<sup>168</sup> Author correspondence with Al Cox, Alexandria City Architect (emeritus), June 2023; and Janice G. Artemel, Elizabeth A. Crowell, and Jeff Parker, Engineering Science, Inc., "The Alexandria Slave Pen: The Archaeology of Urban Captivity," October 1987.

<sup>169</sup> Vernacular Architecture Forum, *A Shared Heritage: Urban and Rural Experience on the Banks of the Potomac, A Field Guide for Alexandria, Virginia* (San Francisco, CA: Vernacular Architectural Forum, 2018), 8; and John Milner Associates, Inc., Uptown/Parker-Gray Alexandria Historic District National Register Nomination (VDHR File Number: 100-0133), Section 7, page 3.

functioned as a dining room. Currently, a straight-run stair in the passage provides access between the first and second floors, while a half-turn stair joins the second and third. It is unknown if this stair configuration dates to this period of development. Based on the style of the existing stair components (newels, balusters, moldings), these elements most likely date to a later period or periods (see text below). A typical Federal-style staircase in Alexandria might feature simple picket balusters and a rail that ends in a volute. Prior to an interior renovation in 1985, there was a straight-run stair between the first floor and basement that could be accessed through an interior door located opposite the opening in the west bay of the north facade, and this basement stair configuration may have been original. With the possible exception of the trim around some of the window openings, there are few remaining interior finishes or architectural components from this phase of the building's development.

Either concurrently with the dwelling house or within a year of its construction, a two-story, five-bay, single-pile brick outbuilding was constructed behind the dwelling at or near the rear property line.<sup>170</sup> The outbuilding faced east and measured roughly 32 feet by 15 feet under a side-gable roof. It likely originally functioned as a kitchen-quarters, but may be alternatively referred to for the purposes of this study as the North Block. Based on architectural drawings from a later period, the interior plan of this outbuilding may have featured a center hall, which served as an entry and stair hall, with rooms to either side.<sup>171</sup> The kitchen was likely located in the room closest to the dwelling, where a large exterior end chimney was located (Appendix C, Image A, Feature A-16 and Image J, Feature J-8). The second floor of the North Block may have been partitioned into smaller spaces to use as quarters for servants or enslaved workers.

The large chimney on the south wall was not centered on the facade. Rather, it was located slightly west of center, which may indicate that there was a first-floor opening to the east that would have provided direct access into the kitchen. Architectural drawings from a later period also indicate that there was once a mantel on the south face of this chimney at the first-floor level, suggesting that it may have served as a double chimney at some point.<sup>172</sup> Civil War-era photographs of this building show a smaller interior chimney at the north end of the structure that may date to the original construction or to a later period (Appendix C, Image N, Feature N-9).

Based on existing conditions, there was likely a door in the center bay of the east facade of the North Block and two windows with jack arches to either side of the door. A series of five window openings at the second-floor level (also with jack arches) lined up with the first-floor openings. While the original configuration of the window openings on the west facade is unknown, a Civil War-era photograph indicates that there were three window openings at the second-floor level by that time (Appendix C, Image N, Feature N-2). A historic photograph of the property dated circa 1900 shows three additional openings – a door in the center bay of the first floor and window openings to either side (Appendix C, Image R). The first-floor window in the south bay likely postdates the others, however, due to the size of the opening and its architectural detailing (Appendix C, Image R, Feature R-5). The windows at the North Block, Central Passage, and north facade of the South Block would have been single-hung wood windows with smaller panes of glass, likely 6/6 sashes due to the high cost for large panes of cylinder glass.<sup>173</sup>

Although the type, location, and character of other outbuildings or site features from this period of construction is unknown, dependencies common to buildings like this may have included a privy, stable, washhouse, or smokehouse.

<sup>170</sup> In 1813, the property value was assessed at \$3,000. The following year, that amount increased to \$4,000, indicating changes to the property that may correlate with the construction of a sizeable outbuilding. See Skolnik, 13.

<sup>171</sup> See plans filed with Permit No. 1451, City of Alexandria, Virginia, January 9, 1985.

<sup>172</sup> Ibid.

<sup>173</sup> Author correspondence with Al Cox, Alexandria City Architect (emeritus), June 2023.



## CENTRAL PASSAGE

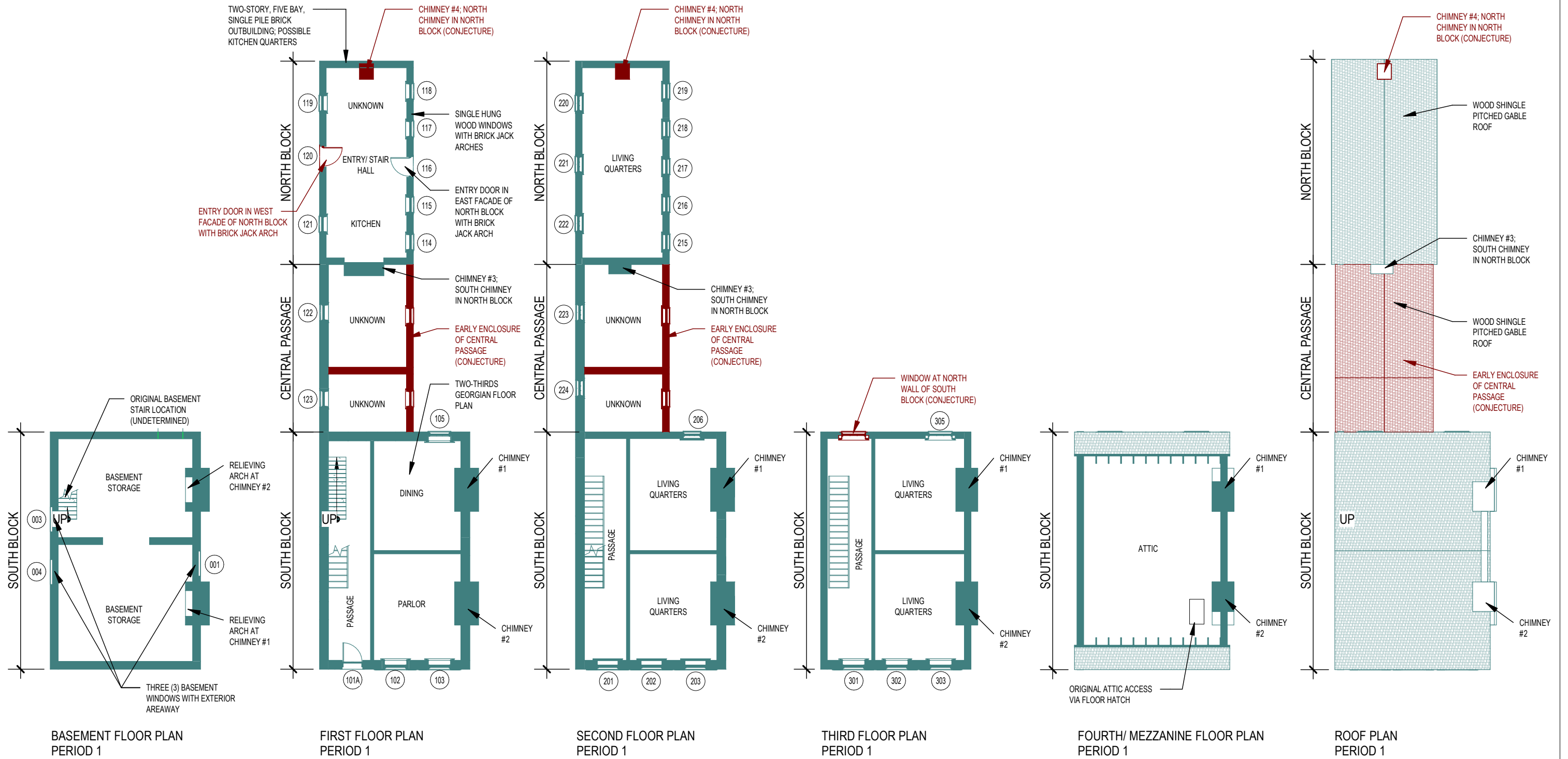
Close examination of pictorial records from later periods in the development of 1315 Duke Street seems to indicate that at some point in the construction chronology of the building, possibly during this period (1812-1828), an addition may have been constructed to link the South Block (the dwelling house) with the North Block (the two-story outbuilding). A Civil War-era photograph depicting the former men's yard, which would be constructed west of the dwelling house during the slave pen period, shows a tall brick wall that extends north from the northwest corner of the South Block (Appendix C, Image E). Several aspects of the photograph indicate that this brick wall may have been built prior to the north wall (Appendix C, Image E, Feature E-3) and thus before the slave pen period. First, the brick wall, which forms part of the east wall of the men's yard, is whitewashed to a point about 3 feet higher than the north wall of the men's yard (Appendix C, Image E, Feature E-9). This may indicate that the east wall was not built (and whitewashed) at the same time as the north wall. This, taken with the fact that the brick of the north wall is not engaged with the east wall (Appendix C, Image D, Feature E-4), suggests that the north wall was a later construction. Second, close examination of the photograph reveals evidence of masonry infill (Appendix C, Image E, Feature E-18) at an opening in the east wall that may have been a window. If an addition linking the North Block and South Block existed prior to the slave pen period, it may have had a window that needed to be filled when the men's yard was built. If the chimney at the south end of the North Block functioned as a double chimney (as discussed above), it would have provided heat to this addition.

It would not have been uncommon for detached kitchens to later be attached to the main block of the house with an addition, and tax records can provide some insight into when such an addition may have been built. The value of 1315 Duke Street increased between 1812 and 1813, when the dwelling house was likely constructed. Another jump in the value of the property occurred between 1813 and 1814. As noted above, this may have been when the detached kitchen-quarters was constructed. Another way to interpret the tax records, however, is that the dwelling house and outbuilding were both constructed in 1812-13 and the construction of an addition linking the two explains the jump in value in 1813-14. A newspaper advertisement for the house placed in the *Alexandria Gazette & Daily Advertiser* on August 4, 1818, described the property with outbuildings; however, it does not specify the number or type.<sup>174</sup> If the North Block and South Block were joined by an addition, the kitchen-quarters would not likely be described as an outbuilding, so the advertisement would have been describing other dependencies on the property, such as a privy or a stable. It should be noted that the value of the property depreciated between 1819 and 1820, but increased again in 1829, the year after Franklin & Armfield began their tenancy. This may offer yet another date (1829) when the addition between the North Block and South Block could have been constructed, which would place the change during Period 2, the slave pen period rather than Period 1. A visitor to the slave pen in 1834 described a "passage" that separated the spaces for men and women, which may be a reference to some sort of link between the North Block and South Block.

<sup>174</sup> The advertisement describes a "commodious house, with out-houses attached." However, as Skolnik has noted in his building history of 1315 Duke Street, this wording should not be read to imply that the dependencies are outhouses (privies) or that they are physically attached to the main structure. See Skolnik, 14, 19.

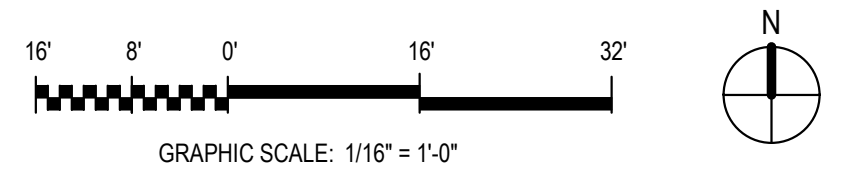
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# PERIOD 1 (1812-1828): FLOOR PLANS

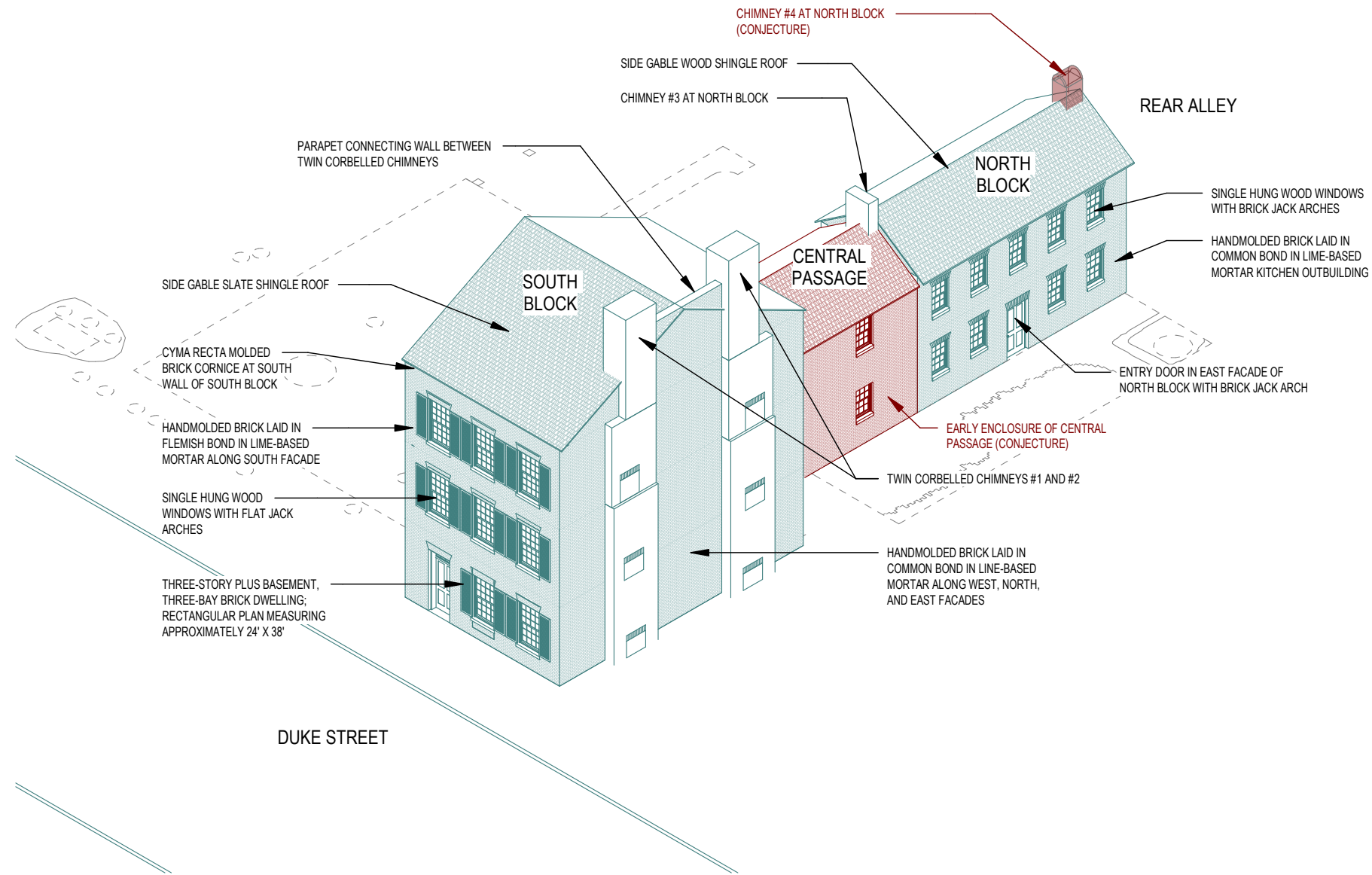


**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



# PERIOD 1 (1812-1828): SOUTHEAST VIEW



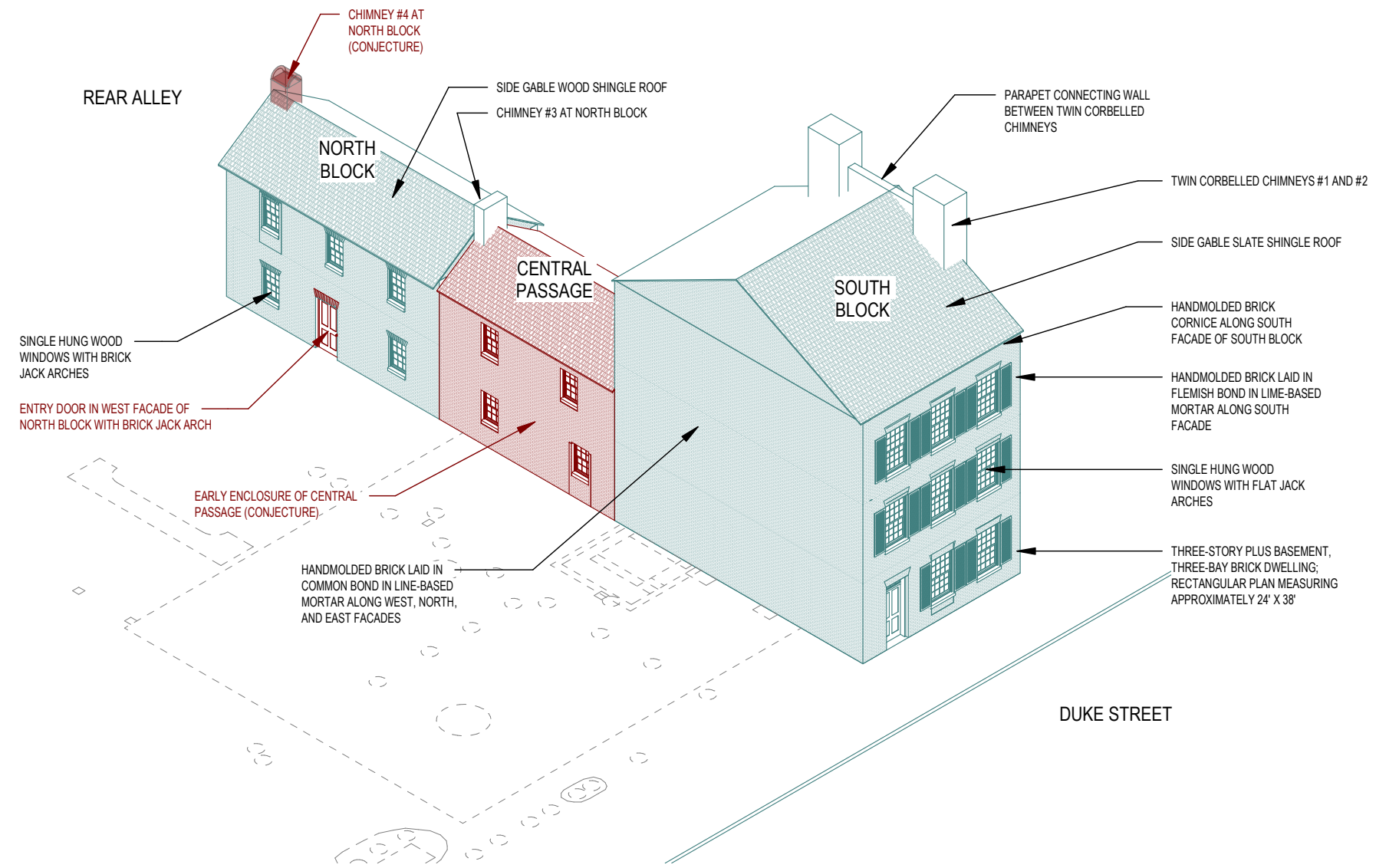
**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



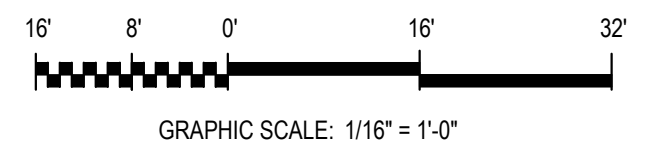
GRAPHIC SCALE: 1/16" = 1'-0"

# PERIOD 1 (1812-1828): SOUTHWEST VIEW

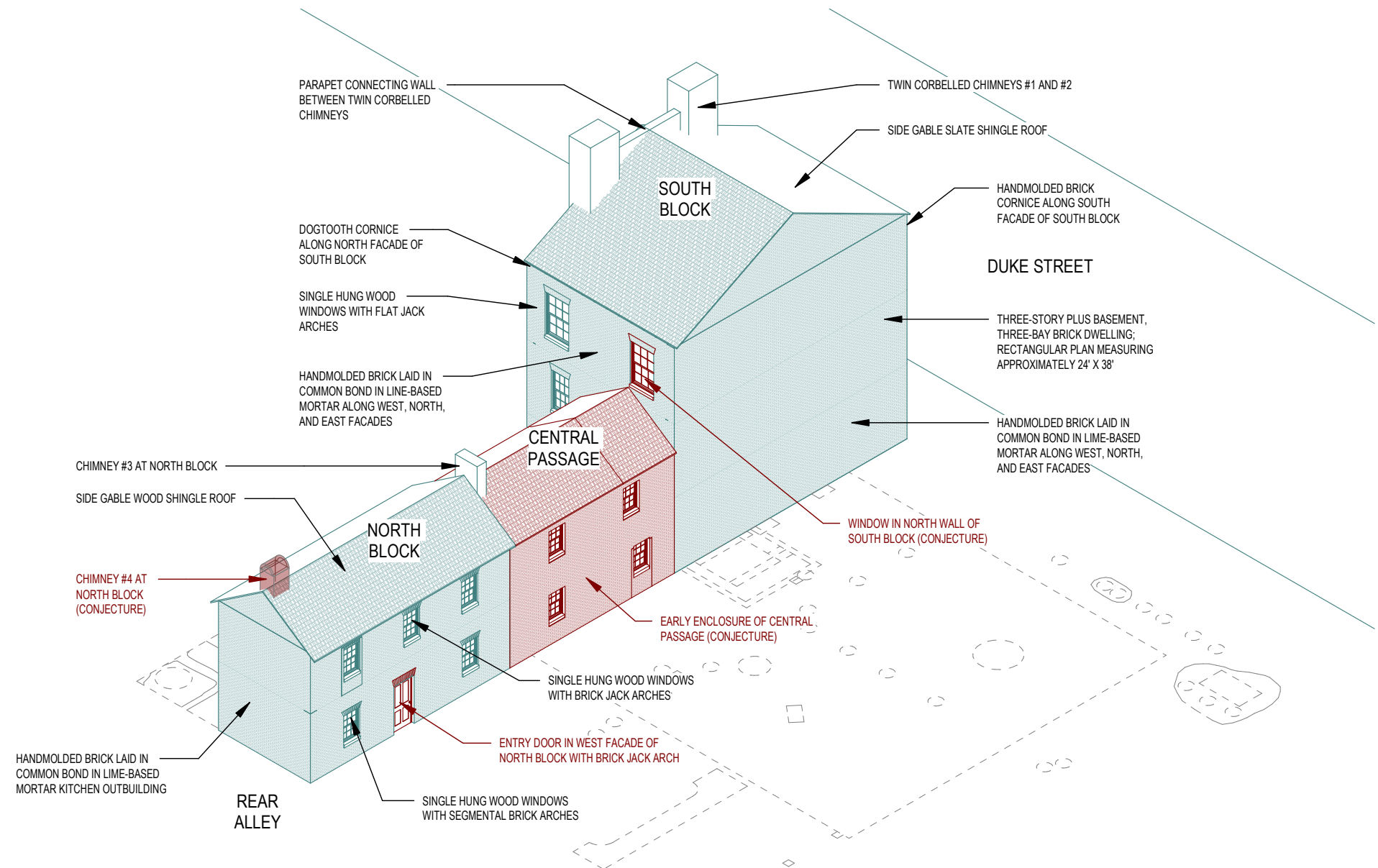


**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



# PERIOD 1 (1812-1828): NORTHWEST VIEW



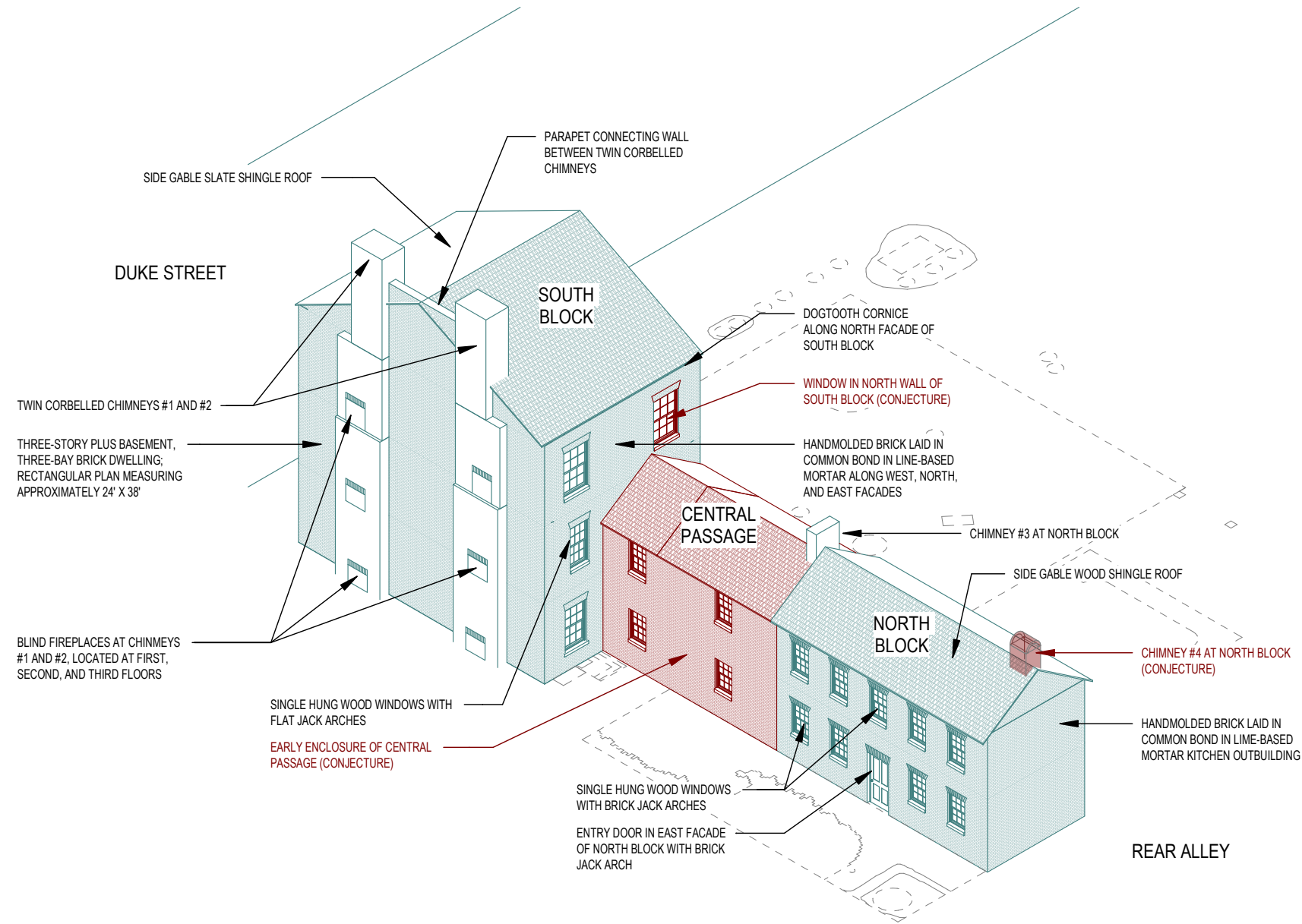
**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



GRAPHIC SCALE: 1/16" = 1'-0"

# PERIOD 1 (1812-1828): NORTHEAST VIEW



**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE

(XXX) MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE

--- ADJACENT PROPERTY LINES

- - - ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



GRAPHIC SCALE: 1/16" = 1'-0"

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## PERIOD 2: SLAVE PEN (1828-1861)

Between 1828 and 1861, 1315 Duke Street was used as a center for the interstate slave trade. During this time, several iterations of slave trader partnerships utilized the property and made changes to the building and site to accommodate its commercial function.

### PERIOD 2A: FRANKLIN & ARMFIELD (1828-1837)

In May 1828, the dwelling house was leased to Franklin & Armfield, a partnership established earlier that year for the purpose of buying and selling enslaved people for a profit. Although the firm initially occupied the building as tenants, it purchased the residence in 1832.<sup>175</sup> In addition to the 1-acre lot occupied by the dwelling house and its associated outbuildings, the firm acquired the parcels on the opposite side of West Street to the north and south of Duke Street.

#### INITIAL ALTERATIONS (1828-1832)

An increase in the assessed value of the 1315 Duke Street property from \$3,000 in 1826 to \$3,600 in 1829 may indicate that changes were made circa 1828-29 to adapt the property for use as a slave pen.<sup>176</sup> In addition, in 1830, the Mechanic's Bank, which owned the property at the time, entered into an agreement with representatives of the firm that Franklin & Armfield would continue to lease the property "in consideration of certain improvements" to be made by the firm. These alterations were made by November 1832.<sup>177</sup>

Although there is no archival record of the changes to the property during this period, possible modifications may have included the construction of brick walls to create yards for holding enslaved people awaiting transport or, as noted above, the construction of an addition between the North Block and South Block. A description of the slave pen in 1833 describes it as "a depot at Alexandria, where [enslaved people] are penned like cattle."<sup>178</sup> The 1830 census enumerates 145 enslaved people at 1315 Duke Street, which may substantiate the conjecture that initial alterations included the construction of a yard or yards.<sup>179</sup> Yet another possibility is that the alterations related to the construction of additional outbuildings, such as a stable, the construction of a perimeter fence, or the construction of fencing for livestock.<sup>180</sup> A broadside published later in this period by the American Anti-Slavery Society (**Figure 2B-2**) depicts several types of fencing at the site, including what appears to be a close board fence around the lot (Appendix C, Image A, Feature A-9) and a series of inclined posts along Duke Street (or within the right-of-way of Duke Street) that may have been part of some type of enclosure (Appendix C, Image A, Feature A-17).<sup>181</sup>

<sup>175</sup> Skolnik, 26-27.

<sup>176</sup> *Ibid.*, 23.

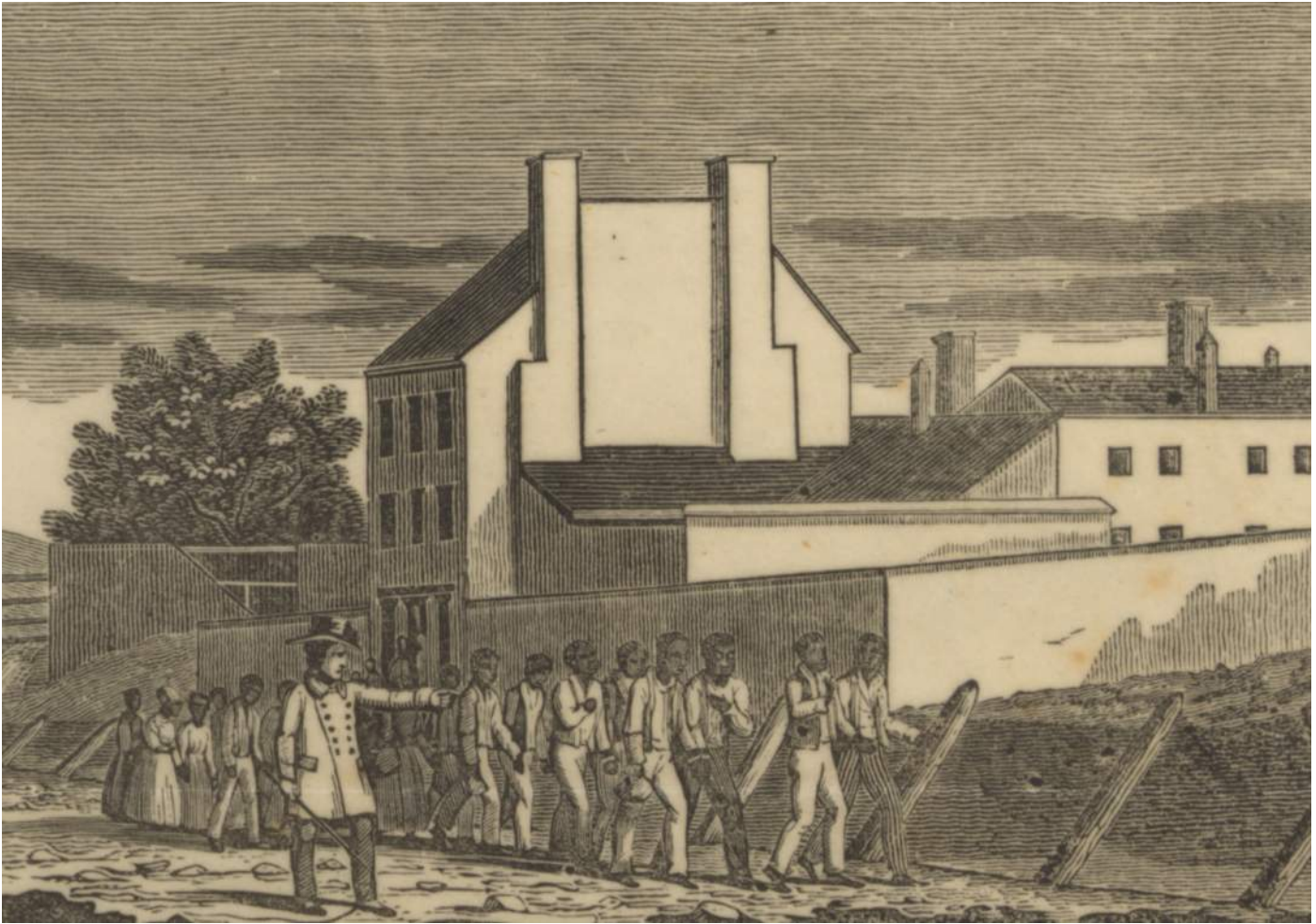
<sup>177</sup> *Ibid.*, 26.

<sup>178</sup> *Ibid.*

<sup>179</sup> *Ibid.*, 24-25.

<sup>180</sup> As Skolnik has demonstrated, tax assessments during this period list a variety of horses and other livestock.

<sup>181</sup> Archaeological investigations of 1315 Duke Street found evidence of wooden posts set in post holes (Features 141-148) running east-west across the site parallel to the front facade of the South Block. These features may be remains of the close board fence seen in the American Anti-Slavery Society broadside. See Janice G. Artemel, Elizabeth A. Crowell, and Jeff Parker, Engineering Science, Inc., "The Alexandria Slave Pen: The Archaeology of Urban Captivity," October 1987, 85.



**Figure 2B-2:** Detail from the American Anti-Slavery Society broadside titled *Slave market of America* and published in 1836. [William S. Dorr and American Anti-Slavery Society, *Slave market of America*, Washington, D.C., Alexandria, Virginia, 1836. Rare Book and Special Collections Division, Library of Congress]

### CHANGES FOLLOWING FRANKLIN & ARMFIELD ACQUISITION (1832-1836)

Franklin & Armfield purchased the Duke Street property in October 1832, and by 1834 its assessed value was \$4,600.<sup>182</sup> The property value increased again by 1836 when it was assessed at \$7,000. These numbers indicate that the firm likely made substantial alterations to the property within a few years after acquiring it.

During this period, visitors to the Duke Street slave pen wrote about their experiences, providing detailed descriptions of the complex that provide some insight into what changes Franklin & Armfield may have made to the property at this time. Based on these descriptions, the work may have included building yards for the confinement of enslaved people with high brick walls, paved brick floors, and iron grated doors; constructing a two-story building parallel to Payne Street that may have been used as a slave jail, kitchen, tailor shop, or a combination of these, or other, functions; constructing outbuildings (such as a stable or a hospital); painting signage on the front facade; and painting or whitewashing structures.

In January 1834, the Franklin & Armfield slave pen was visited by abolitionist Reverend Joshua Leavitt.<sup>183</sup> He described the location of the slave pen as “the outskirts of the city” and noted

<sup>182</sup> Skolnik, 30.

<sup>183</sup> Extended excerpts from Leavitt’s account of the Franklin & Armfield slave pen are reproduced in the Building and History Report. See Skolnik, 31-34.

that the property was enclosed by a whitewashed, “close board fence” and filled with “various small buildings.” His account characterized the dwelling house as “a handsome, three story, brick house, very handsomely painted, with green blinds.” A sign over the door read “Franklin & Armfield.” Upon entering the building, Leavitt described being brought into an office where he was offered refreshments.

In Leavitt’s narrative, he described the men’s yard as a paved area that measured “40 or 50 feet square” and was enclosed by a high, whitewashed, brick wall. (Analysis of historic photographs from later periods indicate that the walls likely stood approximately 14 feet tall.) He wrote that about half of the men’s yard was covered with a roof, and under the roof was a long table. There was also a pump in this yard. During his visit, John Armfield brought a group of 50 or 60 enslaved men into the yard, calling them out “from the cellar where they sleep.” The cellar was described as “clean, dry, and well aired, with a fire burning briskly in the fire place.” There was an iron grated door at the entrance to the cellar. During Leavitt’s tour of the slave pen, he also visited a “woman’s chamber,” a hospital, and a long, two-story, brick building with a “cook-room.” Armfield explained to Leavitt that this last building was occupied by enslaved people that could be trusted to go at large into town. This may be a reference to bondspeople who supported the functions of the house and business rather than enslaved people intended for trade. Historic photographs from later periods indicate that there were at least two two-story brick buildings on the property at one point, one of which was the kitchen-quarters likely constructed circa 1813-14. The other two-story building was set parallel to the kitchen-quarters but was located further east on the lot closer to Payne Street (Appendix C, Image J, Feature J-13). It is unknown if the “long, two-story, brick building” Leavitt described was the North Block, the building set back from Payne Street, or yet another structure within the complex.

A few months later, in April 1834, English abolitionist Edward Abdy visited the slave pen.<sup>184</sup> His narrative, while less detailed than Leavitt’s, reads, in part: “The sexes are separated by a passage, into which the iron gratings of their doors look. These last are doubly locked, and strongly secured. The yards, which are sufficiently spacious, are surrounded by high walls. Both departments were well provided with fires; the room destined to the inmates of each having a stove, round which, as it was a very cold day, they were collected.” The use of the term “department” here lends some confusion to the narrative, as it is not clear whether Abdy is referring to the yards or to rooms inside one the buildings on the property where enslaved people were held. Such rooms are referred to “apartments” or “cells” in literature from the period and were meant for holding groups of people rather than spaces for solitary confinement. Abdy’s reference to the sexes being separated by a “passage” can be interpreted in several ways. First, the reference to a passage might be describing an addition that may have been constructed circa 1812-28 (the period of original construction) or circa 1828-32 (the early slave pen period) to link the North Block and South Block. The location of this addition would have separated the men’s yard, which was on the west side of the dwelling house, from the women’s yard, which later descriptions indicate was to the east. An alternative interpretation of the use of the term “passage” in Abdy’s account could be that it refers to a space within a building, such as a hallway, that separated the apartments or cells within which enslaved men and enslaved women were confined.

In July 1835, abolitionist and educator Ethan Allen Andrews visited the Franklin & Armfield slave pen.<sup>185</sup> His description of the complex shares similarities with Leavitt’s and Abdy’s, but provides some interesting differences, highlighted here. After being greeted by Armfield in the parlor, Andrews wrote: “We passed out at the back door of the dwelling-house, and entered a

<sup>184</sup> Extended excerpts from Abdy’s account of the Franklin & Armfield slave pen are reproduced in the Building and History Report. See Skolnik, 35-37.

<sup>185</sup> Excerpts from Abdy’s account of the Franklin & Armfield slave pen are reproduced in the Building and History Report. See Skolnik, 38-41.

spacious yard nearly surrounded with neatly white-washed two story buildings devoted to the use of the slaves.” From this description, it seems that this yard was separate from the men’s yard. This space also could be understood to be separate from the women’s yard, which Andrews described as similar to the men’s yard, presumably meaning that it too was partially covered with a roof and was surrounded by high brick walls rather than by two-story buildings. Andrews then described the kitchen, noting that it was near the women’s yard. From the kitchen, the tour proceeded to a tailor’s shop, where garments for enslaved people were stored. In the corner of one of the yards (unspecified) was a building used as a hospital.

Andrews noted that at the rear of the same yard where the hospital was located was “a long building, two stories high, in which slaves pass the night” – possibly the building set back from Payne Street (Appendix C, Image A, Feature A-13). It should be noted that a typical feature of many large-scale, urban slave pens was a jail – a building separate from the house/office but enclosed within or forming part of the perimeter of the complex where enslaved people could be classified (separated by gender) and securely locked up until being relocated for sale. While Andrew’s description of what was possibly the building set back from Payne Street as a building where slaves slept at night could be interpreted as a slave jail, Leavitt’s description from a visit a year earlier does not. He described what seems to be the same building as being for those that John Armfield could “trust to go abroad.”

The only known image of the Franklin & Armfield slave pen during this period is from a broadside published by the American Anti-Slavery Society in 1836 (**Figure 2B-2**). The image depicts the slave pen from Duke Street looking northwest. It appears to show the whitewashed, close board fence described by Leavitt (Appendix C, Image A, Feature A-9). The fence extends from either side of the south facade of the three-story dwelling house. On the east, the fence turns north to enclose a portion of or perhaps the entire eastern half of the property. The image depicts an entrance in the center bay of the south facade of the dwelling house where enslaved people are exiting the building to join a coffle (Appendix C, Image A, Feature A-8). East of the dwelling house appears to be a walled yard (Appendix C, Image A, Feature A-10), which is believed to have been the women’s yard. There are two small areas with shed roofs that either abut or are enclosed within this yard. One extends from the east facade of the dwelling house. The other is perpendicular to the house and set along the north wall of the yard (Appendix C, Image A, Feature A-11). A small chimney extends from its roof (Appendix C, Image A, Feature A-12). Behind this space is the two-story building set back from Payne Street with a side-gable roof and at least one chimney (Appendix C, Image A, Feature A-13). Three additional chimneys appear above the roofline of this building, but the illustration renders it difficult to judge whether they are associated with this building or another structure (or structures) behind it.

## PERIOD 2B: GEORGE KEPHART & CO., ET. AL (1837-1859)

Franklin & Armfield’s period of occupancy ended in 1837, when the slave pen was taken over by George Kephart, who would eventually purchase the property in 1846. That year, the building had an assessed value of \$6,500.<sup>186</sup> This indicates that there were likely few changes to the slave pen since the changes by Franklin & Armfield circa 1832-36. In 1848, the property value increased back up to \$7,000 and increased incrementally between 1852 and 1854 to \$8,000.<sup>187</sup> Although this may indicate that Kephart made alterations to the property after acquiring it, the nature of these changes is unknown. After 1852, Kephart rented the property to other slave traders.

During a tour of the United States in 1841, British abolitionist Joseph Sturge visited Kephart’s slave pen on Duke Street, and his account was published the following year in *A Visit to the United States in 1841*.

<sup>186</sup> Skolnik, 64.

<sup>187</sup> Ibid, 65, 79.

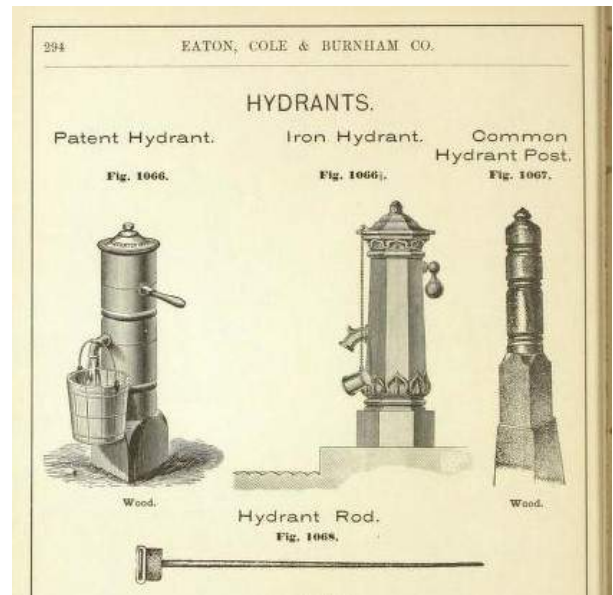
Sturge described 1315 Duke Street as one of the principal slave-trading establishments in the District of Columbia and noted that “but one instance of complete escape ever occurred from [the] premises.”<sup>188</sup> Descriptions of the property during this period also appeared in newspaper advertisements published in 1851 and 1853, when Kephart was trying to sell the slave pen. Although these advertisements lacked specific detail about the number and arrangement of buildings, the notice from 1851 did mention “extensive brick back buildings” on the property and a large stable described as about 200 feet long.<sup>189</sup> It is unknown whether the stable was built by Kephart or whether it existed during Franklin & Armfield’s tenure. The advertisement from 1853 notes “a fine pump of water in the yard” and several brick walls “estimated to contain at least 150,000 brick.”<sup>190</sup> Earlier descriptions of the men’s yard note a pump in that location.

Kephart finally succeeded in selling the property in 1858, when it was purchased by Charles M. Price and John C. Cook. These two men, along with George Kephart and William H. Birch, engaged in a business partnership operating under the name Price, Birch & Co., until the end of 1859 when Kephart dropped out and the other three continued their partnership under the same name without him.

## PERIOD 2C: PRICE, BIRCH & CO. (1859-1861)

Over a year after acquiring 1315 Duke Street, Price, Birch & Co., took out an advertisement in the *Alexandria Gazette* stating that the firm had “refitted” the establishment to make it “one of the most healthy and comfortable” slave depots.<sup>191</sup> This suggests that the firm made changes to the property since taking over its ownership. Historic photographs document one alteration – signage on the front facade reading “Price, Birch & Co., Dealers in Slaves.” The sign, which was located above the first-floor openings, consisted of dark letters painted on a light field. Another change occurred in 1859 when George Kephart received a permit from the Alexandria Water Company to install running water at the slave jail complex.<sup>192</sup> An entry in the 1867 Alexandria Water Company property book notes that the water hook up consisted of a hydrant located in the yard (**Figure 2B-3**).<sup>193</sup>

Although the type and extent of the other alterations made under Price, Birch & Co., is unknown, accounts written during the first few months of the Civil War may provide some indication of what these modifications entailed. Since the US Army likely made few changes to the property during its initial period of occupation, these Civil War narratives may describe conditions present at the end of the slave pen era.



**Figure 2B-3:** Page from a plumbers’ supply catalog showing (on far right) a wood hydrant post similar to that seen in a historic photograph of what is believed to be the yard of 1315 Duke Street. [Eaton, Cole & Burnham, Co. *Illustrated catalogue of wrought iron pipe, brass and iron steam, gas and water goods, plumbers’ supplies*. Eaton, Cole & Burnham, Co., 1875. Available from Association for Preservation Technology, Building Technology Heritage Library at <https://apt.memberclicks.net/apt-building-technology-heritage-library>]

<sup>188</sup> *Ibid.*, 59.

<sup>189</sup> *Ibid.*, 74-75.

<sup>190</sup> *Ibid.*, 76-77.

<sup>191</sup> *Ibid.*, 84.

<sup>192</sup> *Ibid.*, 84.

<sup>193</sup> Alexandria Water Company Property Book, 1867, Virginia American Water Company Collection (MS103), Series II: Company Records, 1859-60, Alexandria Library, Local History and Special Collections Branch, Alexandria, Virginia.



**Figure 2B-4:** Detail from front cover of the March 1, 1862, issue of the *New York Illustrated News*. This image, which is captioned "Frozen to Death - Scene in a Slave Pen, Alexandria, VA," purports to depict a former slave yard at 1315 Duke Street, by then being used as a military prison by the US Army. The space is shown with a reverse shed roof that extends along at least two sides of the enclosure. [New York Illustrated News, March 1, 1862]

One change at 1315 Duke Street that may have occurred during this period related to the roof over the men's yard. Earlier accounts describe a roof that sheltered about half of the yard. By 1861, however, the men's yard was described variously as uncovered or partially covered. An account published in the *New York Daily Tribune* on May 28, 1861, described the men's yard as "a large pen, uncovered, about 50 feet square." The *Boston Morning Journal* on June 13, 1861, reported: "[The yards] are built of brick, with brick floors, and much resemble a huge prison cell, being furnished with grated doors, &c., but no top." Yet a third account stated: "On each flank of the house are walls of brick some twenty feet high, extending each way from the house, some forty feet, and some thirty feet deep, ten feet of the rear side being covered with a shed roof."<sup>194</sup> An illustration of the slave pen published in *New York Illustrated News* in March 1862 (**Figure 2B-4**) depicts what appears to be the men's yard with a roof comprised of narrow reverse sheds along the north and east walls. This configuration, which would have provided very little shelter from the elements, may have been interpreted by

visitors as an "uncovered" space. Civil War-era photographs of the men's yard show the remains of a structural beam that had been pocketed into the east wall (Appendix C, Image E, Feature E-7) and evidence of stones with holes (Appendix C, Image H, Feature H-3) that may have served as bases for structural posts. These features may be evidence of the reverse shed roof structure.

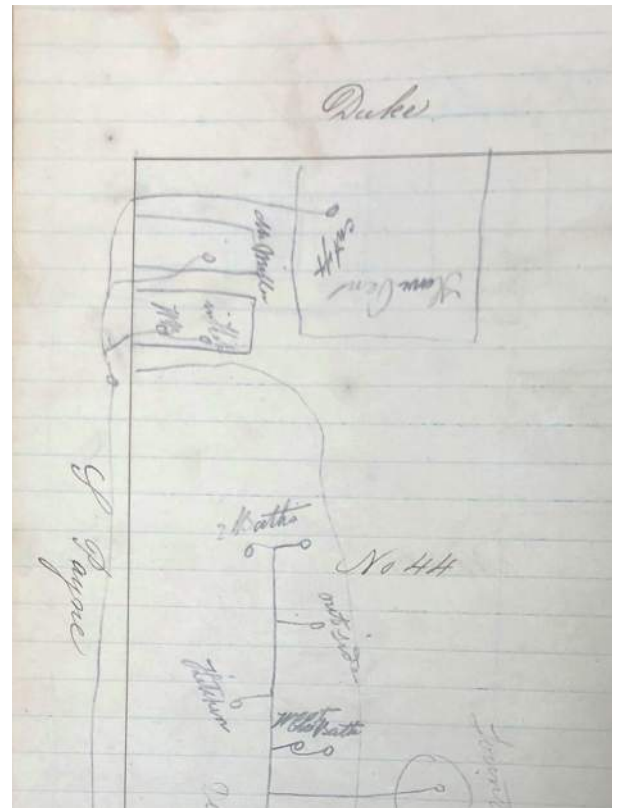
Another change by Price, Birch & Co., during this period may have been made in the women's yard to create a raised and sheltered sleeping loft. An article in the June 13, 1861, issue of the *Boston Morning Journal* noted that the women's pen featured "a sort of kennel, raised above the pen and reached by stairs, to shelter [enslaved people] from the weather..."

Finally, during the Price, Birch & Co., period, a third yard for the confinement of enslaved people (in addition to the men's and women's yards) may have been built at 1315 Duke Street. Two pieces of archival evidence seem to suggest this change. The first is a newspaper report from June 1861 that reads: "In the rear of the house are situated the pens for the property on sale or exhibition. There are three of these - one for the males, another for the females, and the third, smaller than the others, with bolts and chains in the floor, was reserved for the unruly stock. They are built of brick, with brick floors, and much resemble a huge prison cell, being furnished with grated doors, &c., but no top."<sup>195</sup> The second source is a Civil War-era stereograph of an Alexandria slave pen in which a woman holding a basket stands under a tree (Appendix C, Image C). The structure in the background of the image (Appendix C, Image C, Feature C-7), which features brick walls, racked at the top, and a grated iron door, does not conform to what is known about the location of the men's or women's yards and may be a smaller yard, such as the one described in the June 1861 newspaper account.

<sup>194</sup> *Janesville (Wisconsin) Daily Gazette*, June 17, 1861.

<sup>195</sup> *Boston Morning Journal*, June 13, 1861.

It should be noted, however, that the buildings seen in the photograph of the woman holding a basket have not been conclusively identified as part of the slave pen complex at 1315 Duke Street. First, evidence in its favor includes the presence of a hydrant (Appendix C, Image C, Feature C-4). As noted above, the slave pen at 1315 Duke Street had water service as of 1859, and it was provided by a hydrant in the yard. The records of the Alexandria Water Company include a register from 1867 with sketches of lots showing water lines and outlets (**Figure 2B-5**).<sup>196</sup> The sketch of the block bound by Duke Street, Payne Street, West Street, and Prince Street identifies the slave pen and marks the water line and hydrant for the property, but there is no evidence to suggest that these sketches were prepared with enough accuracy to determine exactly where in the yard the hydrant was located. Therefore, one is not able to attribute this photograph to 1315 Duke Street based solely on the presence of the hydrant. Second, the massing, construction method, and materials of the brick-walled enclosure in the image are similar to that of the men's yard and women's yard at 1315 Duke Street, suggesting that the photograph may be of that property. On the other hand, Civil War-era maps of the property, in which the men's yard and women's yard can be identified, do not seem to illustrate a third slave yard on the site. In addition, a feature in the photograph that appears to be an opening for a cellar entrance (Appendix C, Image C, Feature C-2) does not match the current understanding of the location and extent of basement spaces on the site and was not uncovered during archaeological investigations. The *Boston Morning Journal* on June 13, 1861, reported that the Fifth Massachusetts Volunteer Infantry was headquartered at the slave pens (plural) near the Orange and Alexandria Railroad. The slave jail of Alexandria trader Joseph Bruin was located at 1707 Duke Street, and additional research is required to determine if this photograph may be an image of that site. See Appendix C, Image C for additional analysis of this historic photograph.



**Figure 2B-5:** Detail from an 1867 Alexandria Water Company ledger showing a sketch of the block No. 44 (bound by Duke Street on the south, Payne Street on the east, West Street on the west, and Prince Street on the north). The slave pen is labeled at the top of the page, and a water line is drawn extending from Payne Street to the property. The water hook up to the slave pen is noted as "cut off." [Alexandria Water Company, Drawings of Squares and Names of Owners, Tenants, 1867, Virginia American Water Company Collection (MS103), Series II: Company Records, 1859-60, Alexandria Library, Local History and Special Collections Branch, Alexandria, Virginia]

<sup>196</sup> Alexandria Water Company, Drawings of Squares and Names of Owners, Tenants, 1867, Virginia American Water Company Collection (MS103), Series II: Company Records, 1859-60, Alexandria Library, Local History and Special Collections Branch, Alexandria, Virginia.

## SUMMARY DESCRIPTION FOR PERIOD 2: SLAVE PEN (1828-1861)

### DWELLING HOUSE/OFFICE

During this time, the South Block, which was likely used as a residence and office by the slave traders working out of 1315 Duke Street, was painted, and there were shutters at the windows. Historic photographs from the Civil War period and materials analysis indicate that while the front (south) facade was finished with a paint coating, the rear and side facades were limewashed. The painted and limewashed finishes and presence of shutters may have been the appearance of the South Block at the start of this period and does not necessarily constitute an alteration made during this time.

Changes to the South Block by the end of this period included altering the front facade to place an entrance in the center bay to accommodate a double door (Appendix C, Image A, Feature A-10). This door would have provided direct access from the street to the office/parlor described in abolitionists' accounts. Another change was the addition of signage. During the Franklin & Armfield period (1828-1837), the signage was located over the front door, but it is unknown whether it was the type that would be affixed to the building or painted on the facade. By the end of this period, historic photographs indicate that the signage was painted on the front facade (dark letters on a light field) between the first and second floors and read "Price, Birch & Co., Dealers in Slaves." Paint analysis, however, found no remaining evidence of this feature. Other alterations to the South Block may have included the installation of grated iron doors or windows to enhance the building's security, such as the grates located today in the bricked up basement window openings.

Changes may have also been made to the South Block to facilitate the movement of enslaved people in and out of the building – for example, from the basement to an adjacent yard or yards. Archaeological investigations of the former slave pen site carried out in 1984-85 found two features that may have served this purpose. The first was a brick chamber (Artemel, Feature 100) along the west facade of the South Block in the area of the men's yard. The chamber was approximately 7 feet deep, and a sealed door from the basement of the South Block would have provided entrance to the chamber. The archaeologists also found an iron fitting protruding from the brick at the surface, which may have been an attachment for a door or grate. This feature may have provided access between the men's yard and the cellar of the South Block.<sup>197</sup> The second feature was a doorway in the north wall of the basement of the South Block that was not constructed during the first period of the building's development.<sup>198</sup> Evidence of this opening remains evident in the brickwork of the north basement wall.

Archaeological investigations in the basement of the South Block also found evidence of a well (Artemel, Feature 1) in the northeast quadrant of the south chamber. While the construction method of the well indicated that it could have been built during this period, artifactual materials found in the well dated from the second half of the nineteenth century and the early twentieth century; therefore, it could not be determined with certainty whether this feature dates to the original construction or a later period.<sup>199</sup> A newspaper account from 1894 describes a man discovering "a number of relics, such as handcuffs, &c" while cleaning out a well at the former slave pen.<sup>200</sup> This article does not clarify if the well was located in the basement of the dwelling house or another location.

197 Janice G. Artemel, Elizabeth A. Crowell, and Jeff Parker, Engineering Science, Inc., "The Alexandria Slave Pen: The Archaeology of Urban Captivity," October 1987, 86.

198 Ibid, 70, 75.

199 Ibid, 84.

200 Ibid, 171.



Based upon a Civil War era photograph taken from Shuter's Hill by Matthew Brady, it appears that several windows along the first floor, west facade of the North Block were infilled while the property operated as a slave pen (Appendix C, Image N, Feature N-2). Infill of additional windows is documented by historic photographs taken inside the slave pens during the Union Army use of the site as a jail during the Civil War (Appendix C, Images E, F, & G).

## SITE

By this period, changes to the property included the construction of at least two and possibly three yards for the confinement of enslaved people. Historic descriptions indicate that the men's yard was located west of the South Block and had high, whitewashed brick walls. Archaeological investigations determined that the men's yard was square in shape and enclosed an area measuring 2,704 square feet.<sup>201</sup> Historic photographs from later periods indicate that the eastern side of the men's yard was formed by a portion of the west facade of the South Block and by a brick wall that extended between the back of the South Block and the North Block, which may have originally been constructed as part of an addition linking the two structures. Archaeology determined that the south, west, and north walls of the men's yard (Artemel, Features 116/101) measured 3 feet thick, and analysis of pictorial evidence indicates that the walls initially stood approximately 14 feet tall. The tops of the walls were racked (successive courses of brick stepped back from the face of the wall). This design may have made escape by climbing over the walls more difficult. Contemporary descriptions state that the men's



**Figure 2B-6:** This image of the former slave pen at 1315 Duke Street was taken from the southeast corner of the intersection of Duke and Payne streets. Although it dates to the Civil War period, it is the best historic photograph of the two-story, brick building set back from Payne Street. While this building was likely constructed during Period 2, its original function is not clear. The whitewashed walls of the former women's yard are clearly visible in this image, as is the shed roof that partially covers the space. [Slave pen, Alexandria, VA, Matthew Brady, 1861-1865, Prints and Photographs Division, Library of Congress]

<sup>201</sup> Ibid, 85.

yard was paved with brick and had a well (Artemel, Feature 118), the latter feature confirmed by archaeology to have been located in the southwest corner of the space.<sup>202</sup> As discussed above, there was brick chamber (Artemel, Feature 100) along the east edge of the men’s yard that provided access to the basement level of the dwelling house.

Historical accounts written during the Franklin & Armfield period (1828-1837) describe the men’s yard as partially covered with a roof, and archaeological investigations uncovered a series of post holes (Features 109, 110, 115, and 120) spaced roughly 6 feet apart that may have been associated with this structure.<sup>203</sup> It has not been determined whether the slope of this roof was configured so that the eave was supported by the posts or if the roof sloped in the opposite direction. Given that the 1836 American Anti-Slavery Society broadsheet depicts the women’s yard with a roof that sloped down from north to south and that the two yards were described in historical accounts as similar, it seems that the former may be more likely. During the Price, Birch & Co., period, the roof may have been rebuilt with a new configuration comprised of reverse shed roofs along the north and east sides.

The women’s yard was likely located east of the South Block. It was defined on the south and east by high, whitewashed brick walls, raked at the top. Historical accounts describe the women’s yard as similar to the men’s, and the image of the slave pen in the 1836 American Anti-Slavery Society broadsheet appears to depict a shed roof covering the north side of the yard (Appendix C, Image A, Feature A-11). While an article published on June 13, 1861, in the *Boston Morning Journal* describes a third slave yard at 1315 Duke Street, its location, if such a space existed, within the complex has not been identified.

Ethan Allen Andrews, who visited Franklin & Armfield in July 1835, described a “spacious yard nearly surrounded with neatly white-washed two story buildings devoted to the use of the slaves.” Rather than a yard for the confinement of enslaved people, this may have been a work yard given that it is described as surrounded by buildings rather walls. Other changes to the site by this period included the construction of at least three new freestanding structures – the two-story brick building set back from Payne Street, a hospital building (location unknown), and a large stable. The stable may have been located near the northeast corner of the property (Appendix C, Image P, Feature P-6).<sup>204</sup> Archaeological excavations found evidence of a worn brick floor (Artemel, Features 4/7) that may have been the floor of a small structure located east of the north end of the North Block.<sup>205</sup> Archaeological evidence suggests that the brick paving dates to the slave pen period, although the function of the associated structure is unknown. In his 1836 account of the Franklin & Armfield slave pen, Andrews described a long building, two-stories high, in which enslaved people passed the night, but it is not clear whether he was describing the North Block or the building set back from Payne Street (**Figure 2B-6**). By this period, there was a tailor’s shop on the property, but historical accounts do not provide clear evidence whether this was located within another building or if it was a freestanding structure. Andrews’ account, which described visiting a kitchen (“near the yard where the women were confined”) and a tailor’s shop (“from the kitchen we went to the tailor’s shop”), seems to suggest the former.<sup>206</sup> Finally, alterations by this date included the construction of a wood fence that possibly enclosed the entire 1-acre lot.

<sup>202</sup> Ibid, 86-89.

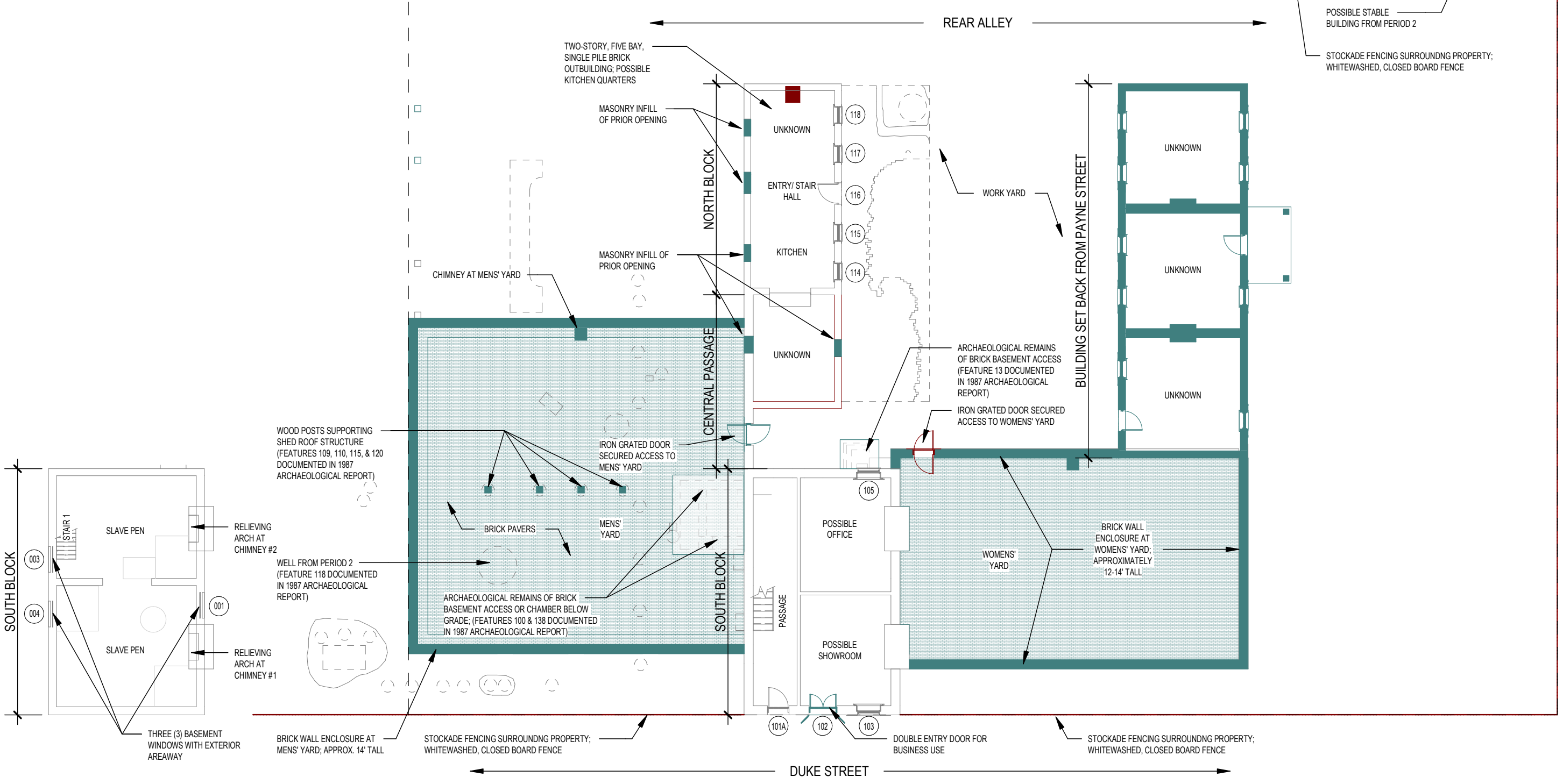
<sup>203</sup> Ibid, 86.

<sup>204</sup> See analysis in Skolnik, pages 120-121 and Figure 77.

<sup>205</sup> Artemel, 120.

<sup>206</sup> For a transcription of the Andrews narrative, see Skolnik, 40.

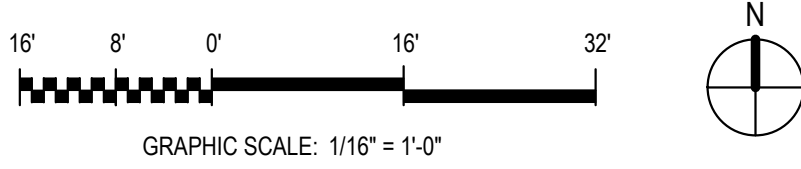
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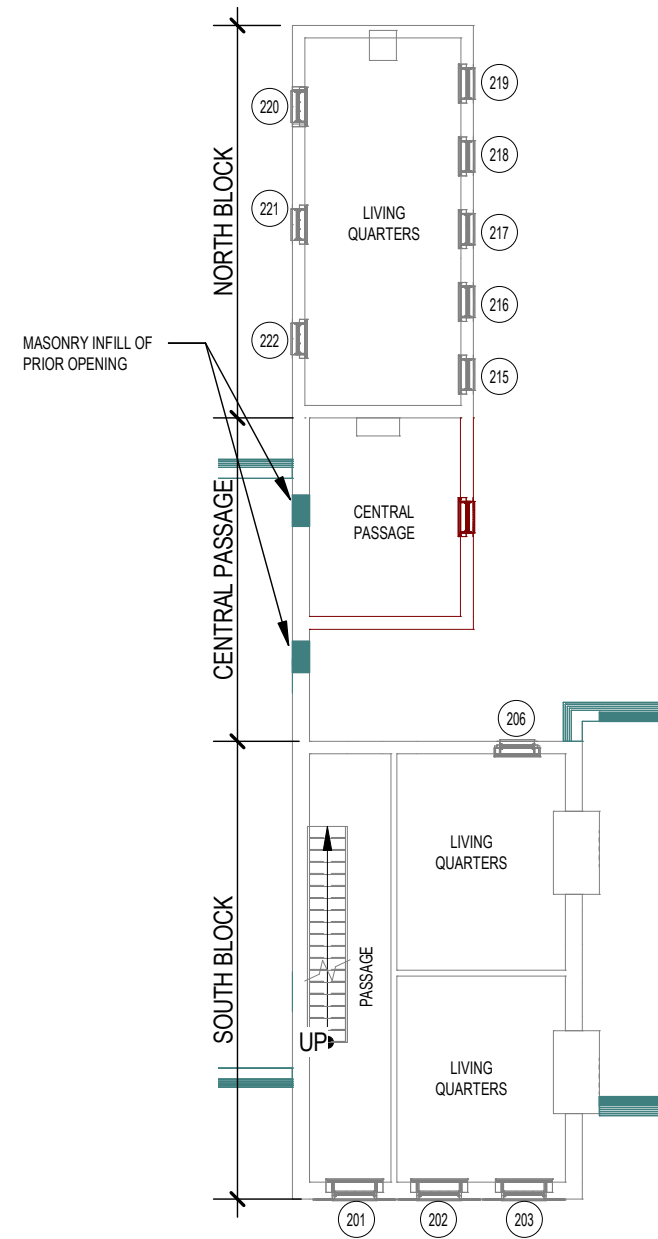
BASEMENT FLOOR PLAN PERIOD 2

FIRST FLOOR PLAN PERIOD 2

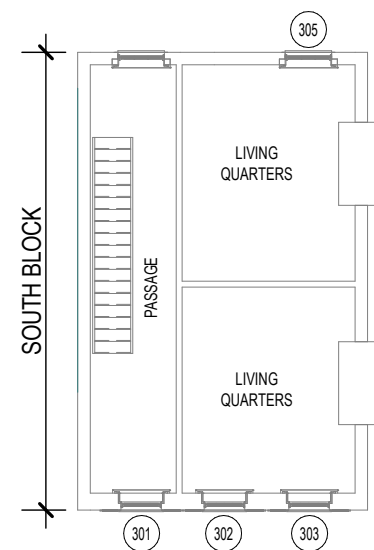
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- CHANGES DURING THIS PERIOD
  - CONJECTURE
  - XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
  - — — ADJACENT PROPERTY LINES
  - - - - - ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



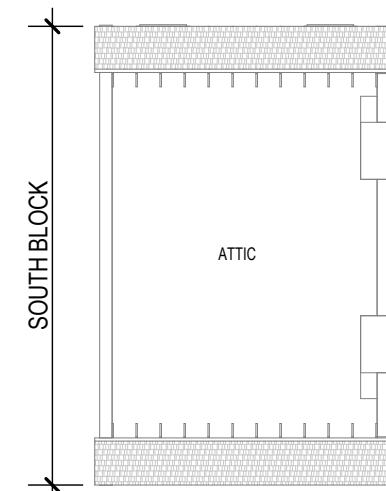
# PERIOD 2A & 2B (1828-1859): FLOOR PLANS



SECOND FLOOR PLAN  
PERIOD 2



THIRD FLOOR PLAN  
PERIOD 2



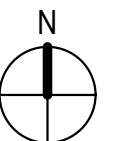
FOURTH/MEZZANINE FLOOR PLAN  
PERIOD 2

**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



GRAPHIC SCALE: 1/16" = 1'-0"

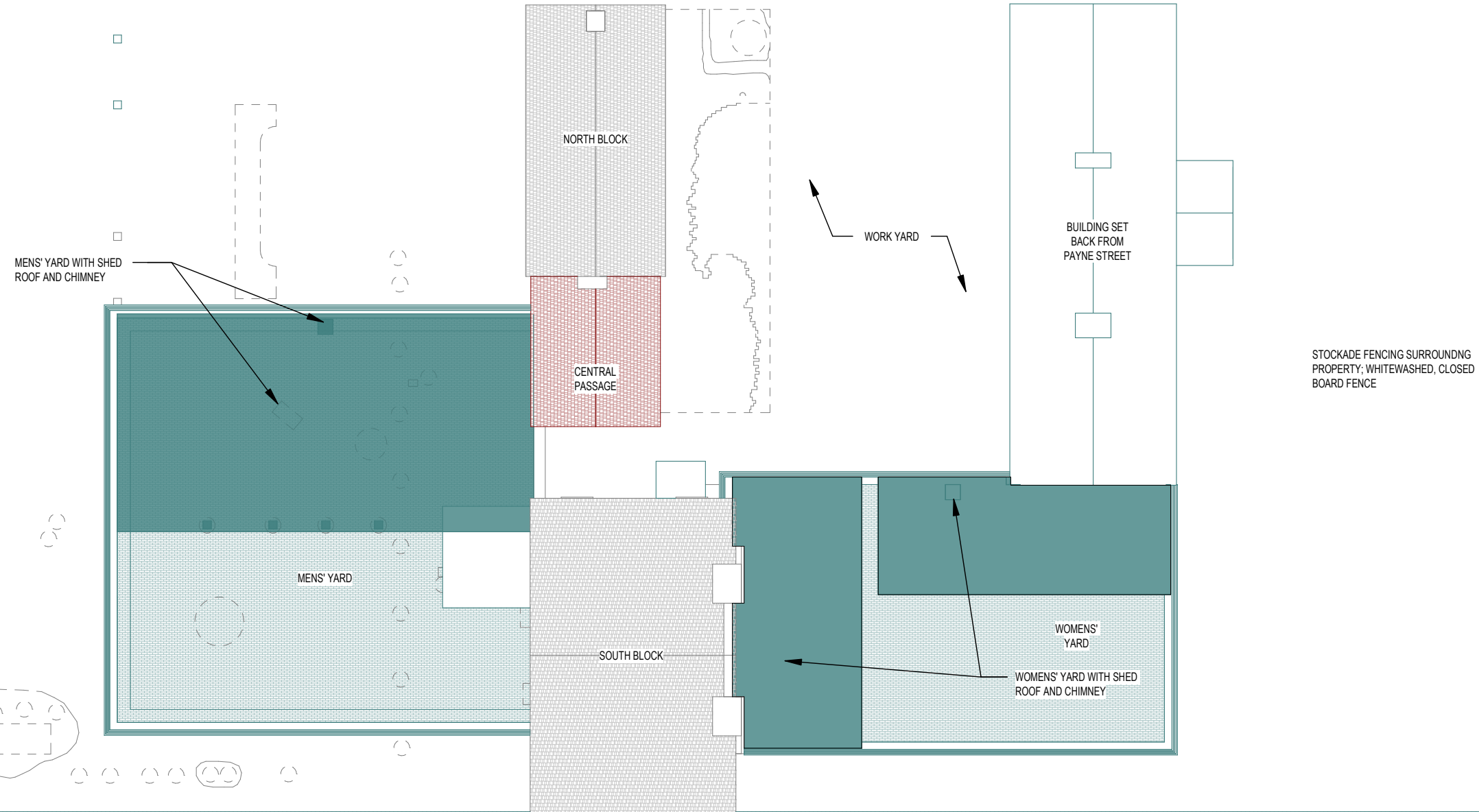


# PERIOD 2A & 2B (1828-1859): FLOOR PLANS

← REAR ALLEY →

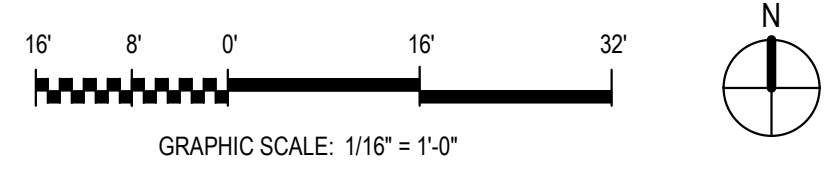
PAYNE STREET

DUKE STREET

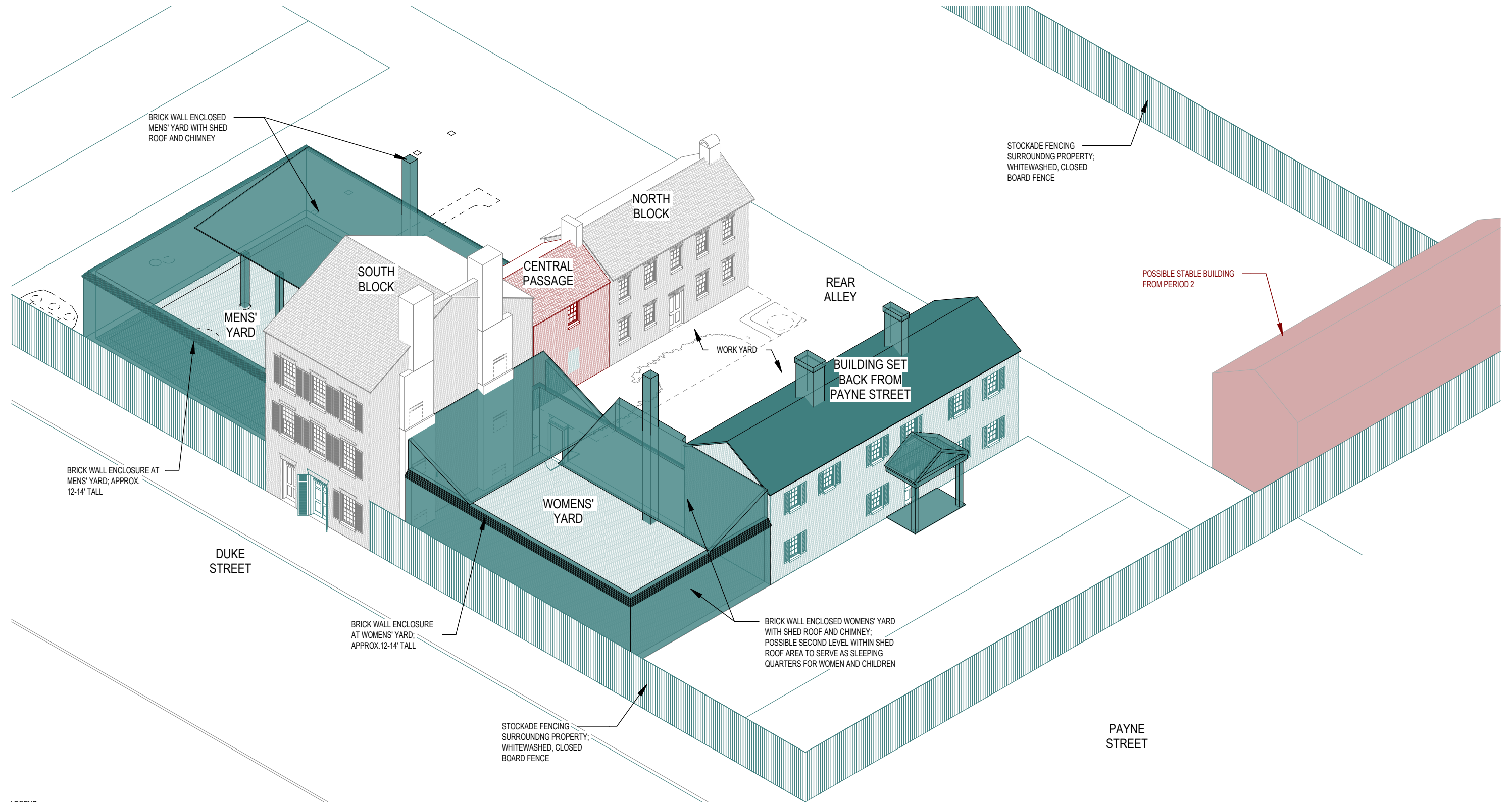


ROOF PLAN PERIOD 2

- LEGEND**
- CHANGES DURING THIS PERIOD
  - CONJECTURE
  - xxx MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
  - ADJACENT PROPERTY LINES
  - ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)

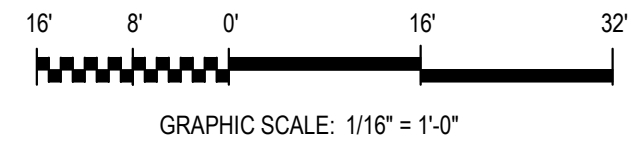


# PERIOD 2A & 2B (1828-1859): SOUTHEAST VIEW

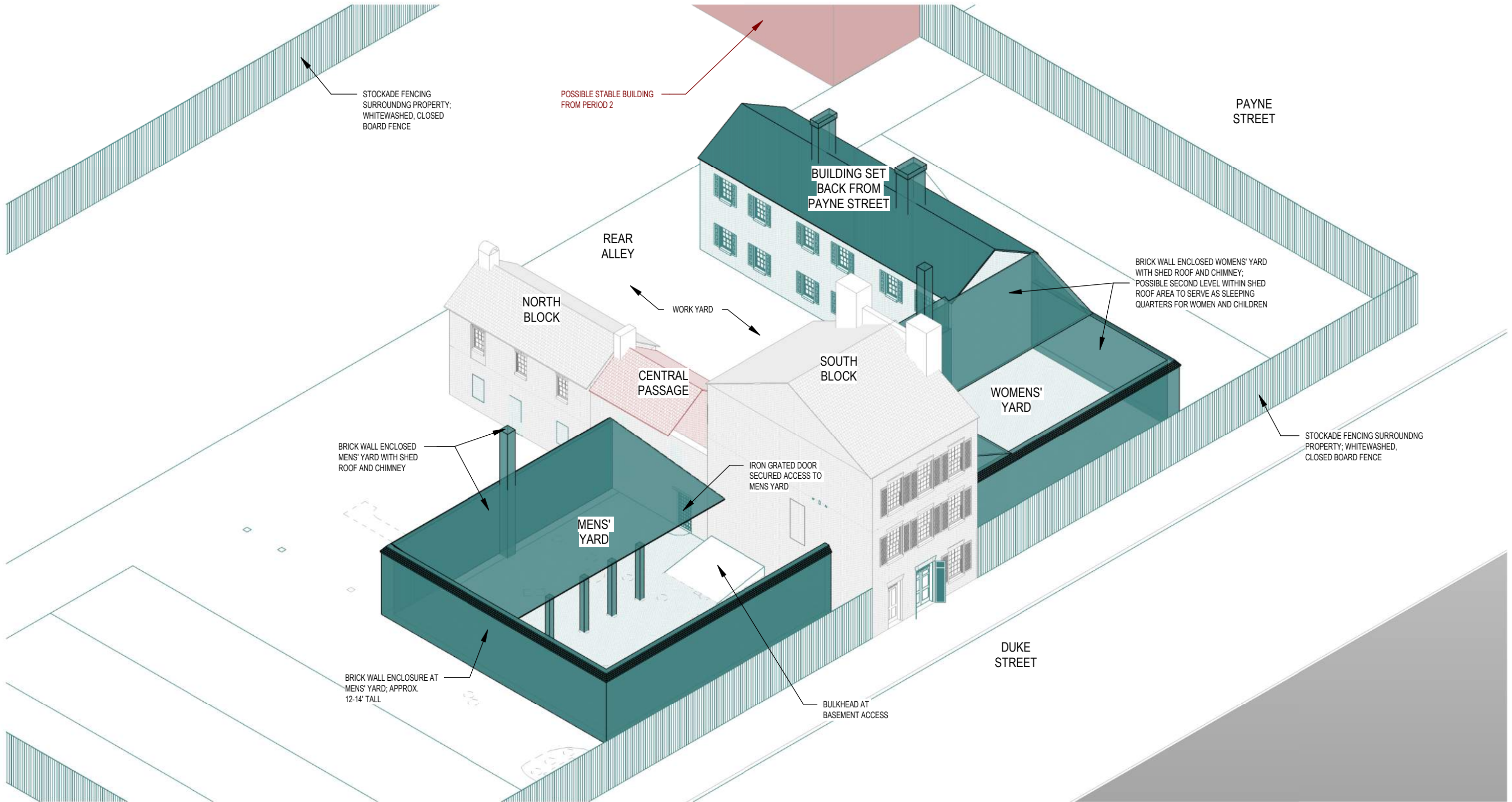


**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- — — ADJACENT PROPERTY LINES
- - - - - ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)

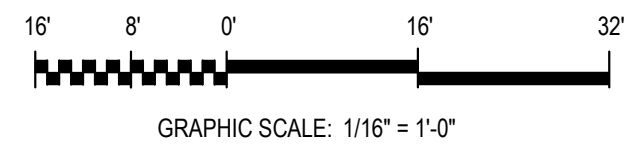


# PERIOD 2A & 2B (1828-1859): SOUTHWEST VIEW

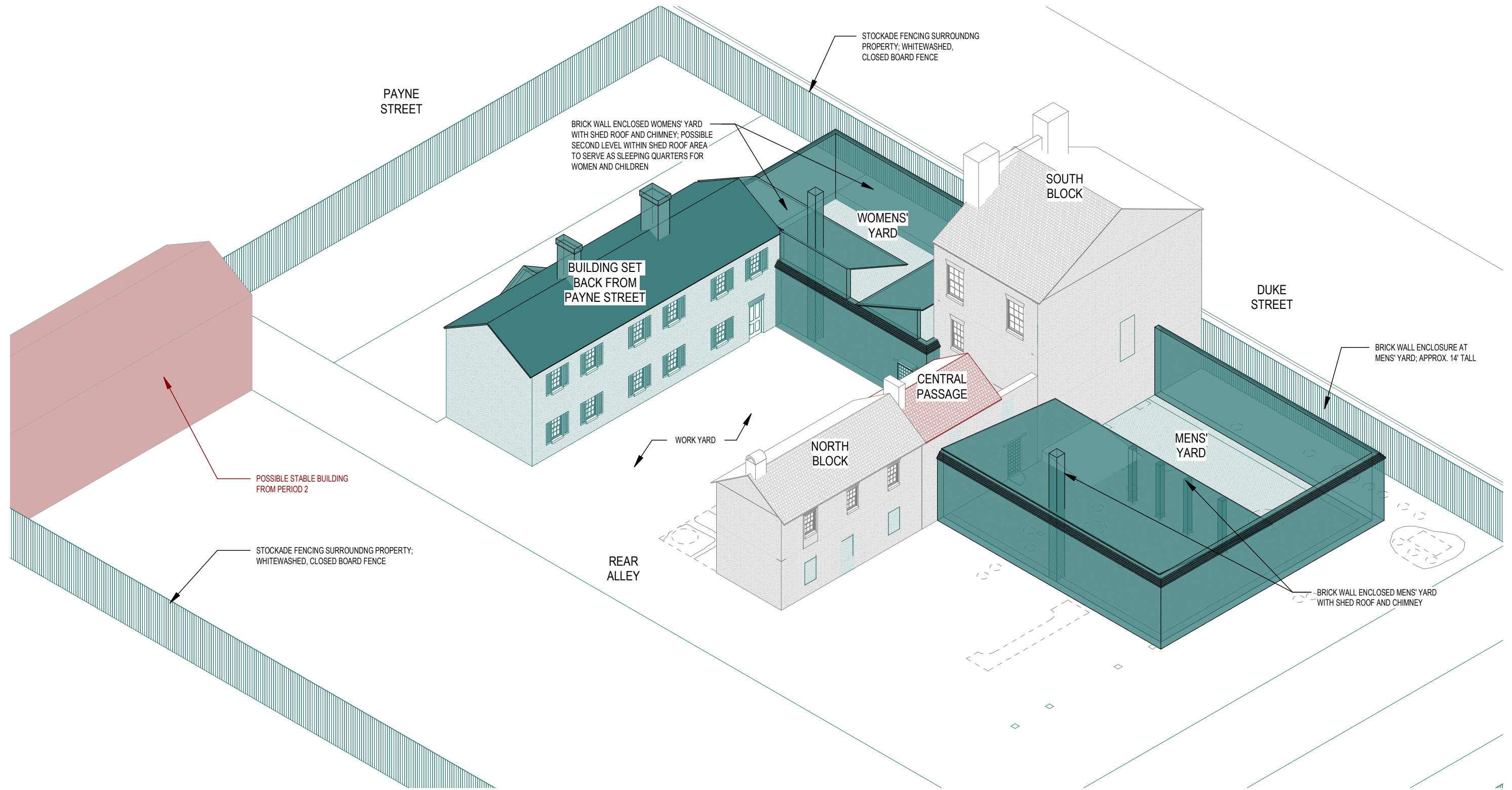


**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)

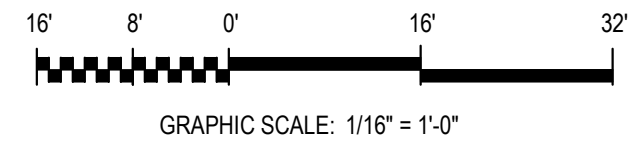


# PERIOD 2A & 2B (1828-1859): NORTHWEST VIEW



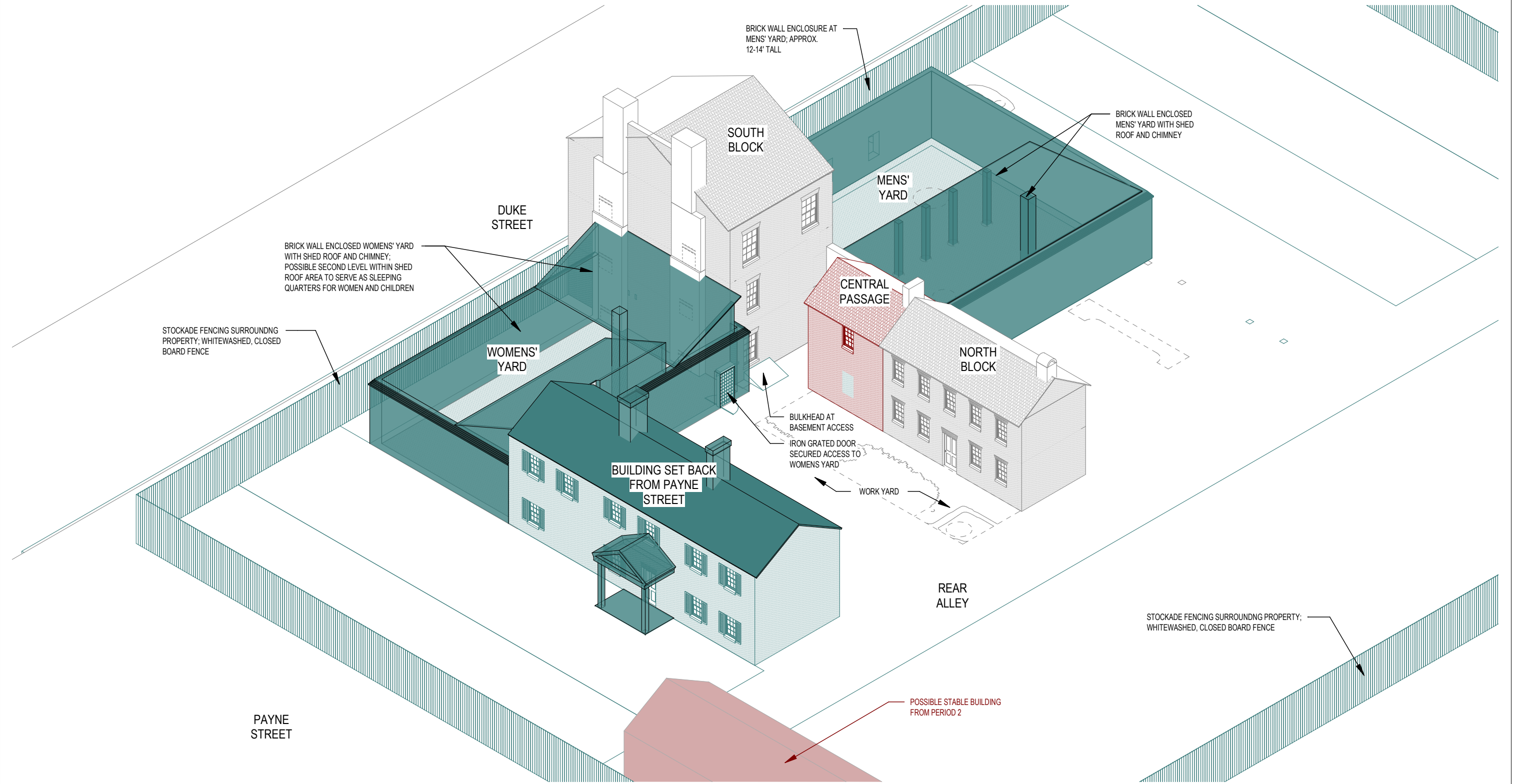
**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



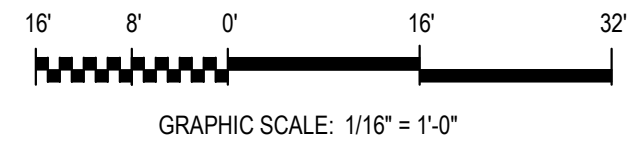


# PERIOD 2A & 2B (1828-1859): NORTHEAST VIEW

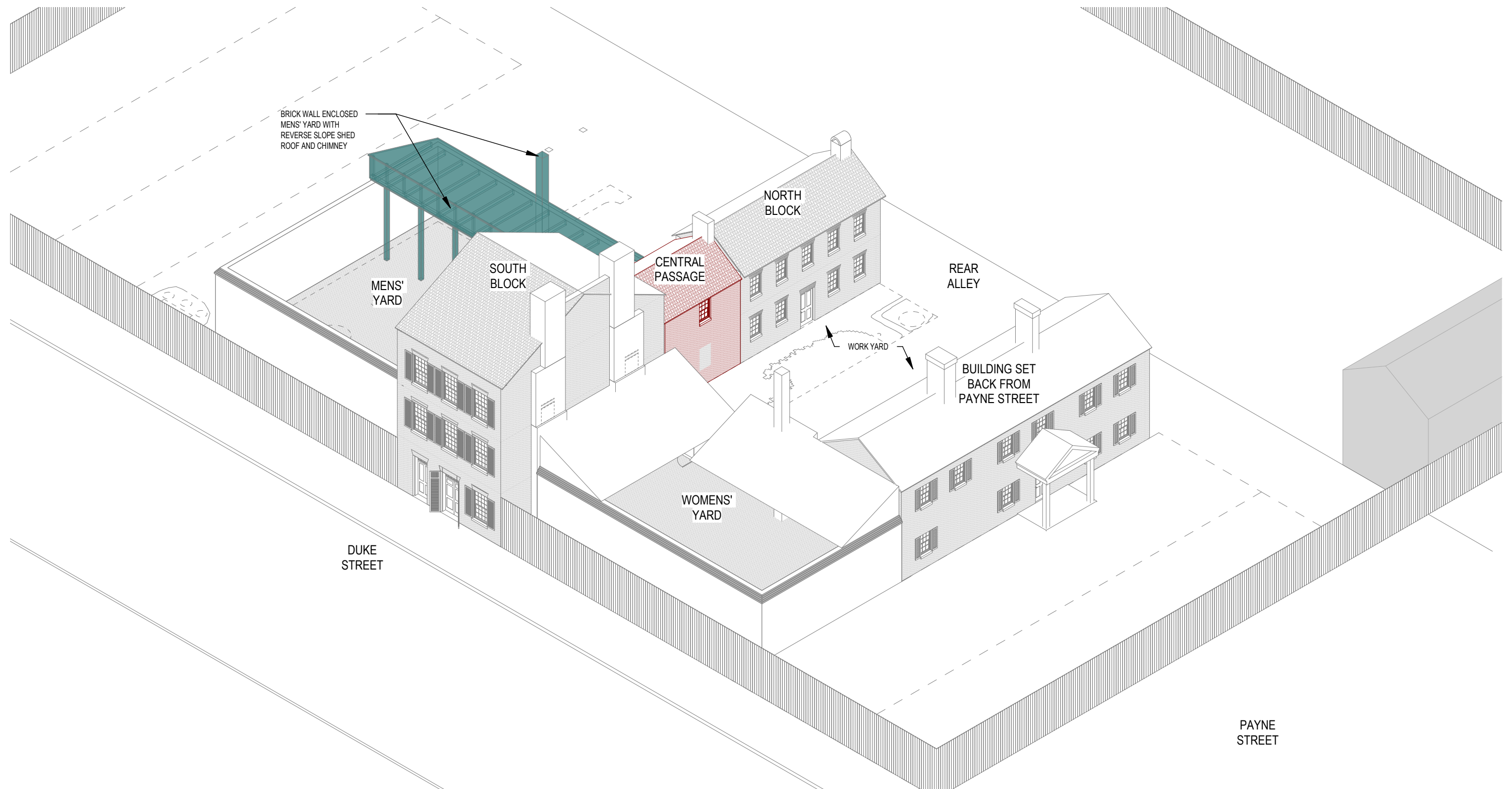


**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)

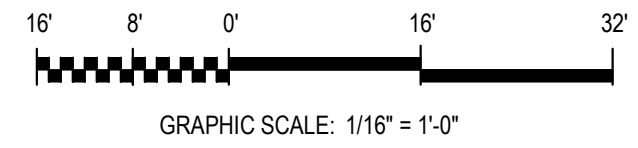


# PERIOD 2C (1859-1861): SOUTHEAST VIEW

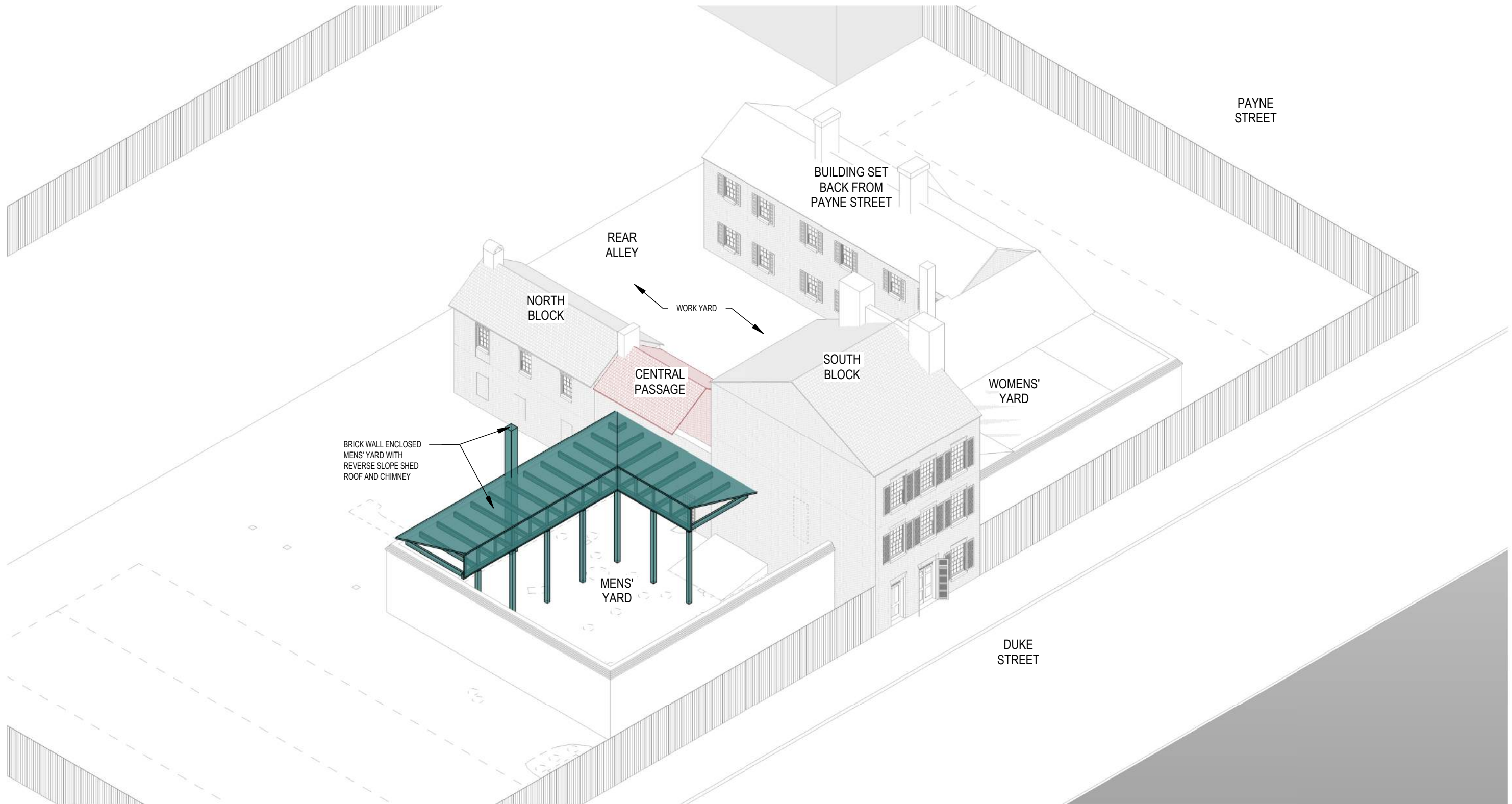


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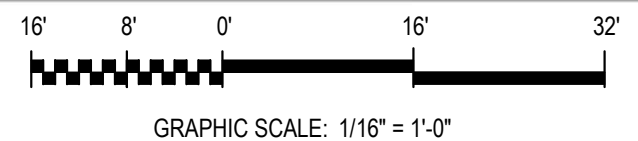
- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



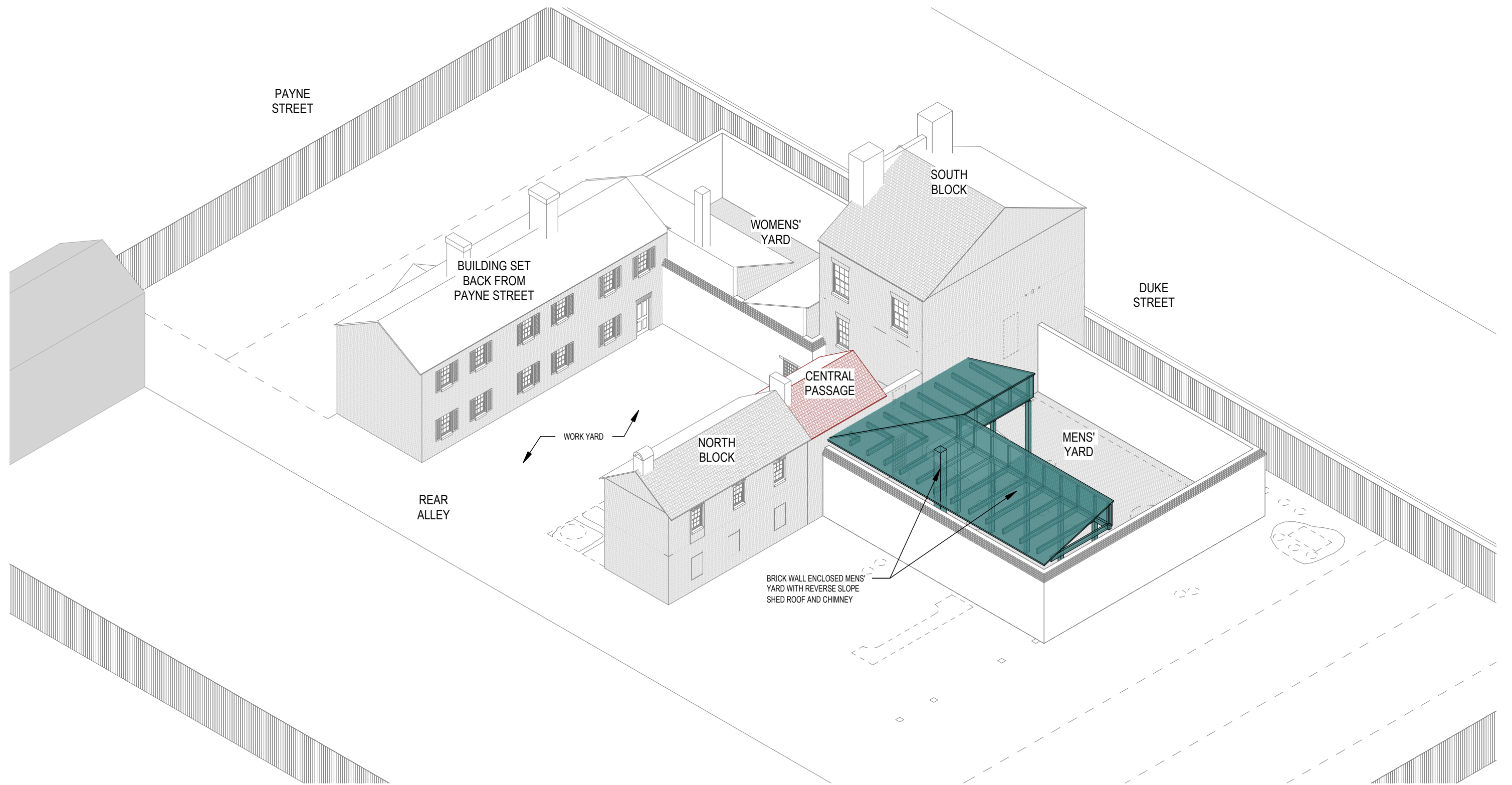
# PERIOD 2C (1859-1861): SOUTHWEST VIEW



- LEGEND**
- CHANGES DURING THIS PERIOD
  - CONJECTURE
  - XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
  - ADJACENT PROPERTY LINES
  - ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)

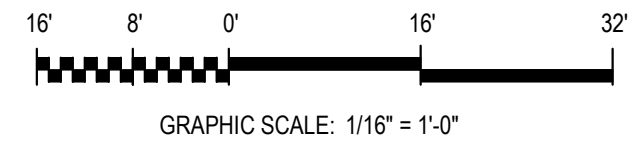


# PERIOD 2C (1859-1861): NORTHWEST VIEW

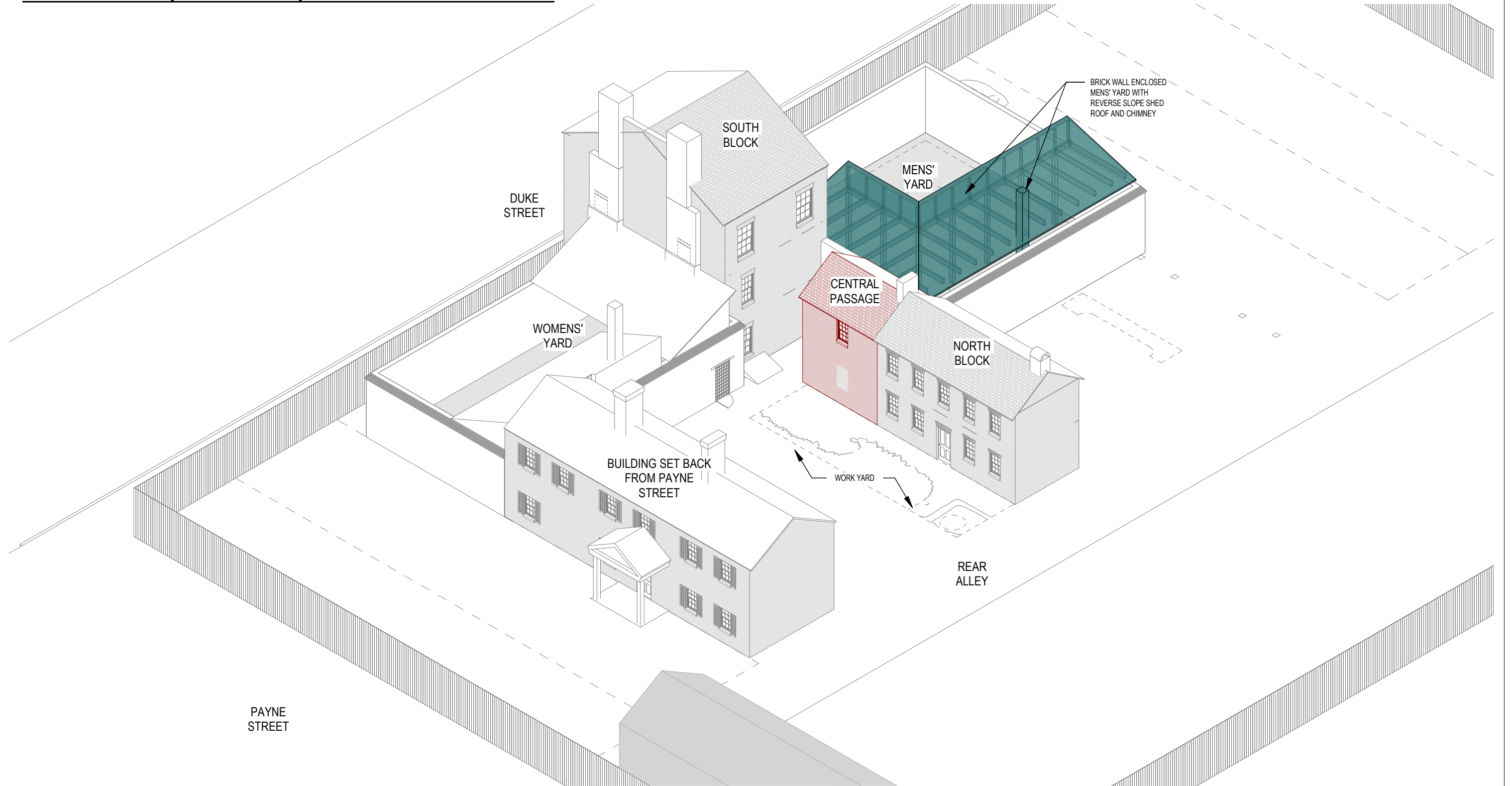


**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



# PERIOD 2C (1859-1861): NORTHEAST VIEW



**LEGEND**

CHANGES DURING THIS PERIOD

CONJECTURE

(XXX) MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE

ADJACENT PROPERTY LINES

ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



GRAPHIC SCALE: 1/16" = 1'-0"

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## PERIOD 3: MILITARY OCCUPATION DURING THE CIVIL WAR (1861-1866)

The morning after Virginia voted to ratify the Ordinance of Secession on May 23, 1861, thousands of federal troops worked their way to Northern Virginia and seized Alexandria. This was the beginning of what would be a five-year military occupation of the city, during which time it became an important center for the care of the wounded and sick, a key supply depot, and the new home for many formerly enslaved people. US Army troops quickly liberated the slave pen at 1315 Duke Street and requisitioned it as an army quarters and a military prison. At the beginning of the war, both sides of the conflict established makeshift prisons in existing buildings of a variety of types, and the US Army prison on Duke Street is one example (Figure 2B-7).

### PERIOD 3A: INITIAL OCCUPANCY (MAY 1861-CA. LATE FEBRUARY 1862)

Newspaper accounts of the Alexandria prison describe how the complex functioned during this period. An article in the *Philadelphia North American* published on February 12, 1862, indicated that military prisoners were incarcerated in the men's and women's yards, officers were quartered in the dwelling house, and guards were housed in the "back buildings."<sup>207</sup> The reference to "back buildings" may be describing the North Block, the two-story building set back from Payne Street, the hospital, which is believed to have been a freestanding building, or yet other structures.

It is unknown what major changes, if any, were made to the former slave pen complex during the first nine months or so of the army's occupancy. Written descriptions and photographs indicate that the sign for Price, Birch & Co., remained in place on the front facade of the South Block. One account published in the *Boston Morning Journal* on June 13, 1861, claimed that "with the assistance of a hose, shovel, broom," the soldiers put the facility "in good shape." The army reportedly also whitewashed some of the "dingy" brick buildings.<sup>208</sup> Several newspapers reported that many of the instruments used by enslavers for imprisonment and punishment had been removed from the premises.<sup>209</sup>

Although a visitor's account published on February 13, 1862, in the *Boston Traveler* described the former men's yard as "a high-walled court, roofed over-head," other accounts from this period describe the yard as having no roof or a narrow roof. As discussed earlier, during the Price, Birch & Co., period (ca. 1859-61), the roof over the men's yard may have been altered from its original configuration sheltering about half of the space to a structure comprised of reverse sheds along the north and east walls, which would have provided very little protection from the elements and may have been interpreted by visitors as an "uncovered" space. Indeed, a dispatch published in the *Philadelphia Inquirer* on February 9, 1862, described the men's yard with "no roof over it, except a narrow strop over one corner."<sup>210</sup> A few days later, the *Philadelphia North American* reported, "On either side of the house is a square enclosure, surrounded by a high brick wall, and entirely open at the top, excepting a narrow strip of roof along one side, but too high to afford any shelter."<sup>211</sup>

### PERIOD 3B: MEN'S YARD ALTERATIONS (CA. LATE FEBRUARY 1862-FALL 1864)

Archival records seem to indicate that changes may have been made during this period to improve conditions at the prison. The first alteration relates to the roof over the former men's yard. For roughly the first nine months of its use by the US Army, the men's yard is believed to have been mainly open

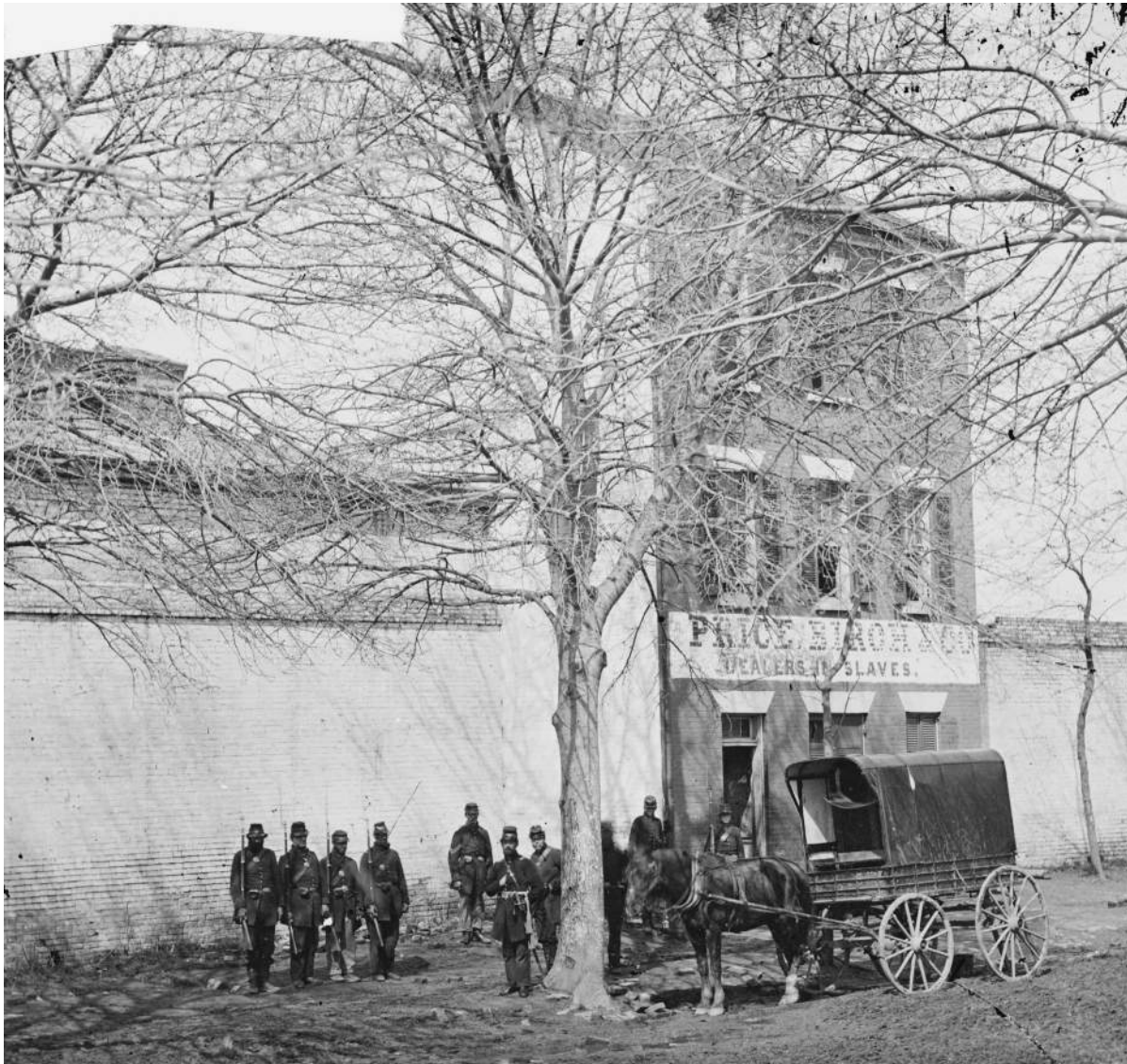
<sup>207</sup> Skolnik, 104-105.

<sup>208</sup> *Philadelphia Inquirer*, November 27, 1861.

<sup>209</sup> In the Building History of 1315 Duke Street, Skolnik traces the movement of some of the business records and artifacts left behind at 1315 Duke Street after the enslavers abandoned it. See Skolnik, 97-99.

<sup>210</sup> Skolnik, 103.

<sup>211</sup> *Ibid*, 105-106.



**Figure 2B-7:** This image is believed to be the earliest Civil War-era photograph of the slave pen after its requisition by the US Army for use as a military prison. The front facade of the South Block still retains many of the Federal-period architectural details as constructed during Period 1. This includes the Flemish bond masonry coursing, the door in the west bay, and the twelve-over-twelve, single-hung sash, wood windows with brick jack arches. The moderately-pitched, side-gable roof and molded brick cornice are also evident. The primary changes to the front facade of the South Block by this date include the modification of the center window at the first floor to create a double entry door and the painted sign that reads "Price, Birch & Co. Dealers of Slaves." This view offers a glimpse of the men's yard enclosure on the west side of the South Block and the women's yard on the opposite side. Both of these spaces were enclosed with high brick walls (approximately 14 feet tall) that were racked at the top. This image depicts the raised walls and low-sloped monitor roof over the men's yard that was likely constructed by the army to improve conditions at the prison. [Slave pen, 1861-1865, Prints and Photographs Division, Library of Congress]

to the elements, sheltered only by narrow reverse shed roofs along two sides. There is no indication that prisoners were moved indoors at night or during inclement weather. As a result of the death of a prisoner and the serious injury of another, a Congressional committee conducted an inquiry into the conditions at the Duke Street prison. Following the investigation, the army made improvements to the facility, which were completed by early March 1862. Civil War-era photographs of the prison document that at some point, the army increased the height of the walls of the men's yard by roughly 4 feet and added a monitor roof with vents and skylights to enclose the space.<sup>212</sup> A visitor's account published in the *Coos (Oregon) Republican* on November 3, 1863, described the former men's yard as "a space perhaps 50 feet square, floored with brick and surrounded with high walls, roofed in, without light or ventilation

<sup>212</sup> Skolnik has conducted a careful review and analysis of the Civil War-era photographs attributed to this site and has been able to narrow down the possible dates of some of the images. This allows for a more complete evaluation of the building morphology during this time. See Skolnik, 91-161.





**Figure 2B-8:** Civil War-era photograph of what is believed to be the interior of the former men’s yard which, by this time, had been converted into a military prison. The cells on the left of the image are believed to have been built by the army to hold prisoners in solitary confinement. The pattern of the light and shadows cast on the floor of the space in this image seems to indicate that the photograph was taken after the monitor roof was built to enclose the space. [Alexandria, Virginia, 1861-1865, Prints and Photographs Division, Library of Congress]

save what proceeds from a small aperture in the roof.”<sup>213</sup> In this description, the monitor at the ridge of the roof may have been perceived as a “small aperture” in the structure. The monitor roof is discernable in a view of the city of Alexandria looking southeast from near Shuter’s Hill dated April 15, 1864, in which 1315 Duke Street is visible in the distance (Appendix C, Image N). This reveals that the monitor roof was in place until at least this date.

Civil War-era photographs indicate that the army also constructed prison cells in the former men’s yard (**Figure 2B-8**). The cells were located along the north wall of the space and were built of brick. The openings were fitted with board-and-batten wood doors with heavy iron hinges and latches. Although a visitor’s account published on February 13, 1862, in the *Boston Traveler* described entering a “high-walled court, roofed over-head and having along one side a dozen or so cells or pens with grated doors, now fastened up,” historic photographs seem to indicate that the cells were built at some point between late

<sup>213</sup> Coos (Oregon) *Republican*, November 3, 1863.



**Figure 2B-9:** This photograph is taken from Duke Street looking northeast toward the former slave pen. The men's yard and South Block are visible at the center of the image with the former women's yard in the background. This Civil War-era image is believed to postdate Figure 2B-7 and captures two important changes to men's yard. By this time, a new roof had been constructed over the yard that had a steeper slope and a higher roofline than the earlier monitor roof and three six-over-six, double-hung sash windows had been added to the south wall. [Slave pen, Alexandria, VA, 1861-1865, Prints and Photographs Division, Library of Congress]

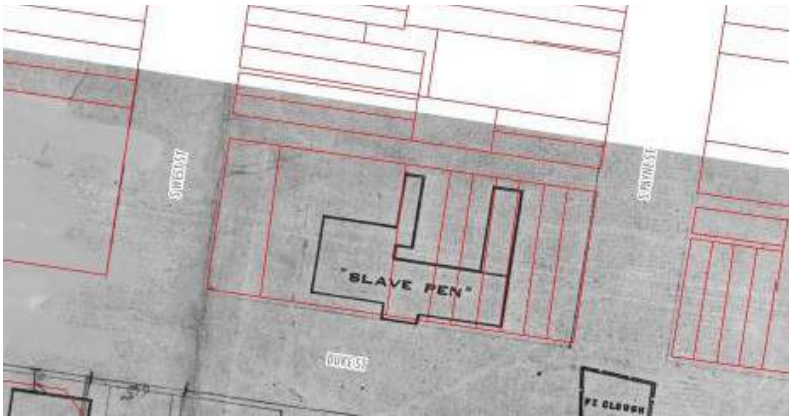
February 1862 and the Fall of 1864 – at the same time or soon after the monitor roof was added over the men's yard. In one Civil War image, which captures what is believed to be the northeast corner of the men's yard (Appendix C, Image E, Feature E-11), the windows in the doors of the prison cells lack security bars (Appendix C, Image E, Feature E-2). This may indicate that the cells are still under construction since a second image looking east from within the same space shows the cells with security bars in place (Appendix C, Image F, Feature F-3). In both images there is evidence that the space has already been enclosed under a roof (Appendix C, Image E, Feature E-11 and Image F, Feature F-5), suggesting that the cells were added at the same time or shortly after its construction.

Other improvements during this period included filling up a cellar entrance (possibly the entrance from the men's yard to the basement of the South Block) and covering a privy (location unspecified).<sup>214</sup> A description of the prison from September 1862 notes that the floor of the men's yard was earth, suggesting that the brick paving had been taken up by that point.

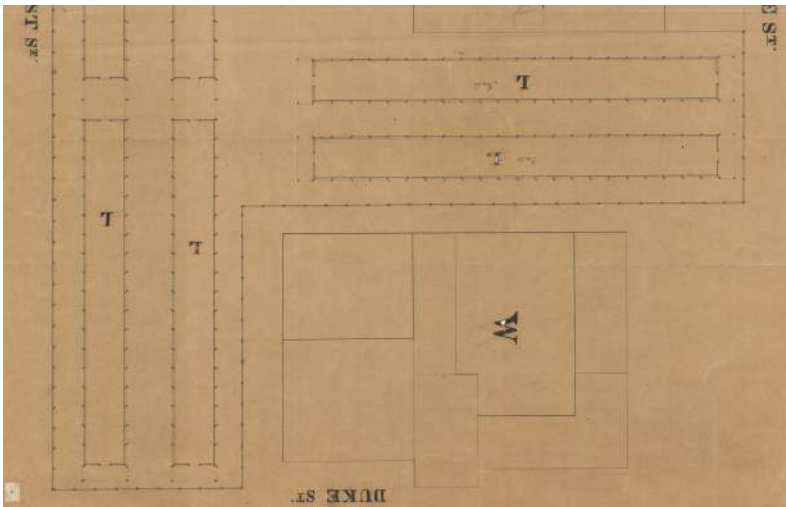
### PERIOD 3C: LATER CHANGES (CA. FALL 1864-1866)

The US Army made additional changes to the former men's yard during this period. In a Civil War-era photograph of 1315 Duke Street in which a swag of black crepe is visible hanging from the front facade of the South Block, the roof over the former men's yard features a side-gable roof with two rectangular, louvered lanterns, each with one skylight to either side (**Figure 2B-9**). The roof in this image is higher and steeper than the earlier monitor roof, and a close examination of the image reveals vertical wood siding (Appendix C, Image M, Feature M-11) in the upper portion of the west gable end wall that aligns

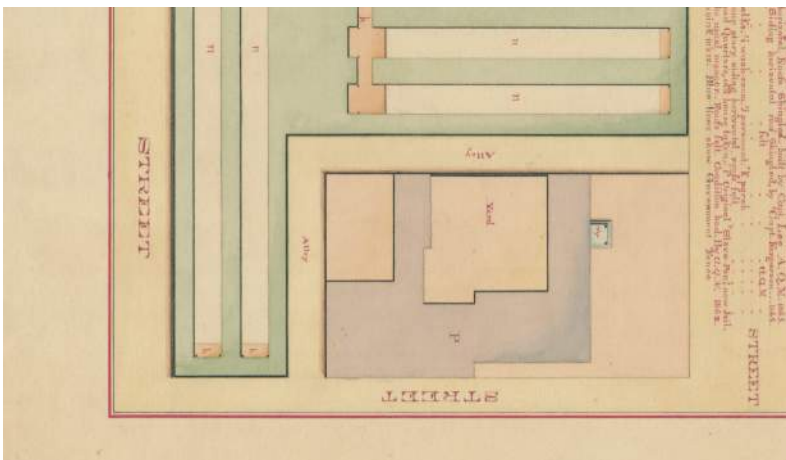
<sup>214</sup> See testimony of Dr. Benjamin Lippencott in Skolnik, 107-108.



**Figure 2B-10:** Detail from "Map of the U.S. Military Railroad Station at Alexandria, VA," published in September 1865, as reproduced in Skolnik, Office of Historic Alexandria, "Building and Property History, 1315 Duke Street, Alexandria, Virginia," January 2021. This map appears to indicate that there was no structure linking the South Block with the North Block at this time. [War Department, Office of the Chief of Engineers, Record Group 77, National Archives and Records Administration]



**Figure 2B-11:** Detail from Civil War Quartermaster Map, Sheet 5, showing plans for the Soldiers' Rest in Alexandria. This map of the former slave pen shows a structure linking the South Block and North Block that is the same width as the North Block. [War Department, Office of the Quartermaster General, Record Group 92, National Archives and Records Administration]



**Figure 2B-12:** Detail from map of the L'Ouverture Hospital and Contraband Barracks as reproduced in Skolnik, Office of Historic Alexandria, "Building and Property History, 1315 Duke Street, Alexandria, Virginia," January 2021. In this map, there appears to be a structure linking the South Block with the North Block. [Office of the Quartermaster General, Post and Reservation Maps, War Department, Record Group 92, National Archives and Records Administration]

with the reframing of the roof structure. Since the black fabric was likely hung following the Lincoln assassination, this change to the roof was likely made sometime before April 1865, perhaps in the fall of 1864 before the winter months. In addition, prior to April 1865, three double-hung sash windows (Appendix C, Image M, Feature M-7) were added to the south wall of the former men's yard. This change may have coincided with the change to the roof. In earlier images of the former men's yard with the monitor roof, there are no window openings.

While the reason for this change is unknown, it is possible that the roof was raised to convert the former men's yard into a two-story space. Close examination of a historic photograph of the South Block from circa 1900 reveals a second-floor level window on the west facade with a what appears to be infill below (Appendix C, Image R, Feature R-3), indicating that it may have originally been a door. In addition, there is evidence on the existing west facade of the South Block of another opening that has

been infilled (Appendix C, Image R, M.O. 211). It is possible that these doors provided access between the South Block and a new upper level within the former men's yard. Since the lanterns in the roof would not have illuminated the first-floor level, window openings may have been introduced in the south wall of the former men's yard for additional light.

## SUMMARY DESCRIPTION FOR PERIOD 3: MILITARY OCCUPATION DURING THE CIVIL WAR (1861-1866)

### DWELLING HOUSE/OFFICERS' QUARTERS

Little is known about what changes may have been made to the South Block during this period of development. Historical accounts describe the building being used as officers' quarters and indicate that a cellar entrance (possibly the entrance from the men's yard) was closed. Historic photographs also document that, at one point, the third-floor windows of the South Block were boarded up. This may have been done to prevent prisoners from escaping.<sup>215</sup> Another change during this period was that the shutters were removed from the front facade of the South Block.

### SITE

Archival documentation and historic photographs indicate that substantial changes were made to the former men's yard during this period. First, the brick walls were increased in height and a side-gable, monitor roof was constructed to fully enclose the space. This roof was later replaced with a taller, steeper gable roof with two louvered lanterns and skylights. Other changes to the yard included building cells for solitary confinement along the north wall, taking up the brick paving, and adding three window openings in the south wall.

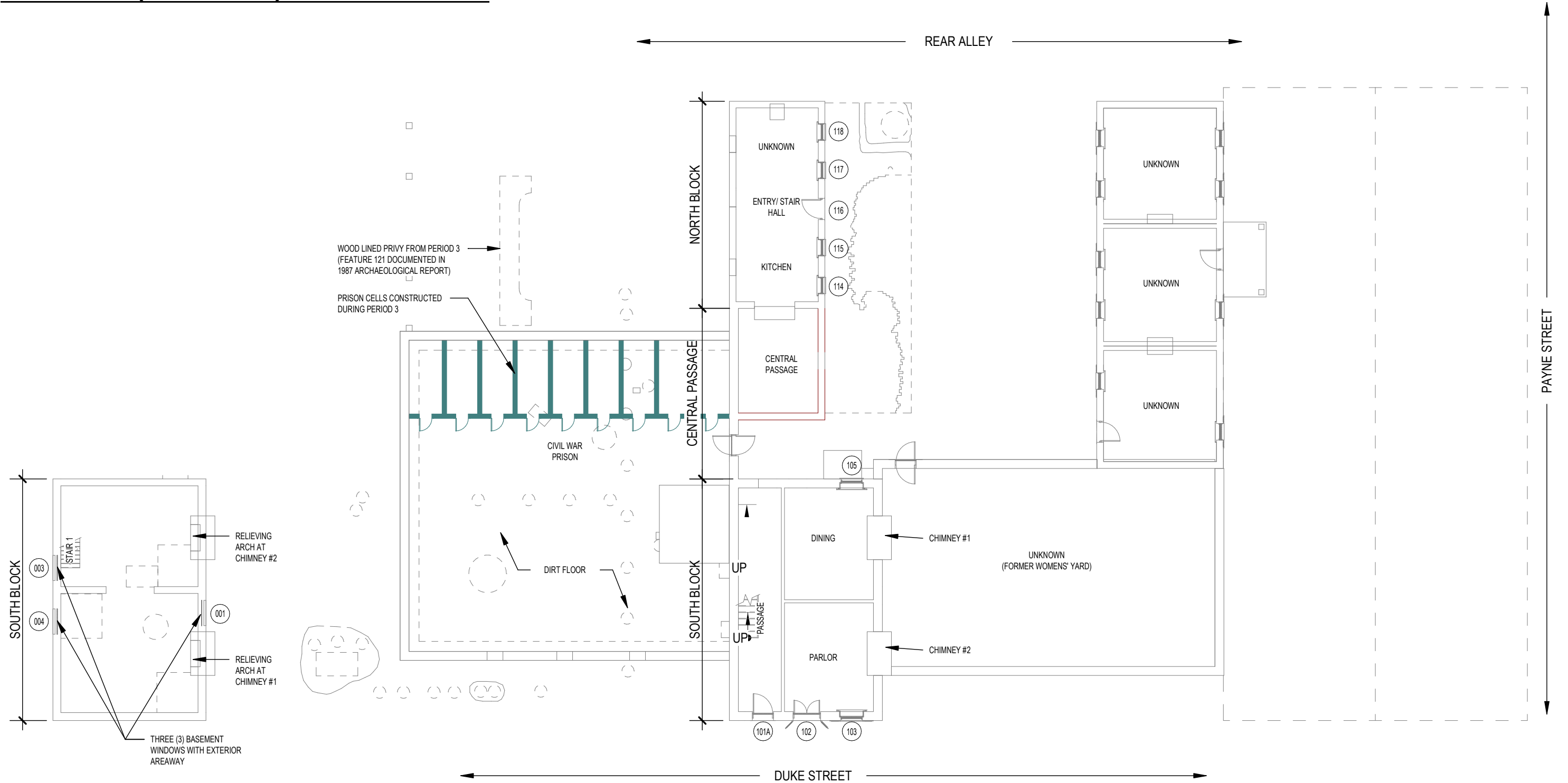
Maps prepared by the War Department and Civil War-era photographs seem to provide conflicting evidence regarding the configuration of the addition linking the South Block and the North Block that, as described above, may have been constructed prior to the slave pen period. In one map, titled "Map of the U.S. Military Railroad Station at Alexandria, VA," the two structures do not appear to be linked (**Figure 2B-10**). A second map shows an addition that is the same width as the North Block (**Figure 2B-11**). Yet another map of the L'Ouverture Hospital and Contraband Barracks seems to depict the structures linked by a passage that is slightly narrower than the North Block (**Figure 2B-12**). Close examination of photographs of the former men's yard reveal that behind its iron-grated door there is a brick wall (Appendix C, Image E, Feature E-12) that, given the angle of the view, appears to be oriented parallel to the north facade of the South Block. Given the location of the North Block on the site, this wall does not seem to be the south facade of that building. Although the wall appears to be whitewashed, it is not clear if it is an interior wall or an exterior wall. If a structure existed at this time to link the North Block and South Block, the function of this wall in relation to that structure is unknown. In yet another Civil War photograph taken from the within the former men's yard, a door opening and window are visible in the background behind the iron-grated door (Appendix C, Image F, Feature F-1), which may be elements of the two-story building along Payne Street. This image seems to indicate that, if there was a structure linking the North Block and South Block at this time, it did not have an east wall, as an east wall would have obstructed the view of the door and window beyond.

Changes to the site during this period also included the demolition of a stable, which, as noted above, may have been located near the northeast corner of the property, and the removal of a fence, which may have been the close board fence described in slave pen-era accounts.<sup>216</sup> Archaeological excavations also determined that there was a wood-lined trough privy (Artemel, Feature 121) from the Civil War era located north of and outside the men's yard.

<sup>215</sup> The South Block may have been used to detain prisoners. Skolnik's report describes the account of one soldier on guard duty who was ordered to shoot anyone who attempted to jump from the windows and postulates that the upper windows of the South Block may have been boarded up to prevent escape. See Skolnik, 109-110.

<sup>216</sup> Skolnik, 218.

# PERIOD 3 (1861-1866): FLOOR PLANS



BASEMENT FLOOR PLAN PERIOD 3

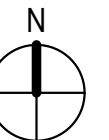
FIRST FLOOR PLAN PERIOD 3

**LEGEND**

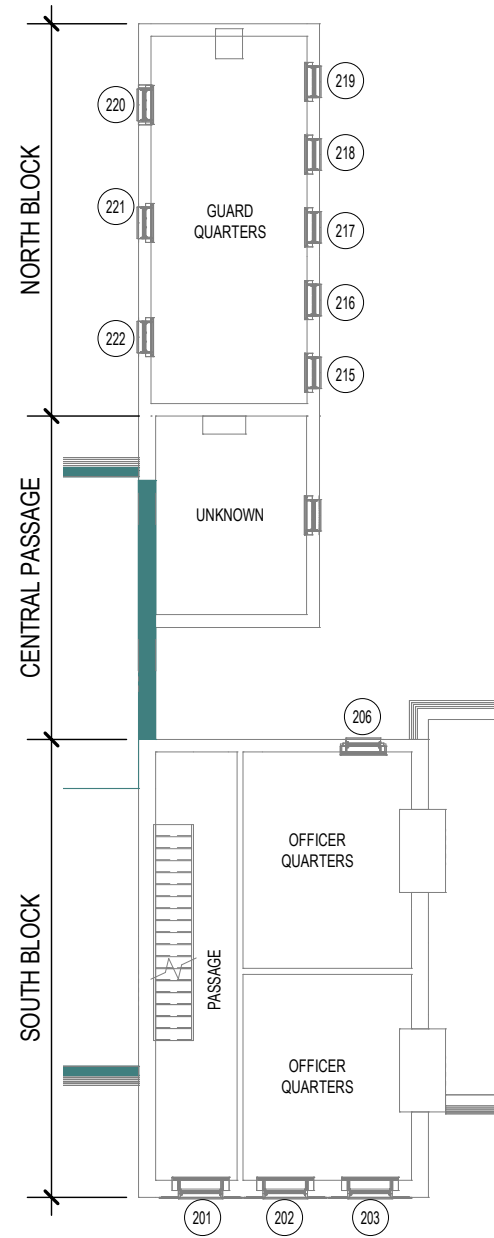
- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



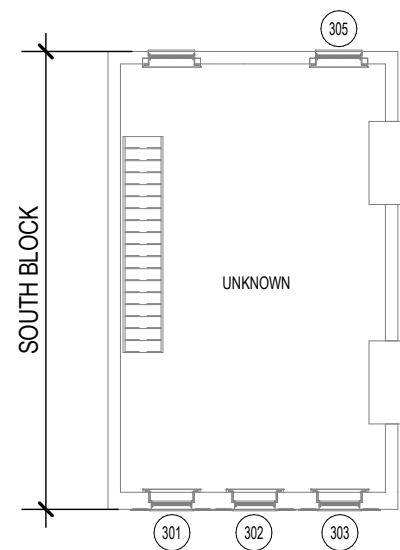
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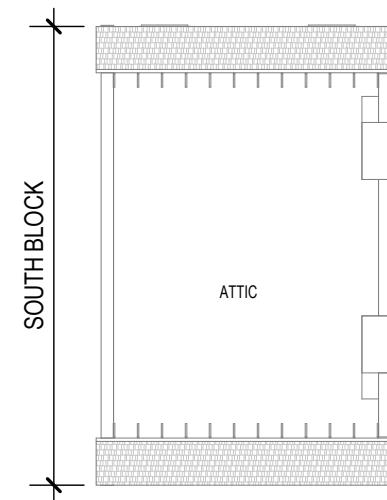
# PERIOD 3 (1861-1866): FLOOR PLANS



SECOND FLOOR PLAN  
PERIOD 3



THIRD FLOOR PLAN  
PERIOD 3



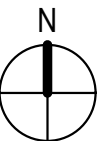
FOURTH/ MEZZANINE FLOOR PLAN  
PERIOD 3

LEGEND

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



GRAPHIC SCALE: 1/16" = 1'-0"



# PERIOD 3 (1861-1866): FLOOR PLANS



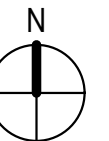
ROOF PLAN PERIOD 3

LEGEND

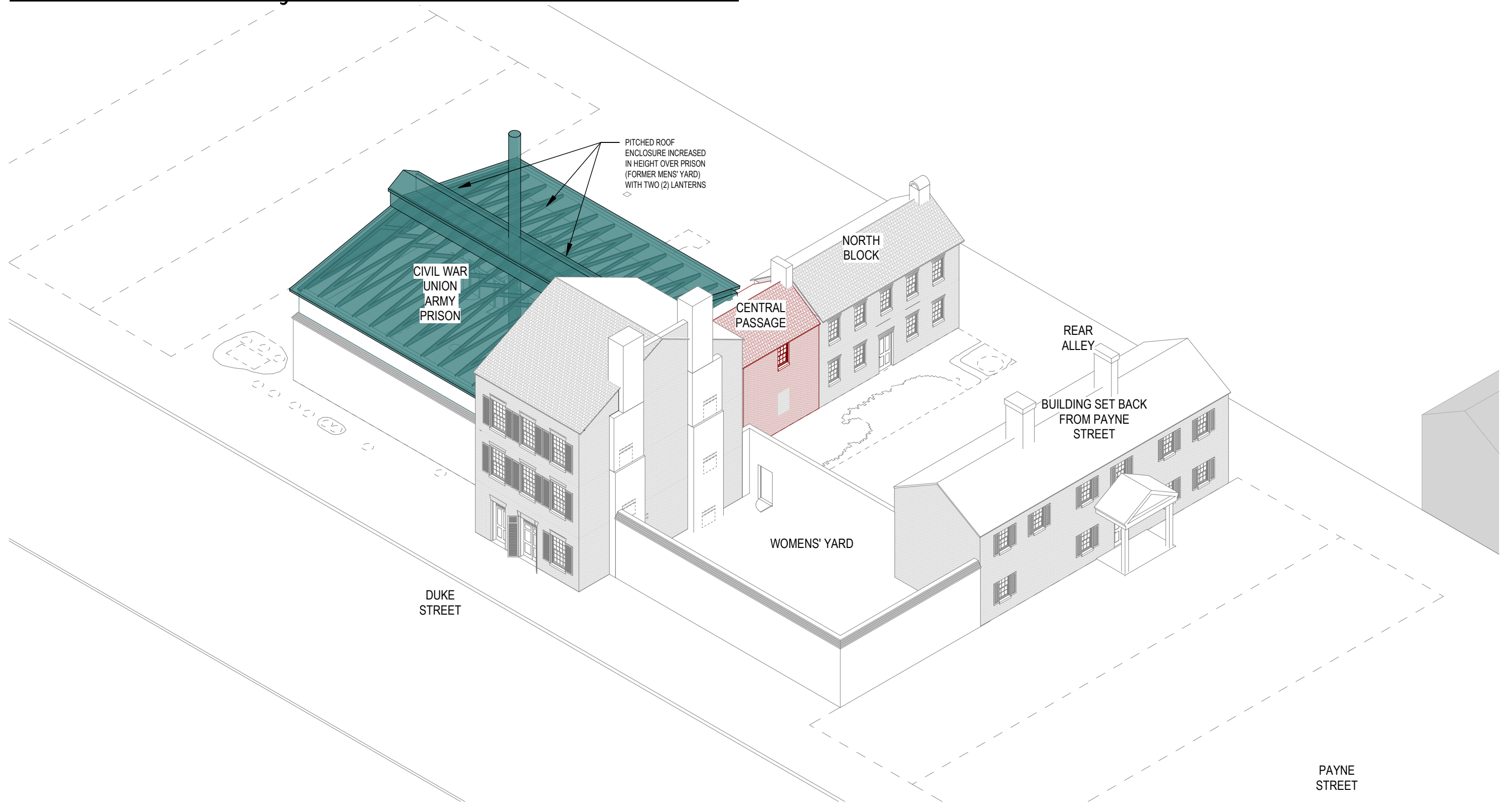
- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
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- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



GRAPHIC SCALE: 1/16" = 1'-0"

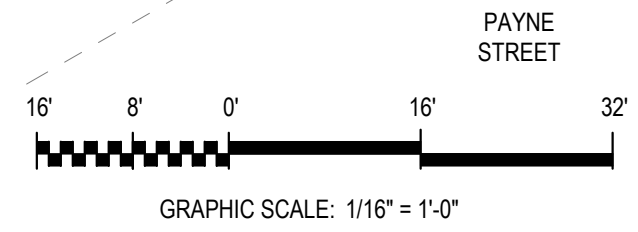


# PERIOD 3A & 3B (May 1861-Fall 1864): SOUTHEAST VIEW



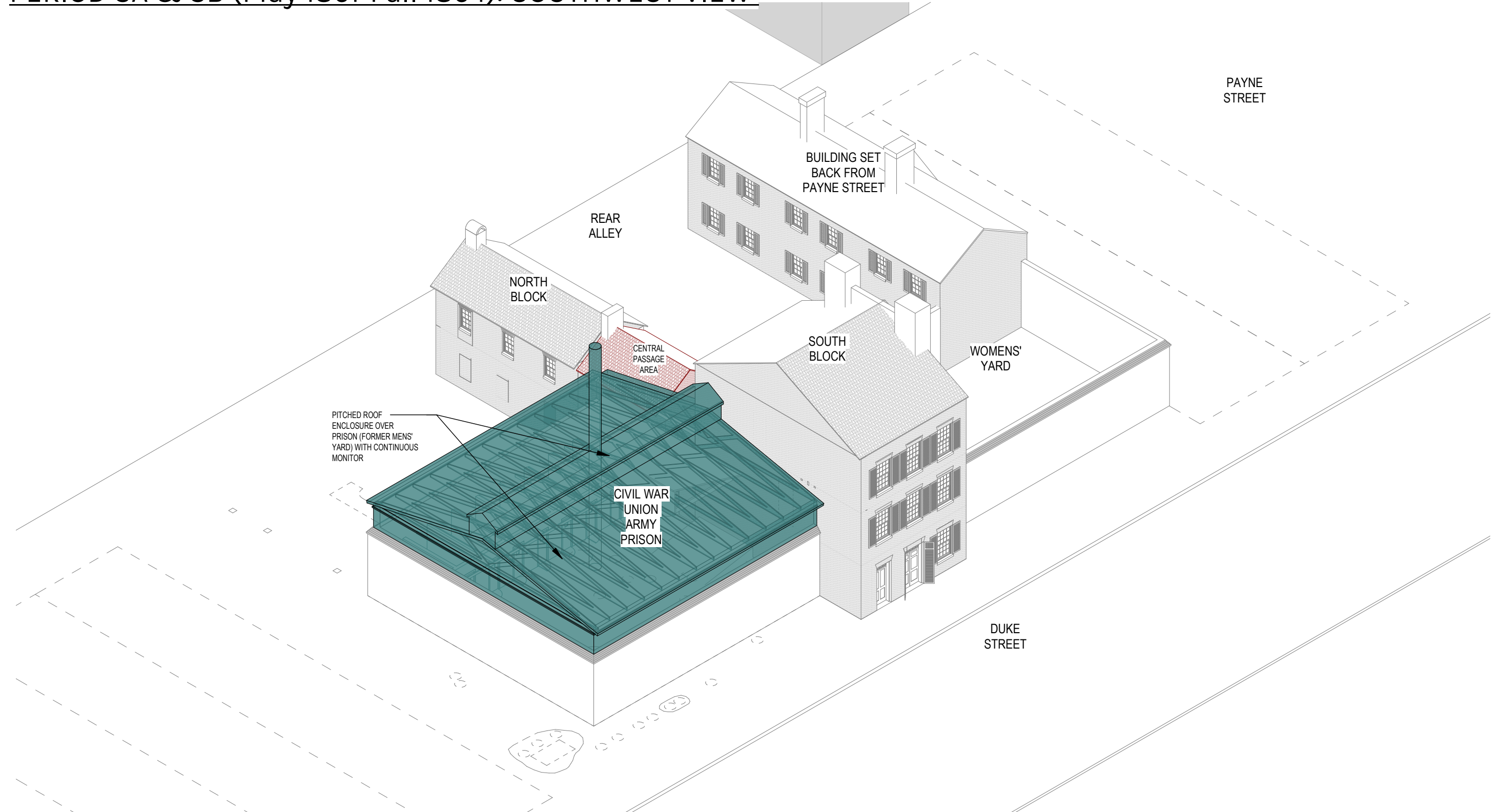
**LEGEND**

- CHANGES DURING THIS PERIOD
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- xxx MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
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# PERIOD 3A & 3B (May 1861-Fall 1864): SOUTHWEST VIEW



**LEGEND**

CHANGES DURING THIS PERIOD

CONJECTURE

(XXX) MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE

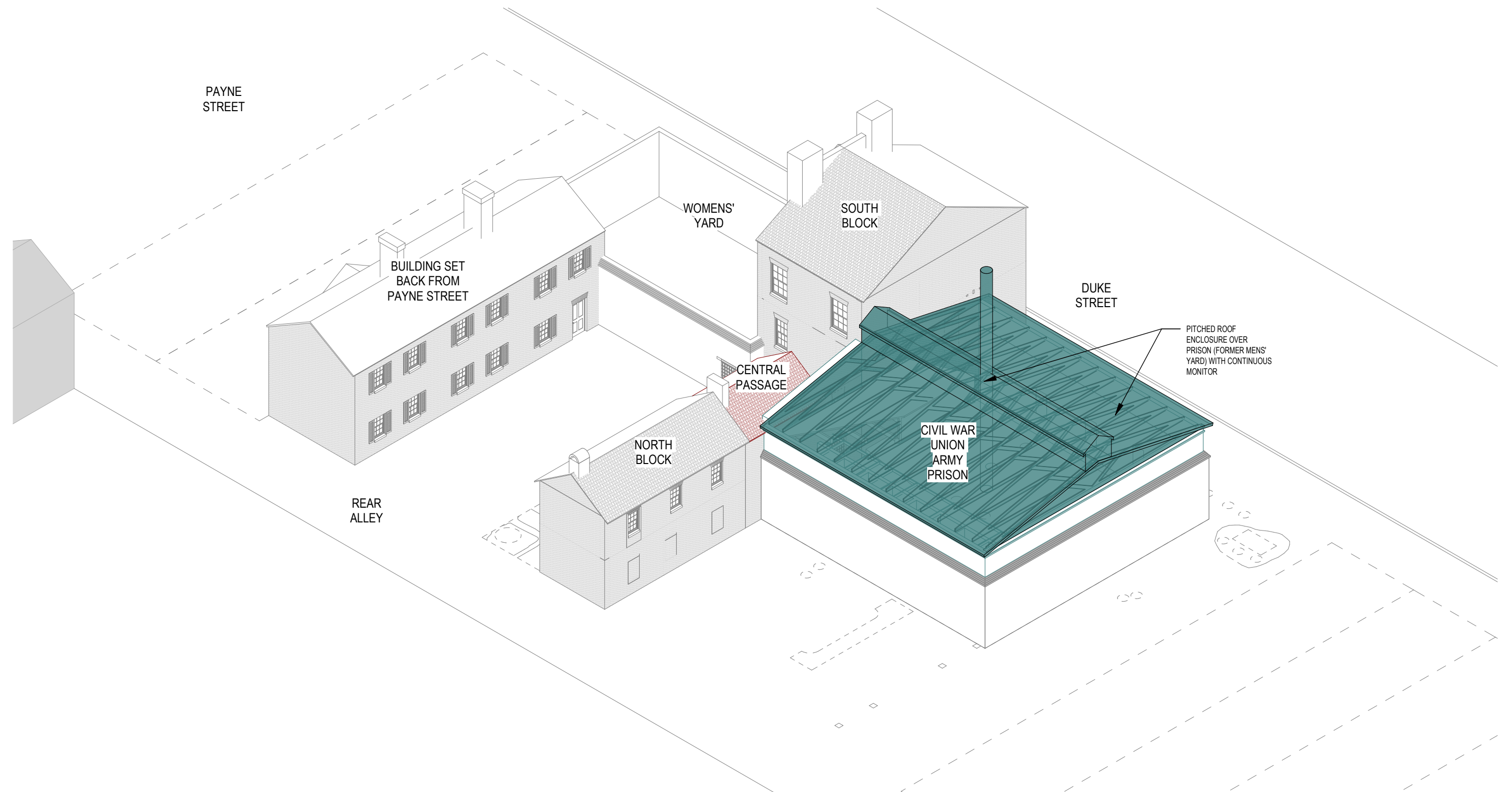
--- ADJACENT PROPERTY LINES

--- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



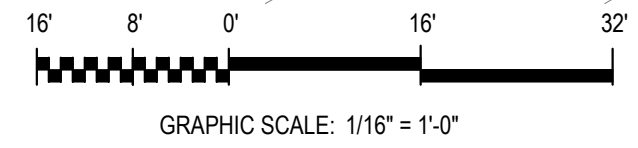
GRAPHIC SCALE: 1/16" = 1'-0"

# PERIOD 3A & 3B (May 1861-Fall 1864): NORTHWEST VIEW

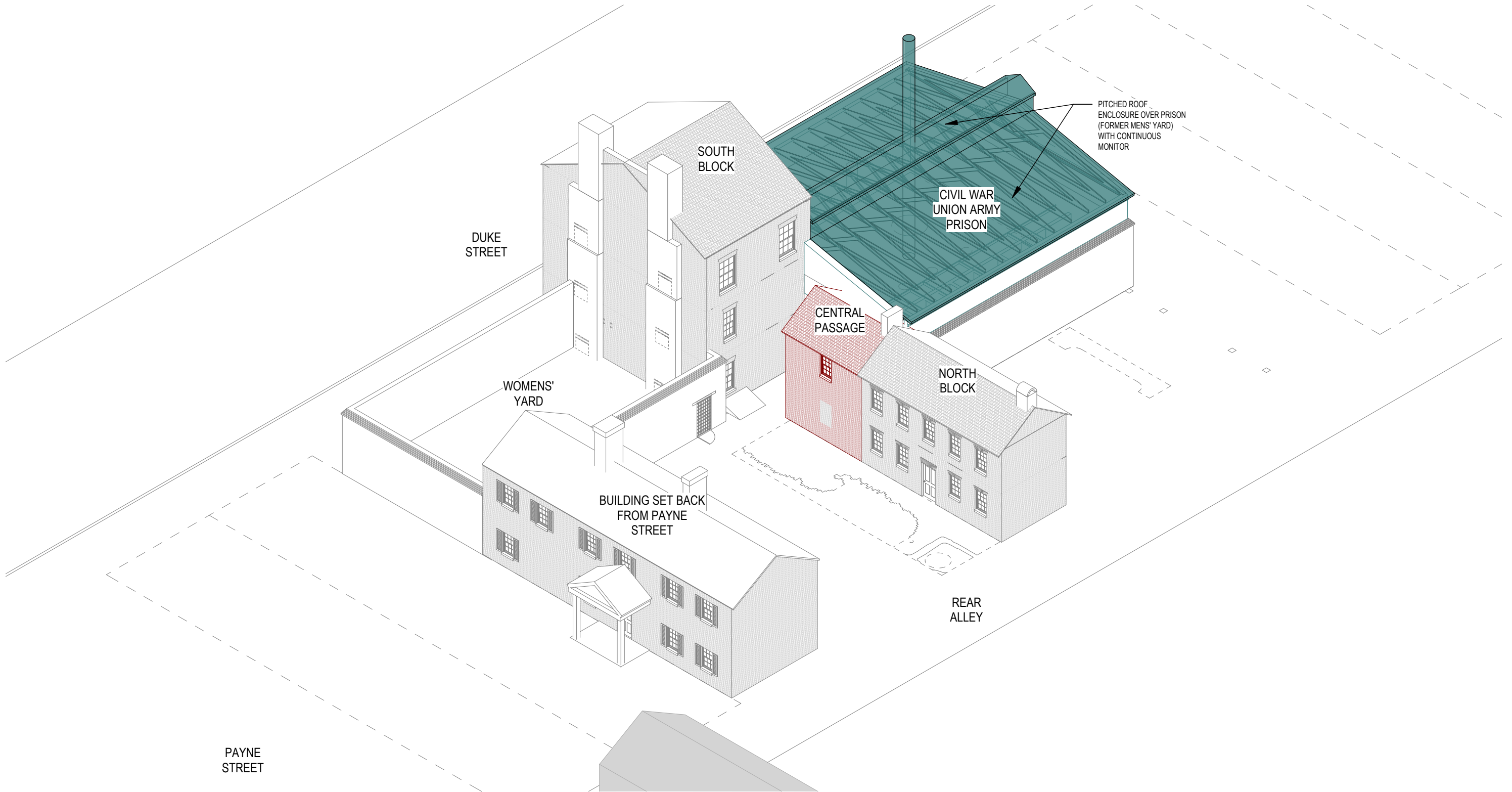


**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- xxx MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



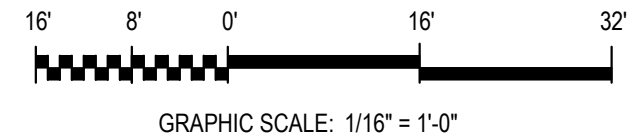
# PERIOD 3A & 3B (May 1861-Fall 1864): NORTHEAST VIEW



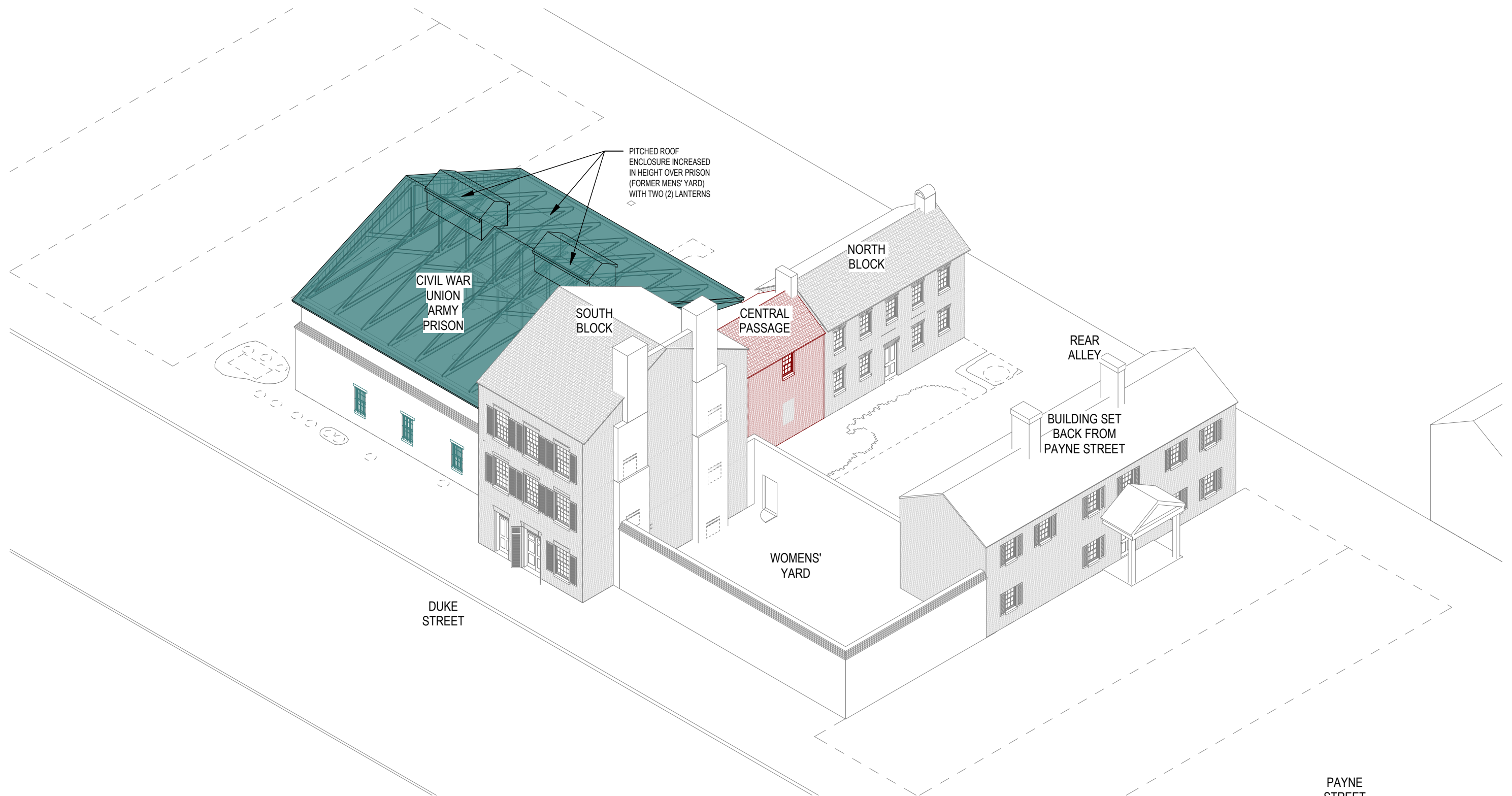
**LEGEND**  
 CHANGES DURING THIS PERIOD  
 CONJECTURE

(XXX) MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE

ADJACENT PROPERTY LINES  
 ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)

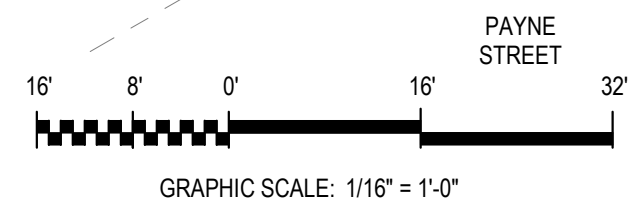


# PERIOD 3C (Fall 1862 - 1866): SOUTHEAST VIEW

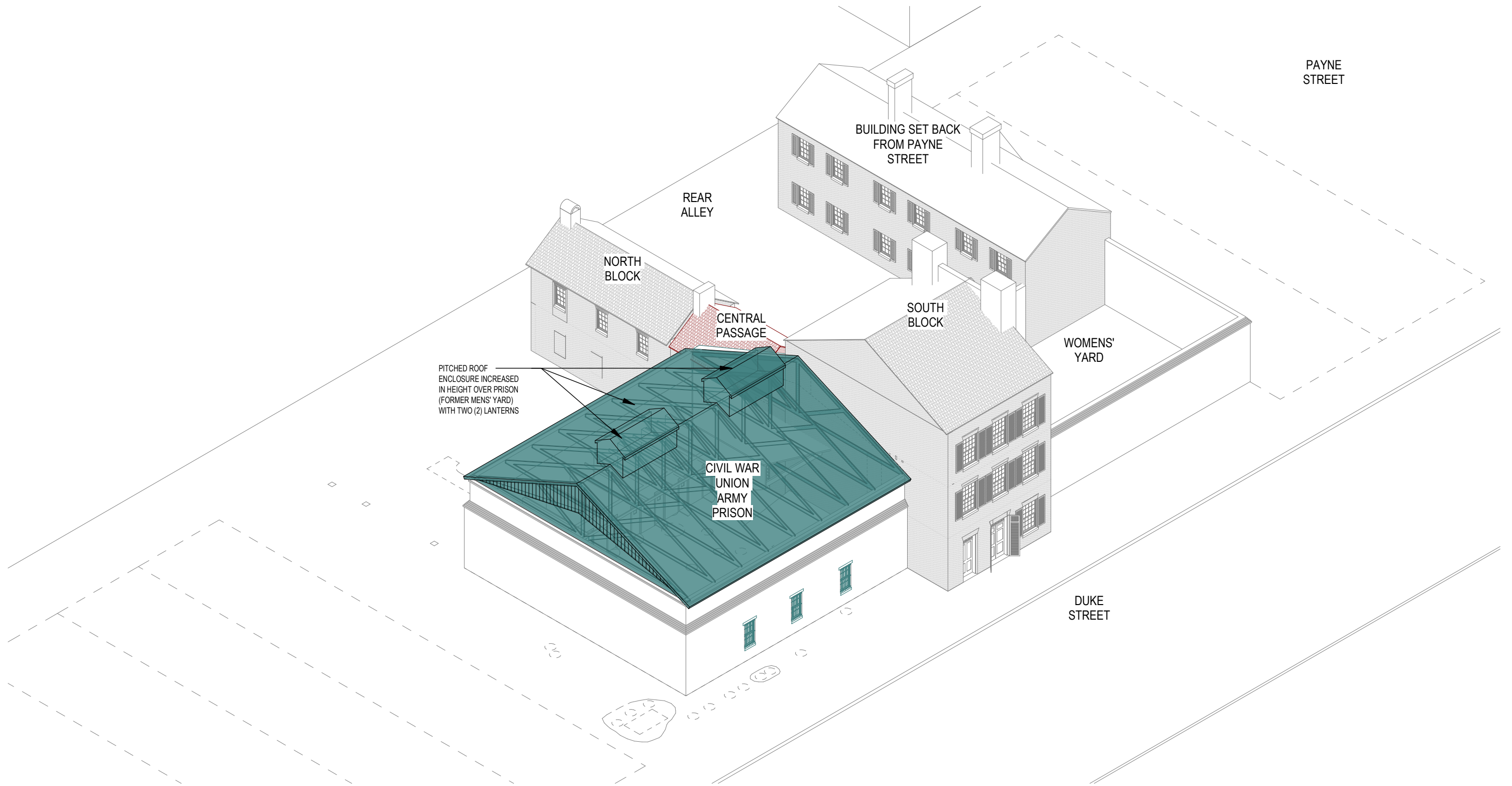


**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



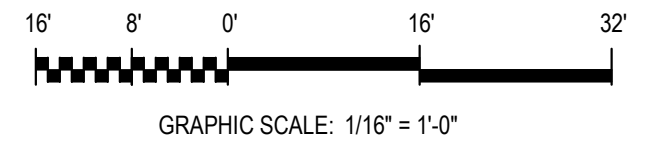
# PERIOD 3C (Fall 1862 - 1866): SOUTHWEST VIEW



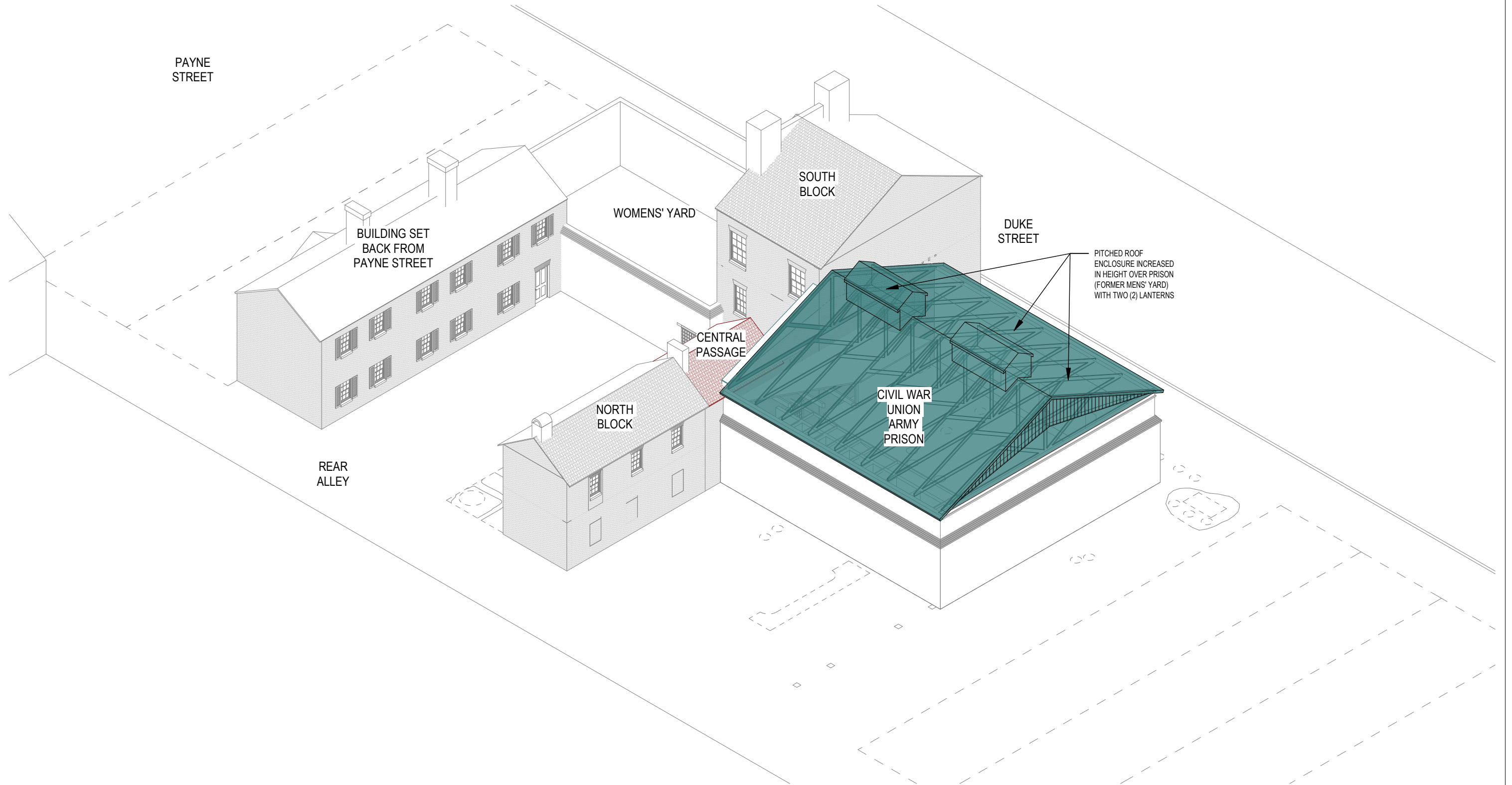
**LEGEND**  
 CHANGES DURING THIS PERIOD  
 CONJECTURE

(XXX) MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE

— — — ADJACENT PROPERTY LINES  
 - - - - - ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)

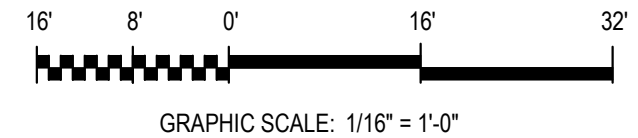


# PERIOD 3C (Fall 1862 - 1866): NORTHWEST VIEW

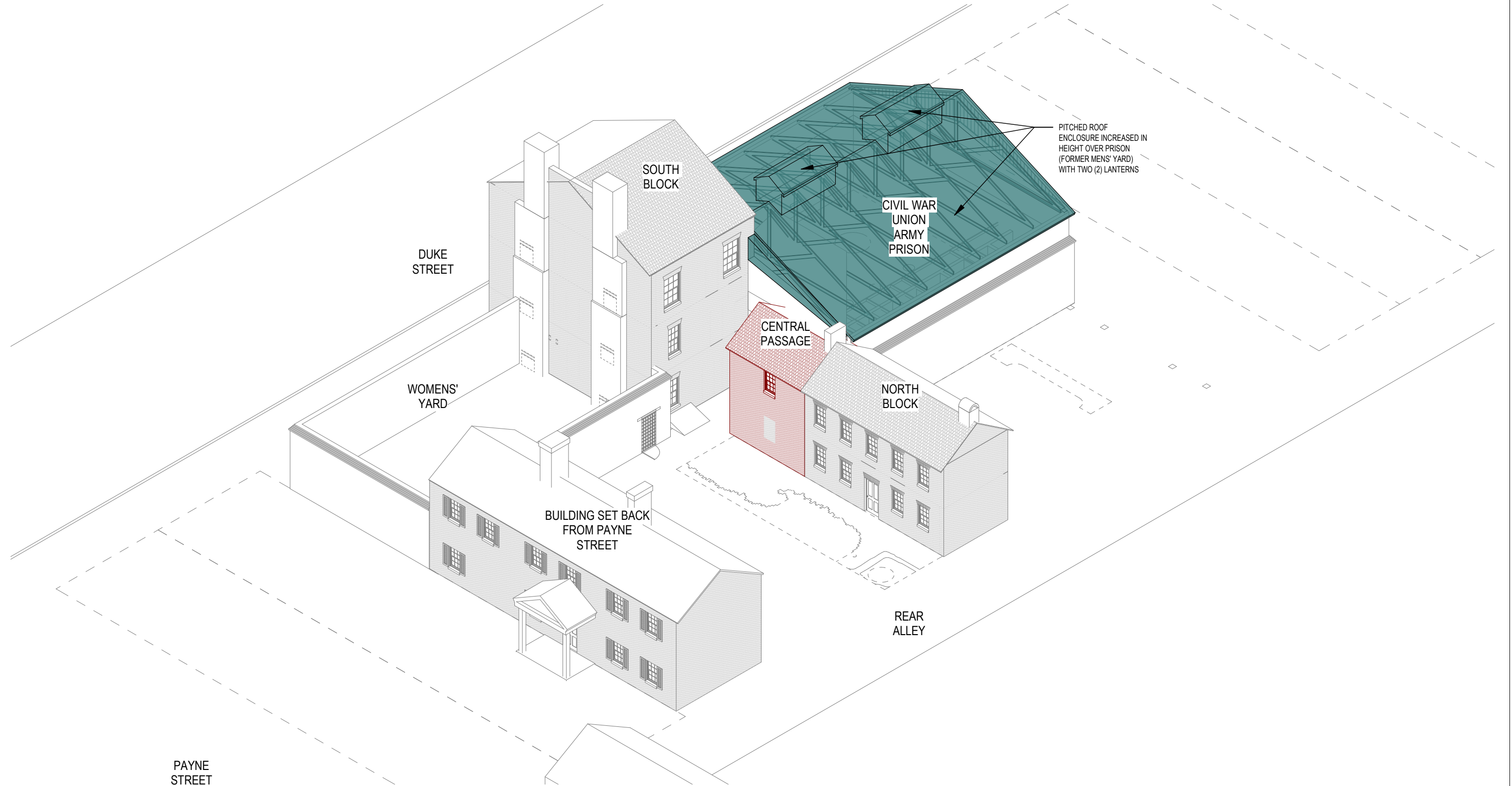


**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



# PERIOD 3C (Fall 1862 - 1866): NORTHEAST VIEW



**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)

16' 8' 0' 16' 32'

GRAPHIC SCALE: 1/16" = 1'-0"

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## PERIOD 4: BOARDING HOUSE AND APARTMENT BUILDING (1866–1984)

During this period, most of the spaces and structures associated with the slave pen and US Army prison were razed, the eastern portion of the 1-acre parcel was subdivided for new rowhouse development, and the former dwelling house was converted into a boarding house then to flats and finally into an apartment building.

### PERIOD 4A: RESIDENTIAL DEVELOPMENT AND BOARDING HOUSE RENOVATIONS (1866-1902)

On May 1, 1866, the US Army returned the former slave pen and prison to its owner, Solomon Stover, who had acquired it on June 3, 1861, from Charles M. Price.<sup>217</sup> After failing to receive compensation from the government for damages and lost rent during the war, Stover sold the run-down property to Thomas William Swann. Swann cleared the site with the exception of the South Block (the early nineteenth-century dwelling house), the North Block (the early nineteenth-century outbuilding), and a portion of the addition linking the two structures, which may also be referred to for the purposes of this study as the Central Passage. Swann subdivided the eastern portion of the parcel into six narrow lots where he

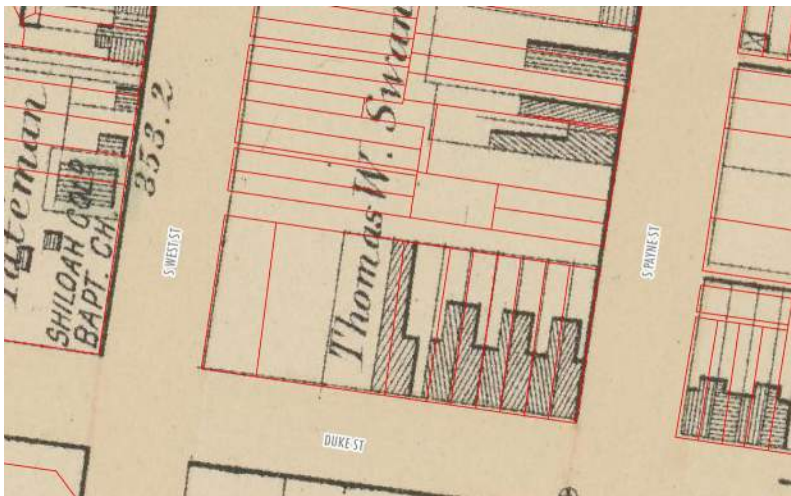


**Figure 2B-13:** This view of the west facade of the South Block, Central Passage, and North Block was taken looking northeast from the Duke Street circa 1900. The image captures the building before the construction of the mansard roof over the South Block and before the addition of the third floor over the rear wing. The shape of the monitor roof that enclosed the former men's yard during Period 3 appears as a ghost on the west facade of the South Block, which by this date has three window openings. There is a picket fence along the south property line of the empty lot west of 1315 Duke Street and a small, frame shed, or possibly a privy, standing within the lot near the alley behind the properties. [Alexandria Library Special Collections]

<sup>217</sup> Ibid, 100.

built a series of two-story, brick rowhouses (today 1301-1311 Duke Street). The rowhouses were completed by the Spring of 1870; the builder was John Haynes. Swann also renovated the dwelling house at 1315 Duke Street to convert it into a boarding house.

Historic documentation and existing conditions indicate that Thomas Swann's renovation of 1315 Duke Street, which was completed by December 1871, may have resulted in several significant changes to the building.<sup>218</sup> The first related to the sash configuration, architectural detailing, and number of window openings in the South Block. Analysis of paint samples taken from two window frames on the south facade dates the earliest finish to circa 1870, indicating that Swann likely enlarged the window openings. Swann also likely reconfigured the opening in the center bay of the front facade of the South Block from a door to a window and added window openings on the east and west facades. A historic photograph of 1315 Duke Street dated circa 1900 indicates that there were three window openings on the west facade of the South Block by that date – two at the second-floor level and one at the third (Figure 2B-13). One of the second-floor window openings is articulated with a jack arch, indicating that it may date from an earlier period of development. In addition, as noted earlier, close examination of the photograph reveals what appears to be infill below the window (Appendix C, Image R, Feature R-3) indicating that it may have originally been a door when it was added, likely during the Civil War. The same photograph also shows a window on the west facade of the North Block that, unlike the other openings, is articulated with a segmental arch (Appendix C, Image R, Feature R-5). This may indicate that Swann added this window in 1871. However, it should be noted that many of the 6/6 window sashes at the North Block, Central Passage, and north elevation of the South Block would almost certainly have been present thru the Civil War period, as they would not have bothered to replace lintels and update to the Victorian 2/2 sashes while the site and building were being used as a slave pen. Also, Victorian style windows with 2/2 sashes were not used in Alexandria until after the Civil War because the large panes of cylinder glass were too expensive and even when used on the primary facade, they were often not used on secondary elevations or service buildings here until the late 19th/ early 20th century. Other Civil War era photos document 6/6 windows on every other building in the area and this style is what exists today on the rear of the adjacent c. 1870 townhouses to the east.<sup>219</sup> Based upon this circa 1900 photograph, it appears that the alteration of the windows varied during Period 4A.



**Figure 2B-14:** Detail from Hopkins' "City Atlas of Alexandria," published in 1877 as reproduced in Skolnik, Office of Historic Alexandria, "Building and Property History, 1315 Duke Street, Alexandria, Virginia," January 2021. [Geography and Map Division, Library of Congress]

The second significant change that may have occurred as part of the 1871 renovation of 1315 Duke Street relates to the Central Passage. The 1877 Hopkins map of Alexandria depicts 1315 Duke Street with a rear wing that is the same width along its entire length (Figure 2B-14), and the 1902 Sanborn map indicates that it was constructed of brick and stood two-stories high under a gable roof. As part of the boarding house renovation, Swann likely rebuilt the Central Passage, incorporating the west wall of the earlier

<sup>218</sup> Ibid, 165-67.

<sup>219</sup> Author correspondence with Al Cox, Alexandria City Architect (emeritus), June 2023.

structure/the east wall of the former men's yard and possibly other components.

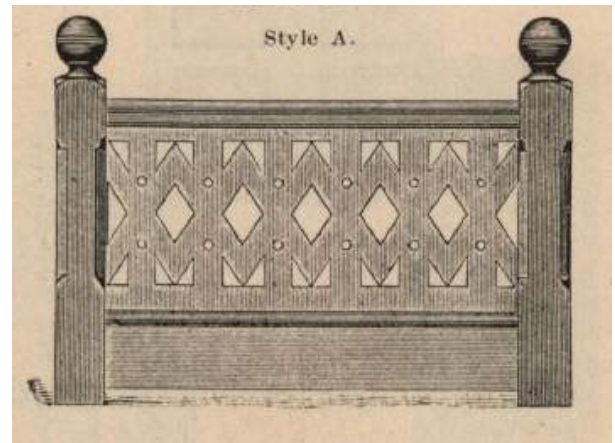
The circa 1900 photograph indicates that the west facade of the rebuilt Central Passage had a window and a door opening at the first-floor level and two window openings above. The first-floor openings featured brick segmental arches, while the second-floor openings had jack arches. (Photographs of the east facade of the Central Passage from circa 1980 indicate that the window openings were analogous – segmental arches at the lower level and jack arches above.) Architectural drawings dating from the end of this period indicate that the Central Passage did not have a staircase. If the space was originally built this way, the 1871 renovation likely introduced an opening or openings at the second-floor level of the south facade of the North Block, the north facade of the South Block, or both to provide access from one part of the building to another.

While architectural drawings for 1315 Duke Street from this period have not been discovered to date, advertisements for Swann's boarding house from the early 1870s describe it as having thirteen rooms and a large cellar. While the full scope of the interior changes carried out by Swann has not been determined, the existing stair components (newels, balusters, moldings) of the straight-run stair between the first and second floors and the half-turn stair joining the second and third floors of the South Block may date to this period. The newel and stanchions feature simple, chamfered posts topped with spherical caps. This style combines sawed and turned elements, available from millwork catalogs starting in the late nineteenth century (**Figure 2B-15**). While turned balusters were expensive to make by hand, after the transition to machine-made millwork, a wide variety of designs and styles were available. Other than the stair components and millwork around some of the window openings, there are few remaining interior finishes or architectural components from this period.

In 1895, Susan P. A. Calvert (the daughter of Thomas Swann) and her husband, George E. Calvert, became the owners of the Duke Street property, which encompassed the rowhouses at 1301-1311 Duke Street, 1315 Duke Street, an empty lot to the west of 1315 Duke Street that measured 83 feet by 100 feet deep, and a two-story dwelling house on the northeast corner of the intersection of Duke and West streets that was built sometime before 1888 (today 1323 Duke Street).<sup>220</sup>

## PERIOD 4B: BUILDING EXPANSION AND CONVERSION TO FLATS (1902-1915)

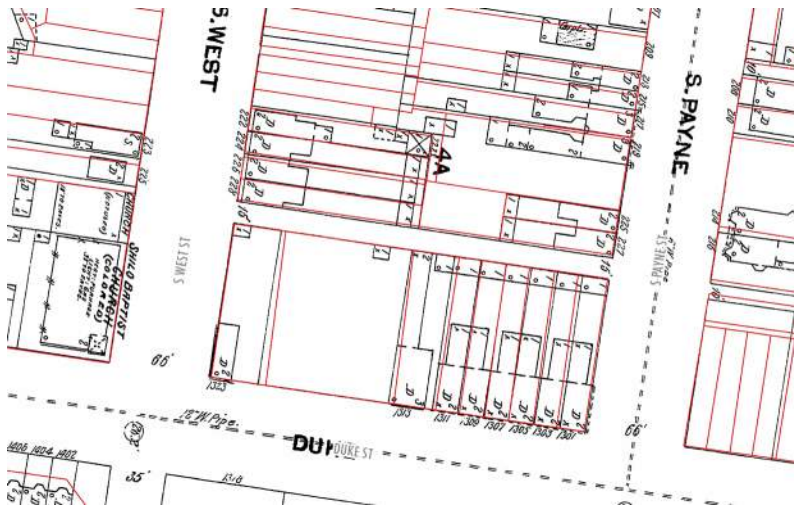
Sanborn maps indicate that at some point between 1902 and 1907, building owners Susan and George Calvert expanded 1315 Duke Street, which they had been renting as a boarding house, by adding a half story to the South Block and a third floor to the North Block (**Figure 2B-16** and **Figure 2B-17**). On September 28, 1905, George Calvert placed a notice in the *Alexandria Gazette* advertising for "The Swann" at 1315 Duke Street with the following description: "Flats for light housekeeping. Three, four and five large rooms, with bath and water, large side yard and good sheds, \$8, \$10 and \$12 per month to good tenants."<sup>221</sup> The date of this advertisement seems to indicate that the Calvert's renovation of 1315 Duke Street was completed before 1905. The term "flat" in this context refers to a rental dwelling unit that may have occupied all or part of a single floor of building. In the late nineteenth century, the term usually



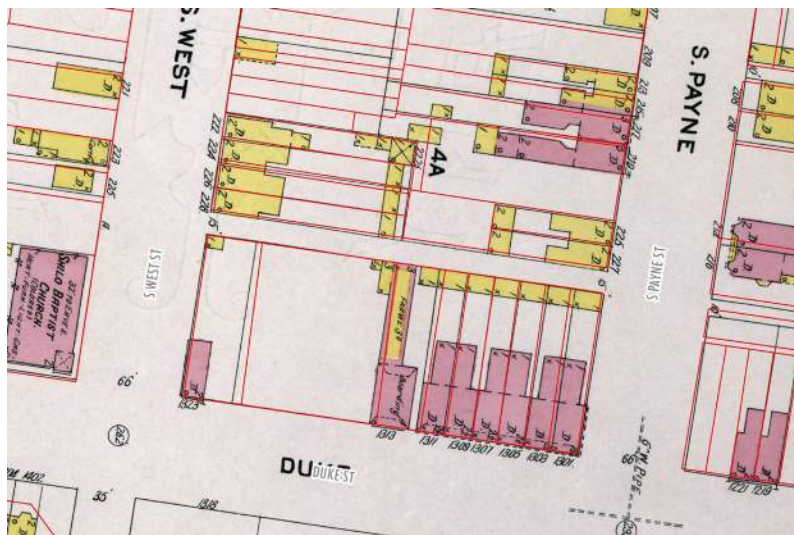
**Figure 2B-15:** The balustrade illustrated here from an 1894 Bryant & Woodruff catalog features chamfered posts with turned balls. Although the catalog sold these elements as part of a porch balustrade, similar components could be used for stair newels. [Bryant & Woodruff, *Catalogue for Carpenters and Builders*, available from Association for Preservation Technology, Building Technology Heritage Library at <https://apt.memberclicks.net/apt-building-technology-heritage-library>]

<sup>220</sup> Ibid, 219.

<sup>221</sup> Ibid, 176.



**Figure 2B-16:** Detail of the 1902 Sanborn map of Alexandria as reproduced in Skolnik, Office of Historic Alexandria, "Building and Property History, 1315 Duke Street, Alexandria, Virginia," January 2021. [Geography and Map Division, Library of Congress]



**Figure 2B-17:** Detail of the 1907 Sanborn map of Alexandria as reproduced in Skolnik, Office of Historic Alexandria, "Building and Property History, 1315 Duke Street, Alexandria, Virginia," January 2021. By this date, the mansard roof had been added to the South Block, and the rear wing had been raised to three floors. [Geography and Map Division, Library of Congress]

signified a unit that was lower-priced than an apartment but more expensive than a tenement. In contrast, a boarding house would offer rooms and meals to residents for a fixed term.<sup>222</sup>

The new half story over the South Block was brick construction with a mansard roof that matched the style of the roofs of the rowhouses at 1301-1311 Duke Street. According to the 1907 Sanborn map, the roof was clad with slate or tin (or a combination of both). There were two gabled dormers on the front (south) facade and three on the rear. The roof had a box gutter, and the cornice was molded brick on the front facade and brick with dogtooth detailing on the north. A similar molded brick cornice is evident in Civil War photos of the south facade (Appendix C, Image K, Feature K-6), indicating that the cornice was likely not replaced when the mansard roof was constructed. This may suggest that the existing dogtooth cornice also predates the mansard roof. Paint analysis indicates that the scroll-sawn head casings located in many of the window openings likely date to this period, indicating that, at least on the front facade of the South Block, the segmental arch openings also date to circa 1905. While it is unknown to what extent the interior of 1315 Duke Street was altered at this time, paint analysis indicates the vestibule partition at the first-floor entry of the South Block may date to this period.

The third-floor addition to the rear wing (composed of the Central Passage and the North Block) was frame construction clad with wood siding. It had a shingled, gable roof. In contrast to the South Block, the cornice of the North Block was removed when the addition was added. Another change to the rear wing recorded in the 1907 Sanborn map was the addition of a small, three-story, frame structure

<sup>222</sup> Ward Bucher, ed., *Dictionary of Building Preservation* (New York: John Wiley & Sons, Inc., 1996), 56, 185.



**Figure 2B-18:** This image from the National Historic Landmark nomination for 1315 Duke Street was taken in 1976. By this date, the property had functioned as an apartment building for over five decades and had become run down. ["Franklin & Armfield Office," National Historic Landmark Nomination]

along the west facade and abutting the 24-foot alley which ran behind the Duke Street properties by this period. This small addition may have served as a separate stair entrance for use by the building tenants.<sup>223</sup> The Sanborn map also shows a small, one-story, frame structure immediately west of this addition, which may have functioned as a shed. Based on existing conditions, there were likely seven window openings on the third-floor level of the east facade of the rear wing. While there are currently five third-floor level window openings on the west facade, one of these windows may have originally been a door that provided access between the rear wing and the stair structure.

By the early 20th century, glass production and standardized window manufacturing and rail shipping made larger pane windows more common. It is likely during these early 20th century renovations that all remaining 6/6 sashes at the North Block, Central Passage, and north elevation of the South Block were changed to 2/2 sashes.<sup>224</sup> In many locations the new 2/2 sashes were fit within existing frames and other windows were more significantly modified to install Victorian segmental arches with 2/2 sashes.

#### **PERIOD 4C: APARTMENT BUILDING (1915-1984)**

Max Rosenfeld acquired 1315 Duke Street, the adjacent vacant lot, the dwelling on the northeast corner of the intersection of Duke and West streets, and the rowhouses at 1301-1311 Duke Street in 1915. According to the 1921 Sanborn map, by that year, the three-story and one-story structures along the west facade of the North Block and the one-story shed at the back of the lot had been razed. These changes may have been made by Rosenfeld in the late 1910s prior to its rebranding as the Norman Apartments, which occurred at some point between 1915 and 1920.<sup>225</sup> The demolition of the structures along the west facade of the North Block likely necessitated converting one or more door openings into windows.

<sup>223</sup> Ibid, 177.

<sup>224</sup> Author correspondence with Al Cox, Alexandria City Architect (emeritus), June 2023.

<sup>225</sup> The name Norman Apartments appears in a newspaper advertisement dated July 10, 1920. See Skolnik, 181.

The next substantial alteration to the apartment building occurred in 1937, when Jennie Rosenfeld, who had inherited the property from her husband Max, replaced the siding on the upper floor of the rear wing and repaired the dormer windows of the main block.<sup>226</sup> The German lap, wood siding in place today likely dates to this change.

The property changed hands again in 1941, when it was acquired by Mary, Benjamin, Norman, and Howard Mendelson. According to city records, Mendelson Properties, Inc., applied for a building permit in 1961 or 1962 for alterations to 1315-1321 Duke Street.<sup>227</sup> The total cost of the work was \$24,651. This permit may have been for the construction of a one-story building on the vacant lot west of 1315 Duke Street. This building (1317-1321 Duke Street) does not appear on the 1958 Sanborn map, but does appear on an aerial photograph of the site from 1964.<sup>228</sup> Historic photographs from the end of this period indicate that it was a one-story, three-bay, commercial building. It was constructed of concrete block, and the front facade was faced with brick veneer. The building was demolished in the spring of 1985.<sup>229</sup>



**Figure 2B-19:** View of 1315 Duke Street looking northwest from Duke Street, circa 1984. [Office of Historic Alexandria]

1315 Duke Street changed owners several times during this period, but remained in use as an apartment building. In the 1970s, the building was cited on multiple occasions by the Alexandria Health Department for code violations (**Figure 2B-18**). The first citation, in January 1973, related to the interior staircase. Specifically, the stair landing at the second floor had holes and loose boards. The list of defects grew longer by April 1974 to include a damaged front drainpipe, several broken screens, plaster damage, loose or broken bathroom floor tiles, and a kitchen with a hole in the plaster wall and a floor that was out of level. The building was cited in March 1975 and again three years later, with conditions seemingly becoming only more critical. Inspections in February and March 1978 noted that the floor at the rear door (location unspecified other than first floor) was rotten, the front door was not working properly, the tile in the entrance hall was coming up, the plastering was loose, cracking, and coming down in many places, the stair railing was loose in places and balusters were missing, the hot water heater had a leaking pipe, and there was a broken window. Presumably to address some of these issues, in 1978, Iran B. Black, one of the owners at the time, applied for a building permit for general maintenance and repair. It is unknown what work was carried out (**Figure 2B-19**).<sup>230</sup>

<sup>226</sup> Permit No. 2415, Application for Permit for Repairs, Alterations, etc., City of Alexandria, Virginia, October 8, 1937.

<sup>227</sup> Permit No. 18178, Application for Permit for Repairs, Alterations, etc., City of Alexandria, Virginia, April 2, 1962. This is a fee adjustment document and does not clarify when the original building permit was filed.

<sup>228</sup> Skolnik, 186.

<sup>229</sup> Artemel, 1.

<sup>230</sup> Notices of Housing Hygiene Violations (January 23, 1973, April 10, 1974, March 7, 1975, February 7, 1978, and March 17, 1978), Alexandria Health Department, Property Standards Division, City of Alexandria, Virginia.

## SUMMARY DESCRIPTION FOR PERIOD 4: BOARDING HOUSE AND APARTMENT BUILDING (1866-1984)

### APARTMENT BUILDING

By the end of this period of development, the former dwelling house at 1315 Duke Street had been converted into an apartment building. Major changes included rebuilding the Central Passage (ca. 1871), expanding the South Block by adding a half story under a mansard roof (ca. 1905), and adding a full third story and gable roof on the rear wing (ca. 1905). The result was a three-and-a-half-story main block with a three-story, brick and frame rear wing. The mansard roof was clad with slate on the front and rear slopes, and tin on the intermediate slopes. It had two gabled dormers on the front facade with two-over-two, double-hung sash wood windows with vertical muntins. There were three dormers on the rear facade. The dormer windows in the outer bays had six-over-six, double-hung sash windows, and the window in the middle bay had two-over-two, double-hung sash. The entrance in the west bay of the front facade held a double, paneled wood door with a glazed transom above. At least one of the rear entrances (on the east facade of the North Block) had a single paneled door with a transom above. The type and style of the door in the east facade of the Central Passage is unknown. The windows on the front and side facades appear in historic photographs to primarily have been two-over-two, double-hung sash with brick sills covered with concrete to resemble stone.

Architectural plans dated 1985 for a renovation of 1315 Duke Street included demolition drawings, which document the interior layout of the apartment building at the end of this period. The building was divided into seven apartments – two on the first, second, and third floors and one in the half story (or mezzanine). Each of the apartments had a separate kitchen and bathroom.

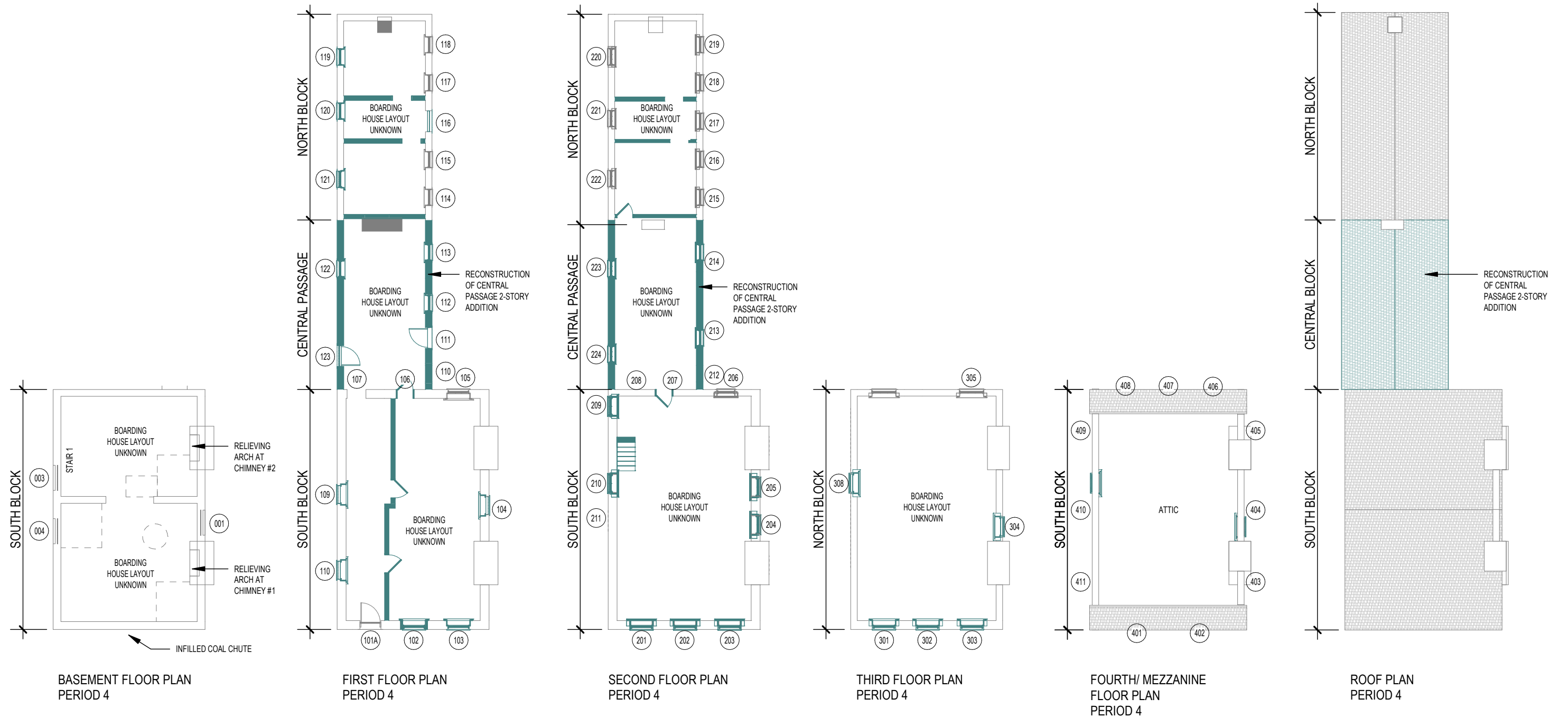
### SITE

Extensive changes carried out during this period transformed the site from a former slave pen and prison to a typical urban block composed of residential and commercial development and representing multiple periods in the development of Alexandria. The first significant change occurred circa 1869-70, when most of the structures and buildings associated with the slave pen were razed. In 1870, six two-and-a-half-story, brick rowhouses were constructed east of 1315 Duke Street (now 1301-1311 Duke Street) and separated from it by a narrow alley. Sanborn maps indicate that there were small outbuildings (sheds or privies) associated with these rowhouses that were built against the alley that ran behind the properties. In addition, there was at one point a one-story, frame shed in the lot west of 1315 Duke Street. This structure is visible in the photograph of the property dated circa 1900 (**Figure 2B-13**) but had been razed by 1907. At some point during this period, the sheds behind 1301-1311 Duke Street were replaced with the garages/carports that are visible today. Additional housing was constructed on the site between 1877 and 1888, when a freestanding brick residence was constructed at the northeast corner of the intersection of Duke and West streets. Finally, in the late 1950s or early 1960s, a one-story concrete block commercial building was constructed at 1317-21 Duke Street. It was located along the southern edge of the lot facing Duke Street.

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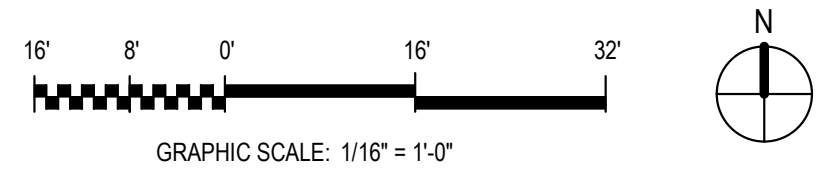


# PERIOD 4A (1866 - 1902): FLOOR PLANS

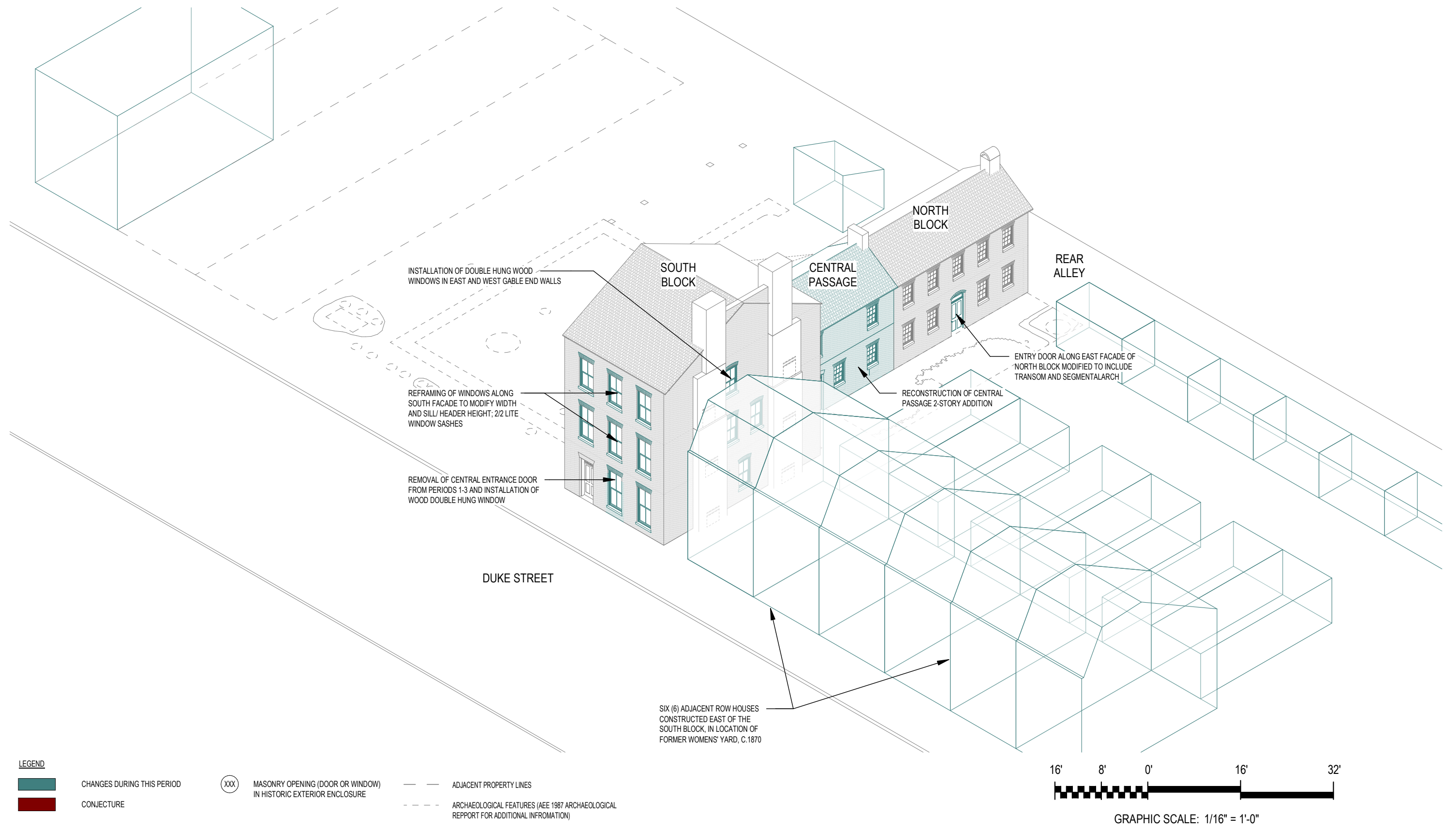


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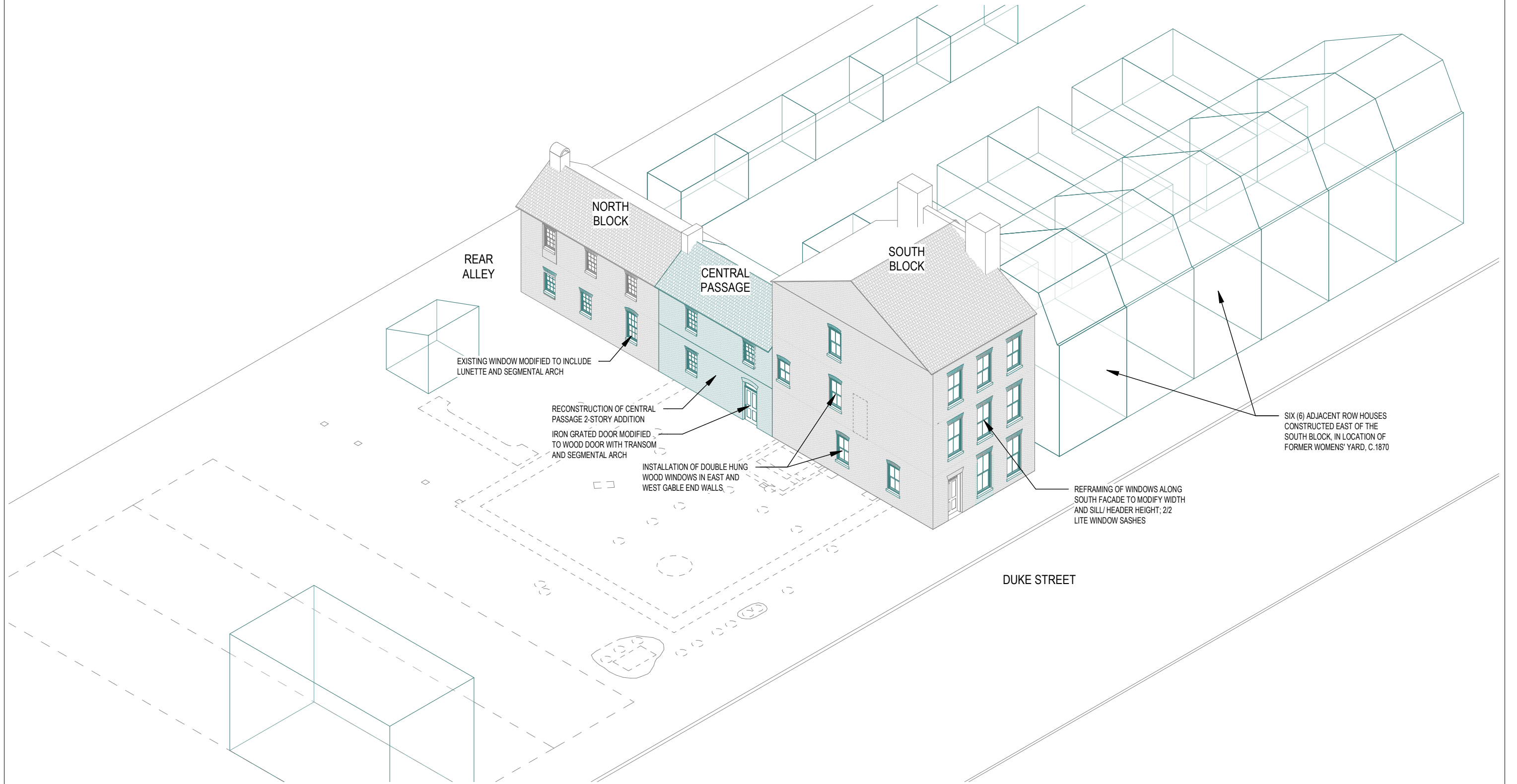
- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



# PERIOD 4A (1866 - c.1905): SOUTHEAST VIEW



# PERIOD 4A (1866 - c.1905): SOUTHWEST VIEW



NORTH BLOCK

REAR ALLEY

CENTRAL PASSAGE

SOUTH BLOCK

EXISTING WINDOW MODIFIED TO INCLUDE LUNETTE AND SEGMENTAL ARCH

RECONSTRUCTION OF CENTRAL PASSAGE 2-STORY ADDITION

IRON GRATED DOOR MODIFIED TO WOOD DOOR WITH TRANSOM AND SEGMENTAL ARCH

INSTALLATION OF DOUBLE HUNG WOOD WINDOWS IN EAST AND WEST GABLE END WALLS

SIX (6) ADJACENT ROW HOUSES CONSTRUCTED EAST OF THE SOUTH BLOCK, IN LOCATION OF FORMER WOMEN'S YARD, C.1870

REFRAMING OF WINDOWS ALONG SOUTH FACADE TO MODIFY WIDTH AND SILL/HEADER HEIGHT; 2/2 LITE WINDOW SASHES

DUKE STREET

**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE

(XXX) MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE

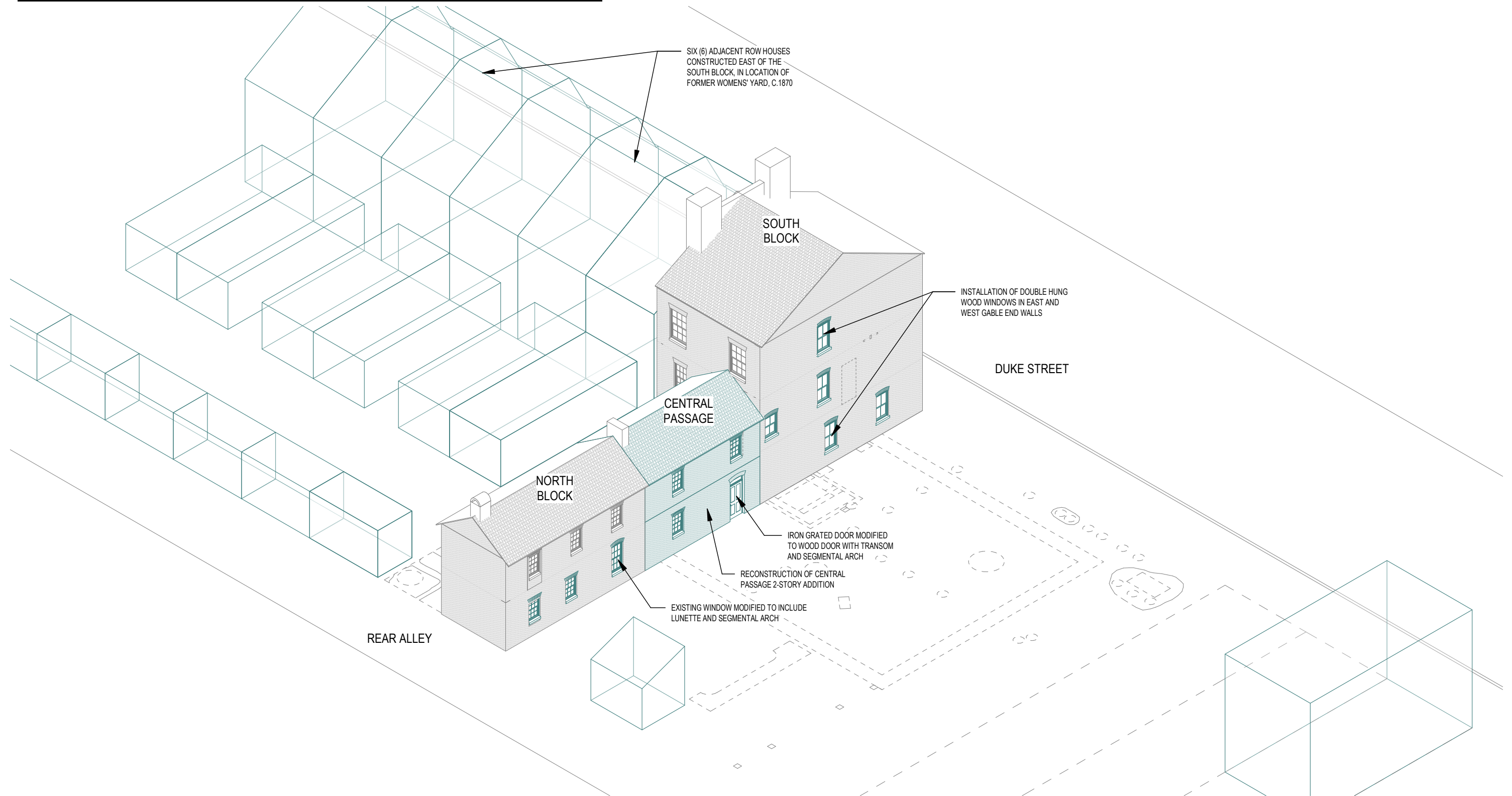
— ADJACENT PROPERTY LINES

- - - ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



GRAPHIC SCALE: 1/16" = 1'-0"

# PERIOD 4A (1866 - c.1905): NORTHWEST VIEW

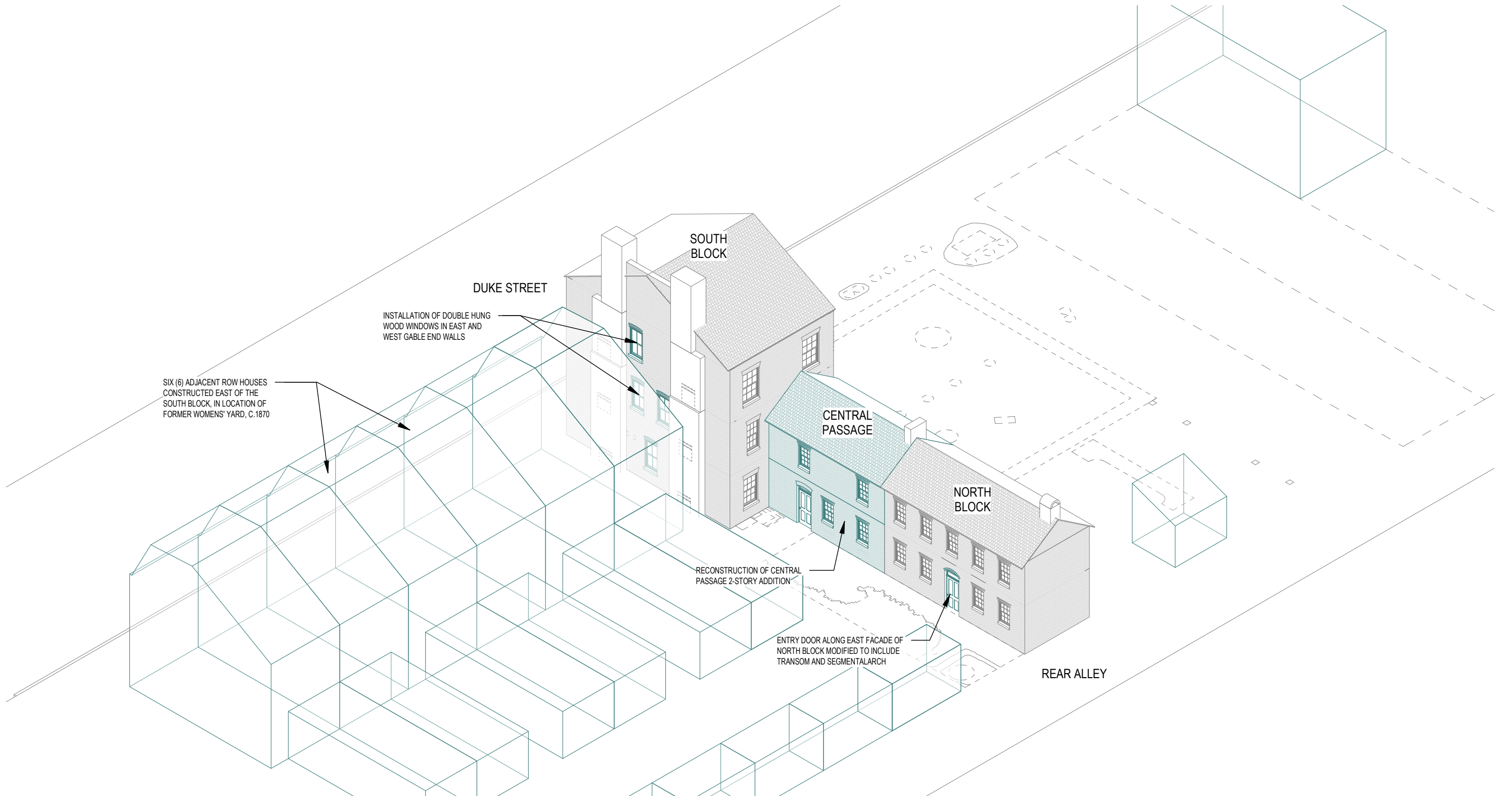


**LEGEND**

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- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



# PERIOD 4A (1866 - c.1905): NORTHEAST VIEW



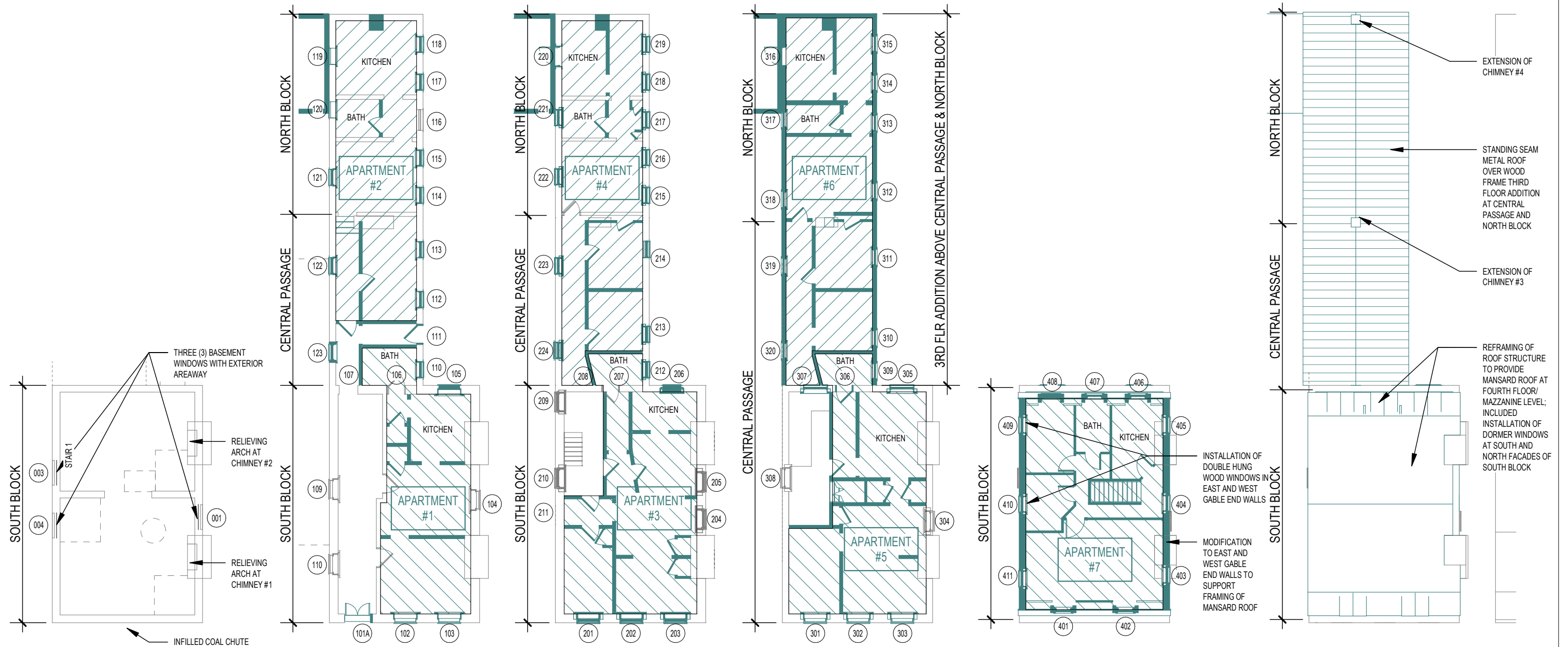
**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- xxx MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



GRAPHIC SCALE: 1/16" = 1'-0"

# PERIOD 4B & 4C (1902 - 1984): FLOOR PLANS



BASEMENT FLOOR PLAN  
PERIOD 4B

FIRST FLOOR PLAN  
PERIOD 4B

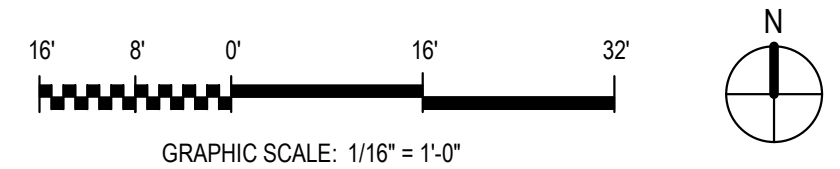
SECOND FLOOR PLAN  
PERIOD 4B

THIRD FLOOR PLAN  
PERIOD 4B

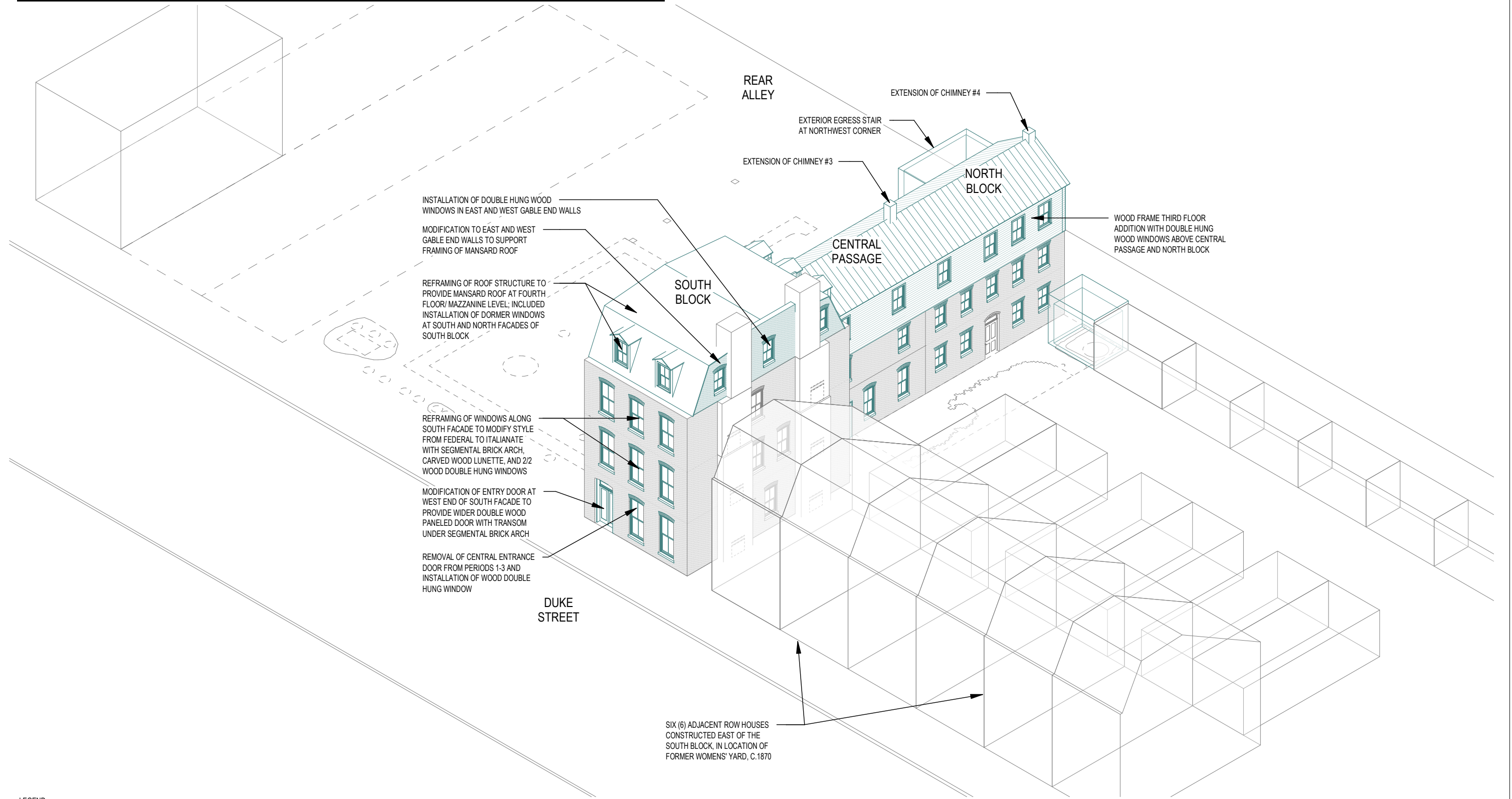
FOURTH/ MEZZANINE  
FLOOR PLAN  
PERIOD 4B

ROOF PLAN  
PERIOD 4B

- LEGEND**
- CHANGES DURING THIS PERIOD
  - CONJECTURE
  - XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
  - ADJACENT PROPERTY LINES
  - ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)

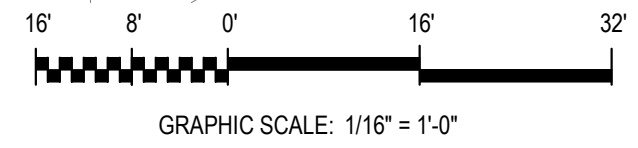


# PERIOD 4B & 4C (c.1905 - 1984): SOUTHEAST VIEW

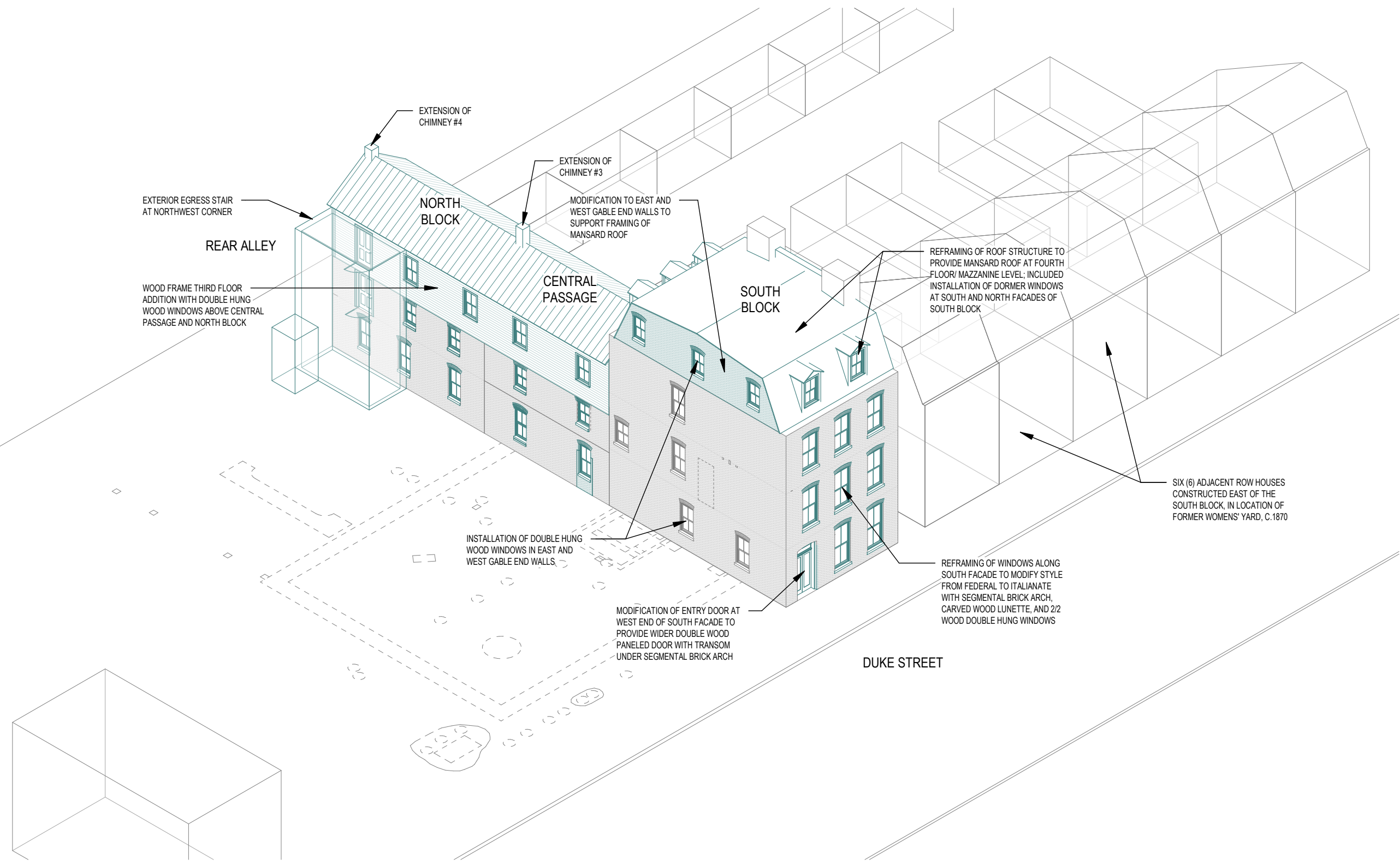


**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)

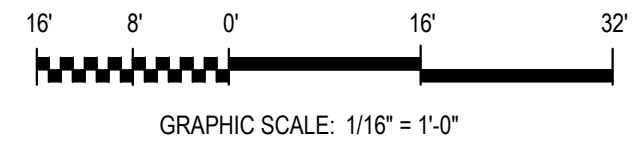


# PERIOD 4B & 4C (c.1905 - 1984): SOUTHWEST VIEW



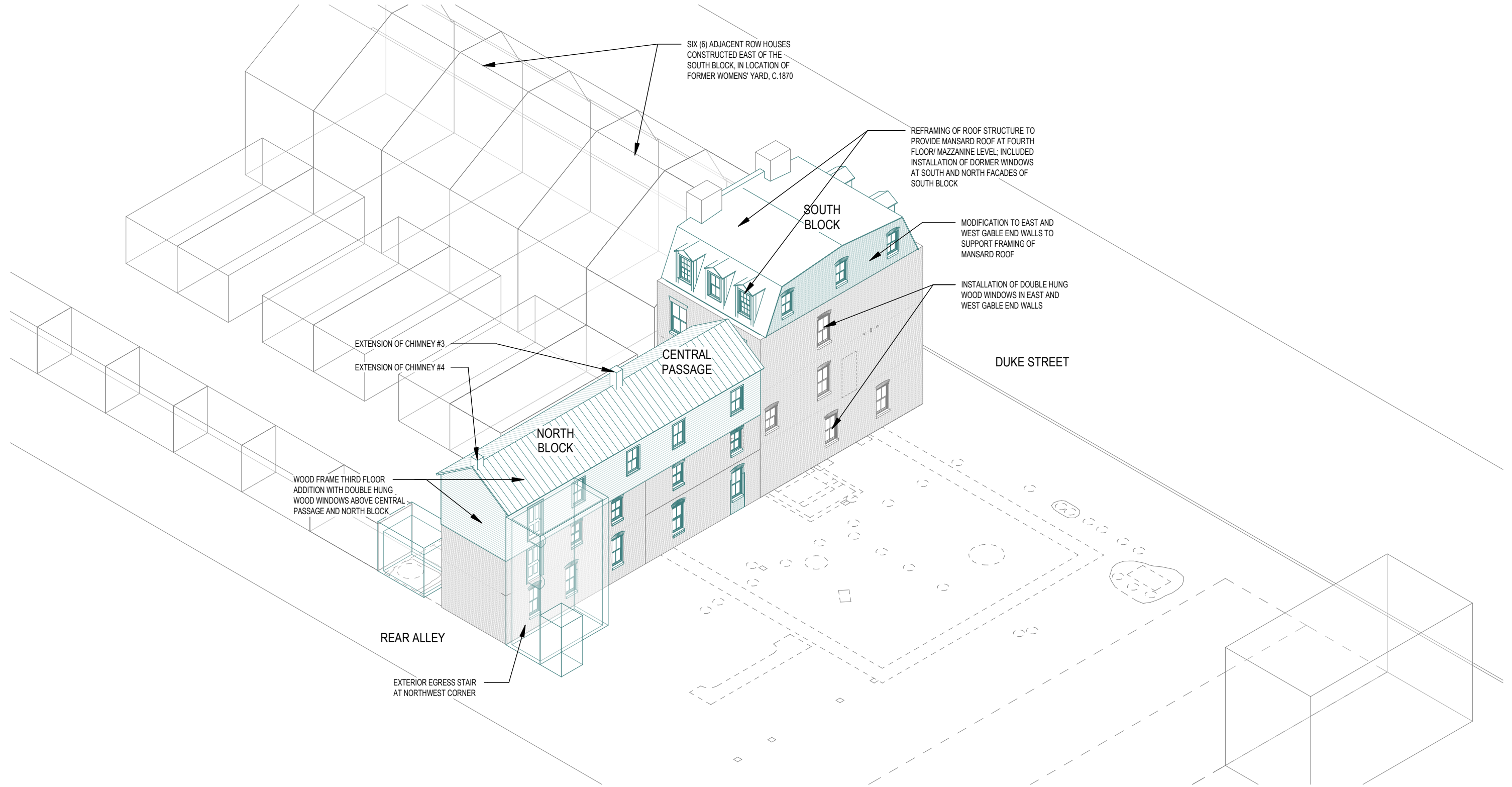
**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



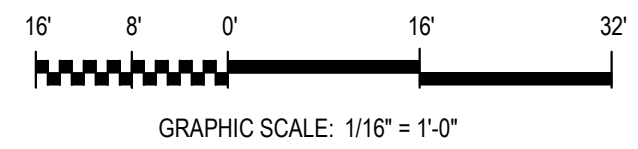


# PERIOD 4B & 4C (c.1905 - 1984): NORTHWEST VIEW

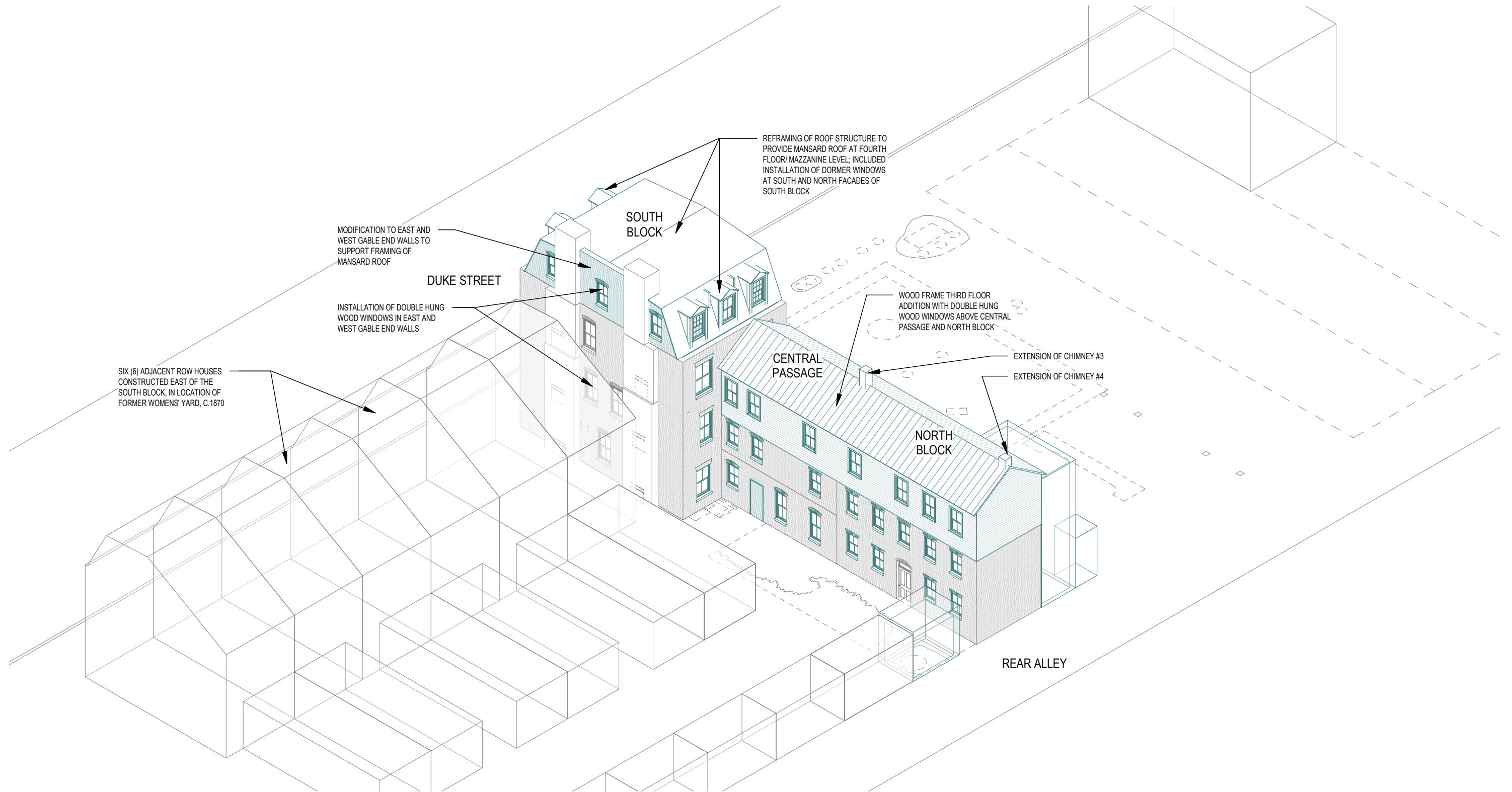


**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



# PERIOD 4B & 4C (c.1905 - 1984): NORTHEAST VIEW



REFRAMING OF ROOF STRUCTURE TO PROVIDE MANSARD ROOF AT FOURTH FLOOR/ MAZZANINE LEVEL; INCLUDED INSTALLATION OF DORMER WINDOWS AT SOUTH AND NORTH FACADES OF SOUTH BLOCK

SOUTH BLOCK

MODIFICATION TO EAST AND WEST GABLE END WALLS TO SUPPORT FRAMING OF MANSARD ROOF

DUKE STREET

INSTALLATION OF DOUBLE HUNG WOOD WINDOWS IN EAST AND WEST GABLE END WALLS

SIX (6) ADJACENT ROW HOUSES CONSTRUCTED EAST OF THE SOUTH BLOCK, IN LOCATION OF FORMER WOMENS' YARD, C.1870

CENTRAL PASSAGE

WOOD FRAME THIRD FLOOR ADDITION WITH DOUBLE HUNG WOOD WINDOWS ABOVE CENTRAL PASSAGE AND NORTH BLOCK

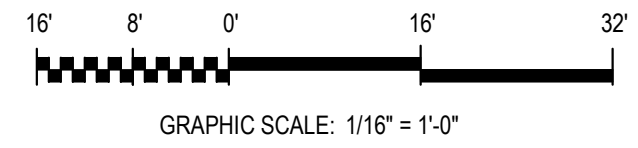
EXTENSION OF CHIMNEY #3

EXTENSION OF CHIMNEY #4

NORTH BLOCK

REAR ALLEY

- LEGEND**
- CHANGES DURING THIS PERIOD
  - CONJECTURE
  - XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
  - ADJACENT PROPERTY LINES
  - ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



## PERIOD 5: OFFICE BUILDING (1984-2020)

In the recent past, 1315 Duke Street has primarily been used as an office building. The conversion from apartments to offices occurred in 1985 following archaeological investigations of the site and the adjacent property at 1317-1321 Duke Street that provided valuable insight into the history of the property. The City of Alexandria acquired 1315 Duke Street in March 2020 with the intent to restore elements of the building, interpret its antebellum history as a slave pen, and manage the property as a public museum.

### PERIOD 5A: DUNSTON OWNERSHIP (1984-1997)

Washington, D.C., residents and investors J. Peter Dunston and Betty Dunston acquired 1315 Duke Street in 1984 and immediately set about making plans to renovate the historic structure and convert it into an office building. Prior to beginning the renovation, the Dunstons, in coordination with Carey Meushaw, the owner of 1317-21 Duke Street who had plans to redevelop that property, commissioned the Washington, D.C.-based cultural resources firm, Engineering-Science Inc., to undertake an archaeological and historical study of the 1300 block of Duke Street. The firm coordinated with the Alexandria Archaeological Research Center and the Alexandria Society for the Preservation of Black Heritage to develop goals and objectives for the project. A team of archaeologists from Engineering-Science carried out excavations and analysis at 1315 Duke Street in 1984 and at 1317-21 Duke Street the following year after the structure on that property had been demolished. The findings of the study were presented in a report dated October 1987.<sup>231</sup>

The City of Alexandria Board of Architectural Review approved the Dunstons' plans for the renovation of 1315 Duke Street on January 3, 1985.<sup>232</sup> The project included the construction of a three-story, 1,984-square-foot addition that built out the lot and encapsulated the north facade of the South Block and the east facade of the rear wing. The Dunstons worked with a local architect named Vello Oinas, whose architectural offices were located at 1125 Duke Street, and the contractor Neil T. Hitchcock.

The project took a preservation approach to the exterior



**Figure 2B-20:** This image of the north facade of the South Block and the east facade of the rear wing was taken prior to the renovation of 1315 Duke Street in 1985. [Office of Historic Alexandria]



**Figure 2B-21:** View of 1315 Duke Street after the renovation in 1985. [Office of Historic Alexandria]

<sup>231</sup> Artemel, 1.

<sup>232</sup> See plans filed with Permit No. 1451, City of Alexandria, Virginia, January 9, 1985. All details in this section on the renovation are derived from the plans and documents filed with Permit No. 1451.

rehabilitation of the building (**Figures 2B-20 and 2B-21**). The masonry components were pressure washed, severely deteriorated areas of the masonry were rebuilt, the brick was selectively repointed, and the exterior was repainted. The wood, German-lap siding on the third-floor level of the rear wing was repaired and replaced as necessary to provide a weatherproof exterior and then repainted. The slate roofing that comprised the south slope of the mansard roof over the main block was removed, the envelope was waterproofed, and then the slates were reinstalled. There was no change to the standing-seam tin roof over the rear wing. While the existing gutters were repaired and waterproofed, the downspouts were replaced with aluminum downspouts. Wood features that could not be salvaged were replaced, such as the rake boards and dormer trim of the South Block. The most extensive exterior alterations were made to the east facade of the rear wing where ten windows were removed, and the openings were enlarged to accommodate doors. With only a few exceptions, the remaining windows and wood window frames were rehabilitated. New front doors (painted pine) were installed in the west bay of the front facade. The project took a less sensitive approach on the interior where the layout was extensively changed, and the majority of materials and finishes were updated to convert the building from apartments to offices. The heating and electrical systems were updated, and all of the fixtures and finishes in spaces that had been used as bathrooms or kitchens were gutted.

The 1985 renovation of 1315 Duke Street resulted in extensive interior alterations. In the basement of the South Block (after the archaeological investigations were completed), the floor was excavated approximately 18 inches for the installation of a new concrete slab. Since the new finished floor level was lower, the basement stair was rebuilt to add a landing and three steps at the bottom. These stairs were finished with carpeting. While the basement ceiling was left open, the walls were finished with gypsum board. The coal chute was cleaned out and filled and the window well on the east wall was filled.

On the first floor of the South Block, a mailbox on the east wall of the front vestibule was removed, and wainscoting salvaged from the second floor was refinished and installed in the space. While the side passage plan was retained on the first floor, several partition walls or parts of partitions (both load bearing and non-bearing) and all door assemblies were removed. The plaster and lath were removed from any remaining walls, and gypsum board was installed in its place. The main stair was retained, but deteriorated or missing elements were replaced in kind. New 2 1/4-inch, tongue-and-groove, oak flooring was installed in the first-floor rooms of the main block. At the fireplaces, the existing brick infill was removed, the fireboxes were repointed, and new lintels were installed in the openings. The existing wood mantels were refinished and reinstalled but with new slate surrounds and hearths. New construction created three first-floor rooms off of the side passage. Double doors in the east wall of the passage connected it with the middle rooms, which then gave access via double doors to the other spaces. These spaces were finished with wood baseboards, crown moldings, and chair rails.

On the first floor of the rear wing, the existing floors, joists, and sleepers were removed, and the area was excavated for the installation of a concrete slab. Carpeting was then installed over the concrete. All of the partition walls and door assemblies in the Central Passage were removed, and this space was partitioned to create two restrooms and an office. The layout of the first floor of the North Block was not altered.

A less intrusive approach was taken on the upper floors of both the South Block and the rear wing. While many partition walls were removed, the floors were left place but covered with carpeting. The brick infill was left in place in the fireplaces.

The new addition constructed in 1985 had a trapezoidal plan that filled the yard east of the rear wing. It was Postmodern in style and constructed of concrete block faced with brick. It had a complex roofline that was clad with built-up roofing on the flat components and standing-seam metal on the slopes. Inclined skylights at the first and second floors and skylights in the roof provided natural light to the space. The addition incorporated a fire exit stair in the northeast corner. Associated with this

project, but separately permitted, was the installation of an elevator at the south end of the new addition. The elevator installation required adding a machine room in the northeast corner of the basement. Site work at 1315 Duke Street included filling in window wells on the east and west sides of the South Block.

The last alterations by the Dunstons occurred in 1988, when they converted a ground-floor room in the rear wing into a kitchen and reconfigured several partition walls on the third floor of the rear wing.<sup>233</sup>

### PERIOD 5B: NORTHERN VIRGINIA URBAN LEAGUE (1997-2020)

There have been several important changes to 1315 Duke Street in the recent past. The first, in 2008, was the installation of a museum exhibit in the building. This was a project of the Northern Virginia Urban League, which purchased the property in 1997 to use as its headquarters. The NVUL began planning the exhibit in 2005; JBK Brand Design led the exhibit design effort. Called the Freedom House Museum, the exhibit was free to the public and open Monday through Friday for guided and self-guided tours and on the weekends by appointment (**Figure 2B-22**). Other improvements by the NVUL included roof repairs in 2011.<sup>234</sup> The contractor was James R. Walls Contracting Company of Clinton, Maryland.

At some point, perhaps during this period, the first-floor partitions installed in the South Block during the 1985 renovation were removed, and a new partition with pocket doors was constructed to create a reception room in the front of the building and a conference room behind.

### PERIOD 5C: CITY OF ALEXANDRIA (2020-PRESENT)

Most recently, in 2020, the City of Alexandria purchased the building and made several alterations on the first floor of the rear wing. This included converting an existing restroom into an ADA bathroom, which required relocating a water fountain and a service sink. In addition, a partition wall in the 1985 Addition was removed, and all of the first-floor carpeting was replaced.<sup>235</sup>



Figure 2B-22: Museum exhibit in the basement of 1315 Duke Street, 2021. [Robinson & Associates, Inc.]

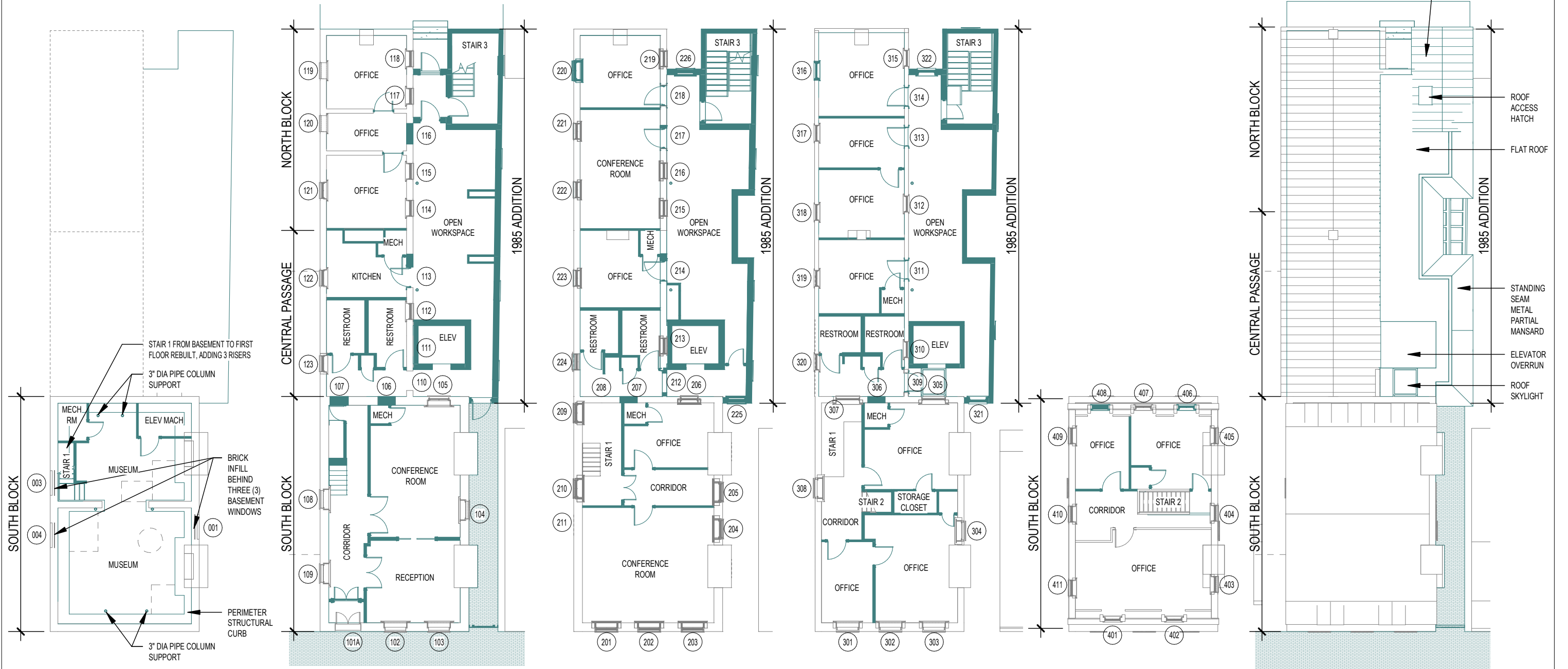
<sup>233</sup> Permit No. 404, Construction Application, City of Alexandria, January 13, 1988.

<sup>234</sup> Permit No. BLD2011-02012, Construction Application, Office of Building and Fire Code Administration, City of Alexandria, October 13, 2011.

<sup>235</sup> Freedom House Museum Renovation drawings, February 25, 2020.

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# PERIOD 5A & 5B (1984 - 2020): FLOOR PLANS



BASEMENT FLOOR PLAN PERIOD 5

FIRST FLOOR PLAN PERIOD 5

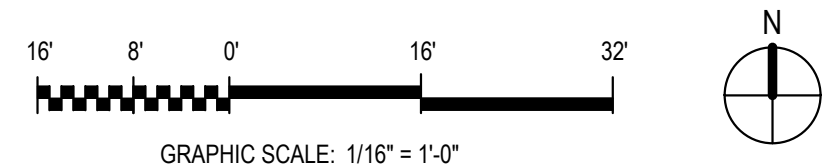
SECOND FLOOR PLAN PERIOD 5

THIRD FLOOR PLAN PERIOD 5

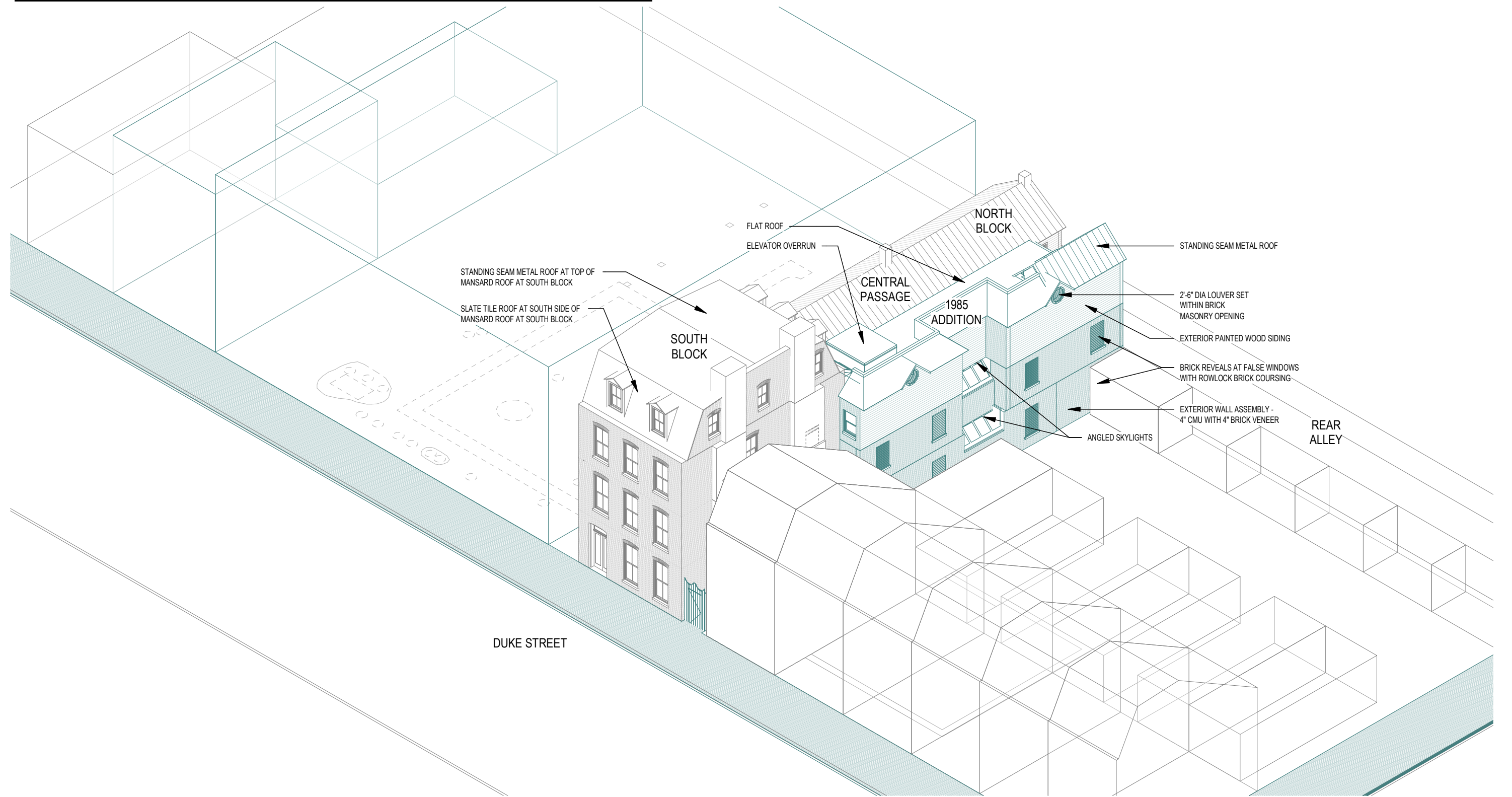
FOURTH/ MEZZANINE FLOOR PLAN PERIOD 5

ROOF PLAN PERIOD 5

- LEGEND**
- CHANGES DURING THIS PERIOD
  - CONJECTURE
  - XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
  - ADJACENT PROPERTY LINES
  - ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)

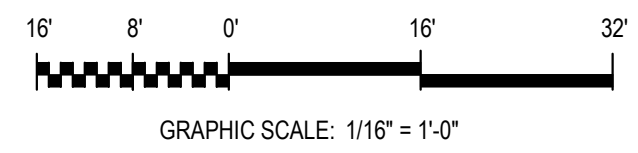


# PERIOD 5A & 5B (1984 - 2020): SOUTHEAST VIEW



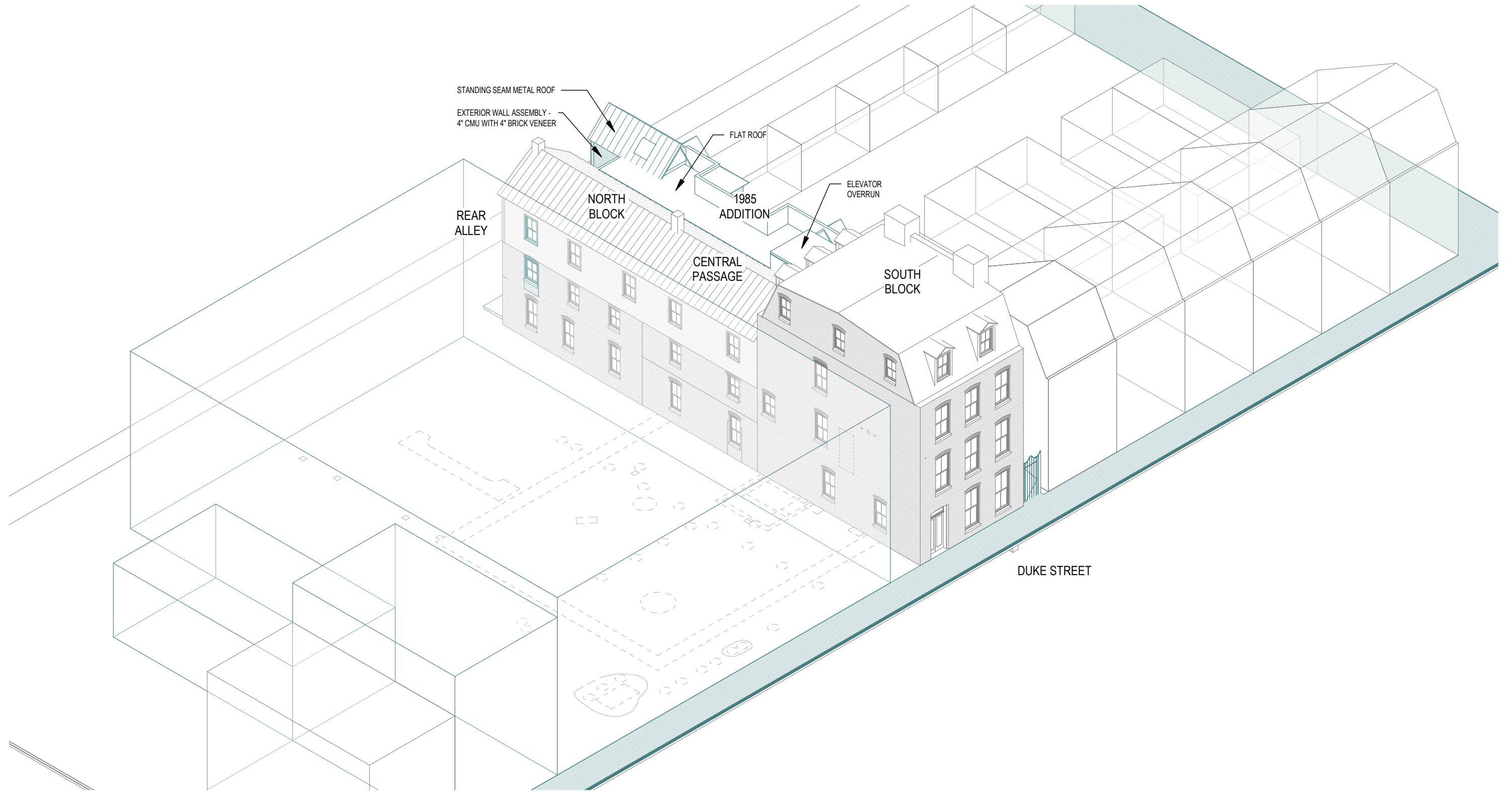
**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
- ADJACENT PROPERTY LINES
- ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)





# PERIOD 5A & 5B (1984 - 2020): SOUTHWEST VIEW



**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE

(XXX) MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE

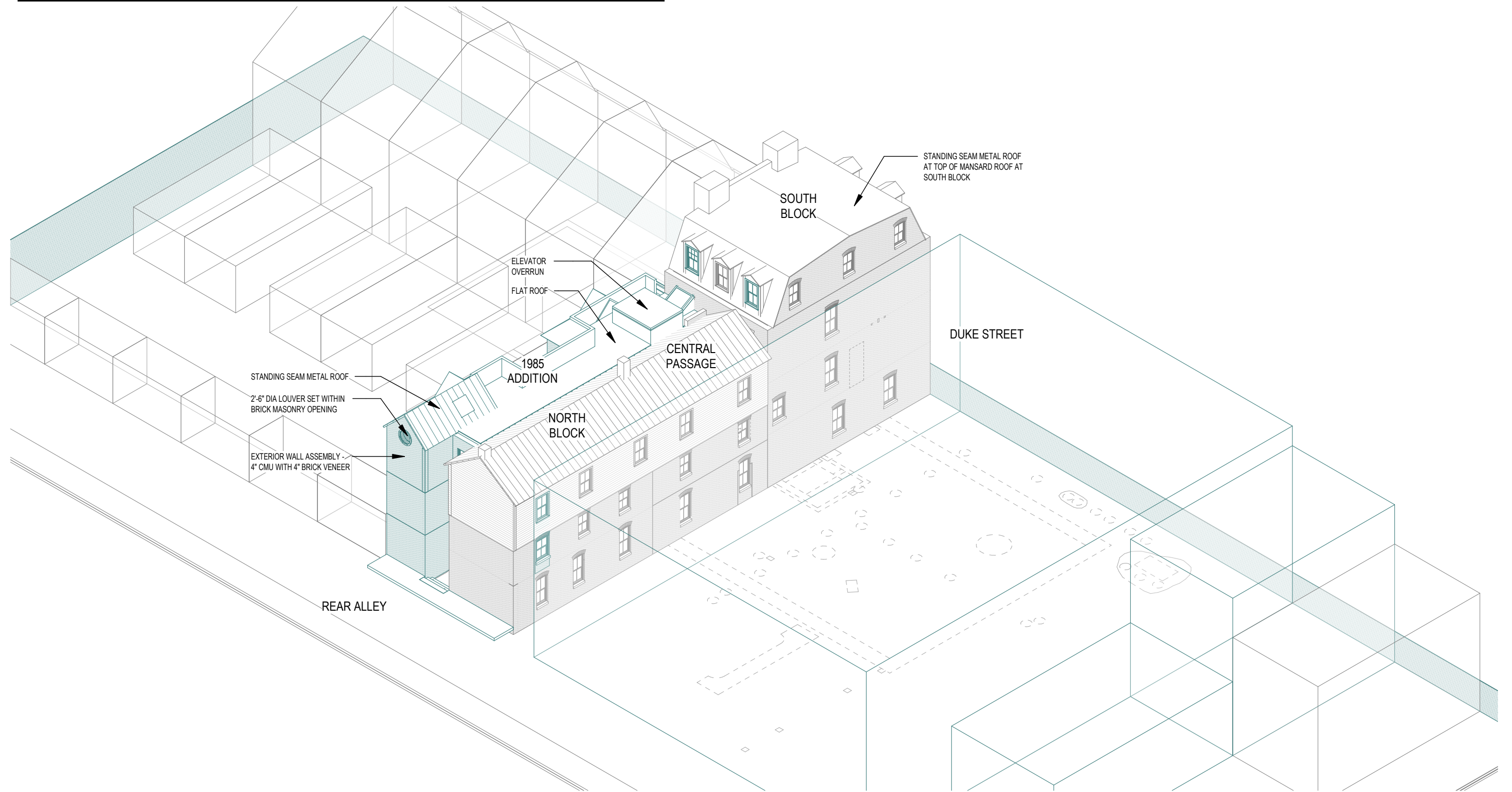
--- ADJACENT PROPERTY LINES

- - - ARCHAEOLOGICAL FEATURES (AEE 1987 ARCHAEOLOGICAL REPORT FOR ADDITIONAL INFORMATION)



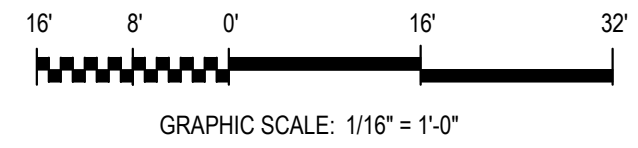
GRAPHIC SCALE: 1/16" = 1'-0"

# PERIOD 5A & 5B (1984 - 2020): NORTHWEST VIEW

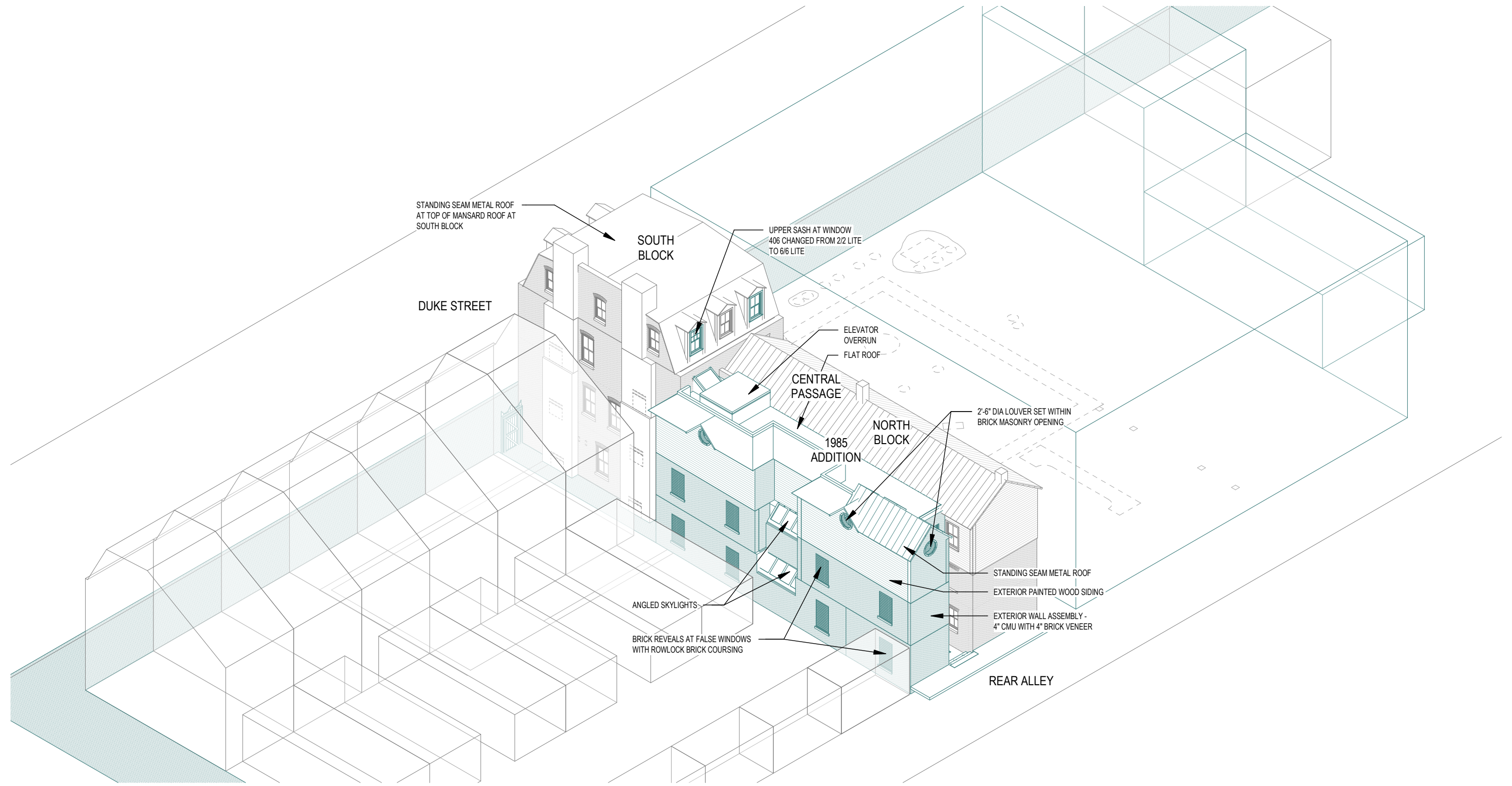


**LEGEND**

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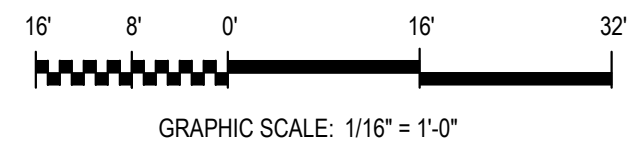


# PERIOD 5A & 5B (1984 - 2020): NORTHEAST VIEW

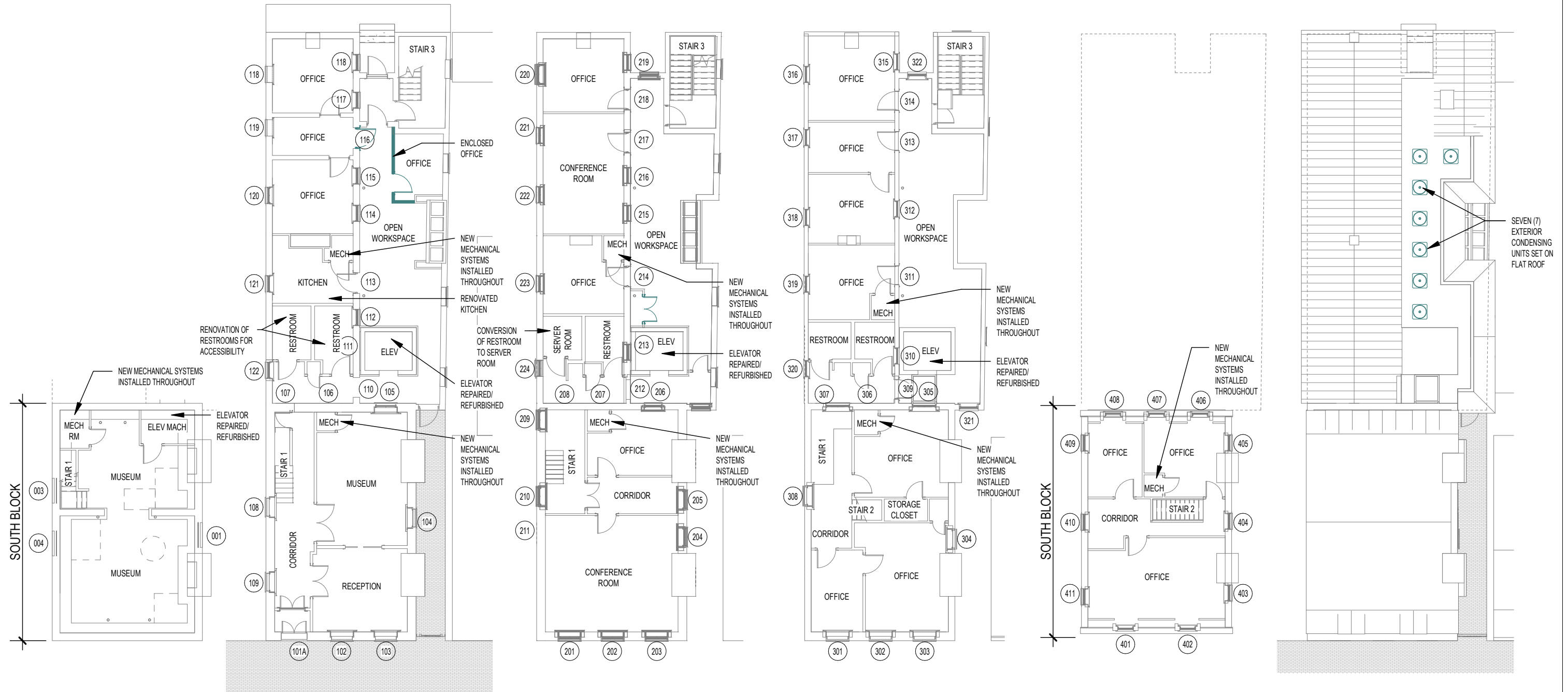


**LEGEND**

- CHANGES DURING THIS PERIOD
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- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
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# PERIOD 5C (2020 - present): FLOOR PLANS



BASEMENT FLOOR PLAN  
PERIOD 5C

FIRST FLOOR PLAN  
PERIOD 5C

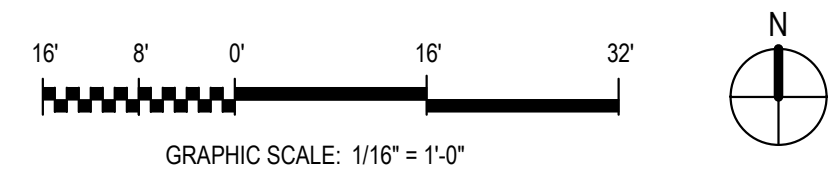
SECOND FLOOR PLAN  
PERIOD 5C

THIRD FLOOR PLAN  
PERIOD 5C

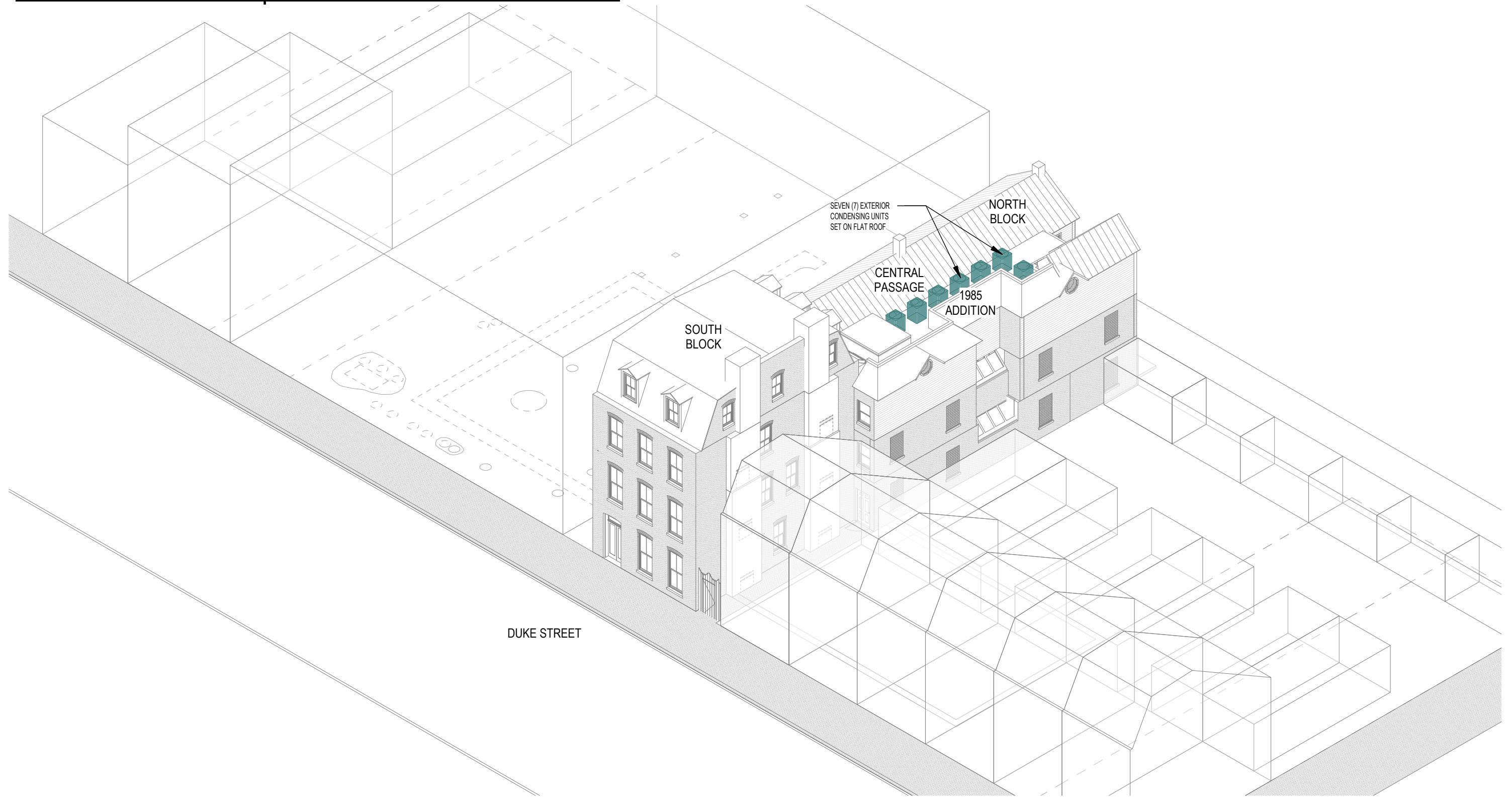
FOURTH/ MEZZANINE FLOOR PLAN  
PERIOD 5C

ROOF PLAN  
PERIOD 5C

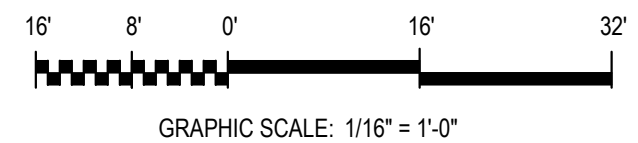
- LEGEND**
- CHANGES DURING THIS PERIOD
  - CONJECTURE
  - XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
  - ADJACENT PROPERTY LINES
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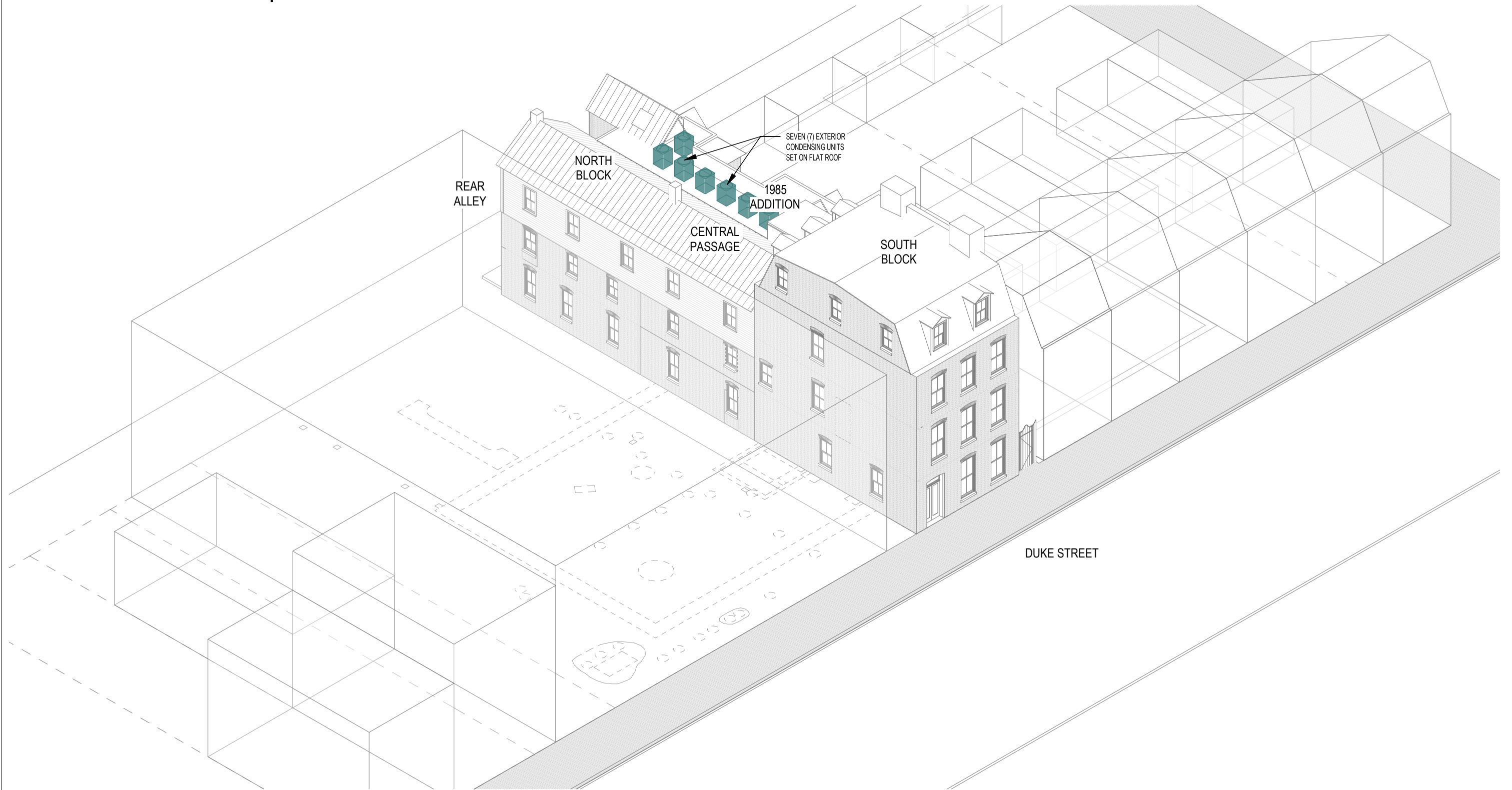
# PERIOD 5C (2020 - present): SOUTHEAST VIEW



- LEGEND**
- CHANGES DURING THIS PERIOD
  - CONJECTURE
  - XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
  - ADJACENT PROPERTY LINES
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# PERIOD 5C (2020 - present): SOUTHWEST VIEW



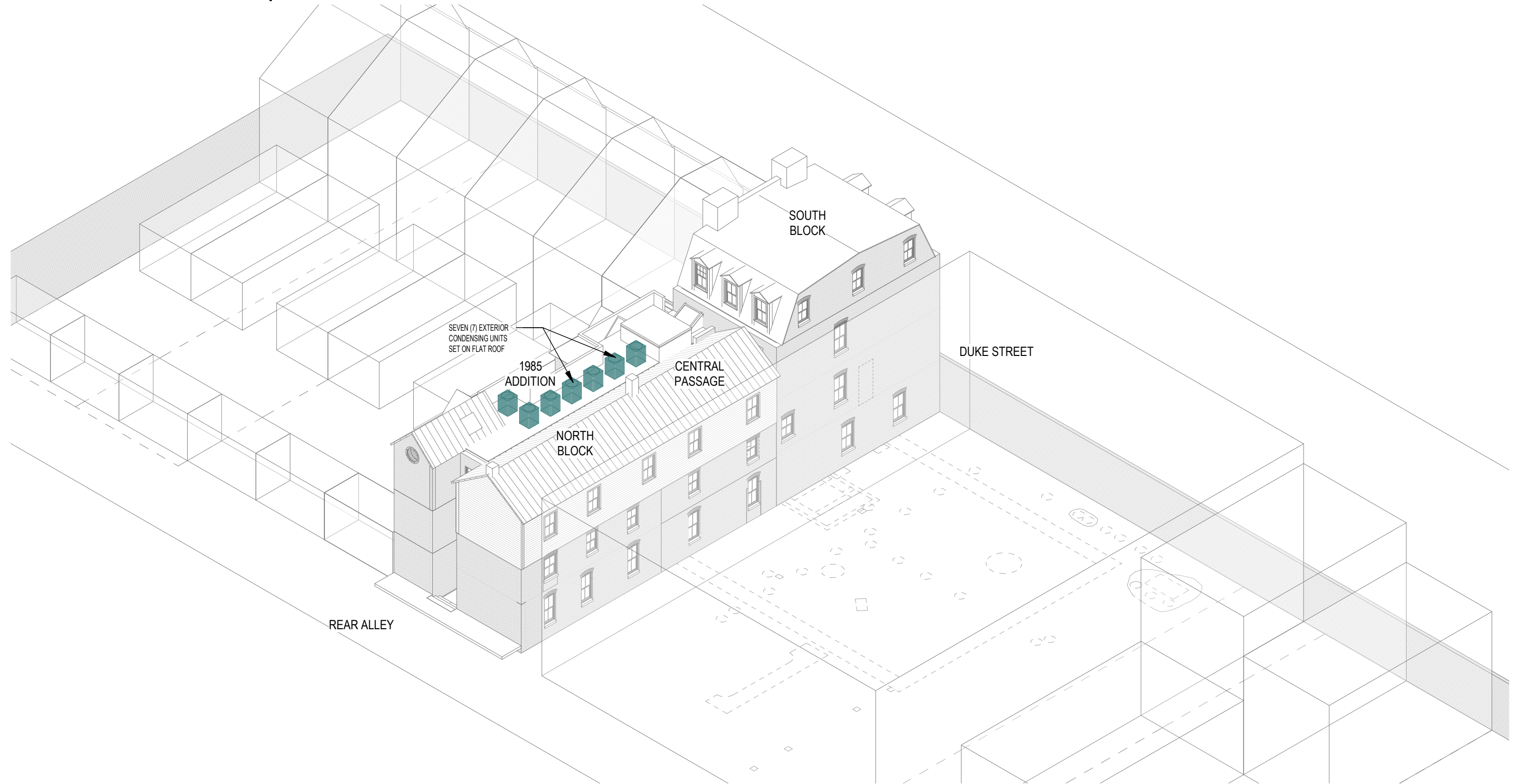
**LEGEND**

- CHANGES DURING THIS PERIOD
- CONJECTURE
- XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
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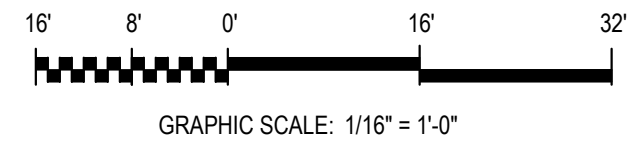


GRAPHIC SCALE: 1/16" = 1'-0"

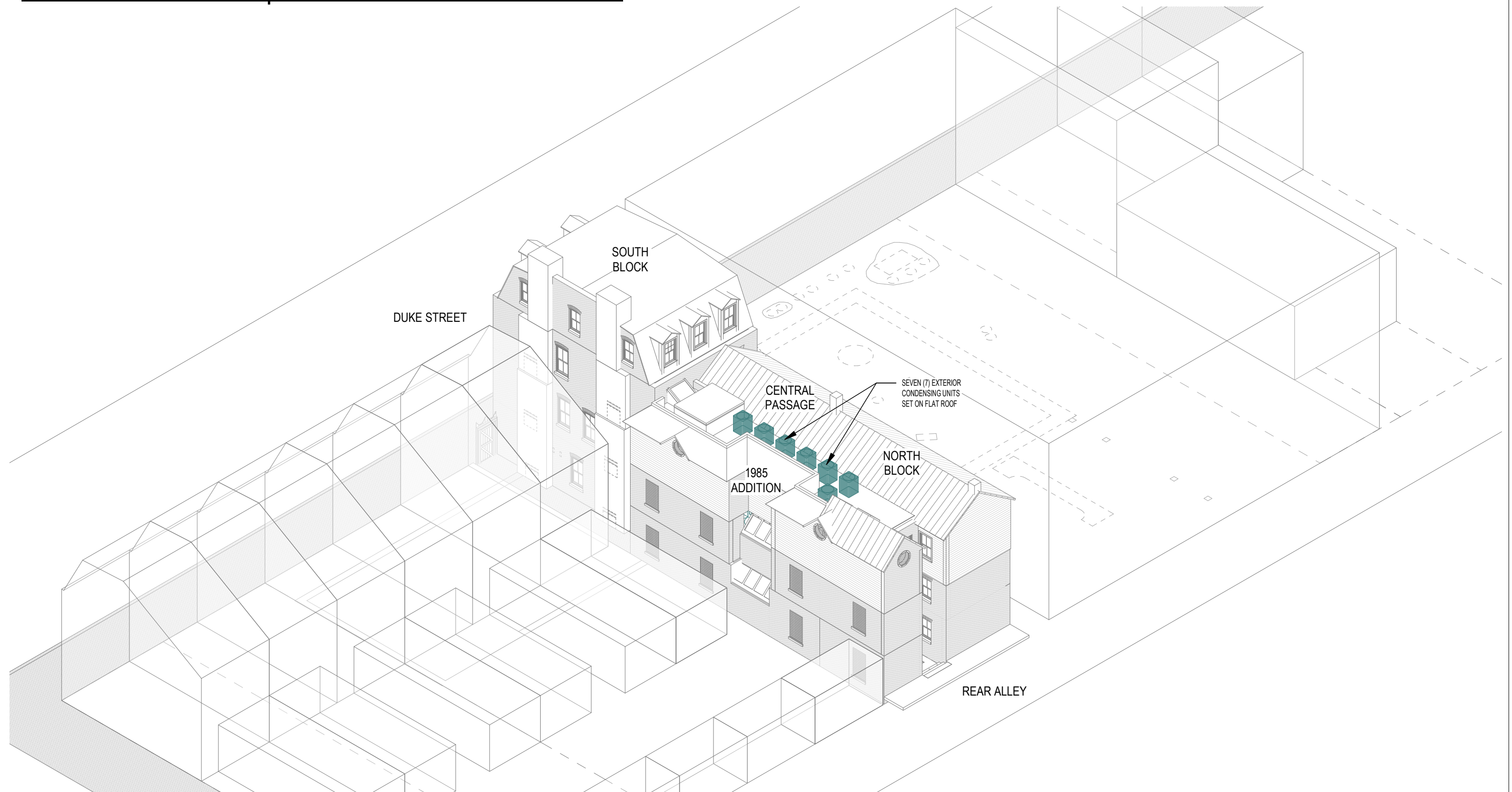
# PERIOD 5C (2020 - present): NORTHWEST VIEW



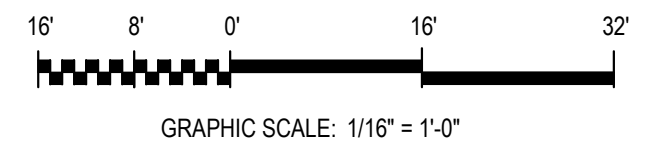
- LEGEND**
- CHANGES DURING THIS PERIOD
  - CONJECTURE
  - XXX MASONRY OPENING (DOOR OR WINDOW) IN HISTORIC EXTERIOR ENCLOSURE
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# PERIOD 5C (2020 - present): NORTHEAST VIEW



- LEGEND**
- CHANGES DURING THIS PERIOD
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## C. PHYSICAL DESCRIPTION

### CHARACTER DEFINING FEATURES<sup>1</sup>

#### CHARACTER DEFINING FEATURES OF THE FEDERAL STYLE ROWHOUSE (PERIOD 1: 1812-1828)

Alexandria's town houses from the first decades of the nineteenth century reflect both regional and urban design traditions recognizable in port cities up and down the Atlantic coast. Although there is scant archival material documenting the original appearance of the house built by Robert Young in 1812-13, an understanding of local architectural trends, historic photographs from later periods, and existing conditions provide some indication of its original form, plan, and style. These details are indicative of a house plan sometimes referred to as a two-thirds Georgian.

**Period 1 Architectural Characteristics and Details:** Features remaining from this early residence are limited but include the following:

- Paired double end chimneys
- Symmetry and scale of fenestration on the South Facade
- Molded brick cornice
- Elevation divided into three bays, with the entrance bay on the west
- Interior plan that consisted of an unheated passage, containing the primary entry and an open staircase, and a set of heated rooms along one side of the passage

#### CHARACTER DEFINING FEATURES OF THE SLAVE PEN OPERATION (PERIOD 2: 1828-1861)

The National Register Nomination Form completed in 1976 does not establish significance based upon National Register Criteria. It establishes that the Area of Significance is related to commerce and social/ humanitarian histories. Though not explicitly stated in the National Register Nomination, the Period of Significance is established upon Criteria A as the Slave Pen period is "associated with events that have made a significant contribution to the broad patterns of our history".

Many of the structures extant during Period 2 have been demolished and much of the site has been developed by subsequent owners. It is documented that many of the structures and outbuildings were demolished in the decades following the Civil War. The remaining structures dating to this Period of Significance are limited to the South Block and the lower two stories of the North Block. Unfortunately, the finish and mortar analyses did not identify any extant plaster or wood elements dating to Period 2 or earlier.

In the decades following the Civil War significant modifications were made to the structure which also resulted in loss of historic fabric. These changes included modifications to the dimensions and architectural styling of the windows and doors along the south facade of the South Block, reframing of the roof at the South Block from a side gable pitched roof to a mansard roof featuring dormer windows. Changes to the North Block also occurred to modify windows, doors, and when the third floor framed addition was added during Period 4B, the roof was replaced.

**Period 2 Architectural Characteristics and Details:** Through the research analysis and material testing conducted for this Historic Structure Report, the A/E Consultant Team found no character defining features which remain from Period 2.

<sup>1</sup> Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

## SECRETARY OF INTERIOR'S STANDARDS TREATMENT ZONES

Per the 2021 HSR, Historic Preservation Treatment Zones based on the NPS Secretary of the Interior's Standards for the Treatment of Historic Properties establish the guidelines for the preservation, restoration, rehabilitation, and reconstruction of historic buildings by dividing the building and its spaces and components into logical treatment zones related to remaining historic fabric and spaces that have been identified through forensic analysis and research.

The following treatment zones have been applied to 1315 Duke Street for planning out future phased restoration work and are reflected in the Master Plan floor plans and elevations diagrams that follow this narrative. These treatment zones take into account the level of historic or architectural significance of the space or building component, the remaining historic fabric, the character defining features, the proposed use, and code regulations.

### PRESERVATION ZONE

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment.

Preservation zones at 1315 Duke Street are distinguished from Restoration zones by having been identified as historic (dating to Periods 1-4) but that were not or could not be definitively pin pointed through research and forensics to the Period of Significance (Period 2 - 1828-1861), where documentation was lacking to be able to restore this fabric to the appearance of that Period of Significance, or where it was infeasible to remove historic fabric added subsequent to the Period of Significance. An example of this is the interior stairs from the first through third floors of the South Block that is clearly old but cannot be definitively identified as the construction and layout that existed during the Period of Significance. Another example of this is the third floor of the north block where clear documentation shows that it was added subsequent to the Period of Significance but due to Museum programmatic needs it will not be removed.

**Treatment Guideline** – Treatment involves repair, protection, and stabilization. The character and qualities of this zone should be maintained and preserved as a priority.

### RESTORATION ZONE

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.

Restoration zones for 1315 Duke Street are areas where clear documentation is available to return building components to their appearance during the Period of Significance – Period 2, while removing other evidence of other periods. Examples of this are the south facade of the South Block where historic photographs are clear documentation of what that elevation looked like during the Period of Significance.

**Treatment Guidelines** – Based on good documentation, remove building elements added subsequent to the Period of Significance and recreate those building elements that are missing or had been previously removed while preserving those elements from the Period of Significance that still remain.

### REHABILITATION ZONE

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Rehabilitation generally recognizes and integrates changes over time as well as invisible or unobtrusive contemporary interventions. At 1315 Duke Street the interiors have been modified significantly over time so much of the spaces are designated as rehabilitation zones. However, where materials, features and spaces from the Period of Significance are missing or have been replaced with features that may now be considered historic due to their age, these later features should not be removed without justifying that it is necessary in order to interpret the significance of the property. Examples of this category are the existing offices spaces in the South Block where new partitions have been installed to create new offices, but some partitions pre-date these installations and date to a previous period.

**Treatment Guidelines** – Undertake all work in this zone as sensitively as possible, however, contemporary methods, materials and designs may be selectively incorporated to accommodate new uses.

### ADAPTIVE REUSE ZONE

Adaptive reuse zones are not subject to the above three categories, are void of any historic elements and whose modification would not represent loss of character, code violation or intrusion to an otherwise historically significant structure.

At 1315 Duke Street, the rehabilitation zones apply to the areas that are part of the 1980s addition expansion as this is all new construction with no historic fabric.

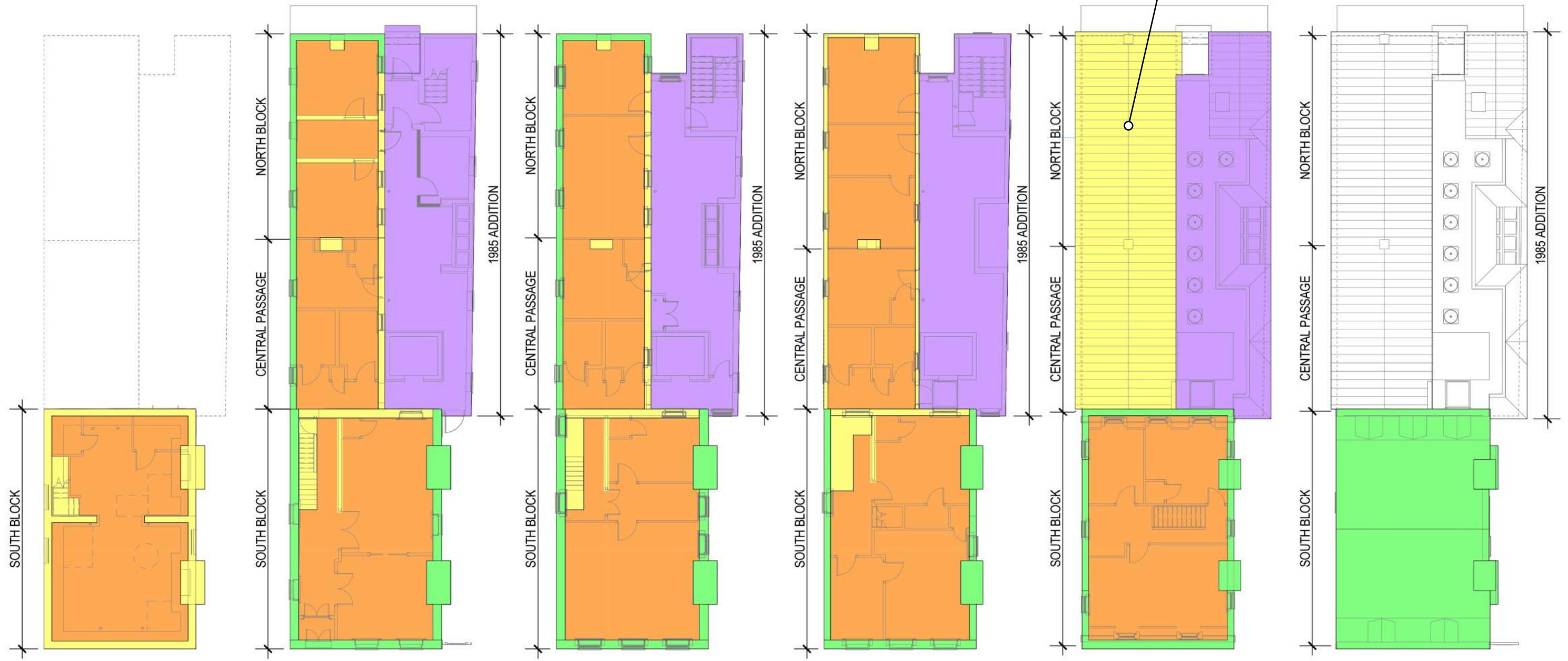
**Treatment Guidelines** – Treatments in this zone, while sympathetic to the historic qualities and character of the building, may incorporate extensive changes of total replacement through the introduction of contemporary methods, materials, and designs.

## SECRETARY OF INTERIOR'S STANDARDS TREATMENT ZONE DIAGRAMS

The following diagrams graphically categorize the interior and exterior into the five treatment zones previously described.

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# HISTORIC PRESERVATION TREATMENT ZONES - FLOOR PLANS



ROOF STRUCTURE OF CENTRAL PASSAGE AND NORTH BLOCK DATE TO PERIOD 4. ROOFING ASSEMBLY REPLACED IN PERIOD 5.

BASEMENT FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

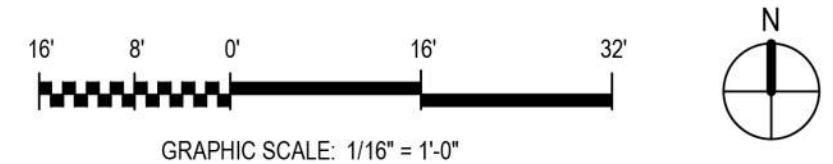
THIRD FLOOR PLAN

FOURTH/ MEZZANINE FLOOR PLAN WITH CENTRAL PASSAGE AND NORTH BLOCK ROOF PLAN

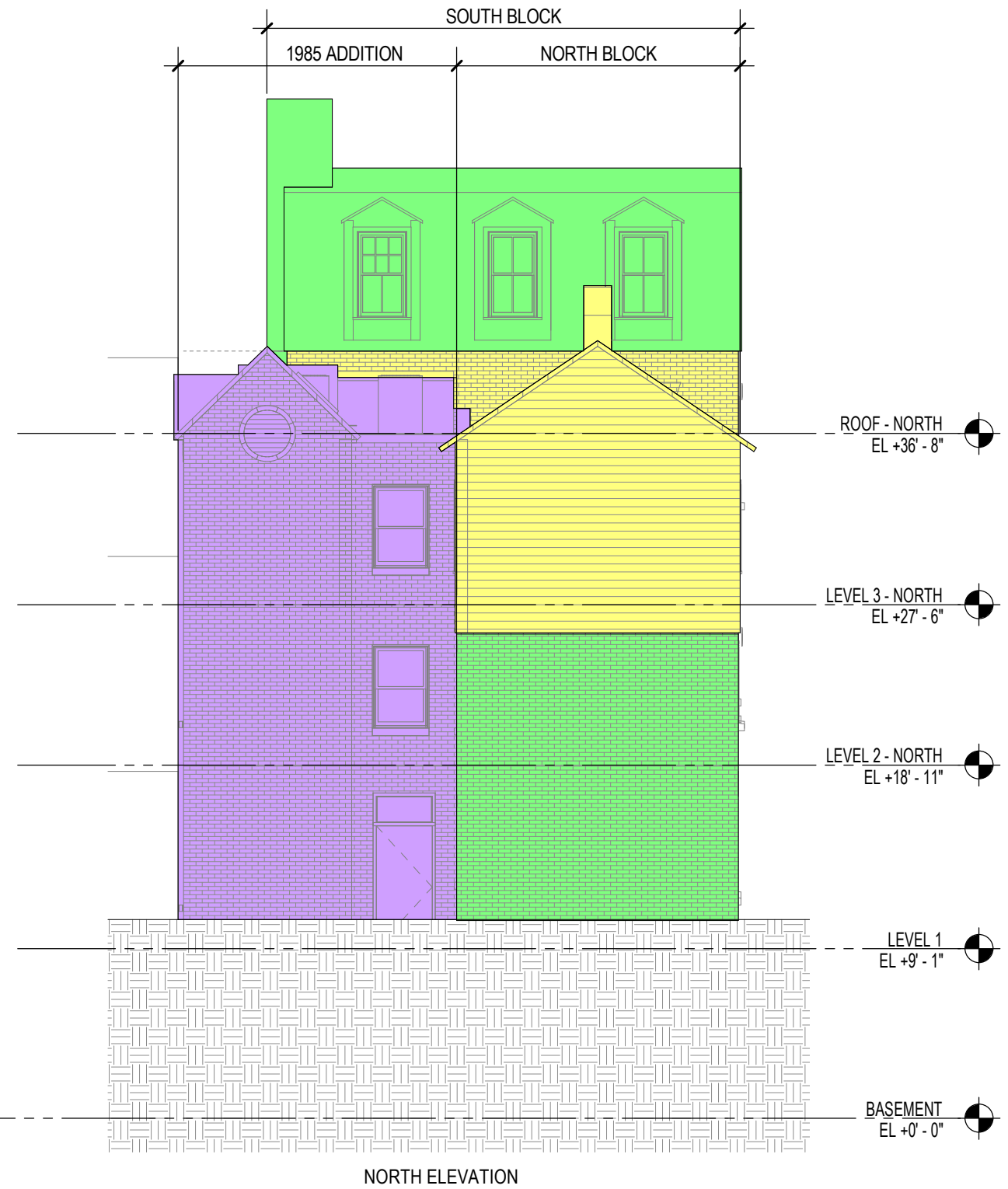
SOUTH BLOCK ROOF PLAN

**HISTORIC PRESERVATION TREATMENT ZONES**

- PRESERVATION ZONE
- REHABILITATION ZONE
- RESTORATION ZONE
- ADAPTIVE REUSE/ FREE ZONE



# HISTORIC PRESERVATION TREATMENT ZONES - SOUTH AND NORTH ELEVATIONS



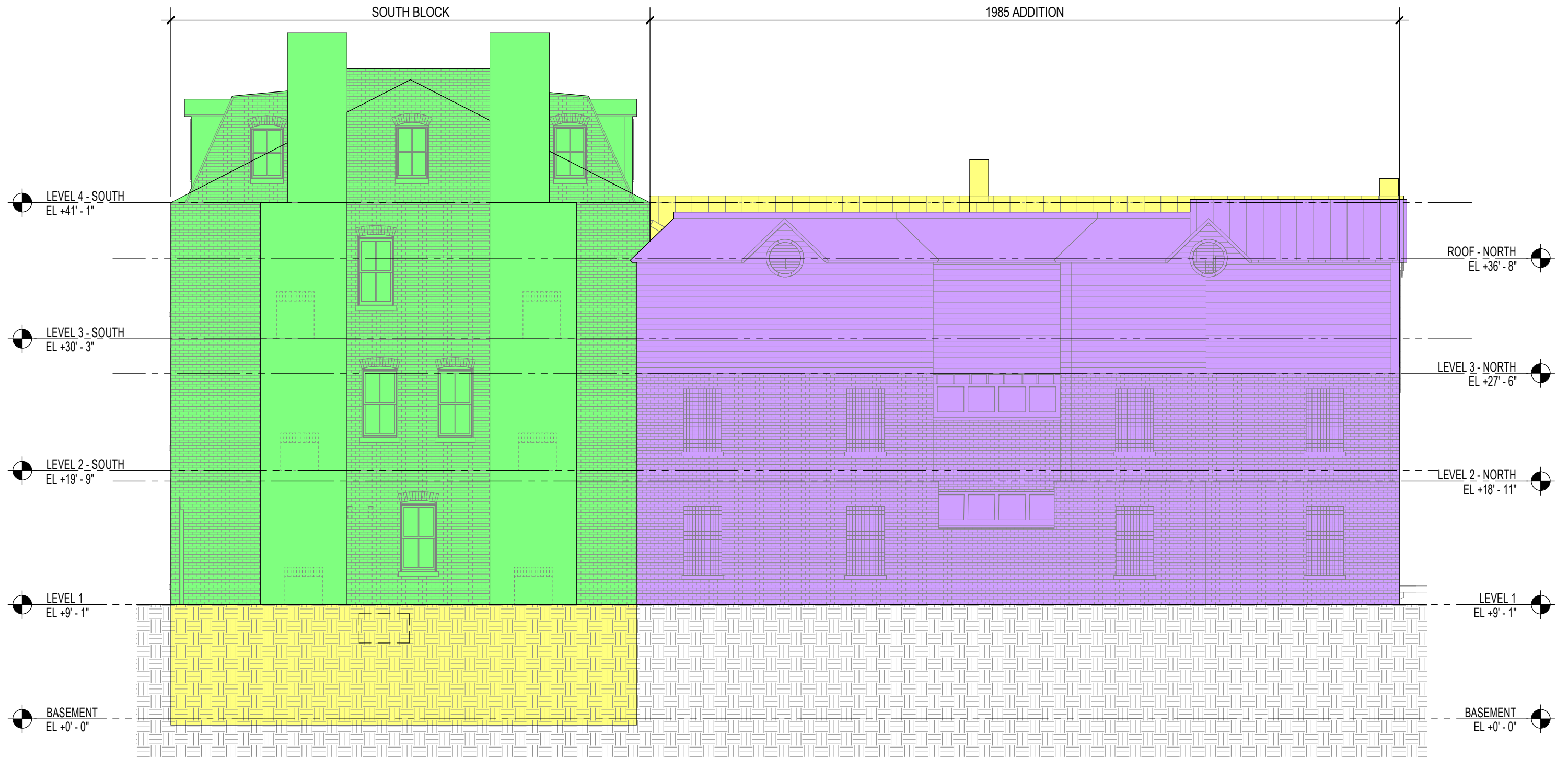
**HISTORIC PRESERVATION TREATMENT ZONES**

- PRESERVATION ZONE
- RESTORATION ZONE
- REHABILITATION ZONE
- ADAPTIVE REUSE/ FREE ZONE



GRAPHIC SCALE: 1/8" = 1'-0"

# HISTORIC PRESERVATION TREATMENT ZONES - EAST ELEVATION



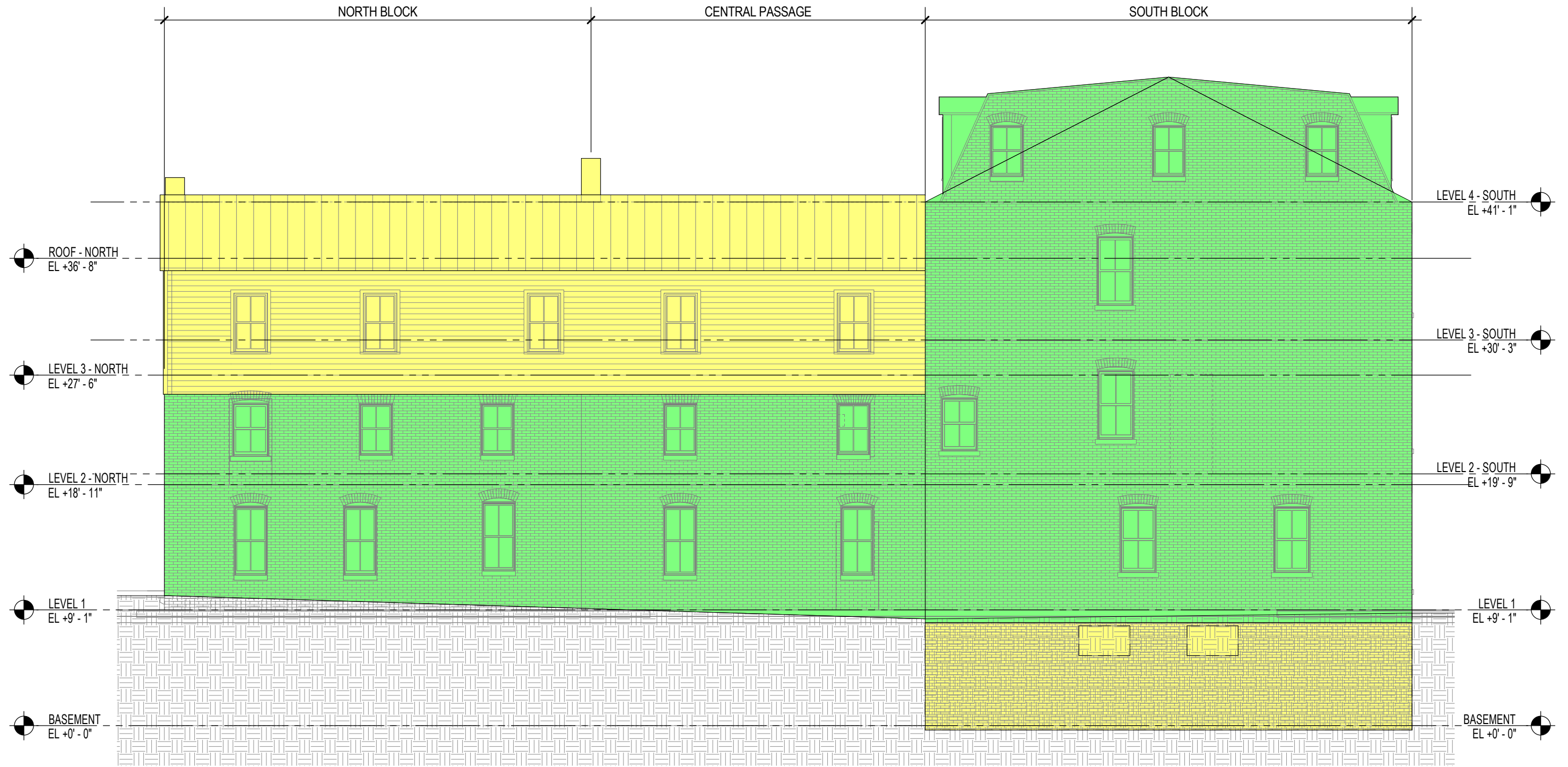
**HISTORIC PRESERVATION TREATMENT ZONES**

- PRESERVATION ZONE
- RESTORATION ZONE
- REHABILITATION ZONE
- ADAPTIVE REUSE/ FREE ZONE



GRAPHIC SCALE: 1/8" = 1'-0"

# HISTORIC PRESERVATION TREATMENT ZONES - WEST ELEVATION



**HISTORIC PRESERVATION TREATMENT ZONES**

- PRESERVATION ZONE
- RESTORATION ZONE
- REHABILITATION ZONE
- ADAPTIVE REUSE/ FREE ZONE



GRAPHIC SCALE: 1/8" = 1'-0"



## STRUCTURAL PHYSICAL DESCRIPTION

The structure of 1315 Duke Street is comprised of exterior brick and concrete masonry unit (CMU) walls, slab on grade, wood-framed floors, some steel framing, and a wood-framed roof. Because the building was constructed and modified in many phases, the structure has been heavily modified, including sistering and replacement of joists, and the introduction of new steel beams. The 1980s addition is largely independent of the older structure, including its own steel columns, beams, and spread footings that do not bear directly on the historic walls.

### FOUNDATION

The foundations of 1315 Duke Street are a combination of brick, masonry, and concrete. At the oldest portion, the South Block, building foundations are below-grade brick retaining walls with corbelled brick foundations. During the 1980s renovation, the basement floor was also lowered approximately 1'-8" and a new 4" concrete slab was installed. Drawings from this time show a new excavation below the assumed elevation of the original brick footings (**Figure 2C-01**). A new concrete curb was placed directly inside the brick foundations to prop the existing brick footings around the new excavation without underpinning. This curb continues around the large masonry fireplaces visible in the basement (**Figure 2C-02**).

At the North Block and the Central Passage, the foundation structure is assumed to be similar corbelled brick foundations without a basement level. Footings below brick walls are assumed to be corbelled brick masonry foundation without a basement or a crawlspace. 1980s drawings indicate that a wood floor was removed during the renovation and replaced with a contemporary slab-on-grade over gravel at the ground floor.

Within the 1985 Addition, foundations are reinforced concrete spread footings 2'-6" below grade (**Figure 2C-03**). Concrete foundations support the perimeter CMU wall, and the ground floor is a slab-on-grade. Foundations also include two column footings built up against the historic masonry wall.

### FLOOR FRAMING

All floors are framed with wood joists. Joists frame to exterior masonry walls, interior wood beams, and steel columns supported by posts. Joist sizes reported below have been compiled from existing drawings

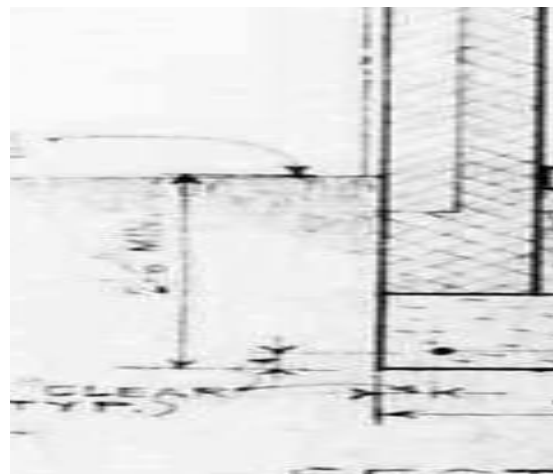


Figure 2C-1: Section from sheet S1 of 1984 Dunston Renovation drawings showing lowered basement floor.



Figure 2C-2: Museum, Room 001, looking southeast

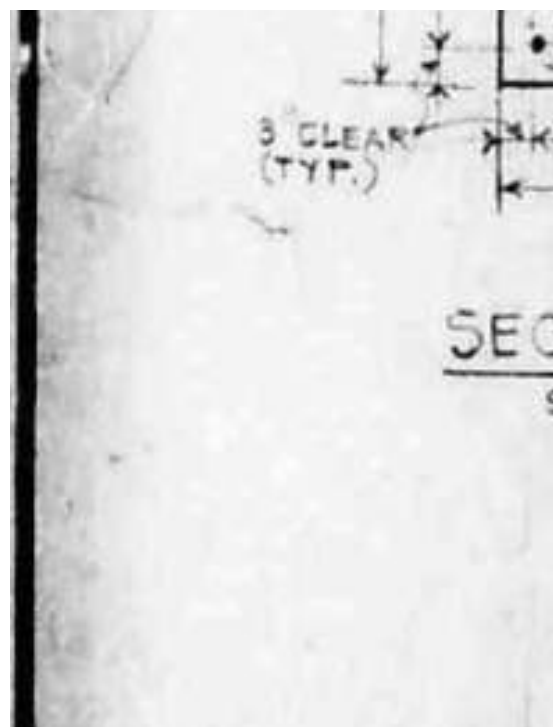


Figure 2C-3: Section from sheet S1 of 1984 Dunston Renovation drawings showing foundations of new addition.

and corroborated by field measurements and probes where accessible. Due to the building's complex history of modification and reframing, the framing sizes below will need to be verified in the field at the beginning of any construction activities that will modify floor framing or increase floor loading.

Floor framing is described below by each structure corresponding to one broad period of construction:

- South Block
- Central Passage
- North Block
- 1985 Addition



**Figure 2C-4:** Joist end visible from basement. Note the poor condition of the joists near the end.

### **SOUTH BLOCK STRUCTURE**

At the South Block, floor framing is typically long-span wood joists spanning between masonry walls and interior wood bearing walls. At the first floor, framing spans north-south to the central interior wall. Joists are typically 3" x 11" (actual) spaced 16" to 18" on center. Many first floor joists have had sisters added. During the 1980s renovation, first floor joists were re-supported along the north and south walls with 8" deep steel beams (W8x15) beams supported on 3" pipe columns and pocketed into the existing brick basement walls. Where joists were visible, the bearing ends were missing, suggesting there were previous moisture issues at the masonry wall (**Figure 2C-04**). Given this condition, the additional steel beams were likely added to introduce another bearing support inboard to address end rot without replacing original framing. A framing sample taken from one such joist for wood species identification. The sample has been identified as Southern Yellow Pine. The floor framing assembly appears to typically consist of 1" thick wood sheathing below the floor finish, which varies based on location.

An opening in the central dividing wall is also supported by a large wood beam. The beam has also been supplemented by an 8" steel channel (C8x11.5) supported on 3" diameter posts. 1980s drawings also call for significant replacement of framing in the southwest corner of the basement to address their poor condition. A new double wood beam and additional joist are also shown on the 1980s drawings to support the bearing wall above. The 1980s drawings also show a new wood post to be installed below the first floor wall, but this post is not extant. Reasons for omitting the wood post are unknown.

The second and third floors are framed with 3" x 11" (actual) joists spaced 17" on center. Joists at the upper floors span east-west. The joists are assumed to span clear across the width of the building, with the wood corridor wall built tight to the underside of joists as a bearing wall supporting the joists along their span. Near the stairs, where landings are set lower or higher than floor elevation, joists also span between the east wall and corridor bearing wall only. The location of the corridor wall is not consistent through the height of structure, convoluting the load path from the roof to the structure foundations. The interior wood walls are supported perpendicular to joists, and in turn these joists are supported on the wood bearing walls below, through these walls do not align. At the third floor, 1980s drawings show a new wood beam spanning east-west, presumably to support the stair above.

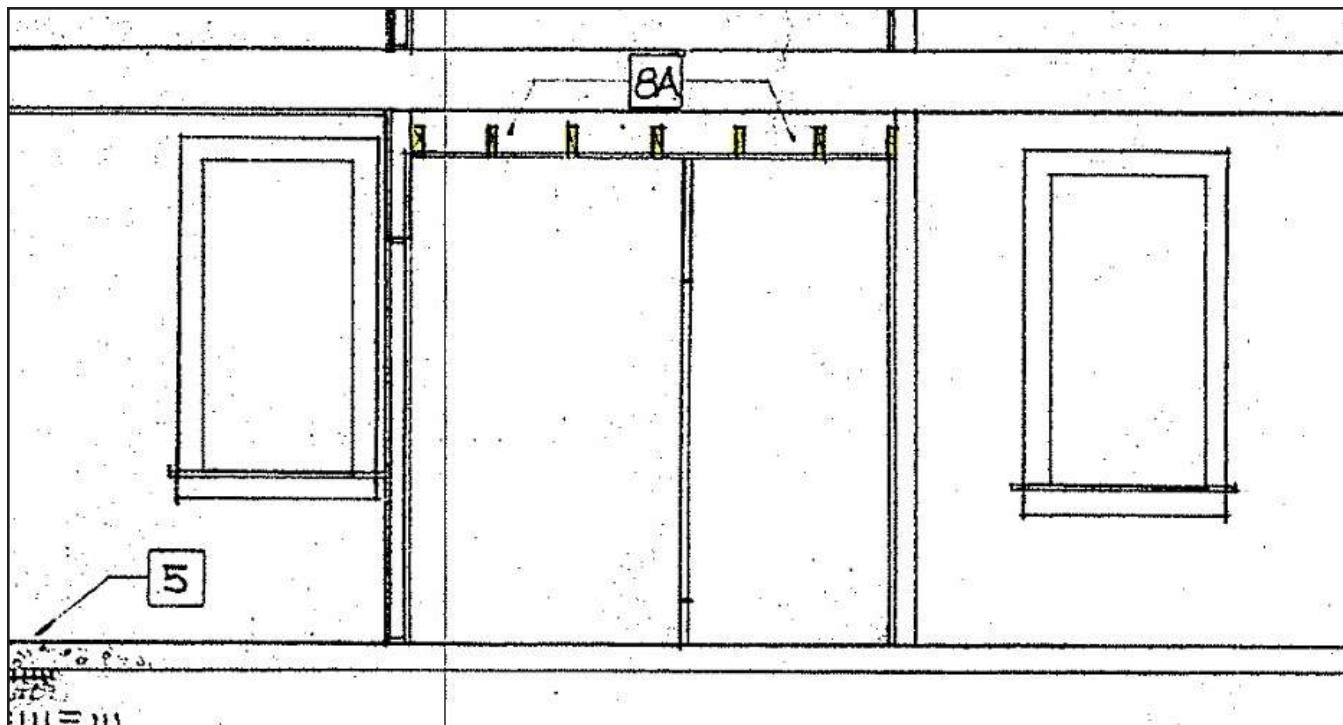


Figure 2C-5: 1980s Building section showing addition of 2x4 ceiling joists above bathrooms

Both the mezzanine and roof of the south portion are framed with wood joists spanning north-south. Per the 1980s renovation drawings, mezzanine framing members are 3" x 8-1/2" spanning to a central beam measuring (2) 3" x 11". During the probe investigation, exposed mezzanine framing was observed to be 1.5" x 8-1/2" joists (actual) at 24" on center with 2x sisters. While most of the framing shown 1980s renovation drawings appears to be actual or nominal joist sizes, this instance appears to be a discrepancy where a 3" joist width may pertain to double 2x joists.

All stair framing within the south portion is wood framed. An L-shaped stair extends from the basement to the first floor, and single run stairs rising to the north connect the first and second floors. The third floor can be accessed by two runs of stairs with an intermediate landing, and the mezzanine level by a centrally located single stair run. All stairs are assumed to have three stringers spanning between double trimmer joists. At the stair openings, primarily floor joists are assumed to be supported on a wood header spanning between these double trimmers. Architectural details from 1980s drawings suggest that the existing stair framing was left in place during the renovation. At the first floor, framing was modified to allow for additional headroom at the basement stairs. See framing plans for more information and see the conditions assessment section for additional discussion of stair displacement related to the framing configuration.

### CENTRAL PASSAGE AND NORTH BLOCK STRUCTURE

The North Block of the museum building is an early addition to the South Block as built as a separate structure that was then connected to the South Block with infill construction (**See Part 2B**). Second and third floor framing consists of wood joists, typically spanning east-west between masonry walls. The first floor also includes two interior brick walls. These walls run parallel to the wood joists and are assumed to be non-load bearing (See Lateral System section for additional discussion in Part 2D Conditions Assessment, Structural Assessment of this document). The walls were covered in plaster during the recent 2020 renovation. Interior wood walls are also assumed to be non-load bearing partitions. Exterior walls of the northwest portion are brick masonry up to the third floor. The third floor was built as a later addition including wood stud walls clad with wood sheathing and a wood-framed roof.

The floor structure was accessible for measurement in a few locations through probes and above closets. Joist sizes are assumed to be a combination of 2" x 10" (actual) and 2x8 (nominal) sisters that appear to have been added in the 1980s. At the mechanical closet at the north wall, framing was confirmed to be 2x8 (nominal). Using a borescope at the second floor mechanical closet, framing was observed to be 2" x 10" (actual) members sistered with 2x8 (nominal) joists set low, with the bottoms of joists flush. 1980s drawings also show the addition of 2x8 (nominal) joists at 24" on center, and a building section shows the addition of 2"x4" (nominal) ceiling joists at 16" on center above the bathrooms (**Figure 2C-05**). Field observations and existing documentation suggests that existing framing was left in place during the 1980s renovation but may have been sistered, supplemented, or reinforced as needed. This matches the approach observed in the South Block of the building. The age of the framing in this area is unknown, and small probes could not determine whether the framing dates to the nineteenth or early twentieth century. The presence of sisters suggests that original or historic framing was left in place during subsequent additions, especially during the 1980s addition.

### 1985 ADDITION STRUCTURE

Floor framing of the 1985 Addition is 2x10 (nominal) joists at 16" on center. The joists span east-west across the narrow width of the building. At the interface between the historic structure and 1980s addition, the new joists are supported on 10" deep steel beams (W10x19) to limit the additional load added to the existing masonry walls (**Figure 2C-6 and Figure 2C-7**). The beams were installed at the second floor, third floor, and roof level and are supported on 4" diameter posts and 1980s CMU walls. The addition also features a skylight along the east elevation, and exterior walls and framing jog to accommodate the sloped skylight (**Figure 2C-8**). At the interior (west) edge of the skylight, steel beams and plates were installed to support the floor framing and exterior walls. These steel beams bear on the perimeter CMU walls.

The northeast corner of the 1985 addition also includes a fire stair constructed of CMU perimeter walls, steel beams and channels, concrete on metal deck, and metal pan treads.

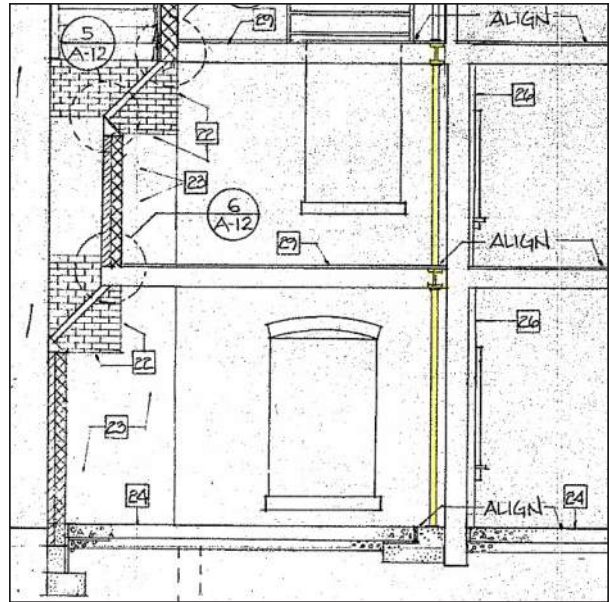


Figure 2C-6: Section from 1980s drawings. Interior beams and columns highlighted in yellow.



Figure 2C-7: Second Floor interior, 1980s addition, looking north. Interior beam line highlighted in red.



Figure 2C-8: Sloped skylight at first and second floor of 1985 Addition.

## ROOF FRAMING

All of the roofs of the 1315 Duke Street are wood-framed. Like the floor framing, roof structures are separate at each portion of the building.

### SOUTH BLOCK

The roof at the South Block is a mansard roof, housing the fourth floor (mezzanine) level. The framing is not well documented in renovation drawings but appears to span north-south to a combination of bearing walls and wood beams. The steep portion of the mansard also includes window dormers. At a probe opening in the ceiling, observed framing included 2" x 6" (actual) roof joists at 12" on center, with staggered 1.5" x 5.5" (actual) ceiling joists set low supporting the flat ceiling. The ceiling joists may also function as a tie restraining the sloped portions of the roof. The spacing of the ceiling joists could not be measured. The roof assembly consists of 1" thick straight wood sheathing and a roofing of asphalt shingles.



Figure 2C-9: Northwest portion roof, viewed above ceiling light.

### CENTRAL PASSAGE AND NORTH BLOCK

The third floor and roof of North Block and Central Passage were added as a wood-framed addition, constructed after the lower floors. Wood stud walls were built atop brick masonry walls to enclose the third floor and capped with a gable roof enclosing a small attic. The attic is not accessible, but roof framing could be viewed above a light fixture from the corridor in front of the restrooms (Figure 2C-9). Framing appears to be 2" x 6" or 2" x 8" (actual, assumed) rafters spaced 16" on center spanning to a central 2" x 8" or 2" x 10" (actual, assumed) ridge beam. The roof also includes wood board sheathing and standing seam metal panels. Based on limited observations, the ceiling joist framing is unclear. It appears much of the original roof framing was left unaltered during the 1980s work, and likely dates to the original construction of the Period 4B wood framed third floor addition above the Central Passage and North Block.



Figure 2C-10: Roofs viewed from the south end of the structure looking north. Note the flat roof of the 1980s addition, gable roof of the northwest portion, and mansard roof of the south portion.

### 1985 ADDITION

The roof of the 1985 Addition is primarily a flat roof with an east facing parapet that mimics a gable roof eave (Figure 2C-10). The 1980s drawings show that the flat roof is 2" x 8" (nominal) joists at 16" on center. The east perimeter is built up with sloped 2" x 6" (nominal) short rafters supported on a 2" x 4" (nominal) parapet stud wall. A small gabled

section was also built at the northeast corner of the roof, accessible by a roof hatch (**Figure 2C-11**). The east elevation includes two dormers with wood louvers and a skylight just south of the elevator. These elements are all framed with wood. The sloped portions of this roof are sheathed with standing-seam metal panels.

### EXTERIOR WALLS AND LATERAL SYSTEM

The exterior walls of South Block are brick masonry walls from the basement foundation up to the mezzanine level where the mansard roof begins. The North Block and Central Passage have masonry perimeter walls from the ground floor foundations to the third floor. Above the third floor, exterior walls are wood stud walls sheathed with an inner layer of diagonal boards and exterior layer of horizontal clapboards. The 1985 Addition has CMU masonry walls at the north, east, and south return elevation. Per the 1985 Dunston Renovation drawings, these walls are 8 inches thick below grade and transition to 4 inches thick CMU with a 4 inch brick veneer above grade. The brick veneer extends up to the third floor. Above this level, the siding is horizontal clapboard sheathing fastened to vertical furring strips attached to the CMU backup wall. The 1980s CMU wall abuts the historic brick masonry walls in two locations. Per renovation drawings, steel clip angles were added to the existing masonry wall to provide some continuity and lateral support to the new walls. The interface was also designed with an expansion joint to accommodate movement.

Coatings, parges, and paints have been applied to exterior masonry walls. See Part 2D Conditions Assessment section for further discussion.

Exterior brick walls have also been enclosed within the present structure due to the building's history of modification and expansion. At the corridor with elevators and restrooms, new masonry openings have been added and modified in previous renovations. At these openings, steel angle lintels have been added to support the masonry above (**Figure 2C-12**).

While buildings of this age were not designed with a designated lateral system, the brick and CMU masonry walls provide lateral resistance against wind and seismic forces. In addition to the exterior walls (and enclosed former perimeter walls), brick masonry walls are present within the basement of the South Block and at the first floor of the North Block (**Figure 2C-13**). While these walls are not load bearing, all interior masonry



Figure 2C-11: Gabled portion of roof at northeast corner of 1985 Addition.



Figure 2C-12: New masonry opening with steel angle lintel.



Figure 2C-13: First floor brick demising walls between Rooms 112, 114, and 116. These walls were plastered over in early 2020 but the City of Alexandria.

walls do contribute to the building's lateral system. See Part 2D Conditions Assessment for additional information.

### NON-STRUCTURAL ELEMENTS

The 1315 Duke Street building has four brick chimneys that extend beyond the building's roof line. While not part of the building's primary structure, slender chimneys are often susceptible in seismic events. See Part 2D Conditions Assessment section for further discussion.

Within the basement, wrought iron grating is also present within the previous windows openings that have been enclosed with brick (**Figure 2C-14**). The horizontal bars appear to be hooked downward and embedded within the masonry wall to anchor the grating.



Figure 2C-14: Wrought iron grating within basement

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## ARCHITECTURAL PHYSICAL DESCRIPTION & INVENTORY

### SITING

Located along the north side of Duke Street between Payne and West Streets in Old Town Alexandria, the extant structure measures approximately 30' in the east-west direction and measures approximately 100' in the north-south direction. A narrow alley is located to the west between 1315 Duke Street and the adjacent building to the west, 1321 Duke Street. The east side of the property is adjacent to a series of six (6) brick row houses likely constructed in the 1870s. The north side of the property is adjacent to a vehicular alley.

### MASSING

The 1315 Duke Street building is a brick masonry structure consisting of a South Block and a North Block connected by a Central Passage and a later 1985 Addition. The South Block and all of the North Block were constructed during Period 1, when the structure was briefly used as a residence. During Period 2, the Central Passage was constructed to connect the South and North Blocks and to provide secured access to the Mens' and Womens' Yards of the Slave Pen. A fourth floor/ mezzanine addition was constructed above the South Block during Period 4. A wood frame third floor addition was also constructed above the Central Passage and North Block during Period 4. In 1985 a significant addition was constructed to the northeast side of the structure during Period 5.

The South Block is approximately 24'-2" wide, 38'-1" deep. The brick molded cornice is set approximately 32'-0" above grade and the ridge of the mansard roof measures approximately 41'-10" above grade.

The Central Passage is approximately 15'-1" wide, 27'-0" deep. The roof eave at the Central Passage measures approximately 27'-6" above grade and the ridge of the pitched roof measures approximately 32'-6" above grade.

The North addition is approximately 15'-1" wide, 32'-5" deep. The roof eave at the North Addition measures approximately 27'-6" above grade and the ridge of the pitched roof measures approximately 32'-6" above grade.

The 1985 addition is a three stories addition constructed in the northeast portion of the property. It measures approximately 9'-1" wide by 59'-5" and features a modern egress stair at the northeast corner and an elevator, providing access to the first, second, and third floors. The roof eave measures approximately 27'-6" above grade and the east facade of the 1985 Addition features a partial mansard/ parapet roof at a height of approximately 31'-3" above grade. This parapet wall, in a truncated detail of a mansard roof, shields a series of mechanical units located on the flat roof from view.

### PHYSICAL DESCRIPTION INVENTORY

Prior to providing a detailed physical inventory of the exterior and interior of 1315 Duke Street, it is important to explain the methodology by which the building exterior and interior spaces were documented and assessed. SmithGroup and the A/E Consultant Team spent several days at the site documenting the exterior and interior conditions of the structure between the months of February 2021 and May 2021. The findings regarding physical description are described on the following pages.

The exterior inventory is organized by elevation and concludes with the roof. Following the exterior inventory, an inventory of all interior spaces is provided organized by floor level. For each primary facade or interior space a matrix is provided that identifies the name of the building feature, a brief description, approximate age, assumed historical period of construction, reference to documentation that led to assumption of age, and identification of contributing or non-contributing status. In all applicable instances, data collected from the paint analysis contained in **Appendix A: Historic Finishes Analyses** as well as all other applicable research or physical observations have been cross referenced

in these matrices to provide a basis of documentation for determining age of an element or feature.

Each of these inventories is accompanied by physical description drawings of exterior elevations and floor plans.

For purposes of historical interpretation and preservation recommendations, the architectural features have been assigned a level of contribution to the significance of the structure as character defining features of the Period of Significance, Period 2 (1828-1861).

The levels of significance are defined as follows:

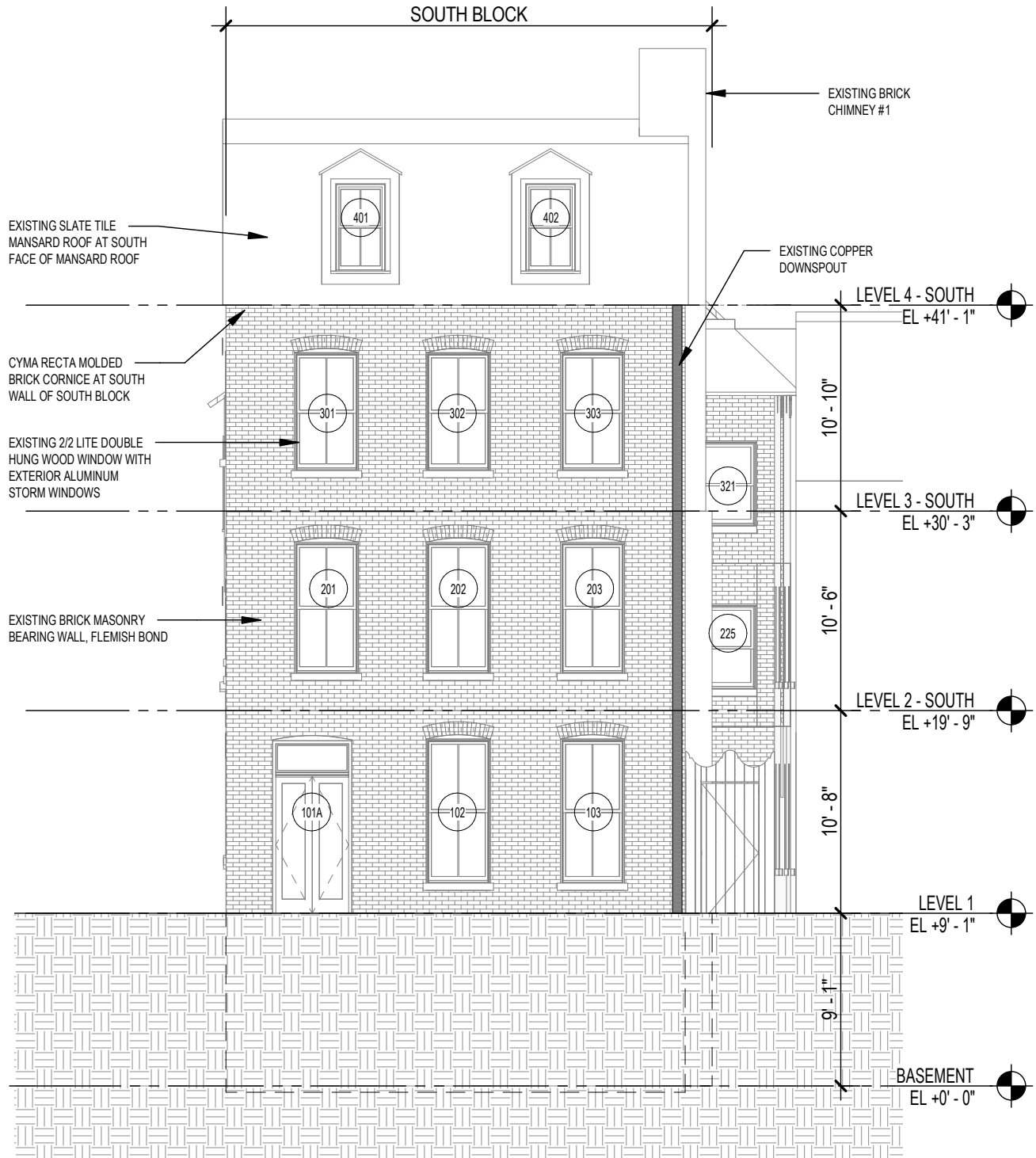
**CONTRIBUTING**

Architectural features, spaces and elements of the house which are original, character defining features of features of Federal/Adam style or urban town houses , or which date to and characterize the Period of Significance, Period 2 (1828-1861). These architectural features, spaces, and elements are to remain.

**NON-CONTRIBUTING, COMPATIBLE**

Architectural features, spaces, and elements of the house which post-date the Period of Significance, Period 2 (1828-1861). These elements, though not considered contributing or dating to the Period of Significance, are considered to be replacements or additions to the structure that are stylistically compatible to the Period of Significance, Period 2 (1828-1861).

# SOUTH ELEVATION - PHYSICAL DESCRIPTION



GRAPHIC SCALE: 1/8" = 1'-0"

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## SOUTH ELEVATION

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>SOUTH BLOCK</b>						
<b>Brick Masonry Facade</b>	flemish bond brick coursing	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	several changes made during Period 4 with subsequent repointing in Period 5	C
<b>Brick Molded Cornice</b>	cyma recta molded brick cornice	c.1812-13	1	Civil War Era photographs	molded brick cornice only found on south facade of South Block	C
<b>Wood Cornice</b>	wood cornice above brick molded cornice with integral copper lined gutter	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905	NC
<b>Masonry Opening 101A</b>	paneled double wood door with transom	c.1905	4A	paint analysis of nearby masonry at south block of South Facade	None.	NC
Door 101A Frame	wood frame with fixed glazed transom	1985	5A	-	age based upon date of surrounding features; no definitive data available	NC
Door 101A Double-leaf	wood paneled door, each leaf 23" +/-	1985	5A	photographs from 1980s	None.	NC
Stone Threshold	limestone threshold at grade	inconclusive	-	-	None.	NC
<b>Masonry Opening 102</b>	rough opening approximate dimensions: 3'-4" x 7'-6" with segmental brick arch	c. 1870 & c.1905	4A/4B	Finishes Analysis, see Appendix A	the original masonry opening was modified during Period 2 to convert a window to a central double door to serve as the business/ public entry into the slave pen; it was modified a second time during Period 4A (c.1870) to lower sill and raise header; it was modified a third time in Period 4B (c.1905) to add segmental brick arch and wood lunette	NC
Window 102 Frame	solid wood window frame	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 102 Sash	solid wood window sashes; 2/2 lites	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 102 Lunette	exterior wood lunette above window frame with scroll carved detail	c. 1905	4B	Finishes Analysis, see Appendix A	None.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Masonry Opening 103</b>	masonry window opening with segmental brick arch	c. 1870 & c.1905	4A/4B	Finishes Analysis, see Appendix A	the original masonry opening modified c.1870 to lower sill and raise header; modified again c.1905 to add segmental brick arch and wood lunette	NC
Window 103 Frame	solid wood window frame	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 103 Sash	solid wood window sashes; 2/2 lites	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 103 Lunette	exterior wood lunette above window frame with scroll carved detail	c. 1905	4B	Finishes Analysis, see Appendix A	None.	NC
<b>Masonry Opening 201</b>	masonry window opening with segmental brick arch	c. 1870 & c.1905	4A/4B	Finishes Analysis, see Appendix A	the original masonry opening modified c.1870 to lower sill and raise header; modified again c.1905 to add segmental brick arch and wood lunette	NC
Window 201 Frame	solid wood window frame	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 201 Sash	solid wood window sashes; 2/2 lites	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 201 Lunette	exterior wood lunette above window frame with scroll carved detail	c. 1905	4B	Finishes Analysis, see Appendix A	None.	NC
<b>Masonry Opening 202</b>	masonry window opening with segmental brick arch	c. 1870 & c.1905	4A/4B	Finishes Analysis, see Appendix A	the original masonry opening modified c.1870 to lower sill and raise header; modified again c.1905 to add segmental brick arch and wood lunette	NC
Window 202 Frame	solid wood window frame	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 202 Sash	solid wood window sashes; 2/2 lites	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 202 Lunette	exterior wood lunette above window frame with scroll carved detail	c. 1905	4B	Finishes Analysis, see Appendix A	None.	NC
<b>Masonry Opening 203</b>	masonry window opening with segmental brick arch	c. 1870 & c.1905	4A/4B	Finishes Analysis, see Appendix A	the original masonry opening modified c.1870 to lower sill and raise header; modified again c.1905 to add segmental brick arch and wood lunette	NC
Window 203 Frame	solid wood window frame	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Window 203 Sash	solid wood window sashes; 2/2 lites	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 203 Lunette	exterior wood lunette above window frame with scroll carved detail	c. 1905	4B	Finishes Analysis, see Appendix A	None.	NC
<b>Masonry Opening 301</b>	masonry window opening with segmental brick arch	c. 1870 & c.1905	4A/4B	Finishes Analysis, see Appendix A	the original masonry opening modified c.1870 to lower sill and raise header; modified again c.1905 to add segmental brick arch and wood lunette	NC
Window 301 Frame	solid wood window frame	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 301 Sash	solid wood window sashes; 2/2 lites	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 301 Lunette	exterior wood lunette above window frame with scroll carved detail	c. 1905	4B	Finishes Analysis, see Appendix A	None.	NC
<b>Masonry Opening 302</b>	masonry window opening with segmental brick arch	c. 1870 & c.1905	4A/4B	Finishes Analysis, see Appendix A	the original masonry opening modified c.1870 to lower sill and raise header; modified again c.1905 to add segmental brick arch and wood lunette	NC
Window 302 Frame	solid wood window frame	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 302 Sash	solid wood window sashes; 2/2 lites	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 302 Lunette	exterior wood lunette above window frame with scroll carved detail	c. 1905	4B	Finishes Analysis, see Appendix A	None.	NC
<b>Masonry Opening 303</b>	masonry window opening with segmental brick arch	c. 1870 & c.1905	4A/4B	Finishes Analysis, see Appendix A	the original masonry opening modified c.1870 to lower sill and raise header; modified again c.1905 to add segmental brick arch and wood lunette	NC
Window 303 Frame	solid wood window frame	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 303 Sash	solid wood window sashes; 2/2 lites	c. 1870	4A	Finishes Analysis, see Appendix A	None.	NC
Window 303 Lunette	exterior wood lunette above window frame with scroll carved detail	c. 1905	4B	Finishes Analysis, see Appendix A	None.	NC

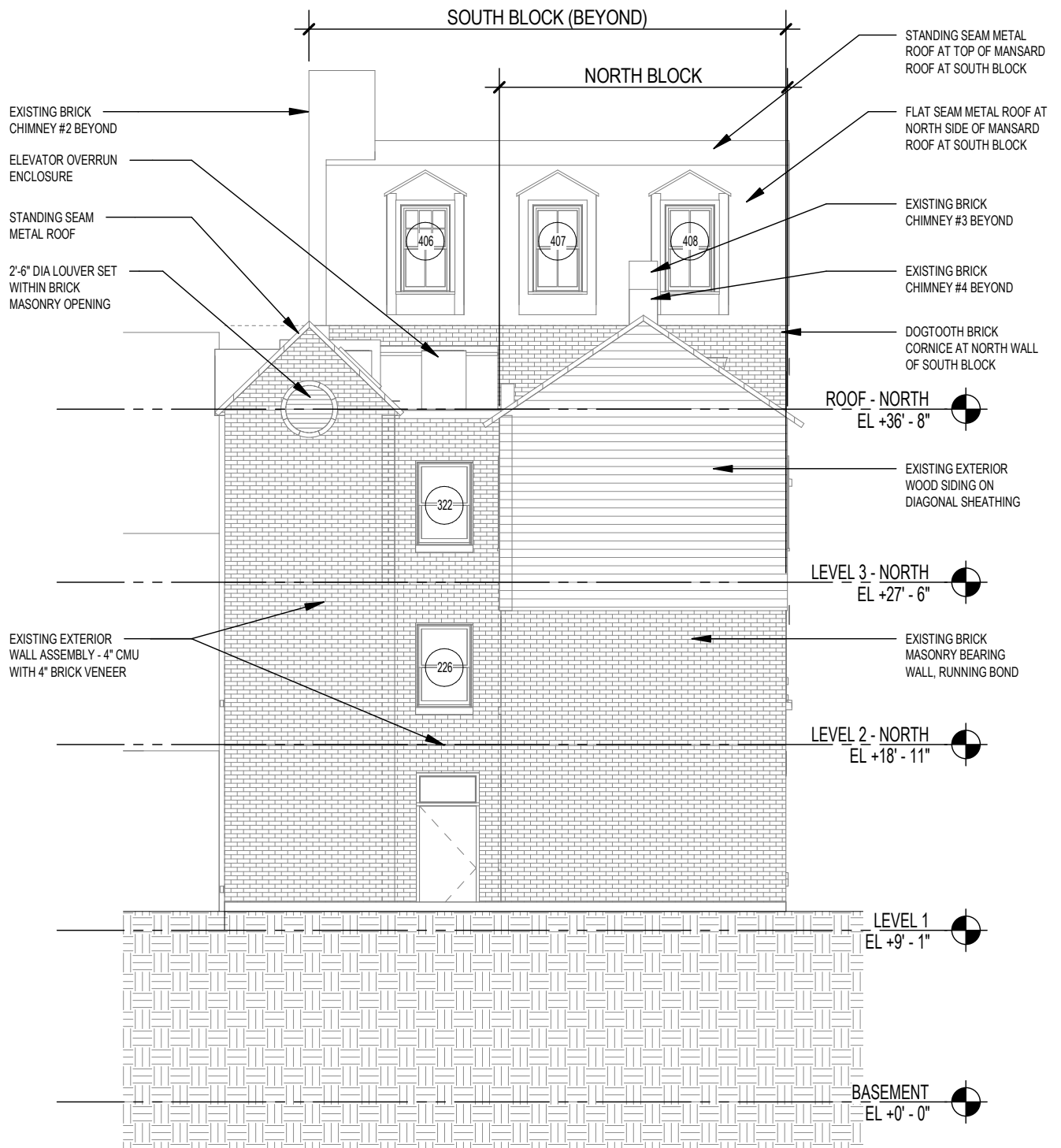
FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Dormer Framed Opening 401</b>	wood framed dormer window in mansard roof	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905	NC
Window 401 Frame	solid wood window frame	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905	NC
Window 401 Sash	solid wood window sashes; 2/2 lites	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905	NC
Window 401 Molding and Trim	solid wood trim and enclosure	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905	NC
<b>Dormer Framed Opening 402</b>	wood framed dormer window in mansard roof	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905	NC
Window 402 Frame	solid wood window frame	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905	NC
Window 402 Sash	solid wood window sashes; 2/2 lites	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	None.	NC
Window 402 Molding and Trim	solid wood trim and enclosure	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	None.	NC
<b>1985 ADDITION</b>						
<b>Brick Masonry Facade</b>	running bond brick	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Circular Louvered Opening</b>	1'-3" diameter opening	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Side Alley Entry Door 105B</b>	paneled metal door	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 225</b>	masonry window opening with flat/ jack brick arch	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Window 225 Frame	solid wood window frame	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Window 225 Sash	solid wood window sash; 1/1 lites	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC



FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
<b>Masonry Opening 321</b>	masonry window opening with flat/ jack brick arch	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Window 321 Frame	solid wood window frame	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Window 321 Sash	solid wood window sash; 1/1 lites	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

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# NORTH ELEVATION - PHYSICAL DESCRIPTION



GRAPHIC SCALE: 1/8" = 1'-0"

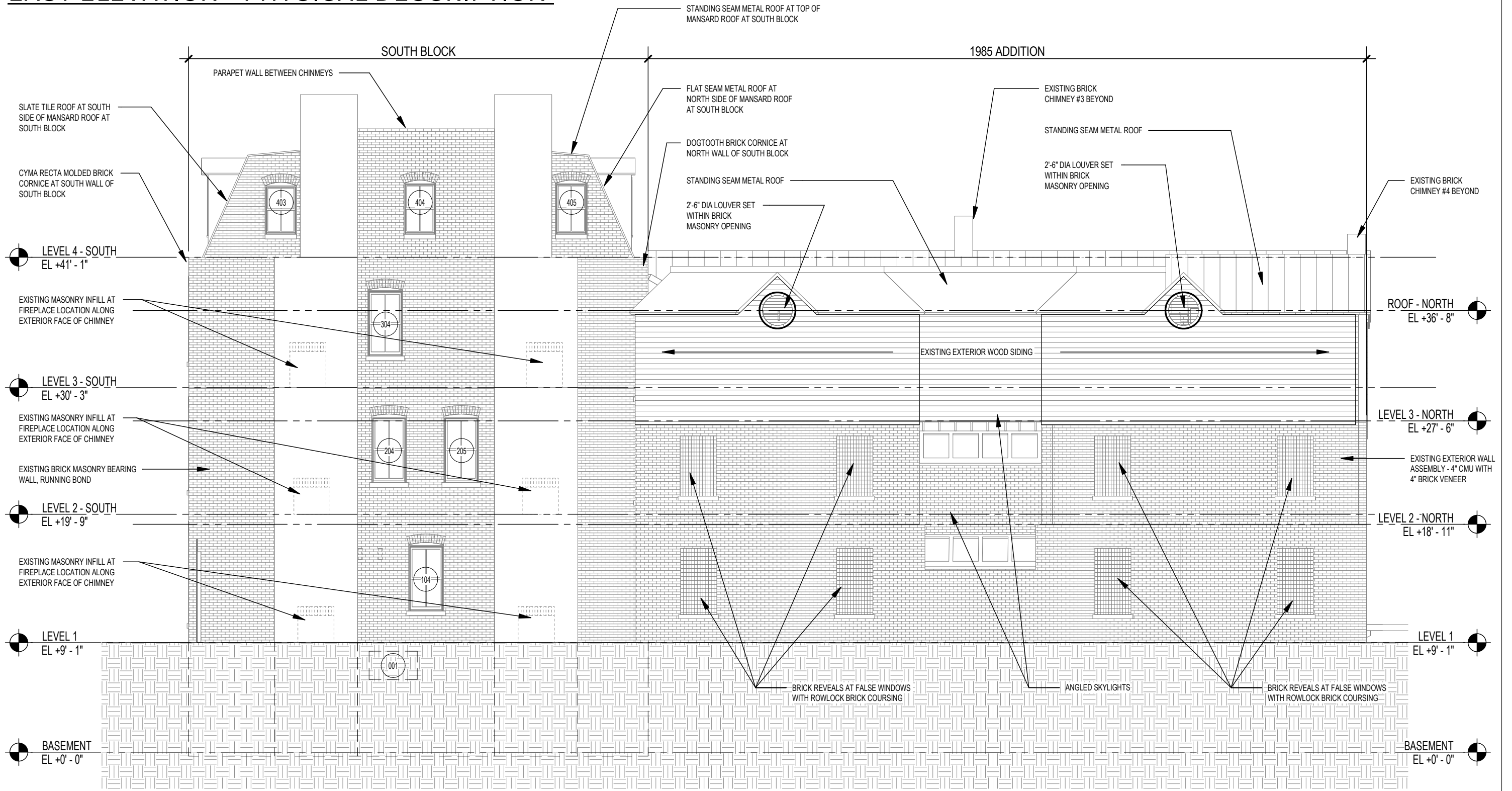
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# NORTH ELEVATION

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
<b>NORTH BLOCK</b>						
<b>Brick Masonry Facade</b>	common bond brick facade, painted	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	north facade of original kitchen outbuilding	C
<b>Wood Siding</b>	painted wood clapboard siding	c. 1937	4B	1937 Building Permit #2415 & Finishes Analysis, see Appendix A	exposed wood siding at north facade is in poor condition with severely deteriorated paint; age is based upon finish analysis of wood siding preserved within interior of the building	NC
<b>Chimney #4</b>	brick chimney	c.1813-14 & c. 1905	1 & 4B	1813 and 1814 Alexandria Ward IV Tax Lists & Civil War Era photographs	the chimney was part of the Period 1 construction, but was later extended in Period 4B when the wood framed addition was added to the third floor of the Central Passage and North Block, resulting in a higher roof	C
<b>Dormer Framed Opening 406</b>	wood framed dormer window in mansard roof	c. 1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905	NC
Window 406 Frame	solid wood window frame	c. 1905	4A	1985 Renovation Permit #1451 Drawings	shown in 1985 permit drawings as existing window frame	NC
Window 406 Sash	solid wood double-hung window sashes: 6/6 top sash lites and 2/2 lites at lower sash	c. 1905-1984 (6/6 lite sash)/ 1985 (1/1 lite sash)	4B & 4C/5A & 5B	1985 Renovation Permit #1451 Drawings	replaced original 6/6 lite lower sash with a 2/2 lite sash in 1985; the upper 6/6 lite sash remains	NC
Window 406 Molding and Trim	solid wood trim and enclosure	1985	5A & 5B	1985 Renovation Permit #1451 Drawings	dormer & window trim repaired/replaced in 1985 renovation	NC
<b>Dormer Framed Opening 407</b>	wood framed dormer window in mansard roof	c. 1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905	NC
Window 407 Frame	solid wood window frame	c. 1905	4A	1985 Renovation Permit #1451 Drawings	shown in 1985 permit drawings as existing window frame	NC
Window 407 Sash	solid wood double-hung window sashes; 2/2 lites	c. 1905	4A	1985 Renovation Permit #1451 Drawings	shown in 1985 permit drawings as existing 2/2 lite sashes	NC
Window 407 Molding and Trim	solid wood trim and enclosure	1985	5A & 5B	1985 Renovation Permit #1451 Drawings	dormer & window trim repaired/replaced in 1985 renovation	NC

<b>Dormer Framed Opening 408</b>	wood framed dormer window in mansard roof	c. 1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	dormer & window trim repaired/replaced in 1985 renovation	NC
Window 408 Frame	solid wood window frame	c. 1905	4A	1985 Renovation Permit #1451 Drawings	shown in 1985 permit drawings as existing window frame	NC
Window 408 Sash	solid wood double-hung window sashes; 2/2 lites	1985	5A & 5B	1985 Renovation Permit #1451 Drawings	replaced original 6/6 lite sashes with 2/2 lite sashes in 1985	NC
Window 408 Molding and Trim	solid wood trim and enclosure	1985	5A & 5B	1985 Renovation Permit #1451 Drawings	mansard roof added in early 20th century, c. 1905	NC
<b>1985 ADDITION</b>						
<b>Brick Masonry Facade</b>	common bond brick facade; brick face brick installed on CMU wall assembly	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Sloped Parapet</b>	sloped parapet clad in standing seam metal roofing	1985	5A	1985 Dunston Property Renovation Drawings	designed to conceal mechanical units on flat roof beyond	NC
<b>Circular Louvered Opening</b>	2'-6" diameter opening	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Rear Alley Entry Door</b>	36" x 79" flush metal door with glazed transom	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Rear Entry Concrete Steps</b>	cast in place concrete steps down to entry threshold approximately 18" below rear alley elevation	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 226</b>	masonry window opening with flat/ jack brick arch	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Window 226 Frame	solid wood window frame	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Window 226 Sash	solid wood window sash; 1/1 lites	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 322</b>	masonry window opening with flat/ jack brick arch	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Window 322 Frame	solid wood window frame	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Window 322 Sash	solid wood window sash; 1/1 lites	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

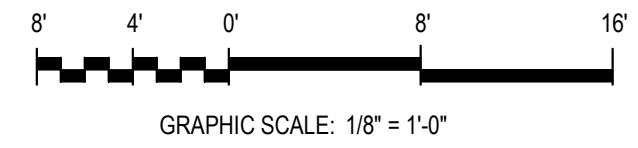
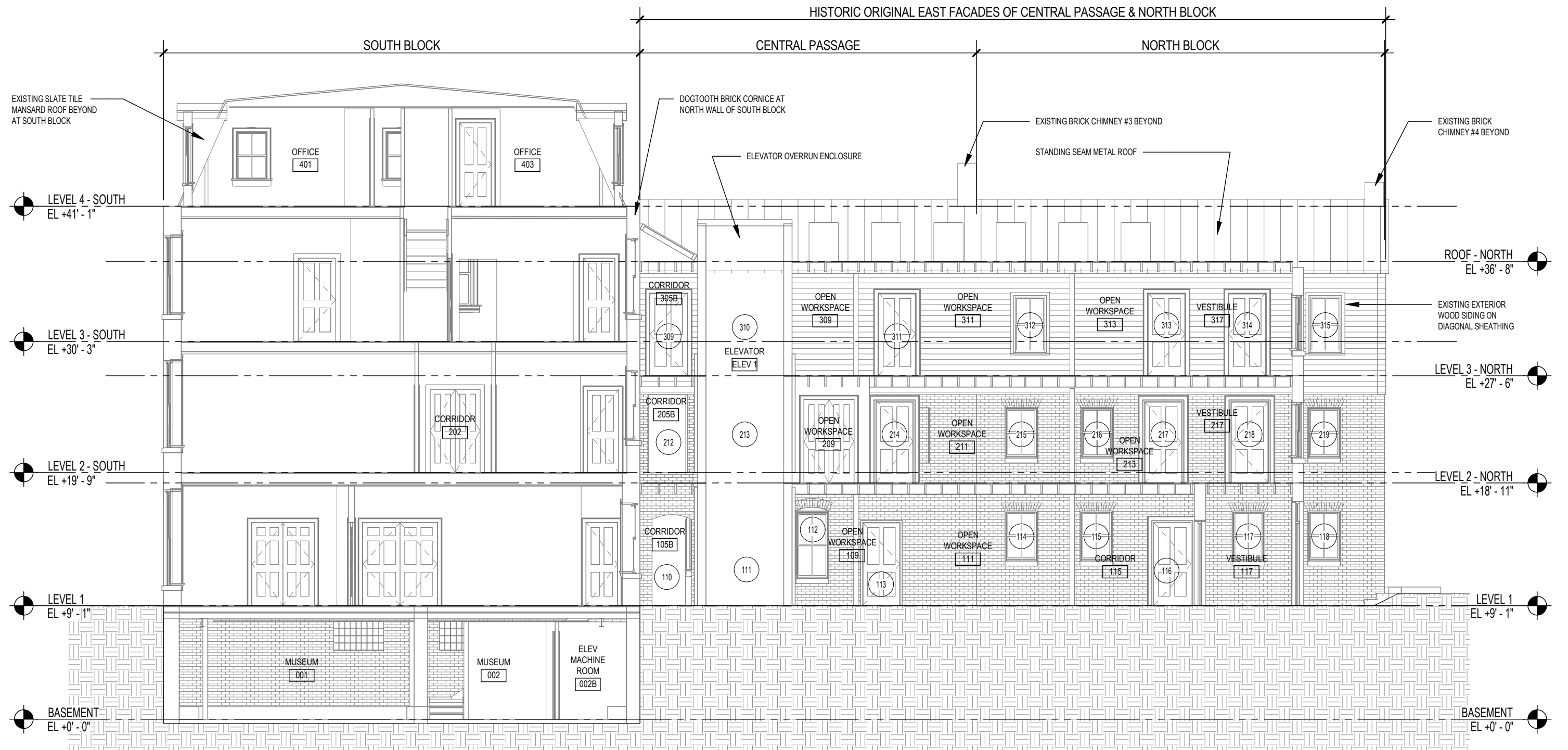
# EAST ELEVATION - PHYSICAL DESCRIPTION



GRAPHIC SCALE: 1/8" = 1'-0"

# SECTION AT SOUTH BLOCK & 1985 ADDITION - PHYSICAL DESCRIPTION

## HISTORIC ORIGINAL EAST FACADES OF CENTRAL PASSAGE & NORTH BLOCK





## EAST ELEVATION

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
<b>SOUTH BLOCK</b>						
<b>Brick Masonry Facade</b>	common bond brick coursing	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	several changes made during Period 4 with subsequent repointing in Period 5	C
<b>Masonry Opening 104</b>	masonry window opening with segmental brick arch	c.1870	4A	comparison with windows of a similar style at South Facade	c. 1870 possible dates of construction based on site use and removal of Slave Pen following Civil War	NC
Window 104 Frame	solid wood window frame	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	NC
Window 104 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	NC
Window 104 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 204</b>	masonry window opening with segmental brick arch	c.1870	4A	comparison with windows of a similar style at South Facade	c. 1870 possible dates of construction based on site use and removal of Slave Pen following Civil War	NC
Window 204 Frame	solid wood window frame	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	NC
Window 204 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	NC
Window 204 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 205</b>	masonry window opening with segmental brick arch	c.1870	4A	comparison with windows of a similar style at South Facade	c. 1870 possible dates of construction based on site use and removal of Slave Pen following Civil War	NC
Window 205 Frame	solid wood window frame	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	NC
Window 205 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	NC
Window 205 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Masonry Opening 304</b>	masonry window opening with segmental brick arch	c.1870	4A	comparison with windows of a similar style at South Facade	c. 1870 possible dates of construction based on site use and removal of Slave Pen following Civil War	NC
Window 304 Frame	solid wood window frame	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	NC
Window 304 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	NC
Window 304 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 403</b>	masonry window opening with segmental brick arch and wood sill	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905 which required changed to gable end wall, increasing height and allowing addition of windows.	NC
Window 403 Frame	solid wood window frame	c.1905	4A	-	age based upon date of surrounding features; no definitive data available	NC
Window 403 Sash	solid wood window sash; 2/2 lites	c.1905	4A	-	age based upon date of surrounding features; no definitive data available	NC
Window 403 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 404</b>	masonry window opening with segmental brick arch and wood sill	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905 which required changed to gable end wall, increasing height and allowing addition of windows.	NC
Window 404 Frame	solid wood window frame	c.1905	4A	-	age based upon date of surrounding features; no definitive data available	NC
Window 404 Sash	solid wood window sash; 2/2 lites	c.1905	4A	-	age based upon date of surrounding features; no definitive data available	NC
Window 404 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 405</b>	masonry window opening with segmental brick arch and wood sill	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905 which required changed to gable end wall, increasing height and allowing addition of windows.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Window 405 Frame	solid wood window frame	c.1905	4A	-	age based upon date of surrounding features; no definitive data available	NC
Window 405 Sash	solid wood window sash; 2/2 lites	c.1905	4A	-	age based upon date of surrounding features; no definitive data available	NC
Window 405 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>CENTRAL PASSAGE (ENCLOSED WITHIN 1985 ADDITION)</b>						
<b>Brick Masonry Facade</b>	running bond brick coursing, painted	prior to 1828 and c.1870	1 & 4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of historic images and photographs against remaining historic masonry	Original construction and layout of Central Passage difficult to discern, however, detailed analysis of historic photos uncover that a structure likely existed in Period 1 and was later demolished by Period 3; select portions remained as part of the eastern boundary of the Mens' Yard; the extant first and second floors of the Central Passage likely constructed during Period 4A	NC
<b>Wood Siding</b>	painted wood clapboard siding	c. 1937	4B	1937 Building Permit #2415 & Finishes Analysis, see Appendix A	exposed wood siding at north facade is in poor condition with severely deteriorated paint; age is based upon finish analysis of wood siding preserved within interior of the building	NC
<b>Masonry Opening 110</b>	masonry framed opening with segmental brick arch (passage without door)	c.1870	4B	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of historic images and photographs against remaining historic masonry	masonry opening was a window and modified to passage in 1985 Renovations	NC
<b>Masonry Opening 111 (blocked by infill and elevator shaft)</b>	masonry framed opening with segmental brick arch	c.1870	4B	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of historic images and photographs against remaining historic masonry	originally a door in the east facade of the Central Passage, the door was blocked by the elevator shaft in the 1985 Renovation	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Masonry Opening 112</b>	masonry window opening with segmental brick arch	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of historic images and photographs against remaining historic masonry	window currently blocked and painted over to provide privacy at adjacent Restroom 108	NC
Window 112 Frame	solid wood window frame	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of historic images and photographs against remaining historic masonry	window currently blocked and painted over to provide privacy at adjacent Restroom 108	NC
Window 112 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of historic images and photographs against remaining historic masonry	window currently blocked and painted over to provide privacy at adjacent Restroom 108	NC
Window 112 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 113</b>	masonry door opening with steel plate lintel	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of historic images and photographs against remaining historic masonry  1985 Dunston Property Renovation Drawings	masonry opening was a window and modified to a door in 1985 Renovations  original segmental arch above c.1870 window removed and replaced with steel plate lintel	NC
Door 113	solid wood 4-paneled door	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Masonry Opening 212	masonry framed opening with segmental brick arch (passage without door)	c.1870	4B	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of historic images and photographs against remaining historic masonry  1985 Dunston Property Renovation Drawings	masonry opening was a window and modified to passage in 1985 Renovations	NC
Masonry Opening 213	masonry window opening with segmental brick arch	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of historic images and photographs against remaining historic masonry  1985 Dunston Property Renovation Drawings	window currently blocked and painted over to provide privacy at adjacent Restroom 108	NC
Window 213 Frame	solid wood window frame	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of historic images and photographs against remaining historic masonry  1985 Dunston Property Renovation Drawings	window currently blocked by elevator shaft; window visible from adjacent Restroom 208	NC
Window 213 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of historic images and photographs against remaining historic masonry  1985 Dunston Property Renovation Drawings	window currently blocked and painted over to provide privacy at adjacent Restroom 108	NC
Window 213 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Masonry Opening 214</b>	masonry door opening with steel plate lintel	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of historic images and photographs against remaining historic masonry  1985 Dunston Property Renovation Drawings	masonry opening was a window and modified to a door in 1985 Renovations  original flat brick jack arch above c.1870 window removed and replaced with steel plate lintel	NC
Door 214	solid wood 4-paneled door	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Framed Opening 309</b>	framed opening in wood framed wall	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	third floor framed addition above Central Passage and North Block added in early 20th century, c. 1905	NC
Door 309	solid wood 4-paneled door	1985	5A	1985 Dunston Property Renovation Drawings	window installed c.1870 modified in 1985 to a door	NC
<b>Framed Opening 310</b>	framed opening in siding clad wood framed wall for wood window	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	third floor framed addition above Central Passage and North Block added in early 20th century, c. 1905	NC
Window 310 Frame	solid wood window frame	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	window currently blocked by elevator shaft; window visible from adjacent Restroom 208	NC
Window 310 Sash	solid wood window sash; 2/2 lites	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	window currently blocked by elevator shaft; window visible from adjacent Restroom 208	NC
Window 310 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Framed Opening 311</b>	framed opening in wood framed wall	c.1905	4B	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	third floor framed addition above Central Passage and North Block added in early 20th century, c. 1905	NC
Door 311	solid wood 4-paneled door	1985	5A	1985 Dunston Property Renovation Drawings	window installed c.1870 modified in 1985 to a door	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>NORTH BLOCK (ENCLOSED WITHIN 1985 ADDITION)</b>						
<b>Brick Masonry Facade</b>	running bond brick coursing, painted	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	several changes made during Period 4 with subsequent repointing in Period 5	C
<b>Wood Siding</b>	painted wood clapboard siding	c. 1937	4B	1937 Building Permit #2415 & Finishes Analysis, see Appendix A	exposed wood siding at north facade is in poor condition with severely deteriorated paint; age is based upon finish analysis of wood siding preserved within interior of the building	NC
<b>Masonry Opening 113</b>	masonry window opening with flat/ jack brick arch	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	None.	C
Window 113 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 113 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 113 Interior	solid wood interior casing, trim, & sill	1985	A5	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 114</b>	masonry window opening with flat/ jack brick arch	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	None.	C
Window 114 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 114 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 114 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 115</b>	masonry door opening with steel plate lintel	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	original masonry opening for door featured brick jack arch;	C
Door 115	solid wood 4-paneled door	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 116</b>	masonry window opening with flat/ jack brick arch	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	None.	C
Window 116 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 116 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Window 116 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 117</b>	masonry window opening with flat/ jack brick arch	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	None.	C
Window 117 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 117 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 117 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 118</b>	masonry window opening with flat/ jack brick arch	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	None.	C
Window 118 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 118 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 118 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 215</b>	masonry window opening with flat/ jack brick arch	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	None.	C
Window 215 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 215 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 215 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 216</b>	masonry window opening with flat/ jack brick arch	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	None.	C
Window 216 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 216 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC



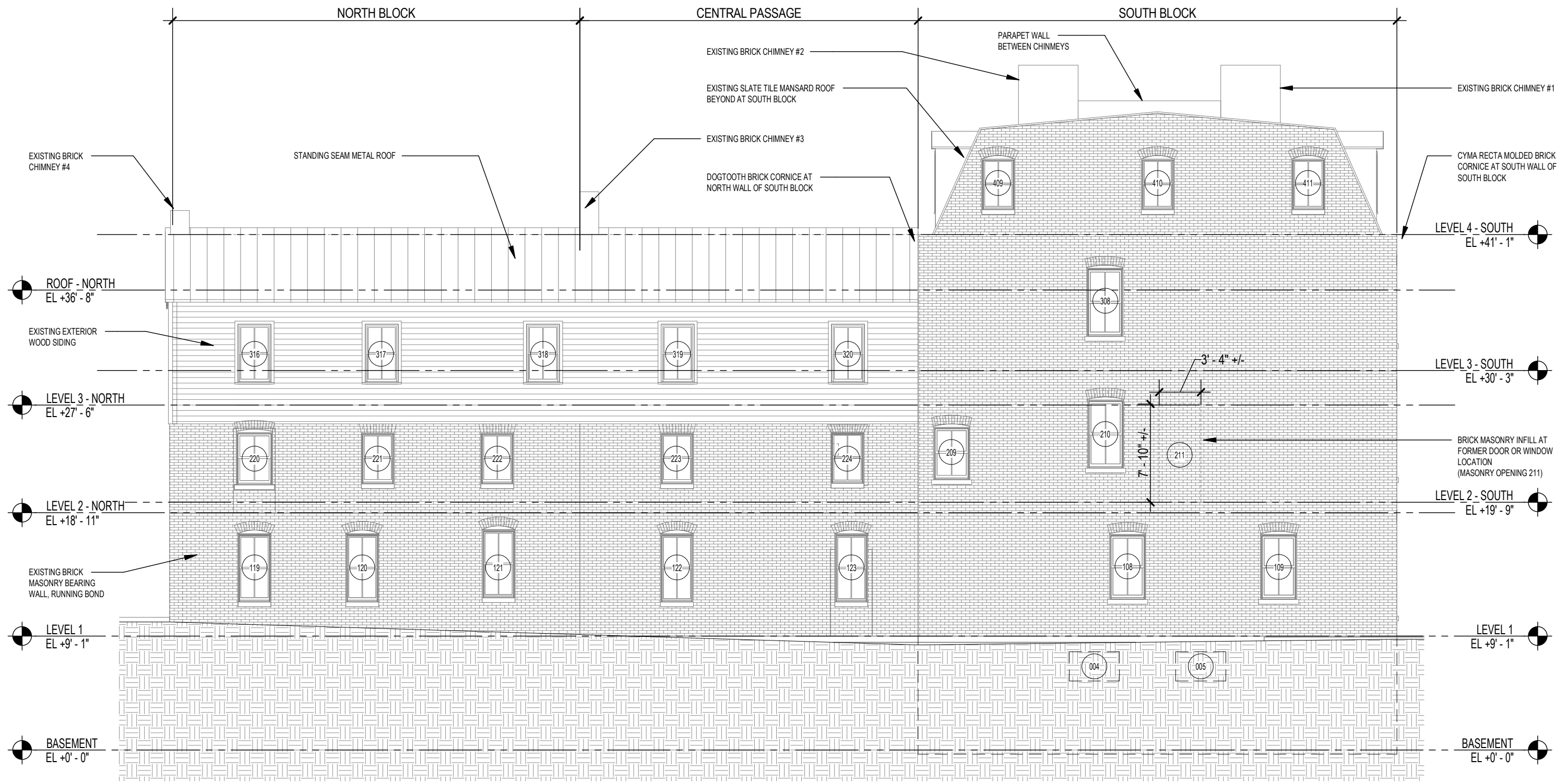
FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Window 216 Molding and Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 217</b>	masonry window opening with flat/ jack brick arch	c.1870	4A	comparison of 1865 USMRR Map, 1877 Hopkins Atlas, and 1985 Dunston Property Renovation Drawings	masonry opening was a window and modified to a door in 1985 Renovations	NC
Door 217	solid wood 4-paneled door	1985	5A	1985 Dunston Property Renovation Drawings	original flat brick jack arch above c.1870 window removed and replaced with steel plate lintel	NC
<b>Masonry Opening 218</b>	masonry window opening with flat/ jack brick arch	c.1870	4A	comparison of 1865 USMRR Map, 1877 Hopkins Atlas, and 1985 Dunston Property Renovation Drawings	masonry opening was a window and modified to a door in 1985 Renovations	NC
Door 218	solid wood 4-paneled door	1985	5A	1985 Dunston Property Renovation Drawings	original flat brick jack arch above c.1870 window removed and replaced with steel plate lintel	NC
<b>Masonry Opening 219</b>	masonry window opening with flat/ jack brick arch	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	None.	C
Window 219 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 219 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 219 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Framed Opening 312</b>	framed opening in siding clad wood framed wall for wood window	c.1905	4B	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	third floor framed addition above Central Passage and North Block added in early 20th century, c. 1905	
Window 312 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 312 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 312 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Framed Opening 313</b>	framed opening in siding clad wood framed wall for wood window	c.1905	4B	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	third floor framed addition above Central Passage and North Block added in early 20th century, c. 1905	NC
Door 313	solid wood window frame	1985	5A	1985 Dunston Property Renovation Drawings	window installed c.1870 modified in 1985 to a door	NC
<b>Framed Opening 314</b>	framed opening in siding clad wood framed wall for wood window	c.1905	4B	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	third floor framed addition above Central Passage and North Block added in early 20th century, c. 1905	NC
Door 314 Frame	solid wood window frame	1985	5A	1985 Dunston Property Renovation Drawings	window installed c.1870 modified in 1985 to a door	NC
<b>Framed Opening 315</b>	framed opening in siding clad wood framed wall for wood window	c.1905	4B	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	third floor framed addition above Central Passage and North Block added in early 20th century, c. 1905	NC
Window 315 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 315 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 315 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>1985 ADDITION</b>						
<b>Brick Masonry Facade</b>	common bond brick facade; brick face brick installed on CMU wall assembly	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Wood Siding</b>	painted wood siding, 6" German siding	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Sloped Parapet</b>	sloped parapet clad in standing seam metal roofing	1985	5A	1985 Dunston Property Renovation Drawings	designed to conceal mechanical units on flat roof beyond	NC
<b>Blind/ False Windows</b>	brick reveals at false windows with Rowlock course	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Angled Skylight First Floor</b>	4-lite fixed angled skylight	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
<b>Angled Skylight Second Floor</b>	4-lite fixed angled skylight	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Circular Louvered Openings</b>	wood louver with 3" wood trim	1985	5	1985 Dunston Property Renovation Drawings	None.	NC

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# WEST ELEVATION - PHYSICAL DESCRIPTION



GRAPHIC SCALE: 1/8" = 1'-0"

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## WEST ELEVATION

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
<b>SOUTH BLOCK</b>						
<b>Brick Masonry Facade</b>	common bond brick coursing	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	several changes made during Period 4 with subsequent re-pointing in Period 5	C
<b>Masonry Opening 108</b>	masonry window opening with segmental brick arch	c.1870	4A	comparison with windows of a similar style at South Facade	c. 1870 possible dates of construction based on site use and removal of Slave Pen following Civil War	NC
Window 108 Frame	solid wood window frame	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	
Window 108 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	
Window 108 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 109</b>	masonry window opening with segmental brick arch	c.1870	4A	comparison with windows of a similar style at South Facade	c. 1870 possible dates of construction based on site use and removal of Slave Pen following Civil War	NC
Window 109 Frame	solid wood window frame	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	
Window 109 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	
Window 109 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 209</b>	masonry window opening with segmental brick arch	c.1870	4A	comparison with windows of a similar style at South Facade	c. 1870 possible dates of construction based on site use and removal of Slave Pen following Civil War	NC
Window 209 Frame	solid wood window frame	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	
Window 209 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	
Window 209 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Masonry Opening 210</b>	masonry window opening with segmental brick arch	c.1870	4A	comparison with windows of a similar style at South Facade	c. 1870 possible dates of construction based on site use and removal of Slave Pen following Civil War	NC
Window 210 Frame	solid wood window frame	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	NC
Window 210 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	NC
Window 210 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 211 Infill</b>	masonry infill at second floor of west elevation approximately 3'-4" x 7'-10"	inconclusive	-	-	little is known about the history of this masonry infill which was likely a window or door	unknown
<b>Masonry Opening 308</b>	masonry window opening with segmental brick arch	c.1870	4A	comparison with windows of a similar style at South Facade	c. 1870 possible dates of construction based on site use and removal of Slave Pen following Civil War	NC
Window 308 Frame	solid wood window frame	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	NC
Window 308 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison with windows of a similar style at South Facade	age based upon date of surrounding features; no definitive data available	NC
Window 308 Brick Molding and Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 409</b>	masonry window opening with segmental brick arch	c.1905	4B	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905 which required changed to gable end wall, increasing height and allowing addition of windows.	NC
Window 409 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 409 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 409 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC



FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Masonry Opening 410</b>	masonry window opening with segmental brick arch	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905 which required changed to gable end wall, increasing height and allowing addition of windows.	NC
Window 410 Frame	solid wood window frame	c.1905	-	-	age based upon date of surrounding features; no definitive data available	NC
Window 410 Sash	solid wood window sash; 2/2 lites	c.1905	-	-	age based upon date of surrounding features; no definitive data available	NC
Window 410 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 411</b>	masonry window opening with segmental brick arch	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905 which required changed to gable end wall, increasing height and allowing addition of windows.	NC
Window 411 Frame	solid wood window frame	c.1905	-	-	age based upon date of surrounding features; no definitive data available	NC
Window 411 Sash	solid wood window sash; 2/2 lites	c.1905	-	-	age based upon date of surrounding features; no definitive data available	NC
Window 411 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>CENTRAL PASSAGE</b>						
<b>Brick Masonry Facade</b>	running bond brick coursing, painted	prior to 1828	1	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas  detailed analysis of <i>Building and Property History</i> , Figures 112 & 114 in relationship to existing conditions	Original construction and layout of Central Passage difficult to discern, however, extant evidence in masonry wall compared with historic photographs reveals a portion likely remains from Period 1	C
<b>Wood Siding</b>	painted wood clapboard siding	c. 1937	4B	1937 Building Permit #2415 & Finishes Analysis, see Appendix A	exposed wood siding at north facade is in poor condition with severely deteriorated paint; age is based upon finish analysis of wood siding preserved within interior of the building	NC
<b>Gutter &amp; Downspout</b>	6" copper half-round gutter with downspouts	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Masonry Opening 122</b>	masonry window opening with segmental brick arch	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas	None.	NC
Window 122 Frame	solid wood window frame	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas	None.	NC
Window 122 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas	None.	NC
Window 122 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 123</b>	masonry window opening with segmental brick arch	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas	None.	NC
Window 123 Frame	solid wood window frame	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas	None.	NC
Window 123 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas	None.	NC
Window 123 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 223</b>	masonry window opening with flat/jack brick arch	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas	None.	NC
Window 223 Frame	solid wood window frame	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas	None.	NC
Window 223 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas	None.	NC
Window 223 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Masonry Opening 224</b>	masonry window opening with flat/ jack brick arch	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas	None.	NC
Window 224 Frame	solid wood window frame	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas	None.	NC
Window 224 Sash	solid wood window sash; 2/2 lites	c.1870	4A	comparison of 1865 U.S. Military Railroad Station (USMRR) Map & 1877 Hopkins Atlas	None.	NC
Window 224 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Framed Opening 319</b>	framed opening in siding clad wood framed wall for wood window	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	third floor framed addition above Central Passage and North Block added in early 20th century, c. 1905	NC
Window 319 Frame	solid wood window frame	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	window currently blocked by elevator shaft; window visible from adjacent Restroom 208	NC
Window 319 Sash	solid wood window sash; 2/2 lites	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	window currently blocked by elevator shaft; window visible from adjacent Restroom 208	NC
Window 319 Wood Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Framed Opening 320</b>	framed opening in siding clad wood framed wall for wood window	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	third floor framed addition above Central Passage and North Block added in early 20th century, c. 1905	NC
Window 320 Frame	solid wood window frame	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	window currently blocked by elevator shaft; window visible from adjacent Restroom 208	NC
Window 320 Sash	solid wood window sash; 2/2 lites	c.1905	4A	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	window currently blocked by elevator shaft; window visible from adjacent Restroom 208	NC
Window 320 Wood Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>NORTH BLOCK</b>						
<b>Brick Masonry Facade</b>	running bond brick coursing, painted	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	several changes made during Period 4 with subsequent re-pointing in Period 5	C
<b>Wood Siding</b>	painted wood clapboard siding	c. 1937	4B	1937 Building Permit #2415 & Finishes Analysis, see Appendix A	exposed wood siding at north facade is in poor condition with severely deteriorated paint; age is based upon finish analysis of wood siding preserved within interior of the building	NC
<b>Gutter &amp; Downspout</b>	6" copper half-round gutter with downspouts	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 119</b>	masonry window opening with segmental brick arch	c. 1813-14	1	according to 1813 and 1814 Alexandria Ward IV Tax Lists there was a masonry opening at this location in Period 1; however, there was no window in this location during the Period of Significance per the 1864 Matthew Brady photo from Shuter's Hill.	This masonry opening was infilled and changed several times; the current opening is a tall window with segmental brick arch	NC
Window 119 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 119 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 119 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 120</b>	masonry window opening with segmental brick arch	c. 1813-14	1	according to 1813 and 1814 Alexandria Ward IV Tax Lists there was a masonry opening at this location in Period 1; however, there was no window in this location during the Period of Significance per the 1864 Matthew Brady photo from Shuter's Hill.	This masonry opening was infilled and changed several times; the current opening is a tall window with segmental brick arch	NC
Window 120 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 120 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Window 120 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 121</b>	masonry window opening with segmental brick arch	c. 1813-14	1	according to 1813 and 1814 Alexandria Ward IV Tax Lists there was a masonry opening at this location in Period 1; however, there was no window in this location during the Period of Significance per the 1864 Matthew Brady photo from Shuter's Hill.	This masonry opening was infilled and changed several times; the current opening is a tall window with segmental brick arch	NC
Window 121 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 121 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 121 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 220</b>	masonry window opening with segmental arch	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	the original masonry opening from Period 1 probably had a brick flat/jack arch; however, this was modified in 1870 to a segmental arch when the opening was modified to provide an egress door	NC
Window 220 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 220 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 220 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 221</b>	masonry window opening with brick flat/jack arch	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	None.	C
Window 221 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 221 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC

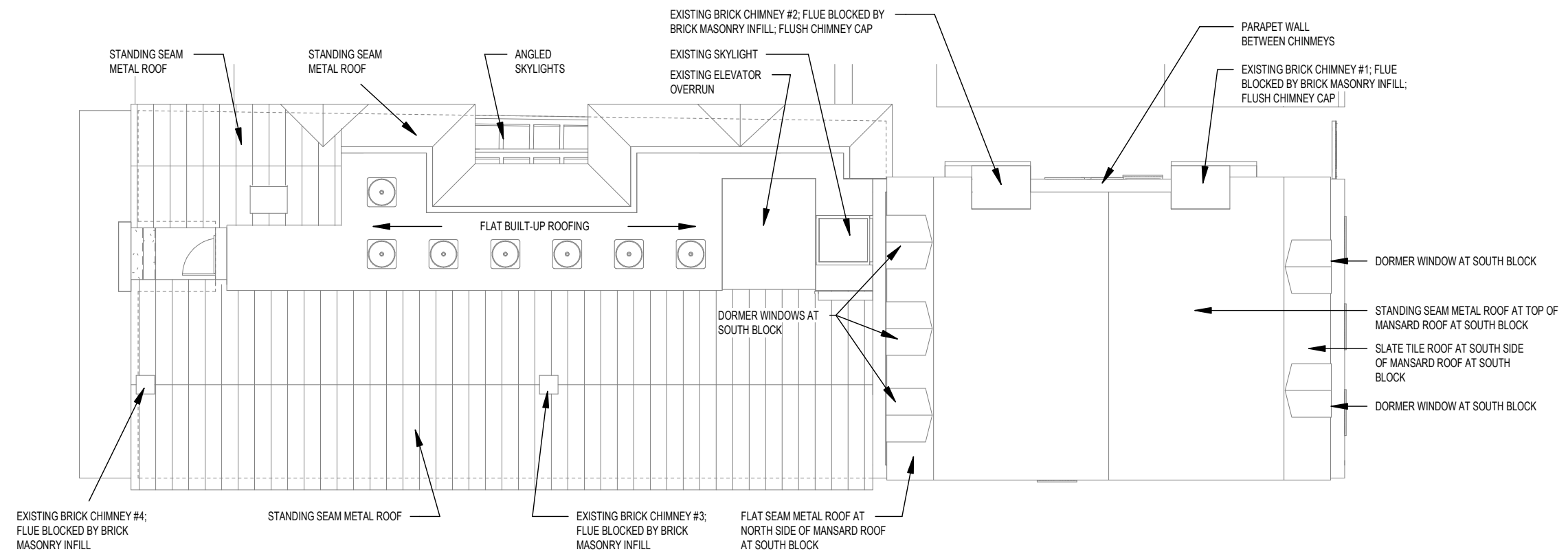
FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Window 221 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Masonry Opening 222</b>	masonry window opening with brick flat/jack arch	c. 1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	None.	C
Window 222 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 222 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 222 Interior Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Framed Opening 316</b>	framed opening in siding clad wood framed wall for wood window	c.1905	4B	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	third floor framed addition above Central Passage and North Block added in early 20th century, c. 1905	
Window 316 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 316 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 316 Wood Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Framed Opening 317</b>	framed opening in siding clad wood framed wall for wood window	c.1905	4B	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	third floor framed addition above Central Passage and North Block added in early 20th century, c. 1905	
Window 317 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 317 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 317 Wood Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Framed Opening 318</b>	framed opening in siding clad wood framed wall for wood window	c.1905	4B	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	third floor framed addition above Central Passage and North Block added in early 20th century, c. 1905	
Window 318 Frame	solid wood window frame	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 318 Sash	solid wood window sash; 2/2 lites	c.1905	4B	-	age based upon date of surrounding features; no definitive data available	NC
Window 318 Wood Trim	solid wood interior casing, trim, & sill	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

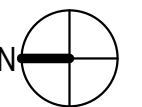
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# ROOF PLAN - PHYSICAL DESCRIPTION



GRAPHIC SCALE: 1/8" = 1'-0"



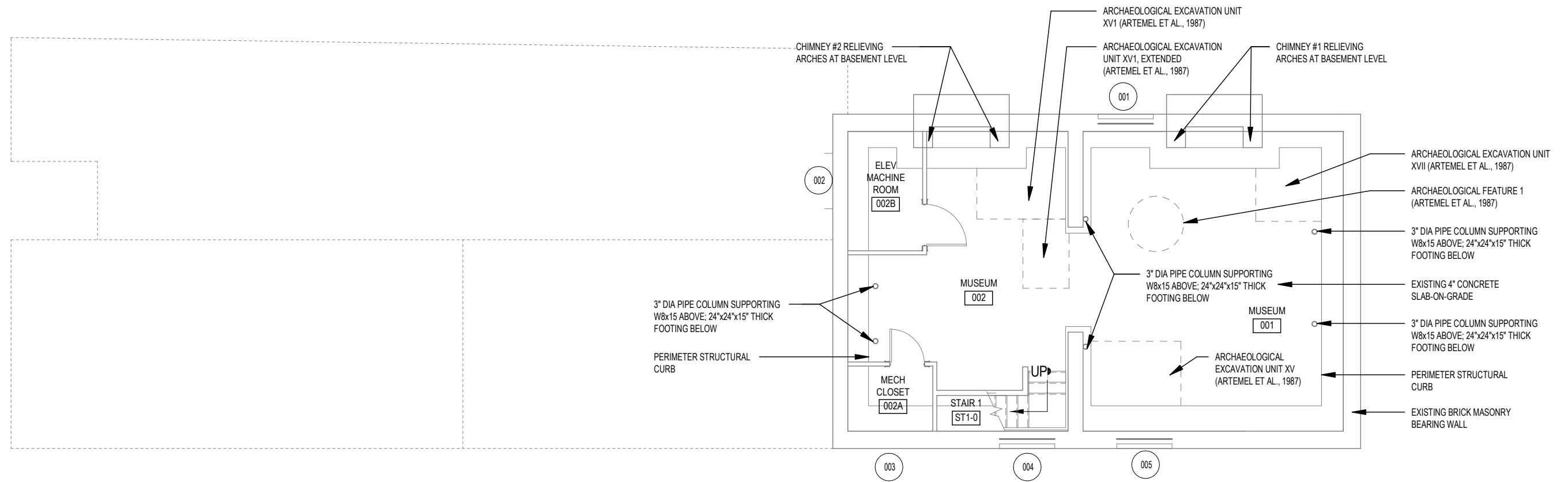
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**ROOF**

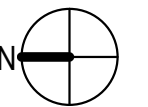
FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>SOUTH BLOCK</b>						
<b>Slate Tile Mansard Roof</b>	slate tile mansard roof at south face of mansard roof	c.1905	4B	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	mansard roof added in early 20th century, c. 1905  1985 Renovation documents call for repair of existing roof	NC
<b>Standing Seam Metal Roofing</b>	standing seam metal roofing at top of mansard roof	inconclusive	4B	-	1985 Renovation documents call for repair of existing roof	NC
<b>Flat Seam Metal Roofing</b>	flat seam metal roof at north face of mansard roof	1985	4B	1985 Dunston Property Renovation Drawings	1985 Renovation documents call for repair of existing roof	NC
<b>Chimney #1 Cap</b>	flat sheet metal, unvented chimney cap	inconclusive	-	-	None.	NC
<b>Chimney #2 Cap</b>	flat sheet metal, unvented chimney cap	inconclusive	-	-	None.	NC
<b>CENTRAL PASSAGE &amp; NORTH BLOCK</b>						
<b>Standing Seam Metal Pitch Roof</b>	standing seam metal roof	c.1905	4B	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	None.	NC
<b>Chimney #3 Cap</b>	flat sheet metal, unvented chimney cap	inconclusive	-	-	None.	NC
<b>Chimney #4 Cap</b>	flat sheet metal, unvented chimney cap	inconclusive	-	-	None.	NC
<b>1985 ADDITION</b>						
<b>Sloped Parapet</b>	sloped parapet clad in standing seam metal roofing	1985	5A	1985 Dunston Property Renovation Drawings	designed to conceal mechanical units on flat roof beyond	NC
<b>Standing Seam Metal Pitch Roof at Stair 3</b>	standing seam metal roof	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Flat Roof</b>	flat, built-up roofing	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

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# BASEMENT FLOOR PLAN - PHYSICAL DESCRIPTION



GRAPHIC SCALE: 1/8" = 1'-0"



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## MUSEUM/ EXHIBITION 001

Location: Basement, South Block



Museum/ Exhibition 001, North Elevation



Museum/ Exhibition 001, East Elevation



Museum/ Exhibition 001, South Elevation



Museum/ Exhibition 001, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	exhibit space within historic basement measuring 16'-0" in the north-south direction and 21'-8" in the east-west direction	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	several changes made during Period 5, preceded by an archaeological investigation, which included excavations to lower floor and underpin existing brick masonry bearing walls with concrete curbing	C
Flooring	sealed concrete slab-on-grade	1985	5	1985 Dunston Property Renovation Drawings	basement was excavated and underpinned in 1985 to increase floor to ceiling clearance	NC

## PART 2C

Ceiling	painted 1/2" gypsum wallboard; 7'-8 1/2" a.f.f.	1985	5	1985 Dunston Property Renovation Drawings	None.	NC
North Wall	brick masonry bearing wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	brick has been repointed and sealed with a waterproofing coating	C
East Wall	brick masonry bearing wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	brick has been repointed and sealed with a waterproofing coating	C
South Wall	brick masonry bearing wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	brick has been repointed and sealed with a waterproofing coating	C
West Wall	brick masonry bearing wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	brick has been repointed and sealed with a waterproofing coating	C
Masonry Opening 001 at East Wall	basement window opening with metal security bars and exterior brick infill	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	metal grate secured by pocketing into masonry opening may be a later replacement of the original	C
Masonry Opening 005 at West Wall	basement window opening with metal security bars and exterior brick infill	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	metal grate secured by pocketing into masonry opening may be a later replacement of the original	C



## MUSEUM/ EXHIBITION 002

Location: Basement, South Block



Museum/ Exhibition 002, North Elevation



Museum/ Exhibition 002, East Elevation



Museum/ Exhibition 002, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	exhibit space within historic basement measuring 17'-0" in the north-south direction and 21'-8 3/8" in the east-west direction	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	several changes made during Period 5, preceded by an archaeological investigation, which included excavations to lower floor and underpin existing brick masonry bearing walls with concrete curbing	C
Flooring	sealed concrete slab-on-grade	1985	5	1985 Dunston Property Renovation Drawings	basement was excavated and underpinned in 1985 to increase floor to ceiling clearance	NC

## PART 2C

Ceiling	painting 1/2" gypsum wallboard; 7'-9 1/2" a.f.f.	1985	5	1985 Dunston Property Renovation Drawings	None.	NC
North Wall	brick masonry bearing wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	brick has been repointed and sealed with a waterproofing coating	C
East Wall	brick masonry bearing wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	brick has been repointed and sealed with a waterproofing coating	C
South Wall	brick masonry bearing wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	brick has been repointed and sealed with a waterproofing coating	C
West Wall	brick masonry bearing wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	brick has been repointed and sealed with a waterproofing coating	C
Masonry Opening 004 at West Wall within Stair 1	basement window opening with metal security bars and exterior brick infill	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	metal grate secured by pocketing into masonry opening may be a later replacement of the original	C

## MECHANICAL CLOSET 002A

Location: Basement, South Block



Mechanical Closet 002A

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	mechanical room measuring 5'-8" in the north-south direction and 4'-8 1/2" in the east-west direction	1985	5	1985 Dunston Property Renovation Drawings	None,	NC
Flooring	sealed concrete slab-on-grade	1985	5	1985 Dunston Property Renovation Drawings	basement was excavated and underpinned in 1985 to increase floor to ceiling clearance	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5	1985 Dunston Property Renovation Drawings	None.	NC

## PART 2C

North Wall	brick masonry bearing wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	brick has been repointed and sealed with a waterproofing coating	C
East Wall	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5	1985 Dunston Property Renovation Drawings	None.	NC
South Wall	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5	1985 Dunston Property Renovation Drawings	None.	NC
West Wall	brick masonry bearing wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	brick has been repointed and sealed with a waterproofing coating	C
Masonry Opening 003 Infill at West Wall	brick masonry infill at west wall	exact date unknown	2A-2C	1987 Archaeology Report and analysis of Civil War era photography	brick archway evident at upper portion of brick infill;	C

## ELEVATOR MACHINE ROOM 002B

Location: Basement, South Block



Elevator Machine Room 002B



Elevator Machine Room 002B



Elevator Machine Room 002B

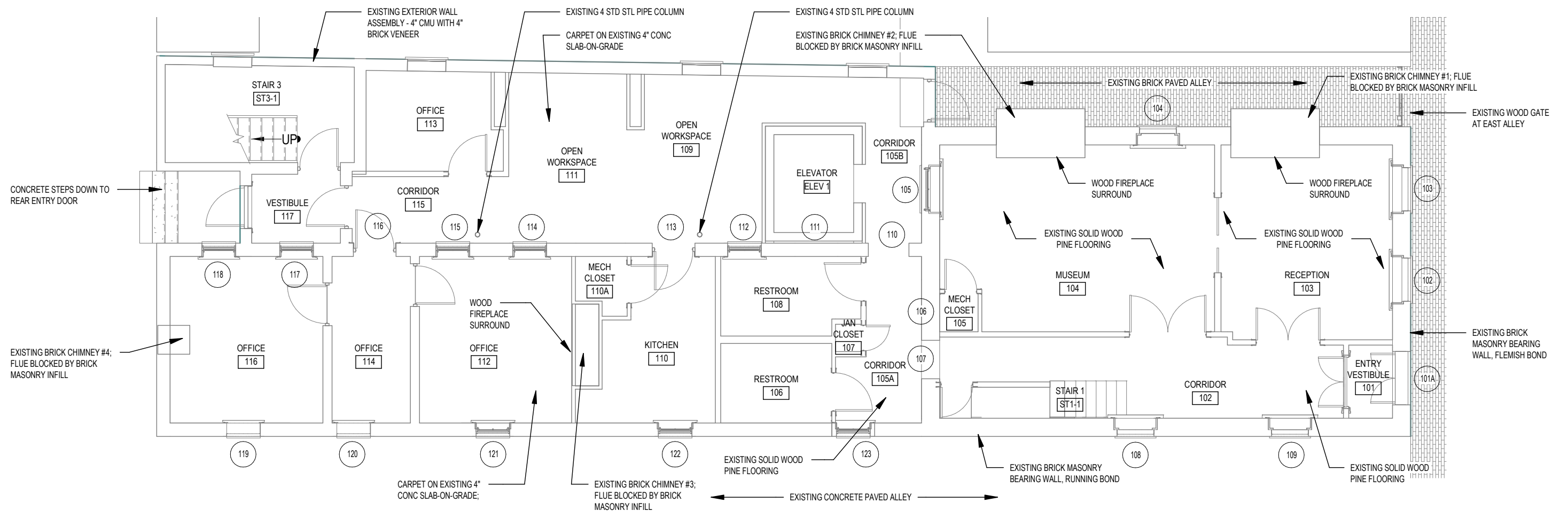
### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	elevator machine room measuring 5'-5" in the north-south direction and 8'-7 1/2" in the east-west direction	1985	5	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	sealed concrete slab-on-grade	1985	5	1985 Dunston Property Renovation Drawings	basement was excavated and underpinned in 1985 to increase floor to ceiling clearance	NC

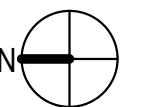
## PART 2C

Ceiling	painted 1/2" gypsum wallboard	1985	5	1985 Dunston Property Renovation Drawings	None.	NC
North Wall	brick masonry bearing wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	brick has been repointed and sealed with a waterproofing coating	C
East Wall	brick masonry bearing wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	brick has been repointed and sealed with a waterproofing coating	C
South Wall	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5	1985 Dunston Property Renovation Drawings	None.	NC
West Wall	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5	1985 Dunston Property Renovation Drawings	None.	NC
Masonry Opening 002 Infill at West Wall	brick masonry infill at north wall	exact date unknown	2A-2C	1987 Archaeology Report and analysis of Civil War era photography	infill measures 48" wide and is located 19" from inside northeast corner of masonry; date of infill unknown	C

# FIRST FLOOR PLAN - PHYSICAL DESCRIPTION



GRAPHIC SCALE: 1/8" = 1'-0"



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## ENTRY VESTIBULE 101

Location: First Floor, South Block



Entry Vestibule 101, South Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	small entry vestibule	c.1870	4B	Finishes Analysis, see Appendix A	vestibule interior door dated to c.1870 per Finishes Analysis, see Appendix A	NC
Flooring	tongue and groove pine wood flooring	c.1997	5B	select interior renovations completed following the 1985 Renovation; changes likely made by NVUL	1985 Dunston Property Renovation Drawings indicate a 4" x 4" ceramic tile floor	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

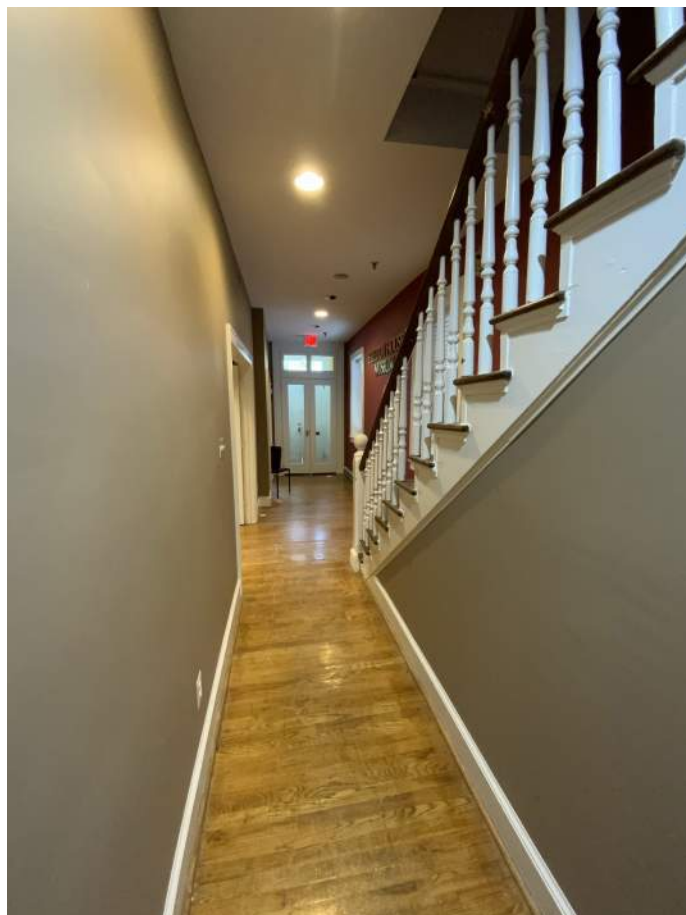
<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over wood studs	c.1870 & 1985	4A	vestibule interior door dated to c.1870 per Finishes Analysis, see Appendix A	1985 drawings call for removal of existing plaster finishes and lath from existing stud walls	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over historic wood studs  48" wainscot	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 1985 drawings call for removal of existing plaster finishes and lath from existing stud walls  vestibule interior door dated to c.1870 per Finishes Analysis, see Appendix A	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory  vestibule interior door dated to c.1870 per Finishes Analysis, see Appendix A	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes  48" wainscot	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory  vestibule interior door dated to c.1870 per Finishes Analysis, see Appendix A	NC

## ENTRY HALL 102

Location: First Floor, South Block



Entry Hall 102, North Elevation



Entry Hall 102, South Elevation

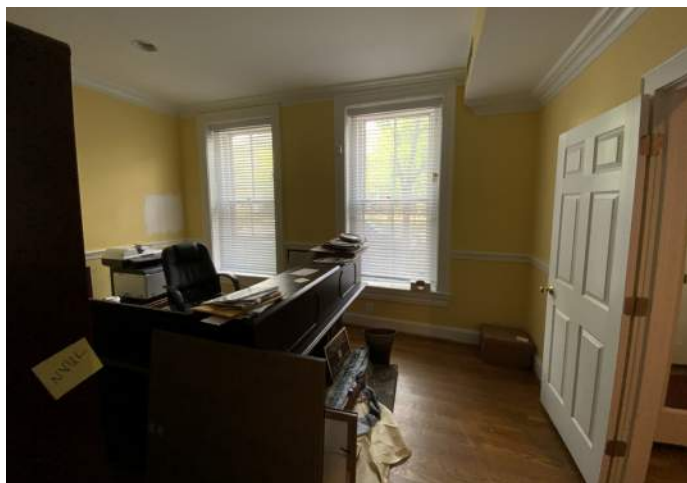
## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	entry hall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	side entry hall typical to early 19th century townhouse design	C
Flooring	tongue and groove pine wood flooring	c.1997	5B	select interior renovations completed following the 1985 Renovation; changes likely made by NVUL	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over wood studs	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 1985 drawings call for removal of existing plaster finishes and lath from existing stud walls	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over wood studs	c.1870 & 1985	4A	vestibule interior door dated to c.1870 per Finishes Analysis, see Appendix A	<b>Backup Wall/ Substrate:</b> 1985 drawings call for removal of existing plaster finishes and lath from existing stud walls	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry  48" wainscot	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory  Original brick masonry exposed in Investigative Probe #1, See Appendix E	NC

## RECEPTION 103

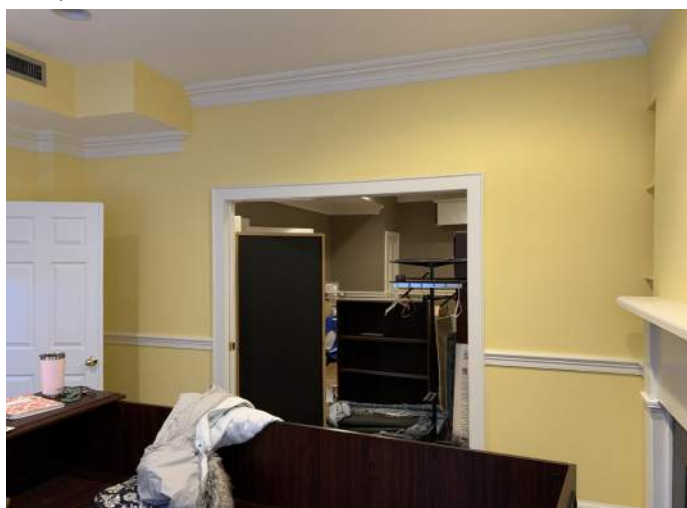
Location: First Floor, South Block



Reception 103, South Elevation



Reception 103, West Elevation



Reception 103, North Elevation



Reception 103, East Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	reception room	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	tongue and groove pine wood flooring	c.1997	5B	select interior renovations completed following the 1985 Renovation; changes likely made by NVUL	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

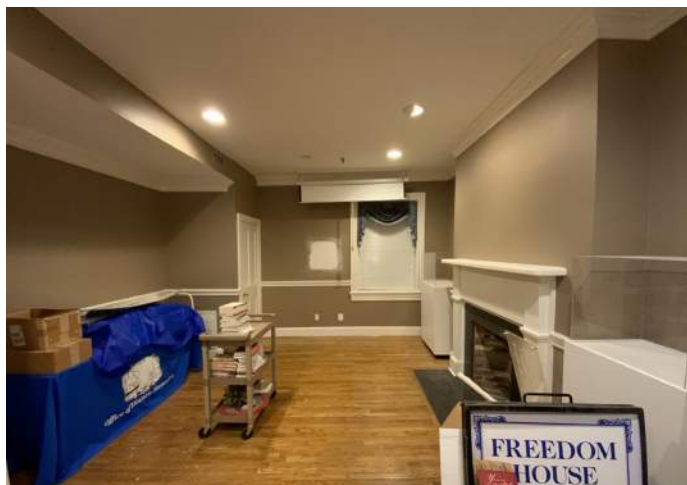


Reception 103, Fireplace Surround/ Mantle

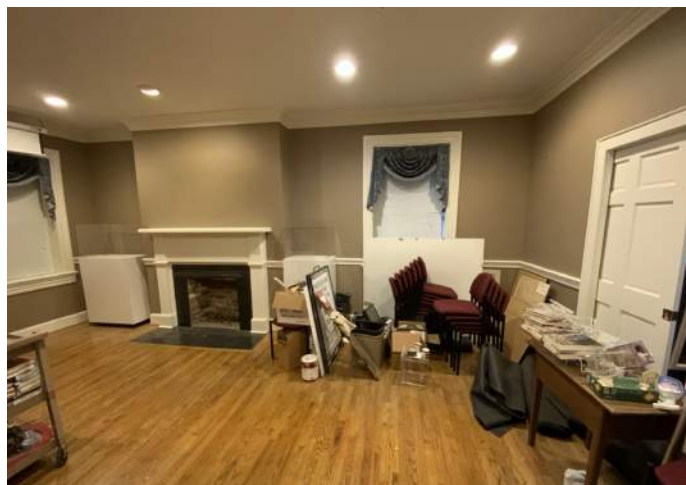
<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over wood studs	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 1985 drawings call for removal of existing plaster finishes and lath from existing stud walls	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory  Historic plaster finishes exposed in Investigative Probe #2, See Appendix E	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over wood studs  48" wainscot	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 1985 drawings call for removal of existing plaster finishes and lath from existing stud walls	NC
<b>Fireplace Surround/ Mantle</b>	carved wood fireplace surround and mantle	inconclusive, c. 1870	4A	review of style and details	No finish analysis completed for the fireplace surround or chimney	NC

## MUSEUM 104

Location: First Floor, South Block



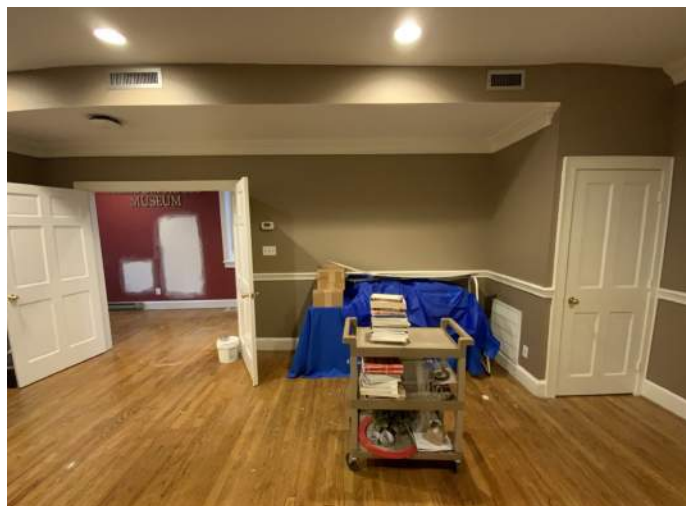
Museum 104, North Elevation



Museum 104, East Elevation



Museum 104, South Elevation



Museum 104, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	museum	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	tongue and groove pine wood flooring	c.1997	5B	select interior renovations completed following the 1985 Renovation; changes likely made by NVUL	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC



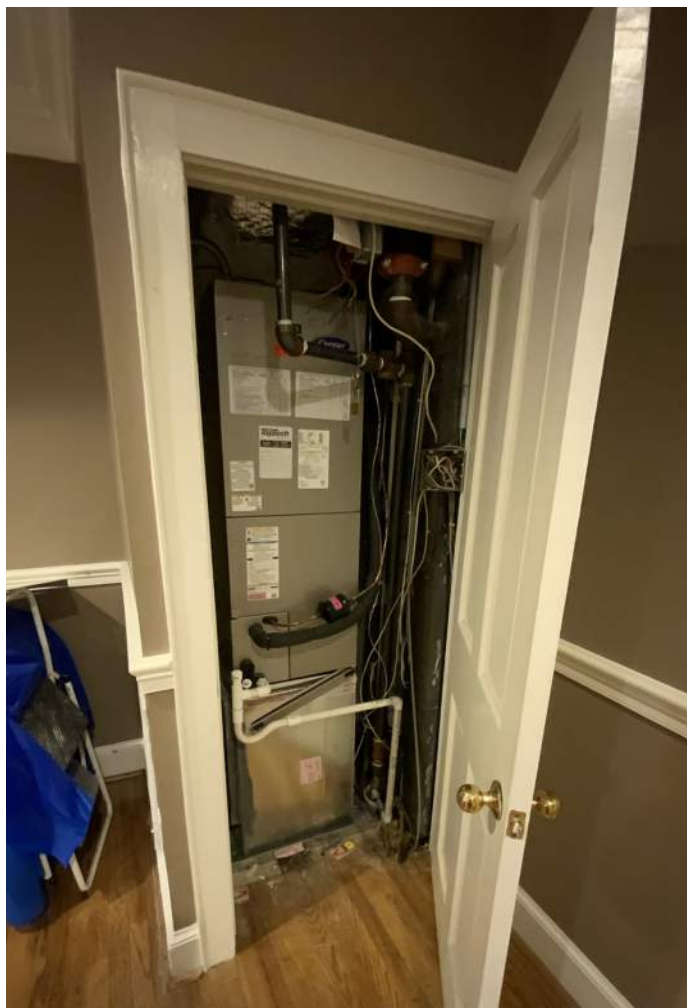
Museum 104, Fireplace Surround/ Mantle

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory  Historic plaster finishes exposed in Investigative Probe #3, See Appendix E	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	C
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over wood stud wall	c.1997	5B	select interior renovations completed following the 1985 Renovation; changes likely made by NVUL	pocket door in wall	C
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 1985 drawings call for removal of existing plaster finishes and lath from existing stud walls	C
<b>Fireplace Surround/ Mantle</b>	carved wood fireplace surround and mantle	inconclusive, c. 1870	4A	review of style and details	No finish analysis completed for the fireplace surround or chimney	NC



## MECHANICAL CLOSET 104A

Location: First Floor, South Block



Mechanical Closet 104A

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	small mechanical closet	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	3-1/4" tongue and groove wood flooring	c.1997	5B	select interior renovations completed following the 1985 Renovation; changes likely made by NVUL	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## PART 2C

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## STAIR 1

Location: First Floor through Third Floor, South Block



Stair 1, First Floor



Stair 1, Second Floor Landing

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	central open stair	c.1870	4A	Historic Materials Analyses, see Appendix A	None.	NC
Treads and Risers	stained wood treads and painted wood risers	c.1870	4A	Historic Materials Analyses, see Appendix A	None.	NC
Newel Post	carved wood newel post, painted	c.1870	4A	Historic Materials Analyses, see Appendix A	None.	NC
Balusters	carved wood balusters, painted	c.1870	4A	Historic Materials Analyses, see Appendix A	None.	NC
Railing	carved wood railing, stained	c.1870	4A	Historic Materials Analyses, see Appendix A	None.	NC



Stair 1, Intermediate Landing between Second and Third Floors



Stair 1, Stringer Detail

## CORRIDOR 105A

Location: First Floor, Central Passage



Corridor 105A, East Elevation



Corridor 105A, North and West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	small central corridor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	tongue and groove pine wood flooring on concrete slab on grade	c.1997	5B	select interior renovations completed following the 1985 Renovation; changes likely made by NVUL	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

East Wall	exposed brick bearing wall with brick arch masonry opening	c.1870 & 1985	4B & 5A	1985 Dunston Property Renovation Drawings	original window was modified to become a passage between the Central Passage and the 1985 Addition; existing details of brick arch indicate the original window opening was modified	NC
South Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
West Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory  window in west wall of corridor likely the location of the iron gated entry into the Mens' Yard of the Slave Pen.	NC

## CORRIDOR 105B

Location: First Floor, 1985 Addition



Corridor 105B, South Elevation



Corridor 105B, North Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	small central corridor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on concrete slab on grade	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from CMU shaft wall of elevator	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/Substrate:</b> 8" CMU block wall at elevator shaft	NC

## PART 2C

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	portion of exterior north brick wall of 1812 Residence exposed	c.1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	C
<b>West Wall Interior Finish</b>	exposed brick bearing wall with brick arch masonry opening	c.1870 & 1985	4B & 5A	1985 Dunston Property Renovation Drawings	original window was modified to become a passage between the Central Passage and the 1985 Addition; existing details of brick arch indicate the original window opening was modified	NC



## RESTROOM 106

Location: First Floor, Central Passage



Restroom 106, North and East Elevations



Restroom 106, South and East Elevations

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	accessible restroom	1985 & 2020	5A	1985 Dunston Property Renovation Drawings 2020 Kitchen and Restroom Renovation Drawings	finishes and plumbing fixtures updated in 2020	NC
Flooring	12" x 12" vinyl tile	2020	5A	2020 Kitchen and Restroom Renovation Drawings	finishes and plumbing fixtures updated in 2020	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
East Wall Interior Finish	1/2" gypsum wallboard finish over 6" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	wet wall containing plumbing lines; stud depth assumed	NC
South Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
West Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	C

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## JANITOR CLOSET 107

Location: First Floor, Central Passage



Janitor Closet 107



Janitor Closet 107

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	small janitor closet with utility sink	1985 & 2020	5A	1985 Dunston Property Renovation Drawings 2020 Kitchen and Restroom Renovation Drawings	finishes and plumbing fixtures updated in 2020	NC
Flooring	12" x 12" vinyl tile	2020	5A	2020 Kitchen and Restroom Renovation Drawings	finishes and plumbing fixtures updated in 2020	NC
Ceiling	acoustical ceiling tile	2020	5A	2020 Kitchen and Restroom Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 6" metal studs	2020	5A	2020 Kitchen and Restroom Renovation Drawings	wet wall containing plumbing lines; stud depth assumed	NC

## PART 2C

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	2020	5A	2020 Kitchen and Restroom Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	2020	5A	2020 Kitchen and Restroom Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	2020	5A	2020 Kitchen and Restroom Renovation Drawings	None.	C

## RESTROOM 108

Location: First Floor, Central Passage



Restroom 108, West Elevation



Restroom 108, West and North Elevations



Restroom 108, East Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	accessible restroom	1985 & 2020	5A & 5C	1985 Dunston Property Renovation Drawings  2020 Kitchen and Restroom Renovation Drawings	finishes and plumbing fixtures updated in 2020	NC
Flooring	12" x 12" vinyl tile	2020	5A	2020 Kitchen and Restroom Renovation Drawings	finishes and plumbing fixtures updated in 2020	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed at interior of brick masonry bearing wall	c.1870 & 1985	4A & 5A	c.1870s brick masonry bearing wall installed to enclose Central Passage  1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 4A; See Exterior Facade Inventory  existing window likely installed c.1870 as part of the renovations to building to tenement building;  1985 Revocations identify and existing window to remain adjacent to new elevator shaft	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 6" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	wet wall containing plumbing lines; stud depth assumed	C

## OPEN WORKSPACE 109

Location: First Floor, 1985 Addition



Open Workspace 109, East Elevation



Open Workspace 109, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	open floor plan workspace	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on concrete slab-on-grade	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	2020	5A	2020 Kitchen and Restroom Renovation Drawings	None.	NC
East Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
South Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from CMU shaft wall of elevator	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 8" CMU block wall at elevator shaft	NC

<p><b>West Wall Interior Finish</b></p>	<p>exposed brick, painted, of east brick bearing wall of Original Kitchen</p>	<p>c.1870 &amp; 1985</p>	<p>4A &amp; 5A</p>	<p>c.1870s brick masonry bearing wall installed to enclose Central Passage  1985 Dunston Property Renovation Drawings</p>	<p><b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 4A; See Exterior Facade Inventory  existing window likely installed c.1870 as part of the renovations to building to tenement building;  1985 Revovations identify and existing window to remain adjacent to new elevator shaft</p>	<p>C</p>
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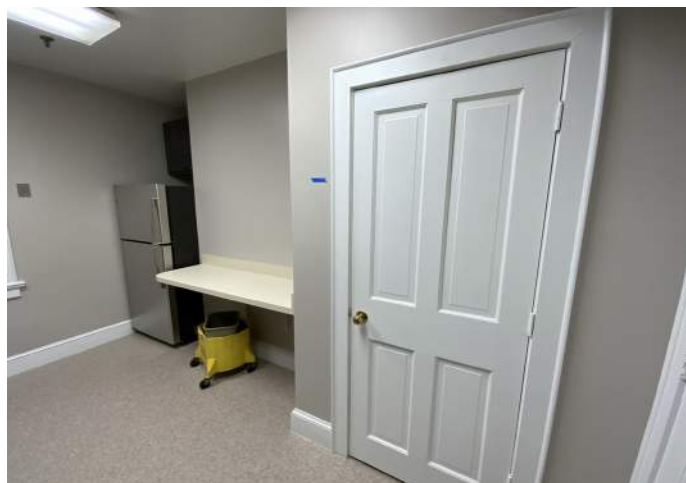


## KITCHEN 110

Location: First Floor, Central Passage



Kitchen 110, South and West Elevations



Kitchen 110, North Elevation



Kitchen 110, North and East Elevations

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	kitchen/ office pantry	2020	5C	2020 Kitchen and Restroom Renovation Drawings	None	NC
Flooring	vinyl tile on concrete slab-on-grade	2020	5C	2020 Kitchen and Restroom Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard; 8'-9" A.F.F.	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs; select area furred out on brick Chimney #3	1985	5C	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> historic Chimney #3 remains from Period 1, but walls to the east and west are stud frames walls; base of Chimney #3 is offset which may indicate an earlier door in the south facade of the North Block	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of Central Passage	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> existing brick masonry bearing wall dates to Period 4A; See Exterior Facade Inventory  existing brick masonry bearing wall installed c.1870 as part of the renovations to building to tenement building;	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of Central Passage	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC

## MECHANICAL CLOSET 110A

Location: First Floor, Central Passage



Mechanical Closet 110A

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	small mechanical closet	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	concrete slab-on-grade	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard; 8'-9" A.F.F.	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs; select area furred out on brick Chimney #3	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> historic Chimney #3 remains from Period 1, but walls to the east and west are stud frames walls; base of Chimney #3 is offset which may indicate an earlier door in the south facade of the North Block	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> existing brick masonry bearing wall dates to Period 4A; See Exterior Facade Inventory  existing brick masonry bearing wall installed c.1870 as part of the renovations to building to tenement building;	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## OPEN WORKSPACE 111

Location: First Floor, 1985 Addition



Open Workspace 111, East Elevation



Open Workspace 111, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Room Plan</b>	open floor plan workspace	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Flooring</b>	carpet on concrete slab-on-grade	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Ceiling</b>	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	2020	5A	2020 Kitchen and Restroom Renovation Drawings	enclosed office installed in 2020	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<p><b>West Wall Interior Finish</b></p>	<p>exposed brick, painted, of east brick bearing wall of North Block and Central Passage</p>	<p>North Block c.1813-14  Central Passage East Wall c.1870</p>	<p>1 &amp; 4A</p>	<p>North Block: 1813 and 1814 Alexandria Ward IV Tax Lists  Central Passage: detailed analysis of historic maps and images</p>	<p><b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall at North Block dates to Period 1; See Exterior Facade Inventory  Exterior brick masonry bearing wall at Central Passage dates to Period 4A; See Exterior Facade Inventory</p>	<p>North Block: C &amp; Central Passage: NC</p>
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**OFFICE 112**

Location: First Floor, North Block



Office 112, North Elevation



Office 112, East Elevation



Office 112, South Elevation



Office 112, West Elevation

**SPACE INVENTORY**

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	enclosed office	c.1813-14	1	1813 and 1814 Alexandria Ward IV Tax List	None.	C
Flooring	carpet on concrete slab-on-grade	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
Ceiling	painted 1/2" gypsum wallboard; 8'-9" A.F.F.	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	plaster finish on existing brick demising wall	2020	5C	2020 Kitchen and Restroom Renovation Drawings	<b>Backup Wall/ Substrate:</b> brick masonry demising wall dates to Period 4A, but was recently finished with plaster  interior brick partitions align with central entry and and stair hall typical to a kitchen outbuilding such as this structure	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of North Block	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs; select area furred out on brick Chimney #3	1985	5A	1985 Dunston Property Renovation Drawings	Chimney #3 is offset from the centerline of the North Block which may indicate an earlier doorway to the east of the chimney; the south walls on either side of Chimney #3 are framed partitions;	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of North Block	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>Fireplace Surround/ Mantle</b>	carved wood fireplace surround and mantle	c.1970	4A	review of style and details	No finish analysis completed for the fireplace surround or chimney	NC



## OFFICE 113

Location: First Floor, 1985 Addition



Office 113, North and East Elevations



Office 113, South and West Elevations

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	enclosed office	2020	5C	2020 Kitchen and Restroom Renovation Drawings	enclosed office installed in 2020	NC
Flooring	carpet on concrete slab-on-grade	1985	5A	2020 Kitchen and Restroom Renovation Drawings	carpet recently replaced in 2020	NC
Ceiling	painted 1/2" gypsum wallboard; 8'-9" A.F.F.	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed outside 8" CMU block wall	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/Substrate:</b> 8" CMU block wall dates to Period 5A; See Exterior Facade Inventory	NC
East Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
South Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
West Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	2020	5C	2020 Kitchen and Restroom Renovation Drawings	None.	NC

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## CORRIDOR 114

Location: First Floor, North Block



Office 114, North Elevation



Office 114, South Elevation



Office 114, East Elevation



Office 114, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	enclosed corridor	c.1813-14	1	1813 and 1814 Alexandria Ward IV Tax List	interior brick north and south wall partitions align with central entry and stair hall typical to a kitchen outbuilding such as this structure	C
Flooring	carpet on concrete slab-on-grade	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced	NC

<b>Ceiling</b>	1/2" gypsum wallboard; 8'-9" A.F.F.	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>North Wall Interior Finish</b>	plaster finish on existing brick demising wall	2020	5C	2020 Kitchen and Restroom Renovation Drawings	<b>Backup Wall/ Substrate:</b> brick masonry demising wall dates to Period 4A, but was recently finished with plaster  interior brick partition aligns with central entry and and stair hall typical to a kitchen outbuilding such as this structure	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of North Block	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	C
<b>South Wall Interior Finish</b>	plaster finish on existing brick demising wall	2020	5C	2020 Kitchen and Restroom Renovation Drawings	<b>Backup Wall/ Substrate:</b> brick masonry demising wall dates to Period 4A, but was recently finished with plaster  interior brick partition aligns with central entry and and stair hall typical to a kitchen outbuilding such as this structure	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of North Block	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	C

**CORRIDOR 115***Location: First Floor, 1985 Addition*

Corridor 115, North Elevation



Corridor 115, South Elevation

**SPACE INVENTORY**

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
<b>Room Plan</b>	small corridor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Flooring</b>	carpet on concrete slab-on-grade	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
<b>Ceiling</b>	painted 1/2" gypsum wallboard; 8'-9" A.F.F.	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## PART 2C

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out along brick wall	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 8" CMU block wall dates to Period 5A; See Exterior Facade Inventory	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	2020	5C	2020 Kitchen and Restroom Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	N/A	-	-	-	There is no south wall delineating this space.	NC
<b>West Wall Interior Finish</b>	exposed brick, painted, of east brick bearing wall of North Block	c.1813-14	1	1813 and 1814 Alexandria Ward IV Tax List	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	C

## OFFICE 116

Location: First Floor, North Block



Office 116, North Elevation



Office 116, West Elevation



Office 116, South Elevation



Office 116, East Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	enclosed office	c.1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	interior brick south wall partition align with central entry and stair hall typical to a kitchen outbuilding such as this structure	C
Flooring	vinyl tile on concrete slab-on-grade	1985	5	1985 Dunston Property Renovation Drawings		NC
Ceiling	painted 1/2" gypsum wallboard; 8'-10" A.F.F.	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick gable end wall of North Block	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of North Block	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	plaster finish on existing brick demising wall	2020	5C	2020 Kitchen and Restroom Renovation Drawings	<b>Backup Wall/ Substrate:</b> brick masonry demising wall dates to Period 4A, but was recently finished with plaster  interior brick partitions align with central entry and and stair hall typical to a kitchen outbuilding such as this structure	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of North Block	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC



## VESTIBULE 117

Location: First Floor, 1985 Addition



Vestibule 117, West Elevation



Vestibule 117, South Elevation



Vestibule 117, North Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	enclosed entry vestibule	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	vinyl tile on concrete slab-on-grade	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard; 8'-9" A.F.F.	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
East Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 8" CMU block wall at Stair 3 enclosure	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 8" CMU block wall dates to Period 5A; See Exterior Facade Inventory	NC

PART 2C

<p><b>South Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 8" CMU block wall</p>	<p>1985</p>	<p>5A</p>	<p>1985 Dunston Property Renovation Drawings</p>	<p><b>Backup Wall/ Substrate:</b> 8" CMU block wall dates to Period 5A; See Exterior Facade Inventory</p>	<p>NC</p>
<p><b>West Wall Interior Finish</b></p>	<p>exposed brick facade of North Block</p>	<p>c. 1813-14</p>	<p>1</p>	<p>1813 and 1814 Alexandria Ward IV Tax Lists</p>	<p><b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory</p>	<p>C</p>

### STAIR 3

Location: First Floor through Third Floor, 1985 Addition



Stair 3, Typical Detail



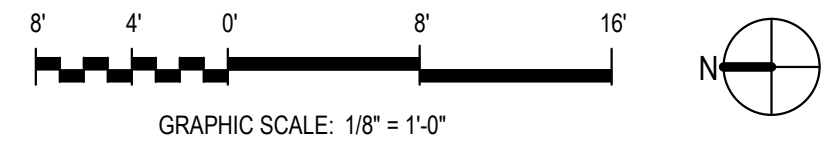
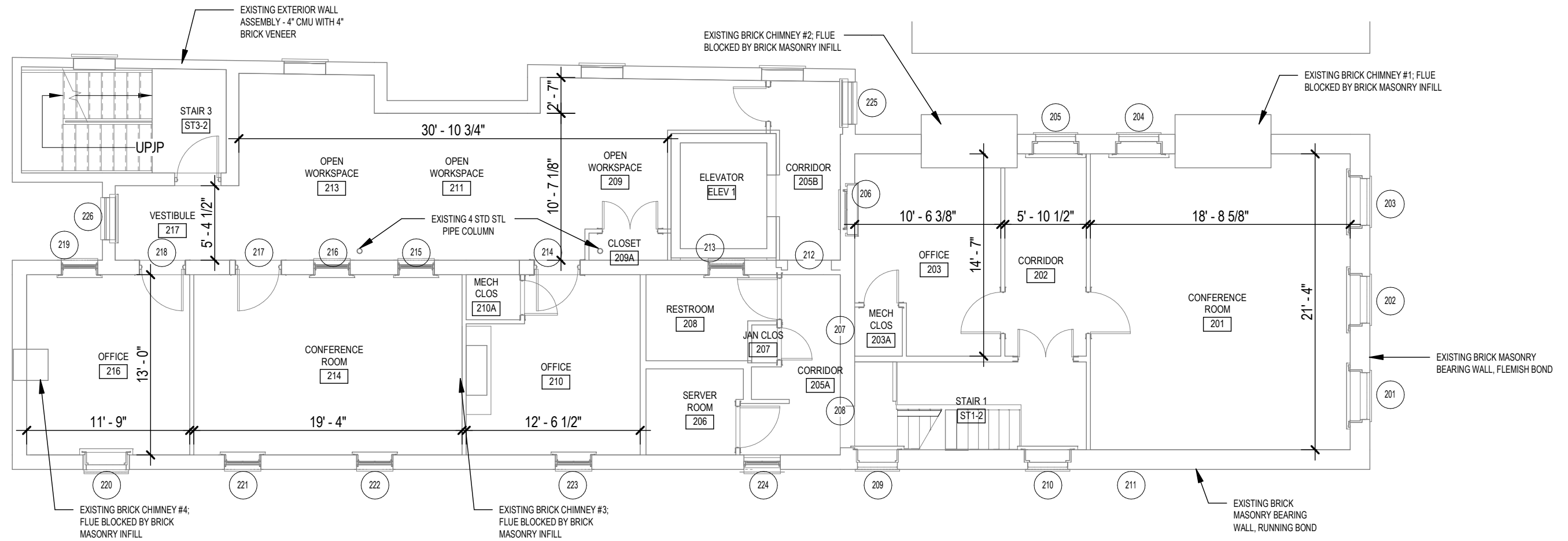
Stair 3, Standpipe in corner of egress stair

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	central open stair	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Treads and Risers	steel pan concrete filled treads and metal risers	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Railing	3" square posts at each landing with 3/4" vertical pickets; 1-1/2" top and bottom rail; railing height 2'-8"	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

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# SECOND FLOOR PLAN - PHYSICAL DESCRIPTION



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# CONFERENCE ROOM 201

Location: Second Floor, South Block



Conference Room 201, South Elevation



Conference Room 201, West Elevation



Conference Room 201, East Elevation



Conference Room 201, North Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	conference room	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	laminated flooring on plywood subfloor; select areas of tongue & groove wood flooring remain under laminate	inconclusive	-	-	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry wall and Chimney #1 with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory  Historic plaster finishes exposed in Investigative Probe #5. Probe did not locate an original fireplace. See Appendix E.	C
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	C
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory  Historic plaster finishes exposed in Investigative Probe #6. See Appendix E.	C



# CORRIDOR 202

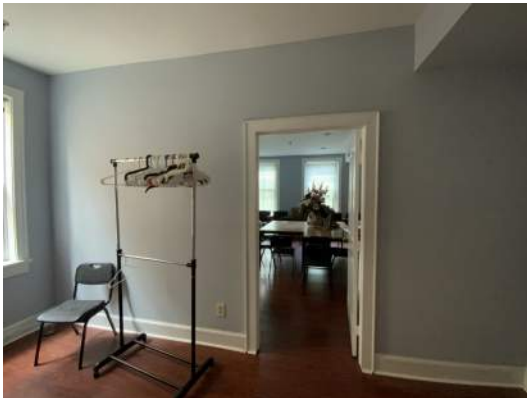
Location: Second Floor, South Block



Corridor 202, West Elevation



Corridor 202, East Elevation



Corridor 202, South Elevation



Corridor 202, North Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	corridor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	lamine flooring on plywood subfloor; select areas of tongue & groove wood flooring remain under laminate	inconclusive	-	-	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None	NC
<b>East Wall Interior Finishes</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry wall and Chimney #1 with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None	NC

## OFFICE 203

Location: Second Floor, South Block



Office 203, North Elevation



Office 203, West Elevation



Office 203, South Elevation



Office 203, East Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	enclosed office	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	laminated flooring on plywood subfloor; select areas of tongue & groove wood flooring remain under laminate	inconclusive	-	-	Plywood subfloor uncovered in Investigative Probe #8. See Appendix E.	NC

<b>Ceiling</b>	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>North Wall Interior Finishes</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory  Historic plaster finishes exposed in Investigative Probe #7. See Appendix E.	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry wall and Chimney #2 with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

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## MECHANICAL CLOSET 203A

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Location: Second Floor, South Block



Mechanical Closet 203A

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	small mechanical closet	1985	5A	1985 Dunston Property Renovation Drawings	None.	C
Flooring	3-1/4" tongue and groove wood flooring	inconclusive	-	-	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None,	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## CORRIDOR 205A

Location: Second Floor, Central Passage



Corridor 205A, East Elevation



Corridor 205A, North and West Elevations

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	small central corridor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	exposed brick bearing wall with brick arch masonry opening	c.1870	4B	1985 Dunston Property Renovation Drawings	original window was modified to become a passage between the Central Passage and the 1985 Addition	NC
<b>South Wall Interior Finishes</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>West Wall Interior Finishes</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1 based upon historic maps and detailed analysis of photographic documentation; See Exterior Facade Inventory	NC

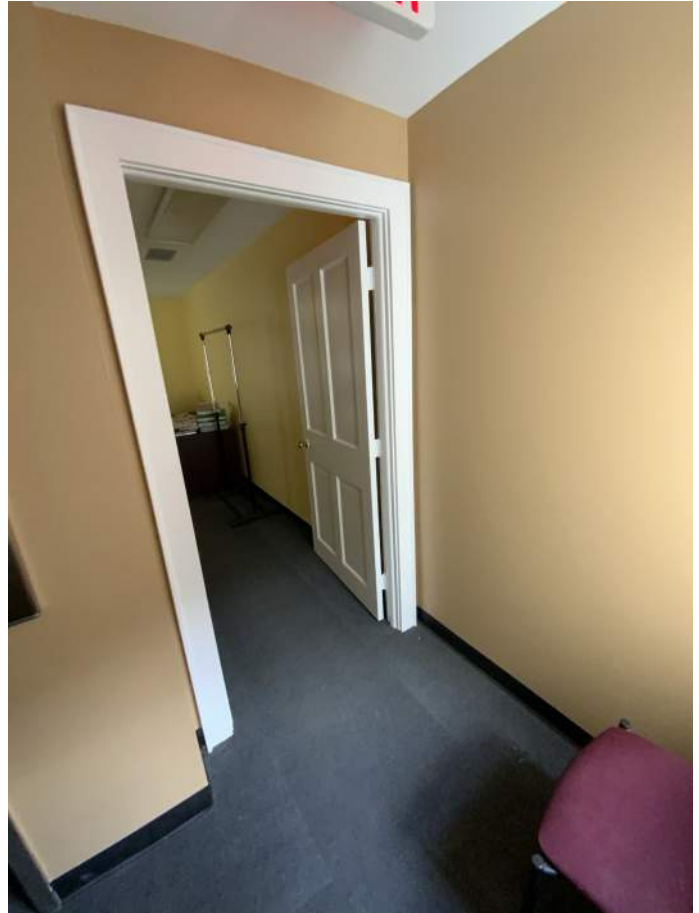


## CORRIDOR 205B

Location: Second Floor, 1985 Addition



Corridor 205B, West Elevation



Corridor 205B, North Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	small central corridor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

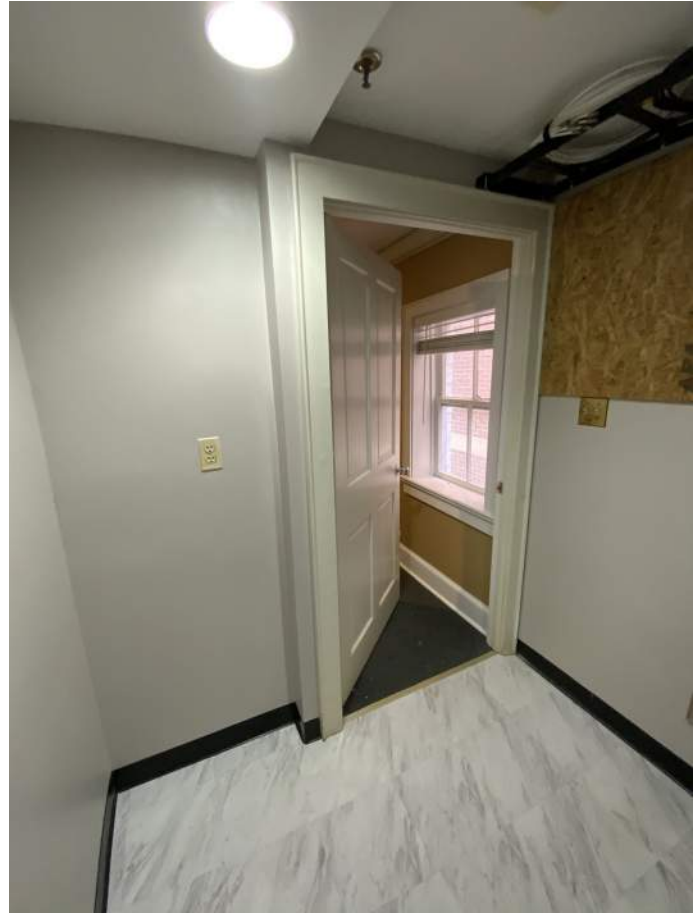
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	portion of exterior north brick wall of 1812 Residence exposed	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax List	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>West Wall Interior Finish</b>	exposed brick bearing wall with brick arch masonry opening	c.1870	4B	1985 Dunston Property Renovation Drawings	original window was modified to become a passage between the Central Passage and the 1985 Addition	NC

## SERVER ROOM 206

Location: Second Floor, Central Passage



Server Room 206, North Elevation



Server Room 206, South Elevation

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	server room	1985 & 2020	5A	1985 Dunston Property Renovation Drawings  2020 Kitchen and Restroom Renovation Drawings	space was used as a restroom and recently converted into a server room	NC
Flooring	12" x 12" vinyl tile	2020	5A	2020 Kitchen and Restroom Renovation Drawings	finishes and plumbing fixtures updated in 2020	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 6" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	wet wall containing plumbing lines from adjacent restroom; stud depth assumed	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finishes</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1 based upon historic maps and detailed analysis of photographic documentation; See Exterior Facade Inventory	NC

## HOT WATER HEATER CLOSET 207

Location: Second Floor, Central Passage



Hot Water Heater Closet 207



Hot Water Heater Closet 207

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	closet with domestic hot water heater	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	12" x 12" vinyl tile	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

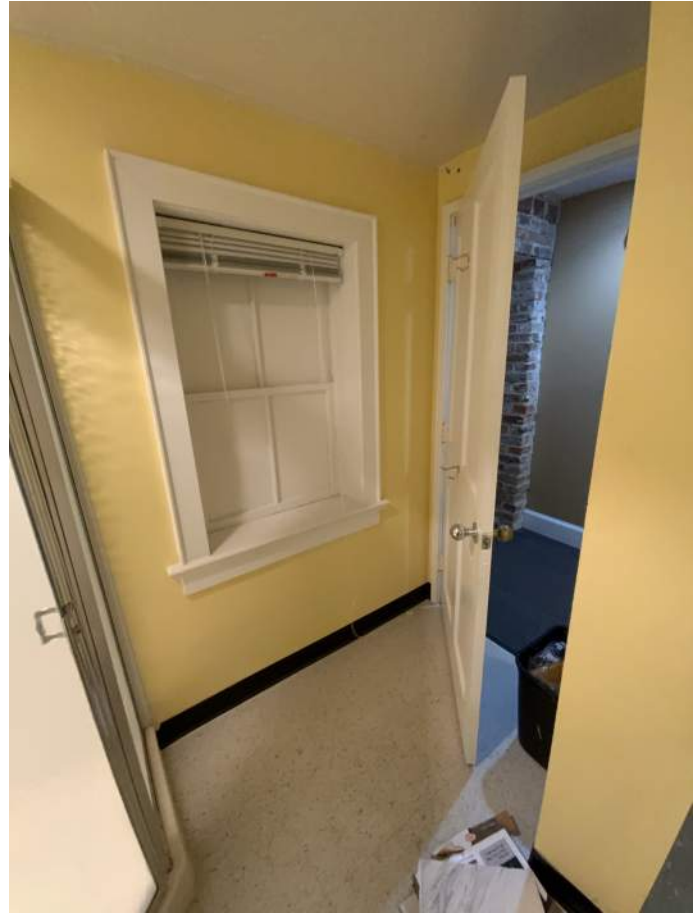
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## RESTROOM 208

Location: Second Floor, Central Passage



Restroom 208, West Elevation



Restroom 208, East Elevation

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	restroom with shower	1985	5A	1985 Dunston Property Renovation Drawings	restroom is not open for use; it is assumed the plumbing fixtures may have been disconnected	NC
Flooring	12" x 12" vinyl tile	1985	5A	1985 Dunston Property Renovation Drawings	None	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> masonry wall behind the interior finishes date to Period 4A based upon analysis of historic photos and images	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 6" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	wet wall containing plumbing lines; stud depth assumed	NC



## OPEN WORKSPACE 209

Location: Second Floor, 1985 Addition



Open Workspace 209, West Elevation



Open Workspace 209, East Elevation

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	open floor plan workspace	1985	5A	1985 Dunston Property Renovation Drawings		NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
East Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
South Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from CMU shaft wall of elevator	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 8" CMU block wall at elevator shaft	NC

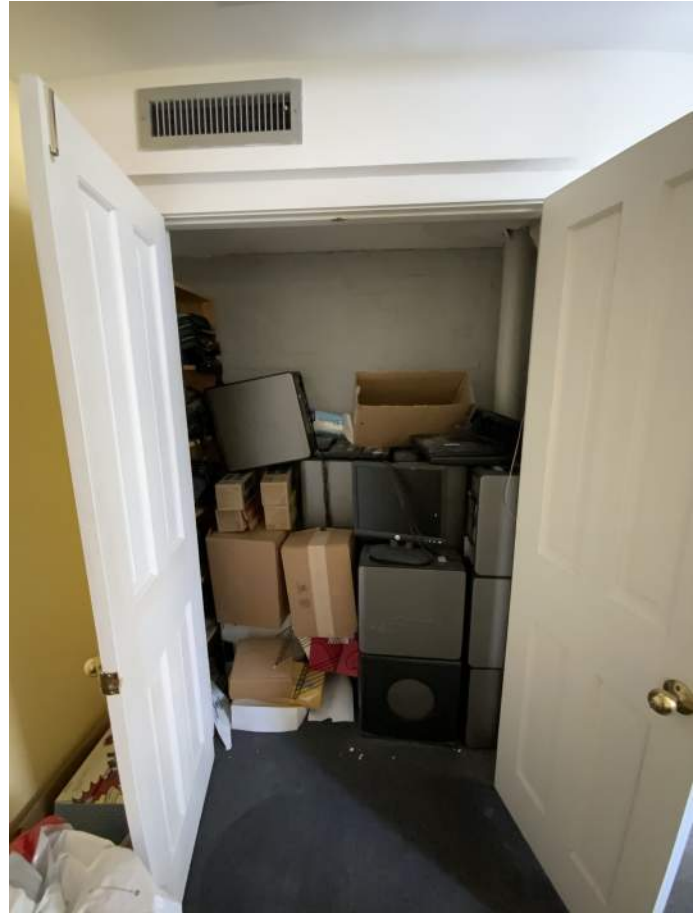
<p><b>West Wall Interior Finish</b></p>	<p>exposed brick, painted, of east brick bearing wall of Central Passage</p>	<p>c.1870</p>	<p>4A</p>	<p>analysis of historic photos and images</p>	<p><b>Backup Wall/ Substrate:</b>  Exterior brick masonry bearing wall dates to Period 4A; See Exterior Facade Inventory</p> <p>existing window likely installed c.1870 as part of the renovations to building to tenement building;</p>	<p>NC</p>
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## STORAGE CLOSET 209A

Location: First Floor, 1985 Addition



Storage Closet 209A



Storage Closet 209A

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	small storage closet	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced	NC
Ceiling	painted 1/2" gypsum wallboard; 8'-9" A.F.F.	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	exposed brick, painted, of east brick bearing wall of Central Passage	c.1870	4A	analysis of historic photos and images	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 4A; See Exterior Facade Inventory  existing window likely installed c.1870 as part of the renovations to building to tenement building;	NC

## OFFICE 210

Location: Second Floor, Central Passage



Office 210, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	enclosed office	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
Ceiling	painted 1/2" gypsum wallboard; 8'-9" A.F.F.	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs along either side of exposed brick Chimney #3	c. 1812-1813 & 1985	1 & 5A	1812 and 1813 Alexandria Ward IV Tax Lists & 1985 Dunston Property Renovation Drawings	Height of Chimney #3 increased in Period 4B. This portion added in Period 4B is assumed to be above the height seen in this space.  The dimensions of Chimney #3 at the second floor are approximately 22" x 43". These dimensions appear to align with historic photographs prior to Period 4B.  The dimensions of Chimney #3 at the roof are approximately 22" x 22".	C & NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of Central Passage	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Brick masonry bearing wall dates to Period 4A based upon analysis of historic photos and images; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of Central Passage	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1 based upon historic maps and detailed analysis of photographic documentation; See Exterior Facade Inventory	NC

## MECHANICAL CLOSET 210A

Location: Second Floor, Central Passage



Mechanical Closet 210A

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	small mechanical closet	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of Central Passage	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Brick masonry bearing wall dates to Period 4A based upon analysis of historic photos and images; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC



## OPEN WORKSPACE 211

Location: Second Floor, 1985 Addition



Open Workspace 211, East Elevation



Open Workspace 211, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	open floor plan workspace	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None	NC
East Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
South Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<p><b>West Wall Interior Finish</b></p>	<p>exposed brick, painted, of east brick bearing wall of Central Passage and North Block</p>	<p>North Block c.1813-14</p> <p>Central Passage East Wall c.1870</p>	<p>1 &amp; 4B</p>	<p>North Block: 1813 and 1814 Alexandria Ward IV Tax Lists</p> <p>Central Passage: detailed analysis of historic maps and images</p>	<p><b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall at North Block dates to Period 1; See Exterior Facade Inventory</p> <p>Exterior brick masonry bearing wall at Central Passage dates to Period 4A; See Exterior Facade Inventory</p>	<p>North Block: C &amp; Central Passage: NC</p>
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## OPEN WORKSPACE 213

Location: Second Floor, 1985 Addition



Open Workspace 213, East Elevation



Open Workspace 213, West Elevation

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	open floor plan workspace	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	Select area of wood siding installed at third floor framed addition in 1937 exposed in Investigative Probe #9. See Appendix E.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
East Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
South Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>West Wall Interior Finish</b>	exposed brick, painted, of east brick bearing wall of North Block	c.1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	None.	C
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## CONFERENCE ROOM 214

Location: Second Floor, North Block



Conference Room 214, South Elevation



Conference Room 214, West Elevation



Conference Room 214, North Elevation



Conference Room 214, East Elevation

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	enclosed office measuring 11'-11 1/2" in the north-south direction and 12'-11 5/8" in the east-west direction	1985	5A	1985 Dunston Property Renovation Drawings		NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC



Conference Room 214, Fireplace Surround/ Mantle

Conference Room 214, Fireplace Surround/ Mantle

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of Original Kitchen	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs; select area furred out on brick Chimney #3; interior partitions to east and west of Chimney #3 are metal frames with drywall finish	1985	5A	1985 Dunston Property Renovation Drawings	Height of Chimney #3 concealed behind drywall increased in Period 4B. This portion added in Period 4B is assumed to be above the height seen in this space.  The dimensions of Chimney #3 at the second floor are approximately 22" x 43". These dimensions appear to align with historic photographs prior to Period 4B.  The dimensions of Chimney #3 at the roof are approximately 22" x 22".	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of Original Kitchen	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>Fireplace Surround/ Mantle</b>	carved wood fireplace surround and mantle	c.1970	4A	review of style and details	No finish analysis completed for the fireplace surround or chimney	NC

## OFFICE 216

Location: Second Floor, North Block



Office 216, North Elevation



Office 216, East Elevation



Office 216, South Elevation



Office 216, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	enclosed office measuring	1985	5A	1985 Dunston Property Renovation Drawings		NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings		NC

<p><b>North Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of North Block</p> <p>brick Chimney #4 enclosed within wall construction and concealed from view by drywall finish</p>	<p>c. 1813-1814 &amp; 1985</p>	<p>1 &amp; 5A</p>	<p>1813 and 1814 Alexandria Ward IV Tax Lists</p> <p>&amp;</p> <p>1985 Dunston Property Renovation Drawings</p>	<p><b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory</p> <p>Height of chimney increased in Period 4B. This portion added in Period 4B is assumed to be above the height seen in this space and concealed within the drywall partition.</p> <p>The dimensions of Chimney #4 at the third floor are approximately 24" x 24". These dimensions appear to align with historic photographs prior to Period 4B.</p> <p>The dimensions of Chimney #4 at the roof are approximately 18" x 18".</p>	<p>C &amp; NC</p>
<p><b>East Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of North Block</p>	<p>1985</p>	<p>5A</p>	<p>1985 Dunston Property Renovation Drawings</p>	<p><b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory</p>	<p>NC</p>
<p><b>South Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over 2-1/2" metal studs</p>	<p>1985</p>	<p>5A</p>	<p>1985 Dunston Property Renovation Drawings</p>	<p>None.</p>	<p>NC</p>
<p><b>West Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside existing 2-wythe brick bearing wall of North Block</p>	<p>1985</p>	<p>5A</p>	<p>1985 Dunston Property Renovation Drawings</p>	<p><b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory</p>	<p>NC</p>



## VESTIBULE 217

Location: Second Floor, 1985 Addition



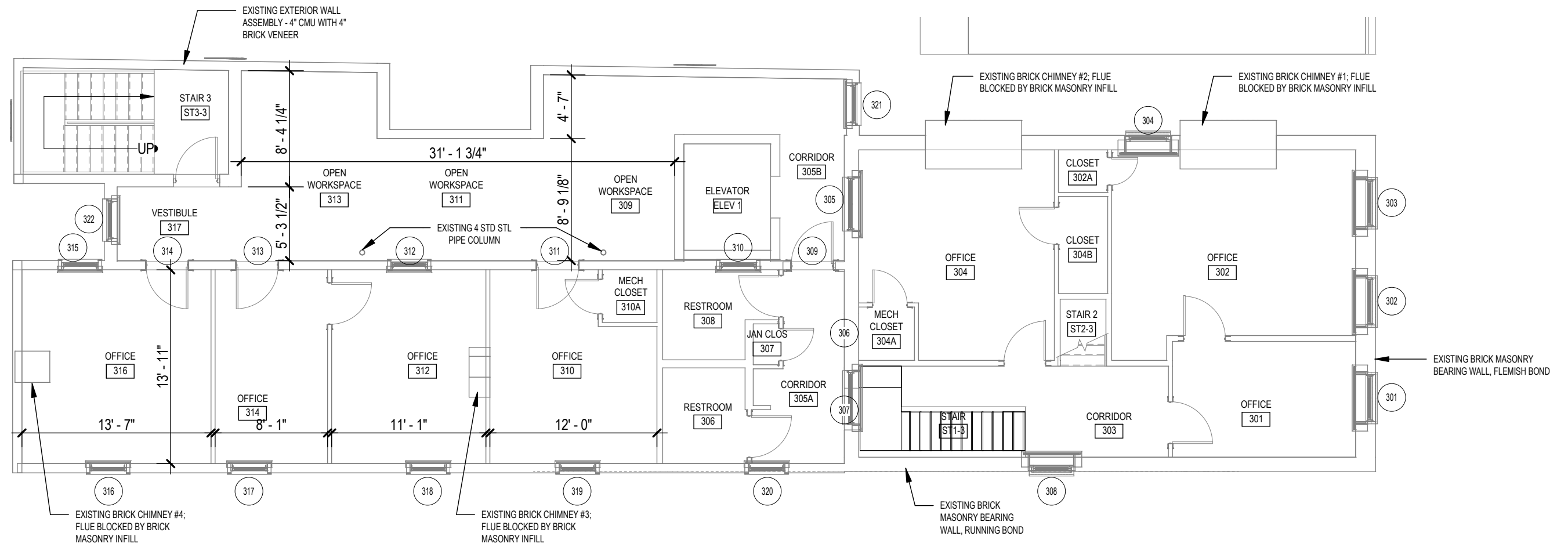
Vestibule 217, North Elevation

## SPACE INVENTORY

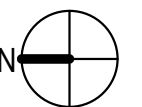
FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	open floor plan workspace measuring 20'-0" in the north-south direction and 13'-0" in the east-west direction	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 8" CMU block wall at Stair 3	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 8" CMU block wall dates to Period 5A; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	N/A	-	-	-	There is no south wall delineating this space.	NC
<b>West Wall Interior Finish</b>	exposed brick, painted, of east brick bearing wall of Original Kitchen	c.1813-14	1	1813 and 1814 Alexandria Ward IV Tax Lists	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	C

# THIRD FLOOR PLAN - PHYSICAL DESCRIPTION



GRAPHIC SCALE: 1/8" = 1'-0"



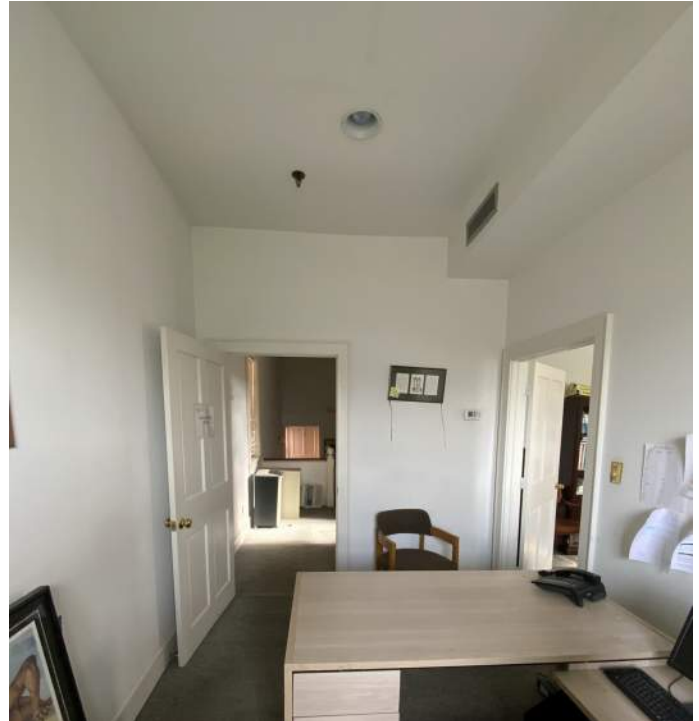
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# OFFICE 301

Location: Third Floor, South Block



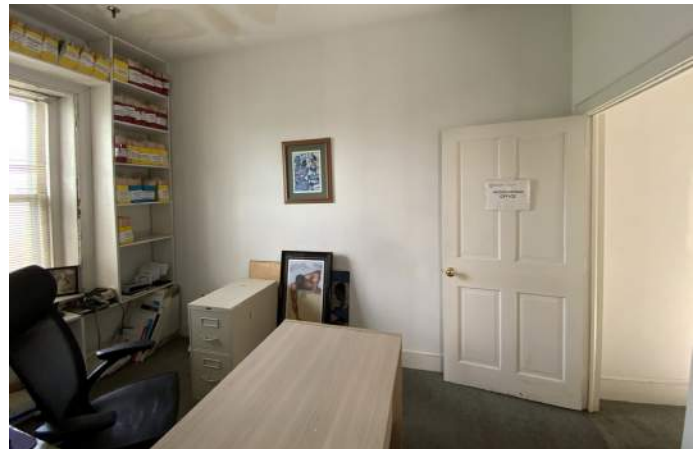
Office 301, South Elevation



Office 301, North Elevation



Office 301, East Elevation



Office 301, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	enclosed office	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>Flooring</b>	carpet on plywood subfloor; select areas of tongue & groove wood flooring remain under laminate	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Ceiling</b>	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC

## OFFICE 302

Location: Third Floor, South Block



Office 302, South Elevation



Office 302, East Elevation



Office 302, West Elevation



Office 301, North Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	enclosed office	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor; select areas of tongue & groove wood flooring remain under laminate	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry wall and Chimney #1 with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory  Historic plaster finishes exposed in Investigative Probe #10. See Appendix E.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None	NC



## STORAGE CLOSET 302A

Location: Third Floor, South Block



Storage Closet 302A

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	storage closet	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor; select areas of tongue & groove wood flooring remain under laminated	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## CORRIDOR 303

Location: Third Floor, South Block



Corridor 303, View looking north



Corridor 303, View looking south

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	small corridor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor; select areas of tongue & groove wood flooring remain under laminate	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	N/A	-	-	-	North Wall does not exist within Corridor 303 as it is bounded by open Stair 1 along the north side	-

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<p><b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory</p> <p>Historic plaster finishes exposed in Investigative Probe #11. See Appendix E.</p>	NC

## OFFICE 304

Location: Third Floor, South Block



Office 304, North Elevation



Office 304, East Elevation



Office 304, South Elevation



Office 304, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	enclosed office	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor; select areas of tongue & groove wood flooring remain under carpet	1985	5A	1985 Dunston Property Renovation Drawings	Historic wood flooring exposed in Investigative Probe #13. See Appendix E.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	exposed brick of masonry exterior wall	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	C
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry wall and Chimney #2 with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory  Historic plaster finishes exposed in Investigative Probe #12. See Appendix E. Probe did not locate an original fireplace. See Appendix E.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## MECHANICAL CLOSET 304A

Location: Third Floor, South Block



Mechanical Closet 304A

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	small mechanical closet	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	3-1/4" tongue & groove wood flooring	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC



## STORAGE CLOSET 304B

Location: Third Floor, South Block



Storage Closet 304B



Storage Closet 304B

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	storage closet	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor; select areas of tongue & groove wood flooring remain under laminated	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## STAIR 2

Location: Third through Fourth Floor, South Block



Stair 2, View from Corridor 303



Stair 2, View from 4th Floor Landing

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	open stair to 4th floor/ mezzanine	c.1905	4B	1907 Sanborn Atlas which included the mansard roof over the South Block (the 102 Sanborn map did not include the 4th floor)	a comparison of the 1902 and 1907 Sanborn Atlas maps provides indication the mansard roof was added c. 1905 which allowed increased occupancy at the 4th floor	NC
Treads and Risers	wood treads and risers covered in carpet	c.1905	4B	1907 Sanborn Atlas which included the mansard roof over the South Block (the 102 Sanborn map did not include the 4th floor)	None.	NC

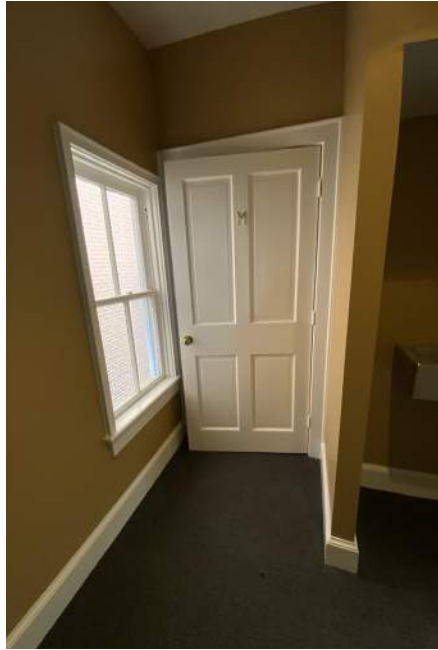
<b>Railing</b>	wood railing mounted on metal brackets	1985	5A	1985 Dunston Property Renovation Drawings	1985 Renovation provided new drywall finish along stair and is presumed to include a new railing	NC
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## CORRIDOR 305A

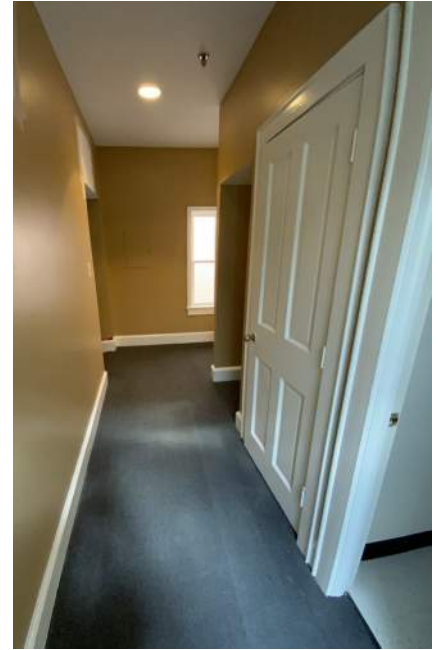
Location: Third Floor, Central Passage



Corridor 305A, looking east



Corridor 305A, looking north toward Restroom 306



Corridor 305A, looking west

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	small central corridor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
East Wall Interior Finish	1/2" gypsum wallboard finish over wood framed exterior wall	c.1905	4B	1902 Sanborn Atlas Map & 1907 Sanborn Atlas Map	None.	NC

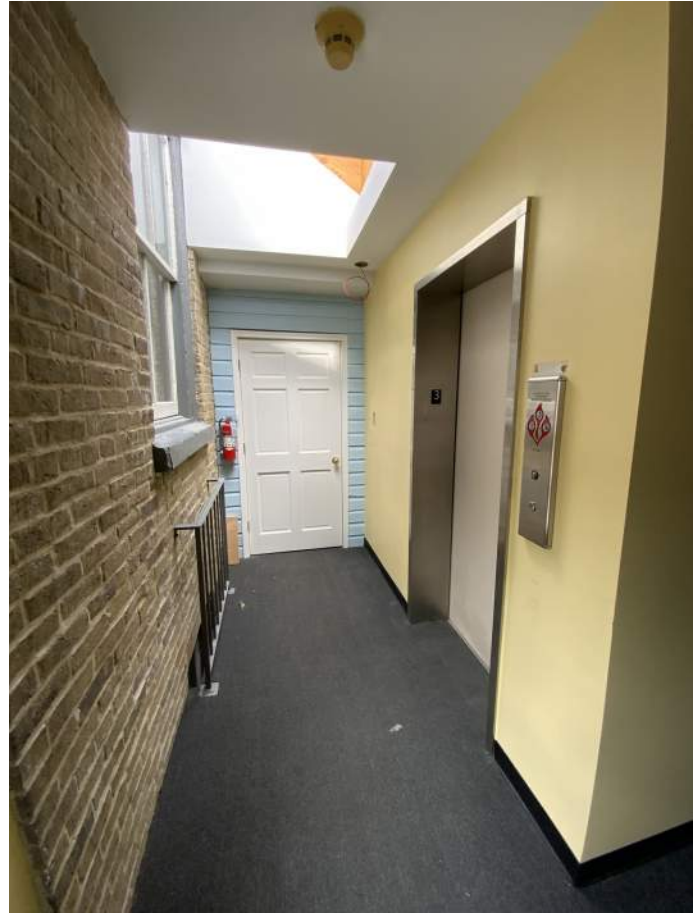
<p><b>South Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes</p>	<p>1985</p>	<p>5A</p>	<p>1985 Dunston Property Renovation Drawings</p>	<p><b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory</p> <p>Investigative Probe #14 conducted at Corridor 305A, South Wall located the steel lintel above masonry opening 308. See Appendix E.</p> <p>Investigative Probe #15 conducted at Corridor 305A, South Wall located a concealed door which provided access between a kitchen and corridor in the South Block to a Bathroom in the Central Passage during Period 4B, prior to the 1985 Dunston Property Renovations. See Appendix E.</p>	<p>NC</p>
<p><b>West Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over wood framed exterior wall</p>	<p>c.1905</p>	<p>4B</p>	<p>1902 Sanborn Atlas Map &amp; 1907 Sanborn Atlas Map</p>	<p><b>Backup Wall/ Substrate:</b> Exterior wood frame wall dates to Period 4B; See Exterior Facade Inventory</p>	<p>NC</p>

## CORRIDOR 305B

Location: Third Floor, 1985 Addition



Corridor 305B, looking east



Corridor 305B, looking west

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	small central corridor	1985	1	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	1	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	portion of exterior north brick wall of 1812 Residence exposed	c. 1812-13	1	1812 and 1813 Alexandria Ward IV Tax Lists	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 1; See Exterior Facade Inventory	C
<b>West Wall Interior Finish</b>	exposed exterior wood siding	1937	4B	1937 Building Permit #2415	<b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory; Original wood siding installed c. 1905 and later replaced in 1937	NC

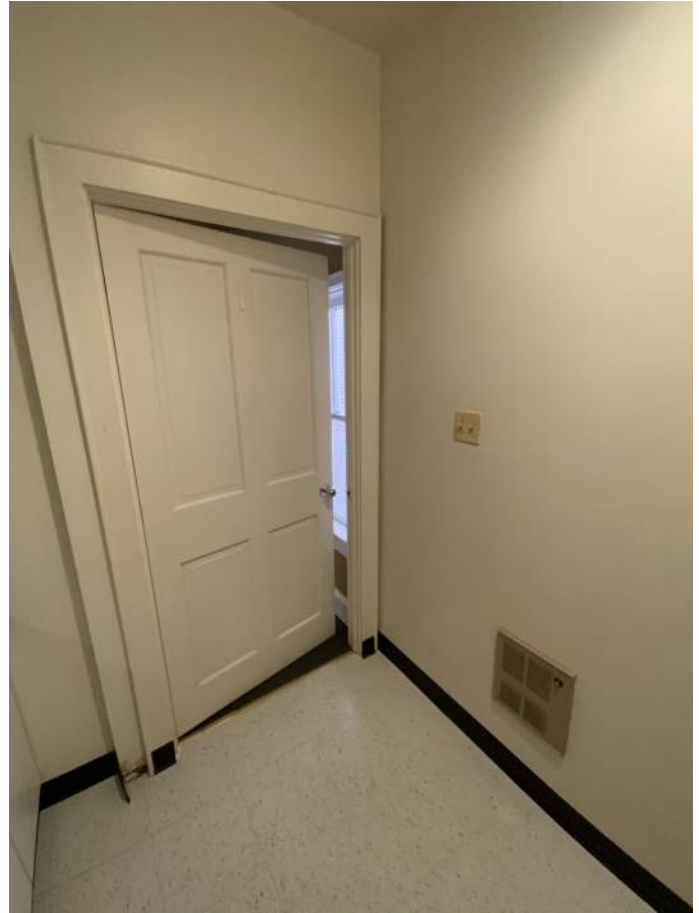


## RESTROOM 306

Location: Third Floor, Central Passage



Restroom 306, East Elevation



Restroom 306, South Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	restroom	1985	5A	1985 Dunston Property Renovation Drawings	restroom is not open for use; it is assumed the plumbing fixtures may have been disconnected	NC
Flooring	12" x 12" vinyl tile	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 6" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	wet wall containing plumbing lines; stud depth assumed	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish furred out from brick masonry	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 1; See Exterior Facade Inventory	NC

## JANITOR CLOSET 307

Location: Third Floor, Central Passage



Janitor Closet 307



Janitor Closet 307

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	small janitor closet with utility sink	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	12" x 12" vinyl tile	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## RESTROOM 308

Location: Third Floor, Central Passage



Restroom 308, South Elevation



Restroom 308, West Elevation



Restroom 308, East Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	restroom	1985	5A	1985 Dunston Property Renovation Drawings	restroom is not open for use; it is assumed the plumbing fixtures may have been disconnected	NC
Flooring	12" x 12" vinyl tile	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over existing wood studs	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior wood frame wall dates to Period 4A; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	wet wall containing plumbing lines; stud depth not confirmed	NC

## OPEN WORKSPACE 309

Location: Third Floor, 1985 Addition



Open Workspace 309, West Elevation



Open Workspace 309, East Elevation

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	open floor plan workspace	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
East Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
South Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed outside CMU elevator shaft wall	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 8" CMU block wall at elevator shaft	NC

<b>West Wall Interior Finish</b>	exposed exterior wood siding	1937	4B	1937 Building Permit #2415	<b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory; Original wood siding installed c. 1905 and later replaced in 1937	NC
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## OFFICE 310

Location: Third Floor, Central Passage



Office 310, North Elevation



Office 310, East Elevation



Office 310, South Elevation



Office 310, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
<b>Room Plan</b>	enclosed office	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Flooring</b>	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Ceiling</b>	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<p><b>North Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over 2-1/2" metal studs along either side of exposed brick Chimney #3</p>	<p>c. 1812-1813 &amp; 1985</p>	<p>1 &amp; 5A</p>	<p>1812 and 1813 Alexandria Ward IV Tax Lists &amp; 1985 Dunston Property Renovation Drawings</p>	<p>Height of chimney increased in Period 4B. This portion added in Period 4B is assumed to be above the height seen in this space.</p> <p>The dimensions of Chimney #3 at the third floor are approximately 22" x 43". These dimensions appear to align with historic photographs prior to Period 4B.</p> <p>The dimensions of Chimney #3 at the roof are approximately 22" x 22".</p>	<p>NC</p>
<p><b>East Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over wood framed exterior wall</p>	<p>1985</p>	<p>5A</p>	<p>1985 Dunston Property Renovation Drawings</p>	<p><b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory</p>	<p>NC</p>
<p><b>South Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over 2-1/2" metal studs</p>	<p>1985</p>	<p>5A</p>	<p>1985 Dunston Property Renovation Drawings</p>	<p>None.</p>	<p>NC</p>
<p><b>West Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over wood framed exterior wall</p>	<p>1985</p>	<p>5A</p>	<p>1985 Dunston Property Renovation Drawings</p>	<p><b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory</p>	<p>NC</p>

## MECHANICAL CLOSET 310A

Location: Third Floor, Central Passage



Mechanical Closet 310A

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
<b>Room Plan</b>	small mechanical closet	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Flooring</b>	plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Ceiling</b>	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over wood framed exterior wall	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## OPEN WORKSPACE 311

Location: Third Floor, 1985 Addition



Open Workspace 311, East Elevation



Open Workspace 311, West Elevation

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	open floor plan workspace	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
East Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
South Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None	NC

<b>West Wall Interior Finish</b>	exposed exterior wood siding	1937	4B	1937 Building Permit #2415	<b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory; Original wood siding installed c. 1905 and later replaced in 1937	NC
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## OFFICE 312

Location: Third Floor, North Block



Office 312, North Elevation



Office 312, East Elevation



Office 312, South Elevation



Office 312, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
<b>Room Plan</b>	enclosed office	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Flooring</b>	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	carpet recently replaced in 2020	NC
<b>Ceiling</b>	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over wood framed exterior wall	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs along either side of exposed brick Chimney #3	c. 1812-1813 & 1985	1 & 5A	1812 and 1813 Alexandria Ward IV Tax Lists & 1985 Dunston Property Renovation Drawings	Height of chimney increased in Period 4B. This portion added in Period 4B is assumed to be above the height seen in this space.  The dimensions of Chimney #3 at the third floor are approximately 22" x 43". These dimensions appear to align with historic photographs prior to Period 4B.  The dimensions of Chimney #3 at the roof are approximately 22" x 22".	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over wood framed exterior wall	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory	NC



## OPEN WORKSPACE 313

Location: Third Floor, 1985 Addition



Open Workspace 313

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	open floor plan workspace	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
East Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
South Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None	NC
West Wall Interior Finish	exposed exterior wood siding	1937	4B	1937 Building Permit #2415	<b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory; Original wood siding installed c. 1905 and later replaced in 1937	NC



## OFFICE 314

Location: Third Floor, North Block



Office 314, North Elevation



Office 314, East Elevation



Office 314, South Elevation



Office 314, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
<b>Room Plan</b>	enclosed office	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Flooring</b>	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Ceiling</b>	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over wood framed exterior wall	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over wood framed exterior wall	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory	NC

## OFFICE 316

Location: Third Floor, North Block



Office 316, North Elevation



Office 316, East Elevation



Office 316, South Elevation



Office 316, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
<b>Room Plan</b>	enclosed office	1985	1	1985 Dunston Property Renovation Drawings	None.	NC
<b>Flooring</b>	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Ceiling</b>	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<p><b>North Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over wood framed exterior wall;  brick Chimney #4 enclosed within wall construction and concealed from view by drywall finish</p>	<p>c. 1812-1813  &amp;  1985</p>	<p>1 &amp; 5A</p>	<p>1812 and 1813 Alexandria Ward IV Tax Lists  &amp;  1985 Dunston Property Renovation Drawings</p>	<p><b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory</p> <p>Height of chimney increased in Period 4B. This portion added in Period 4B is assumed to be above the height seen in this space and concealed within the drywall partition.</p> <p>The dimensions of Chimney #4 at the third floor are approximately 24" x 24". These dimensions appear to align with historic photographs prior to Period 4B.</p> <p>The dimensions of Chimney #4 at the roof are approximately 18" x 18".</p>	<p>C &amp; NC</p>
<p><b>East Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over wood framed exterior wall</p>	<p>1985</p>	<p>5A</p>	<p>1985 Dunston Property Renovation Drawings</p>	<p><b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory</p>	<p>NC</p>
<p><b>South Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over 2-1/2" metal studs</p>	<p>1985</p>	<p>5A</p>	<p>1985 Dunston Property Renovation Drawings</p>	<p>None.</p>	<p>NC</p>
<p><b>West Wall Interior Finish</b></p>	<p>1/2" gypsum wallboard finish over wood framed exterior wall</p>	<p>1985</p>	<p>5A</p>	<p>1985 Dunston Property Renovation Drawings</p>	<p><b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory</p>	<p>NC</p>

## VESTIBULE 317

Location: Third Floor, 1985 Addition



Vestibule 317, North Elevation

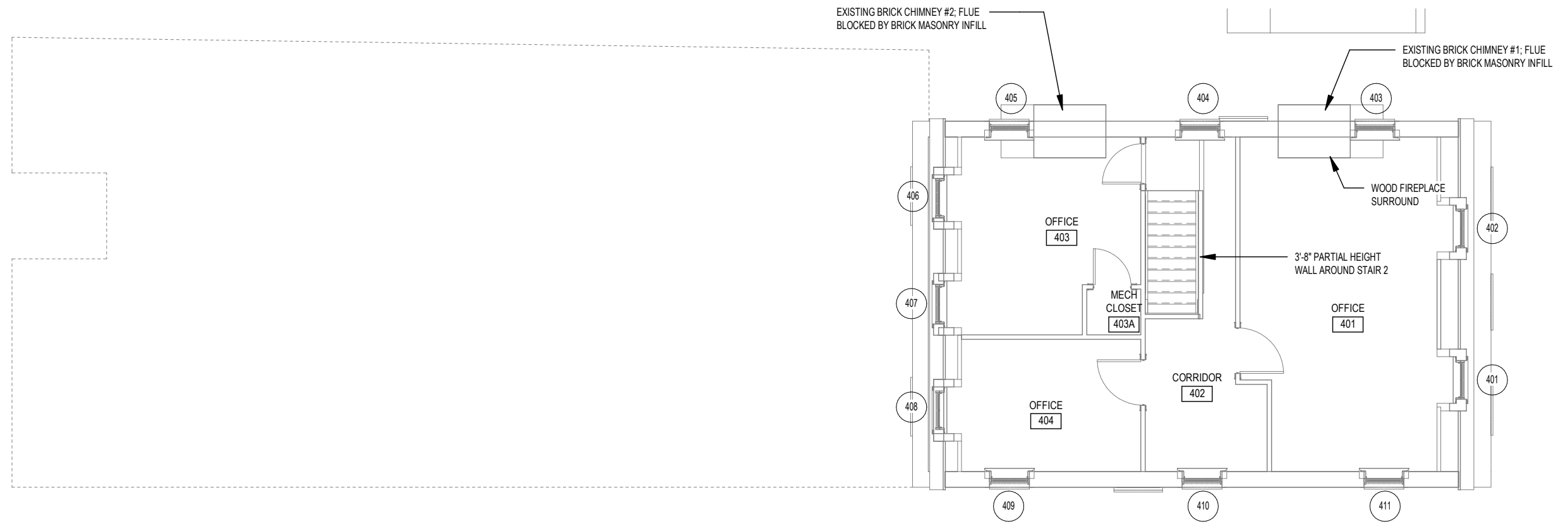
### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	vestibule	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
North Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 4" CMU block wall with 4" brick veneer	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 4" CMU block wall with 4" brick veneer dates to Period 5A; See Exterior Facade Inventory	NC
East Wall Interior Finish	1/2" gypsum wallboard finish over 2-1/2" metal studs installed inside 8" CMU block wall at Stair 3	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> 8" CMU block wall dates to Period 5A; See Exterior Facade Inventory	NC

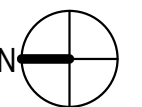
<b>South Wall Interior Finish</b>	N/A	-	-	-	There is no south wall delineating this space.	NC
<b>West Wall Interior Finish</b>	exposed exterior wood siding	1937	4B	1937 Building Permit #2415	<b>Backup Wall/ Substrate:</b> Exterior wood framed wall dates to Period 4B; See Exterior Facade Inventory; Original wood siding installed c. 1905 and later replaced in 1937	NC



# FOURTH FLOOR/ MEZZANINE PLAN - PHYSICAL DESCRIPTION



GRAPHIC SCALE: 1/8" = 1'-0"



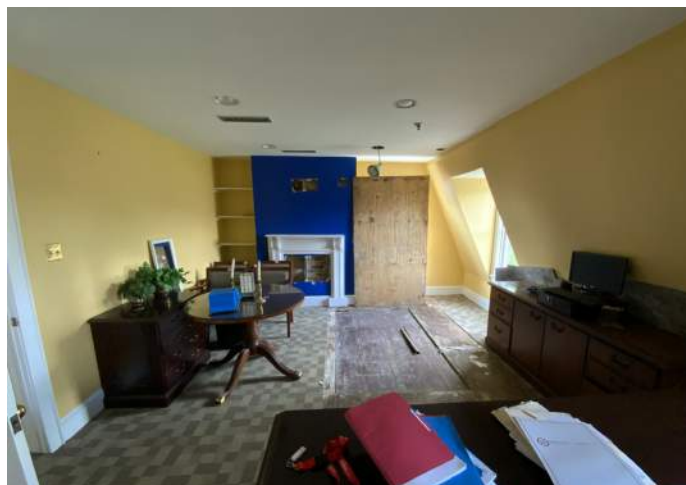
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## OFFICE 401

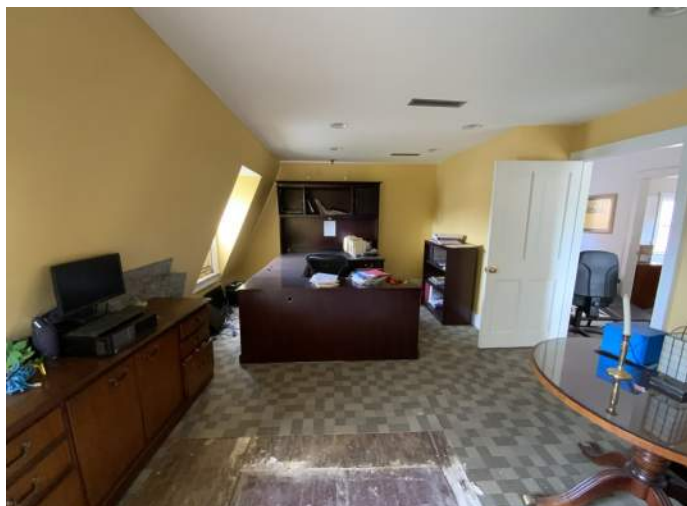
Location: Fourth Floor/ Mezzanine, South Block



Office 401, South Elevation



Office 401, East Elevation



Office 401, West Elevation



Office 401, North Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	enclosed office	c. 1970s	4B	1985 Dunston Property Renovation Drawings	This space was part of the prior 4th floor apartment layout per the 1985 Dunston Property Renovation Drawings	NC
Flooring	carpet on plywood subfloor; select areas of tongue & groove wood flooring remain under plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

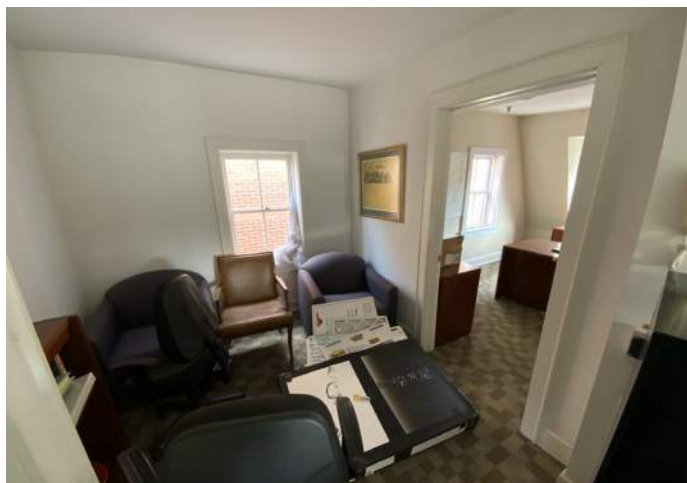


Office 401, Fireplace Surround/ Mantle

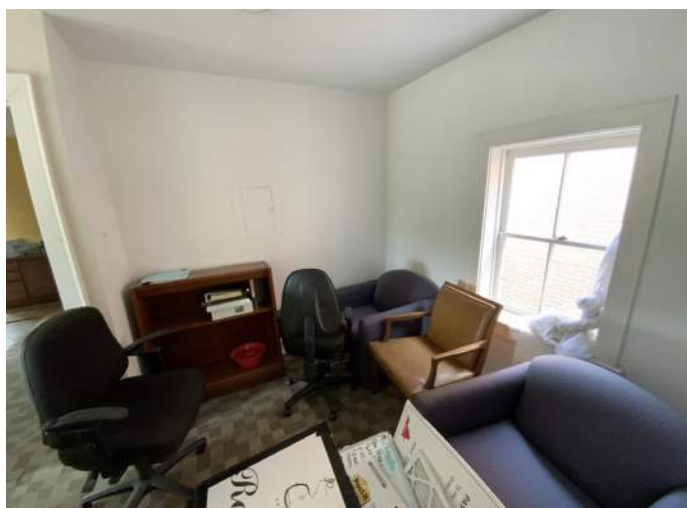
<b>Ceiling</b>	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry wall and Chimney #1 with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Portions of exterior brick masonry bearing wall date to Period 1 and other portions date to Period 4B when mansard roof was constructed; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from roof framing of mansard roof beyond	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior framed south wall (mansard roof framing) dates to Period 4B; See Exterior Facade Inventory	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Portions of exterior brick masonry bearing wall date to Period 1 and other portions date to Period 4B when mansard roof was constructed; See Exterior Facade Inventory	NC
<b>Fireplace Surround/ Mantle</b>	carved wood fireplace surround and mantle	c.1970	4A	review of style and details	No finish analysis completed for the fireplace surround or chimney	NC

## CORRIDOR 402

Location: Fourth Floor/ Mezzanine, South Block



Corridor 402, West Elevation



Corridor 402, West Landing



Corridor 402, View looking east with Stair 2 on the left.

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	small corridor at top of Stair 2	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor; select areas of tongue & groove wood flooring remain under plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## PART 2C

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 4B; See Exterior Facade Inventory	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior brick masonry bearing wall dates to Period 4B; See Exterior Facade Inventory	NC

## OFFICE 403

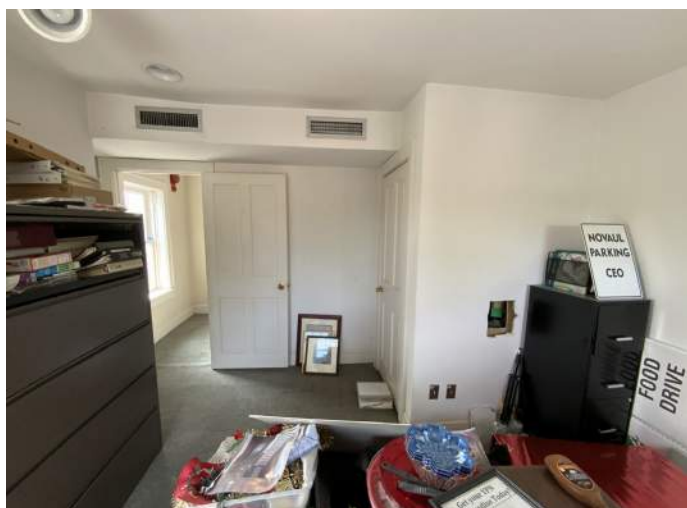
Location: Fourth Floor/ Mezzanine, South Block



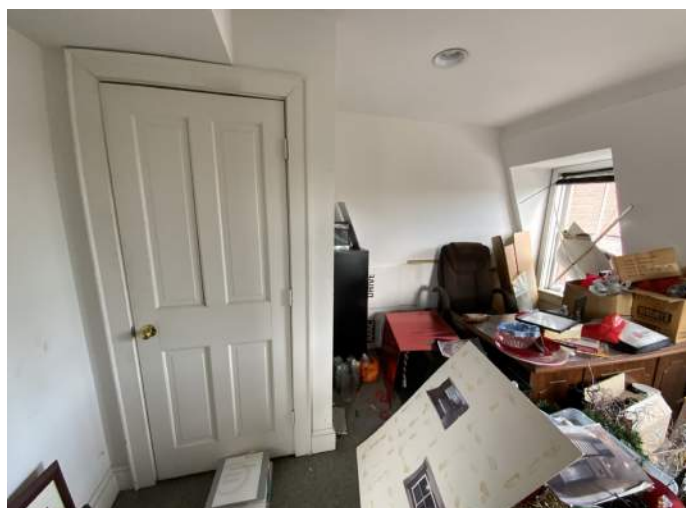
Office 403, North Elevation



Office 403, East Elevation



Office 403, South Elevation



Office 403, West Elevation

## SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non-contributing (NC)
Room Plan	enclosed office	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	carpet on plywood subfloor; select areas of tongue & groove wood flooring remain under plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from roof framing of mansard roof beyond	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior framed north wall (mansard roof framing) dates to Period 4B; See Exterior Facade Inventory	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry wall and Chimney #2 with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Portions of exterior brick masonry bearing wall date to Period 1 and other portions date to Period 4B when mansard roof was constructed; See Exterior Facade Inventory	C
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	C



## MECHANICAL CLOSET 403A

Location: Fourth Floor/ Mezzanine, South Block



Mechanical Closet 403A

### SPACE INVENTORY

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
Room Plan	small mechanical closet	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Flooring	plywood subfloor; select areas of tongue & groove wood flooring remain under plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
Ceiling	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

## PART 2C

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

**OFFICE 404**

Location: Fourth Floor/ Mezzanine, South Block



Office 404, North Elevation



Office 404, West Elevation



Office 404, South Elevation



Office 404, East Elevation

**SPACE INVENTORY**

FEATURE (including designation if applicable)	DESCRIPTION	APPROX. AGE	PERIOD	DOCUMENTATION FOR DETERMINING AGE	COMMENTS	Contributing (C) or Non- contributing (NC)
<b>Room Plan</b>	enclosed office	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Flooring</b>	carpet on plywood subfloor; select areas of tongue & groove wood flooring remain under plywood subfloor	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>Ceiling</b>	painted 1/2" gypsum wallboard	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC

<b>North Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from roof framing of mansard roof beyond	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Exterior framed north wall (mansard roof framing) dates to Period 4B; See Exterior Facade Inventory	NC
<b>East Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>South Wall Interior Finish</b>	1/2" gypsum wallboard finish on 2-1/2" metal studs	1985	5A	1985 Dunston Property Renovation Drawings	None.	NC
<b>West Wall Interior Finish</b>	1/2" gypsum wallboard finish over 2-1/2" metal studs furred out from brick masonry with remnants of original plaster finishes	1985	5A	1985 Dunston Property Renovation Drawings	<b>Backup Wall/ Substrate:</b> Portions of exterior brick masonry bearing wall date to Period 1 and other portions date to Period 4B when mansard roof was constructed; See Exterior Facade Inventory	NC

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## D. CONDITIONS ASSESSMENT

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### OVERVIEW

Overall, 1315 Duke Street is in fair to good condition with limited conditions requiring repair or upgrade for code compliance. The substantial renovation completed in 1985 addressed many structural deficiencies and upgraded all mechanical, plumbing, and electrical systems. Until recently the structure was used as offices and regularly occupied. When the City of Alexandria purchased the property in 2020 several upgrades and deferred maintenance issues were addressed. These included upgraded restrooms for accessibility, a renovated kitchen/ office pantry on the first floor, and the addition of an enclosed office on the first floor. Other building systems were also upgraded, included a full mechanical system replacement and elevator upgrades and repair.

SmithGroup and the A/E Consultant Team made several site visits to closely inspect both the exterior and interior conditions. The follow is documentation of the applicable code requirements referenced in the evaluation, general building data and information, review of occupancy and use, followed by a detailed assessment of accessibility, architectural conditions, structural, and other building system and infrastructural deficiencies found. The majority of deterioration found was located at the exterior brick facades, exterior wood siding, and existing wood windows. Select structural issues were identified at historic interior stairs and evidence of water infiltration was identified at a few interior ceilings which directly correlated to failures at the roofing and window enclosures.

### IDENTIFICATION OF CODE REQUIREMENTS

The applicable building codes and standards for this project include the following. Effective September 4, 2018, Virginia adopted the 2015 I-Codes as referenced in the Virginia Construction Code Part 1 and the 2014 National Electric Code

- 2015 International Building Code (IBC), with Appendices
- 2015 International Existing Building Code (IEBC), with Appendices
- Virginia Uniform Statewide Building Code
  - Virginia Construction Code (VCC),
  - Virginia Existing Building Code (VEBC)
- NFPA 72, National Fire Alarm Code
- NFPA 13, Standard on the Installation of Sprinkler Systems

## **BASIC BUILDING DATA & INFORMATION**

### **Mixed Building Classification/ Occupancy Group(s)**

- Exhibit Gallery & Museum (A-3)
- Business Areas (B)
- Accessory Storage Area (S-2)

**Construction Type** – Type V containing both combustible and non-combustible construction

### **Gross Square Footage** - 9,761 sf

- Basement - 922 SF
- First Floor - 2,639 SF
- Second Floor - 2,639 SF
- Third Floor - 2,639 SF
- Fourth Floor/ Mezzanine - 922 SF

## **ASSESSMENT EVALUATION CRITERIA**

The following overview of the field survey, observations, and assessment provides a framework and brief summary of what the team documented and the general approach to evaluating the existing conditions to arrive at the recommended repair and restoration scope. As the different components of the 1315 Duke Street are discussed and their conditions evaluated, the condition evaluation categories of GOOD, FAIR, and POOR will be used as a general descriptor of condition. Our understanding of these terms is as follows:

### **GOOD**

Building component, system, material, or item that generally continues to serve its intended structural, waterproofing, or aesthetic function although patterns or specific instances of deterioration are present. If more than half of its anticipated service life remaining, minimal maintenance will be required either immediately or in the near future to maintain its proper function.

### **FAIR**

Building component system, material, or item has lost some of its structural, waterproofing, or aesthetic function due to deterioration or deferred maintenance. The component is past half of its service life and requires substantial maintenance to maintain proper function.

### **POOR**

Building component system, material, or item has lost most of its intended structural, waterproofing, or aesthetic function. The building component is past its anticipated useful life and requires replacement in the immediate or near future.

## EXISTING OCCUPANCY & USE

The City of Alexandria (COA), Virginia recently acquired 1315 Duke Street from the Northern Virginia Urban League (NVUL) in 2020. The most recent occupation of the structure by the NVUL included office use with a limited museum in the basement dedicated to telling the history of the site and structure. Select upgrades and improvements were made to the site and structure by the COA in 2020 and a more comprehensive rehabilitation is planned in the near future.

For the purposes of this Historic Structure Report (HSR), SmithGroup and the A/E Consultant Team have evaluated the existing occupancy and use based on the most recent use by the NVUL. The following matrix and key plans provide a breakdown of each space within the building to understand usable area, occupancy classification, and occupant load. This baseline understanding of the existing occupancy and use was used in the evaluation and assessment of code, life safety, and egress requirements. It also provided a baseline from which to evaluate existing building systems and infrastructure including mechanical, plumbing, and electrical services.

## EXISTING BUILDING OCCUPANCY AND USE INVENTORY

**PROGRAM & OCCUPANCY USE LEGEND**

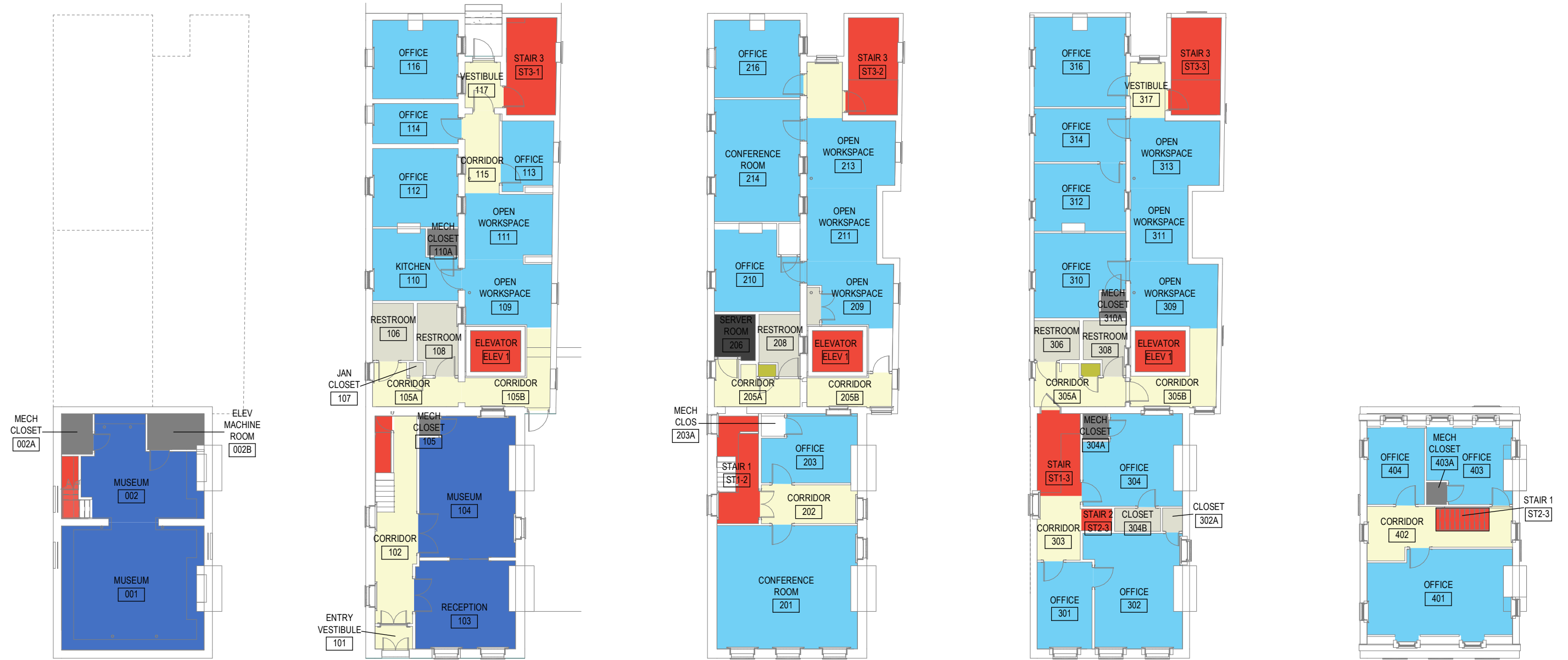
 MUSEUM/ EXHIBITION	 OFFICE/ BUSINESS	 VESTIBULE/ CORRIDOR	 RESTROOM/ STORAGE
 RESEARCH LIBRARY	 STAIR/ ELEVATOR	 MECHANICAL	

		Area (SF)	Mixed Occupancy (see notes)	Notes
<b>BASEMENT</b>				
001	MUSEUM/ EXHIBITION	410	13	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
002	MUSEUM/ EXHIBITION	239	7	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
002A	MECHANICAL CLOSET	27		
002B	ELEVATOR MACHINE ROOM	47		
ST1B	STAIR 1			
			<b>20</b>	
<b>FIRST FLOOR</b>				
101	ENTRY VESTIBULE	20		
102	ENTRY HALL	199		
103	RECEPTION	203		
104	MUSEUM/ EXHIBITION	305	10	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
104A	MECHANICAL CLOSET	9		
105A	CORRIDOR	70		
105B	CORRIDOR	89		
106	RESTROOM	53		
107	JANITOR CLOSET	4		
108	RESTROOM	64		
109	OPEN WORKSPACE	130	1	Business Areas (B) @ 100 sf/ person
110	OFFICE PANTRY/ KITCHEN	120	1	Business Areas (B) @ 100 sf/ person
110A	MECHANICAL CLOSET	10		
111	OPEN WORKSPACE	129	1	Business Areas (B) @ 100 sf/ person
112	OFFICE	155	1	Business Areas (B) @ 100 sf/ person
113	OFFICE	79	0	Business Areas (B) @ 100 sf/ person
114	OFFICE	77	0	Business Areas (B) @ 100 sf/ person
115	VESTIBULE	62		
116	OFFICE	153	1	Business Areas (B) @ 100 sf/ person
117	VESTIBULE	36		
ST11	STAIR 1			
ST31	STAIR 3			
	ELEVATOR			
			<b>15</b>	

		Area (SF)	Mixed Occupancy (see notes)	Notes
<b>SECOND FLOOR</b>				
201	CONFERENCE ROOM	403	4	Business Areas (B) @ 100 sf/ person
202	CORRIDOR	87		
203	OFFICE	136	1	Business Areas (B) @ 100 sf/ person
203A	MECHANICAL CLOSET	13		
205A	CORRIDOR	65		
205B	CORRIDOR	89		
206	SERVER ROOM	36		
207	JANITOR CLOSET	5		
208	RESTROOM	45		
209	OPEN WORKSPACE	119	1	Business Areas (B) @ 100 sf/ person
209A	STORAGE CLOSET	9		
210	OFFICE	165	1	Business Areas (B) @ 100 sf/ person
210A	MECHANICAL CLOSET	10		
211	OPEN WORKSPACE	134	1	Business Areas (B) @ 100 sf/ person
213	OPEN WORKSPACE	139	1	Business Areas (B) @ 100 sf/ person
214	CONFERENCE ROOM	255	2	Business Areas (B) @ 100 sf/ person
216	OFFICE	150	1	Business Areas (B) @ 100 sf/ person
217	VESTIBULE	45		
	STAIR 1			
	STAIR 3			
	ELEVATOR			
			<b>12</b>	
<b>THIRD FLOOR</b>				
301	OFFICE	110	1	Business Areas (B) @ 100 sf/ person
302	OFFICE	230	2	Business Areas (B) @ 100 sf/ person
302A	STORAGE CLOSET	11		
303	CORRIDOR	64		
304	OFFICE	184	1	Business Areas (B) @ 100 sf/ person
304A	STORAGE CLOSET	25		
304B	MECHANICAL CLOSET	15		
305A	CORRIDOR	69		
305B	CORRIDOR	89		
306	RESTROOM	39		
307	JANITOR CLOSET	5		
308	RESTROOM	49		
309	OPEN WORKSPACE	128	1	Business Areas (B) @ 100 sf/ person
310	OFFICE	147	1	Business Areas (B) @ 100 sf/ person
310A	MECHANICAL CLOSET	15		
311	OPEN WORKSPACE	93	0	Business Areas (B) @ 100 sf/ person
312	OFFICE	152	1	Business Areas (B) @ 100 sf/ person
313	OPEN WORKSPACE	137	1	Business Areas (B) @ 100 sf/ person
314	OFFICE	115	1	Business Areas (B) @ 100 sf/ person
316	OFFICE	187	1	Business Areas (B) @ 100 sf/ person
317	VESTIBULE	44		
ST13	STAIR 1			
ST23	STAIR 2			
ST33	STAIR 3			
	ELEVATOR			
			<b>10</b>	
<b>FOURTH FLOOR/ MEZZANINE</b>				
401	OFFICE	281	2	Business Areas (B) @ 100 sf/ person
402	CORRIDOR	148		
403	OFFICE	147	1	Business Areas (B) @ 100 sf/ person
403A	MECHANICAL CLOSET	10		
404	OFFICE	113	1	Business Areas (B) @ 100 sf/ person
ST24	STAIR 2			
			<b>4</b>	



# EXISTING PROGRAM & OCCUPANCY DIAGRAMS



BASEMENT FLOOR PLAN  
EXISTING PROGRAM & USE

FIRST FLOOR PLAN  
EXISTING PROGRAM & USE

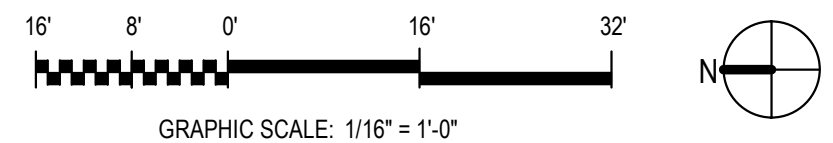
SECOND FLOOR PLAN  
EXISTING PROGRAM & USE

THIRD FLOOR PLAN  
EXISTING PROGRAM & USE

FOURTH/ MEZZANINE FLOOR PLAN  
EXISTING PROGRAM & USE

**PROGRAM & OCCUPANCY USE LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> MUSEUM/ EXHIBITION	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> OFFICE/ BUSINESS	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> VESTIBULE/ CORRIDOR	<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> RESTROOM/ STORAGE
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> RESEARCH LIBRARY	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> STAIR/ ELEVATOR	<span style="display:inline-block; width:15px; height:15px; background-color:darkgrey; border:1px solid black;"></span> MECHANICAL	



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## ACCESSIBILITY ASSESSMENT

Universal design and accessibility are currently not provided in a comprehensive or holistic manner at the 1315 Duke Street property or throughout the structure. Design modifications must be carefully considered in this historic context to provide accessibility to the greatest extent feasible within the physical constraints of the historic property. Universal design concepts provide physical, learning, and work environments that are usable by a wide range of people, regardless of age, size, or disability status. Historic structures can present unique challenges to this comply with these standards, but there are multiple options to consider.

### ACCESSIBLE SITE ACCESS AND ENTRY

To address site access, one accessible street parking space has been dedicated in front of the 1315 Duke Street (**Figure 2D-1**). Limited standard parking, dedicated to 1315 Duke Street visitors, is also provided at the rear alley just to the north of the structure (**Figure 2D-2**). The primary entrance into the 1315 Duke Street is provided from the entry door along the south facade of the South Block along Duke Street. This entry does not comply with accessibility standards and must be upgraded to provide a fully compliant entry. The double entry door, with each door leaf being less than 24", does not comply with accessibility guidelines (**Figure 2D-3**). The clearance and door swing also need to be revised. Due to the historic status of the structure, specific accommodations should be provided to preserve the existing entry door by use of an automatic door operator.

### ACCESSIBLE ELEVATOR

The 1985 Renovations equipped the structure with an elevator which provides access to the first through third floors of the Central Passage, and North Block, and 1985 Addition. Accessible access from this elevator is not provided directly to the South Block, as the second and third floor elevations of the South Block vary from the second and third floor elevations of the Central Passage, North Block, and 1985 Addition. A ramp or interior lift would need to be installed to provide accessible access from this elevator to the second and third floors of the South Block.

The existing elevator was closed due to required maintenance during the site survey, limiting the ability for the survey to team to evaluate the interior conditions of the elevator cab or verify compliance with accessibility standards. However, prior documentation provided to SmithGroup included 1985 permit and shop drawing



**Figure 2D-1:** Dedicated accessible parking space in front of 1315 Duke Street



**Figure 2D-2:** Dedicated parking at rear alley behind 1315 Duke Street reserved for visitors to the museum.



**Figure 2D-3:** Primary historic entry does not comply with accessibility standards and required modifications to provide equal access.

details for the original installation of the elevator. These documents indicate the elevator cab is designed to comply with accessible standards applicable during that period of time

### ACCESSIBLE RESTROOMS


Recent upgrades and renovations conducted by the City of Alexandria in 2020 to address deferred maintenance included restroom renovations on the first floor to provide two (2) accessible restrooms (**Figure 2D-4**). The other bathrooms on the second and third floors are not in operation and do not comply with accessibility standards.






**Figure 2D-4:** Recently renovated restroom at first floor provides accessible accommodations.


## ARCHITECTURAL ASSESSMENT


To evaluate the physical conditions of the various materials and systems at 1315 Duke Street, a condition assessment is provided for both the exterior and the interior building materials and features. The following matrices identify typical conditions found at the site with example photographs of the condition taken at the site, the identified locations of the conditions, and probable causes for the noted deterioration. Following the matrices are floor plan and elevation drawings that key in the locations of damage and deterioration, much of which is defined in the matrices below. Other isolated or unique conditions are also identified in the plans and elevations.


	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
<b>BRICK MASONRY</b>	<b>BIO-GR</b>	Biological Growth	West Facade where delaminated cementitious parging has retained moisture against the brick facade	
	<b>DESCRIPTION</b>		<b>POTENTIAL CAUSES</b>	
	Unwanted growth or infestation of fungi, algae, microbes, or plants that may result in organic staining and bio-deterioration of the pore structure of the masonry.		Biological growth is associated with excess moisture in protected areas and is related to fluctuations in temperatures. It often occurs where there is not adequate drainage of rainwater. It also provides the perfect environment for insect and animal infestations and may indicate elevated moisture levels within the substrate.	


	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
<b>BRICK MASONRY</b>	<b>TJC/ TBC</b>	Through Joint Crack & Through Brick Crack	Various locations, including South Facade of South Block and East Facade near rear entry	 
	<b>DESCRIPTION</b>		<b>POTENTIAL CAUSES</b>	
	<p>Through Joint Crack (TJC): A crack that follows the mortar joints of the brick and doesn't translate through the brick. In some cases, these cracks result in brick displacement.</p> <p>Through Brick Crack (TBC): Movement and shifting of the brick have resulted in cracking both through the brick units and through adjacent mortar joints.</p> <p>Often these conditions occur together where a crack is found migrating through mortar joints and causing splitting of individual masonry units.</p>		<p>Joints open due to weathering or differential stresses from movement within the building envelope. The mortar can be further damaged with salts and moisture migration.</p>	


BRICK MASONRY	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	<b>OJ-B</b>	Open Joints Brick	east and west elevations of South Block; west and north elevations of North Block	
	DESCRIPTION		POTENTIAL CAUSES	
Complete or partial loss of pointing mortar. This condition allows moisture to migrate into the masonry substrate and may also result in potential structural instability		Dislocation of the brick units may be caused by differential movement within the masonry wall or deterioration of adjacent mortar caused by excessive penetration of moisture within the wall.		


BRICK MASONRY	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	<b>DIS-B</b>	Dislocated Brick	west elevation of third floor framed addition to Central Passage and North Block  Upper courses of brick at Chimney #1 and Chimney #2	
	DESCRIPTION		POTENTIAL CAUSES	
Brick units that have shifted out of plumb or are not level.		Dislocation of the brick units may be caused by differential movement within the masonry wall or deterioration of adjacent mortar caused by excessive penetration of moisture within the wall.		


BRICK MASONRY	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	<b>SP-B</b>	Spalled Brick	east and west elevations of South Block; west and north elevations of North Block	
	DESCRIPTION		POTENTIAL CAUSES	
Detachment of brick fragment from brick unit.		Spalled bricks may be caused by pressure within wall, expansion of embedded ferrous elements or from repair materials that are overly hard in comparison to the surrounding substrate.		

BRICK MASONRY	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	<b>ICP</b>	Incompatible Patch	paring along base of east and west elevations of South Block	
	DESCRIPTION		POTENTIAL CAUSES	
Previous repair of the masonry which is physically or aesthetically incompatible with the historic fabric.		Previous penetrations through the brick which have been abandoned have required patching. The patching materials are not sympathetic to the historic fabric and may fail as a result of improper testing of the repair system or a misunderstanding of the long-term effects of the repair from weathering.		


BRICK MASONRY	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	<b>FMA</b>	Ferrous Metal Anchor	south, east, and west elevations of South Block	
	DESCRIPTION		POTENTIAL CAUSES	
Ferrous metal strips set into mortar joints to surface mount materials to the brick masonry.		Prolonged exposed to water will cause ferrous metals to rust and deteriorate. The rusting and corrosion of the metal will cause mortar loss and possible spall of the brick.		


WOOD	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	PTL-W	Paint Loss on Wood	west and north elevations of third floor framed addition to Central Passage and North Block; east elevation of 1985 Addition	
	DESCRIPTION		POTENTIAL CAUSES	
<p>Failure of paint coating, which acts as a protective sacrificial layer against weathering. The loss of paint exposes the wood substrate to moisture penetration, deterioration and eventually will lead to wood rot</p>		<p>Most paint coatings fail due to age and weathering. In some cases, when the substrate is not prepared correctly or is too wet, the coating cannot maintain a bond and will fail. Paint loss is most severe at areas of high weathering, such as window sills, base of frames, projecting elements and horizontal members.</p>		


WOOD	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	WD-R	Wood Rot	all wood window sills	
	DESCRIPTION		POTENTIAL CAUSES	
<p>Decay of wood substrate, eventually leading to failure and loss of material. This process is accelerated by moisture, fluctuations in temperature and poor maintenance.</p>		<p>Failure of protective paint coating and prolonged exposure to direct weathering.</p>		


WOOD	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	MIS-W	Missing Wood Element	window 401 at South Block	
	DESCRIPTION		POTENTIAL CAUSES	
<p>Missing component of wood members at window and door frames and trim.</p>		<p>Severe wood rot will eventually lead to disintegration of material and result in the loss of the element.</p>		




WOOD	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	<b>DIS-W</b>	Dislocated Wood Element	Wood rake boards at East and West Facades of South Block  Wood trim boards at louvers in 1985 Addition	
	DESCRIPTION		POTENTIAL CAUSES	
Dislocated component of wood members at window and door frames and trim.		Dislocated component of wood members at window and door frames and trim.		

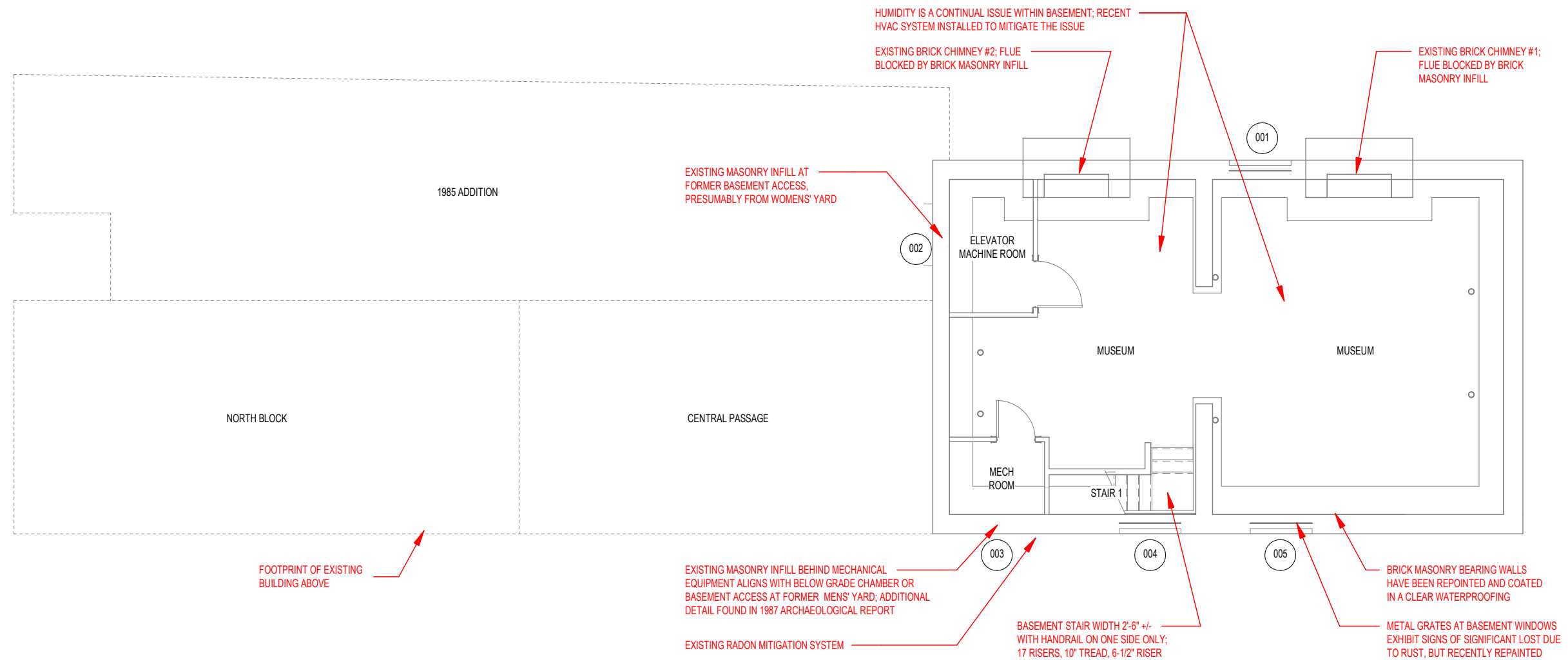
WOOD	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	<b>MIS-GP</b>	Missing Glazing Putty	All windows, excluding windows in 1985 Addition	
	DESCRIPTION		POTENTIAL CAUSES	
The glazing putty that seals the edges of the existing glazing panes is cracked and missing in many locations		Continuous weathering leads to breakdown and drying out of the putty material, leaving these areas vulnerable to moisture penetration.		

WOOD	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	<b>BRK-P</b>	Broken or Missing Glazing Pane	Window 411 at West Facade	
	DESCRIPTION		POTENTIAL CAUSES	
Broken or missing glazing in window lites.		Impact from debris can result in broken glazing.		

WOOD	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	<b>DIS-W</b>	Detached Wood Element	East Facade of 1985 Addition	
	DESCRIPTION		POTENTIAL CAUSES	
Bowing and detached wood siding		Moisture build-up within exterior wall assembly results in delamination and detachment of building materials		

METAL	SYMBOL	CONDITION	LOCATION	EXAMPLE IMAGE
	<b>MTL-D</b>	Damaged Downspouts	West Facade of North Block	
	DESCRIPTION		POTENTIAL CAUSES	
Detached and damaged downspouts		impact damage resulting is detached or damaged copper downspouts		

# BASEMENT FLOOR PLAN - CONDITIONS ASSESSMENT

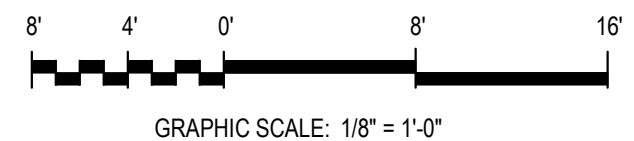


**CONDITIONS ASSESSMENT LEGEND**

BIO-GR	BIOLOGICAL GROWTH	ICP	INCOMPATIBLE PATCH	DIS-W	DISLOCATED WOOD ELEMENT
TJC/ TBC	THROUGH JOINT CRACK/ THROUGH BRICK CRACK	FMA	FERROUS METAL ANCHOR	MIS-GP	MISSING GLAZING PUTTY
OJ-B	OPEN JOINTS IN BRICK	PTL-W	PAINT LOSS ON WOOD	BRK-P	BROKEN OR MISSING GLAZING PANE
DIS-B	DISLOCATED BRICK	WD-R	WOOD ROT	DIS-W	DETACHED WOOD ELEMENT
SP-B	SPALLED BRICK	MIS-W	MISSING WOOD ELEMENT	MTL-D	DAMAGED METAL DOWNSPOUT

**GENERAL NOTES**

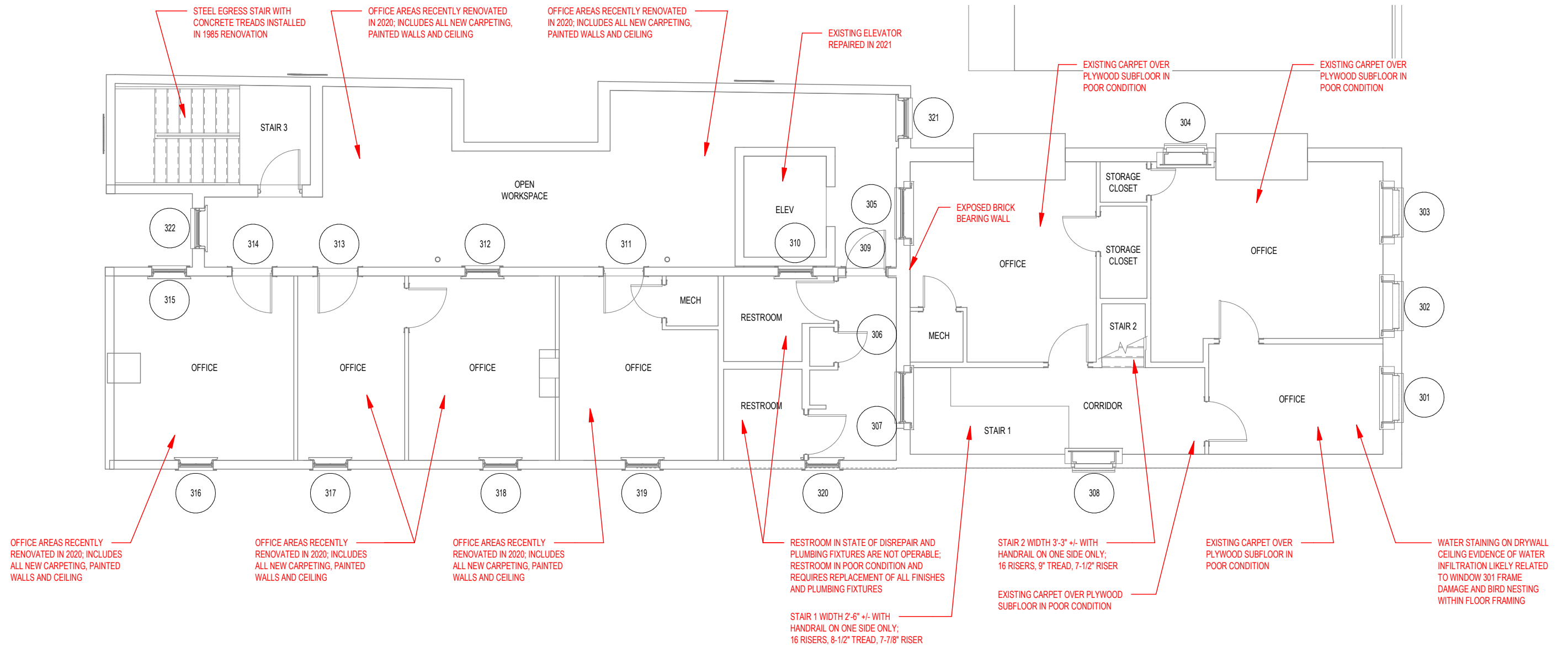
1. SEE ELEVATIONS FOR CONDITIONS ASSESSMENT OF EXTERIOR BRICK MASONRY AND ALL EXTERIOR WOOD DOORS AND WINDOWS







# THIRD FLOOR PLAN - CONDITIONS ASSESSMENT

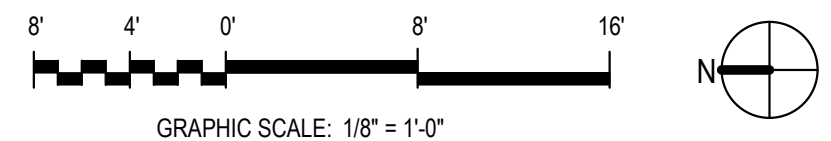


**CONDITIONS ASSESSMENT LEGEND**

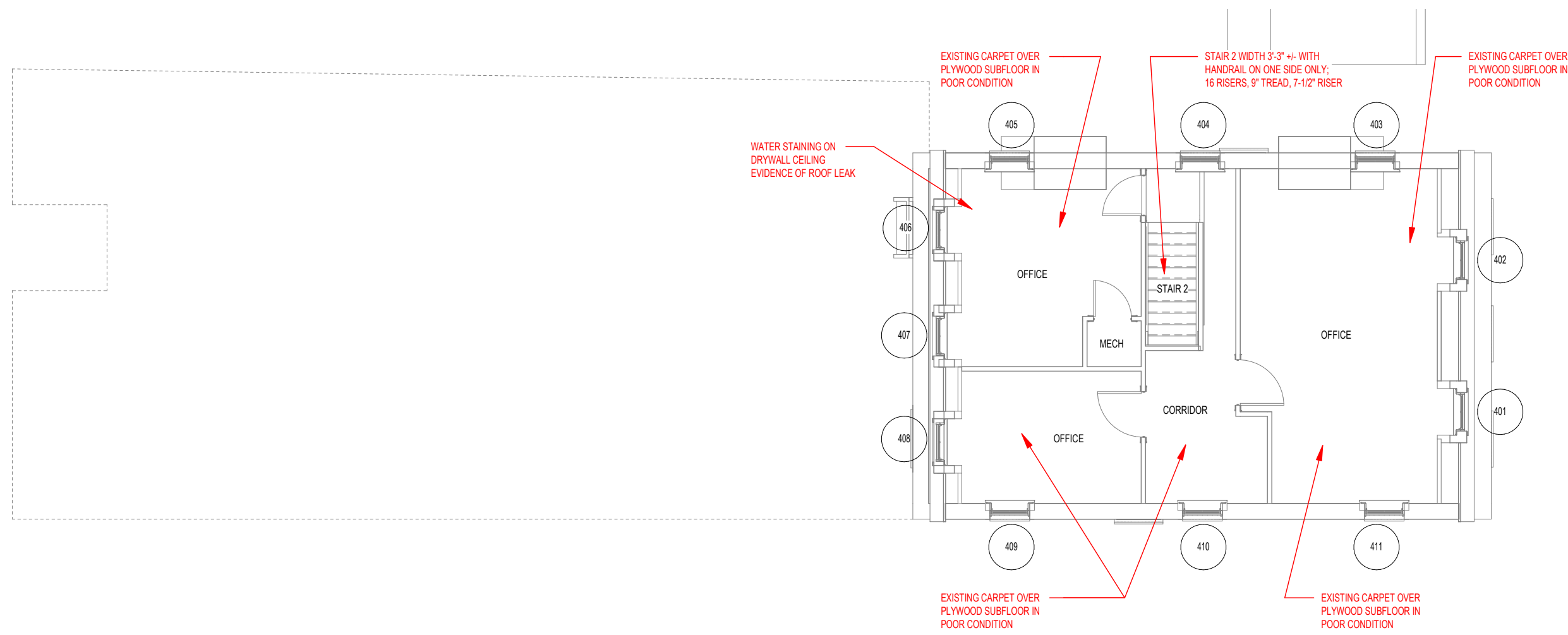
BIO-GR	BIOLOGICAL GROWTH	ICP	INCOMPATIBLE PATCH	DIS-W	DISLOCATED WOOD ELEMENT
TJC/ TBC	THROUGH JOINT CRACK/ THROUGH BRICK CRACK	FMA	FERROUS METAL ANCHOR	MIS-GP	MISSING GLAZING PUTTY
OJ-B	OPEN JOINTS IN BRICK	PTL-W	PAINT LOSS ON WOOD	BRK-P	BROKEN OR MISSING GLAZING PANE
DIS-B	DISLOCATED BRICK	WD-R	WOOD ROT	DIS-W	DETACHED WOOD ELEMENT
SP-B	SPALLED BRICK	MIS-W	MISSING WOOD ELEMENT	MTL-D	DAMAGED METAL DOWNSPOUT

**GENERAL NOTES**

1. SEE ELEVATIONS FOR CONDITIONS ASSESSMENT OF EXTERIOR BRICK MASONRY AND ALL EXTERIOR WOOD DOORS AND WINDOWS



# FOURTH FLOOR PLAN - CONDITIONS ASSESSMENT



**CONDITIONS ASSESSMENT LEGEND**

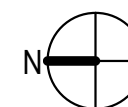
BIO-GR	BIOLOGICAL GROWTH	ICP	INCOMPATIBLE PATCH	DIS-W	DISLOCATED WOOD ELEMENT
TJC/ TBC	THROUGH JOINT CRACK/ THROUGH BRICK CRACK	FMA	FERROUS METAL ANCHOR	MIS-GP	MISSING GLAZING PUTTY
OJ-B	OPEN JOINTS IN BRICK	PTL-W	PAINT LOSS ON WOOD	BRK-P	BROKEN OR MISSING GLAZING PANE
DIS-B	DISLOCATED BRICK	WD-R	WOOD ROT	DIS-W	DETACHED WOOD ELEMENT
SP-B	SPALLED BRICK	MIS-W	MISSING WOOD ELEMENT	MTL-D	DAMAGED METAL DOWNSPOUT

**GENERAL NOTES**

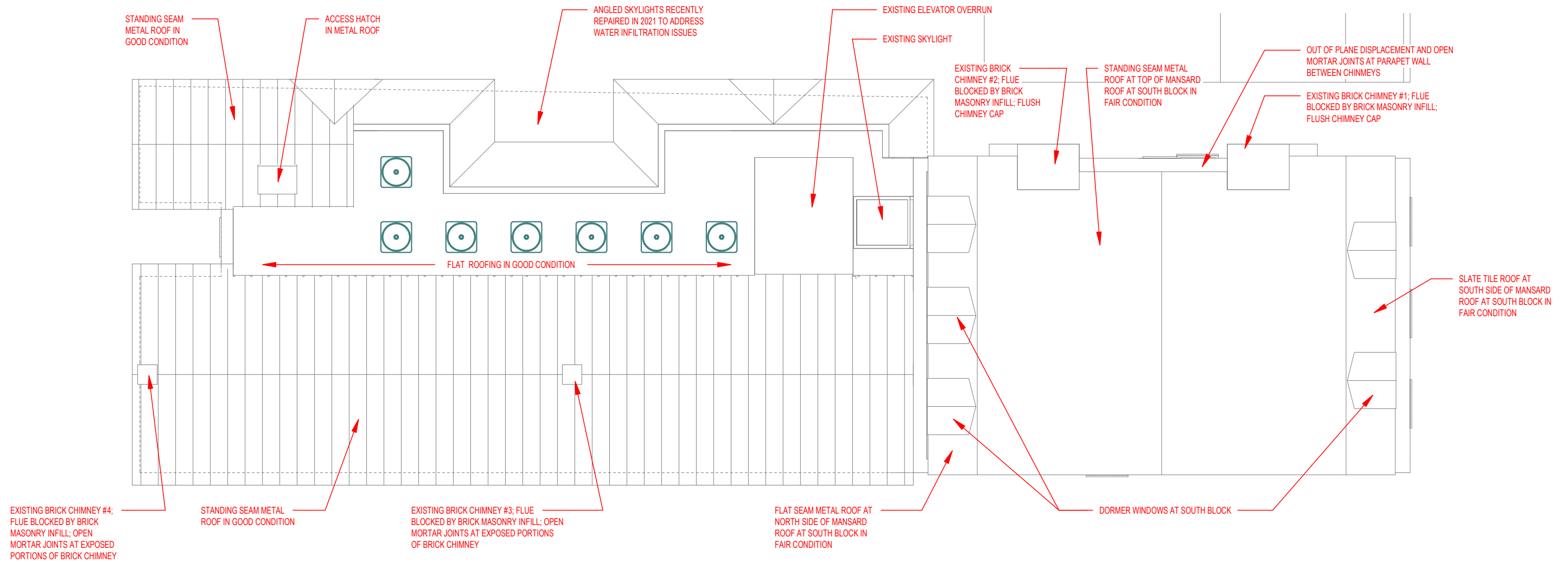
1. SEE ELEVATIONS FOR CONDITIONS ASSESSMENT OF EXTERIOR BRICK MASONRY AND ALL EXTERIOR WOOD DOORS AND WINDOWS



GRAPHIC SCALE: 1/8" = 1'-0"



# ROOF PLAN - CONDITIONS ASSESSMENT



**CONDITIONS ASSESSMENT LEGEND**

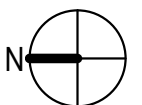
BIO-GR	BIOLOGICAL GROWTH	ICP	INCOMPATIBLE PATCH	DIS-W	DISLOCATED WOOD ELEMENT
TJC/ TBC	THROUGH JOINT CRACK/ THROUGH BRICK CRACK	FMA	FERROUS METAL ANCHOR	MIS-GP	MISSING GLAZING PUTTY
OJ-B	OPEN JOINTS IN BRICK	PTL-W	PAINT LOSS ON WOOD	BRK-P	BROKEN OR MISSING GLAZING PANE
DIS-B	DISLOCATED BRICK	WD-R	WOOD ROT	DIS-W	DETACHED WOOD ELEMENT
SP-B	SPALLED BRICK	MIS-W	MISSING WOOD ELEMENT	MTL-D	DAMAGED METAL DOWNSPOUT

**GENERAL NOTES**

1. SEE ELEVATIONS FOR CONDITIONS ASSESSMENT OF EXTERIOR BRICK MASONRY AND ALL EXTERIOR WOOD DOORS AND WINDOWS

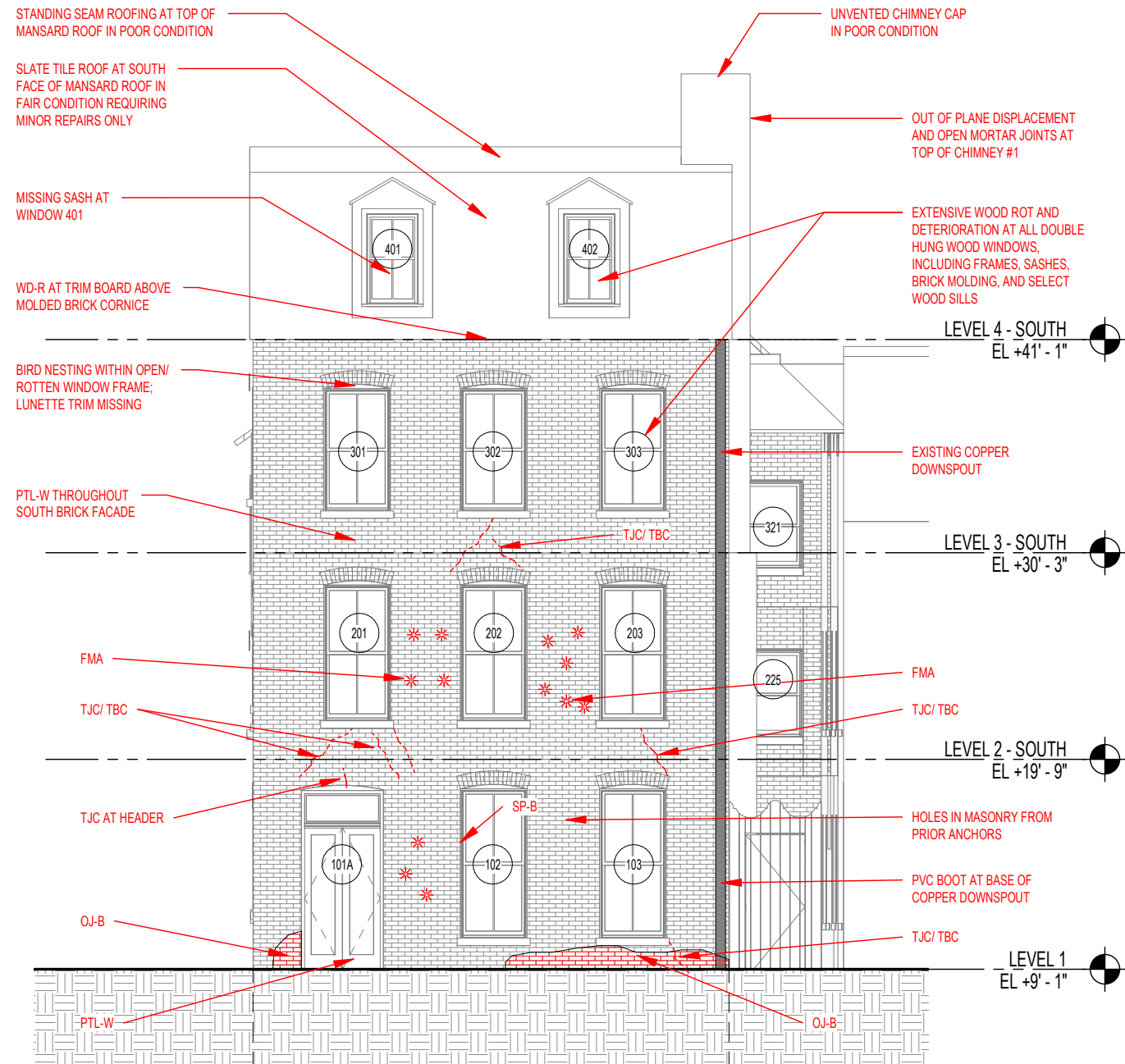


GRAPHIC SCALE: 1/8" = 1'-0"

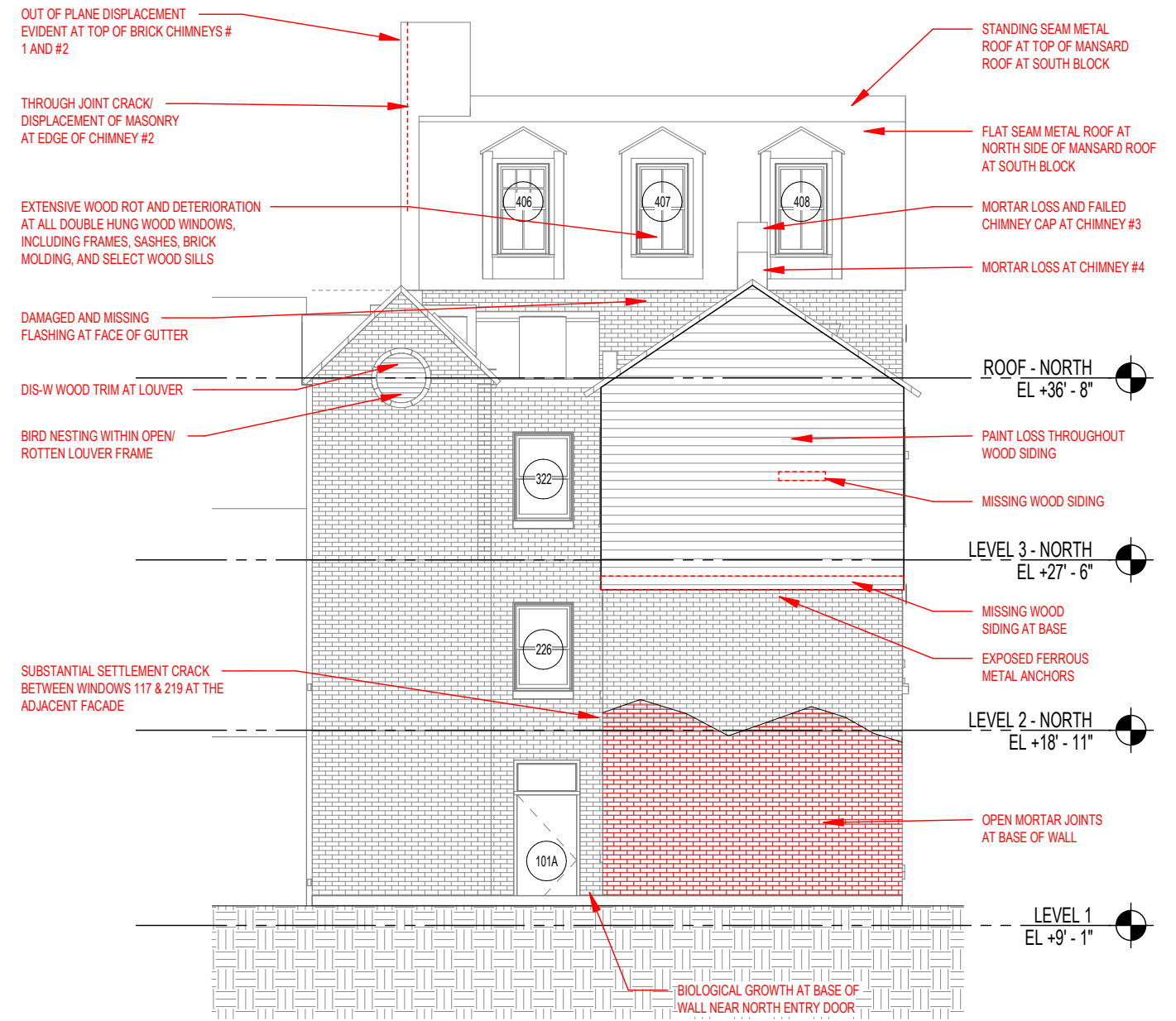




# CONDITIONS ASSESSMENT - SOUTH & NORTH ELEVATIONS



**SOUTH ELEVATION**



**NORTH ELEVATION**

**CONDITIONS ASSESSMENT LEGEND**

BIO-GR	BIOLOGICAL GROWTH	ICP	INCOMPATIBLE PATCH	DIS-W	DISLOCATED WOOD ELEMENT
TJC/TBC	THROUGH JOINT CRACK/ THROUGH BRICK CRACK	FMA	FERROUS METAL ANCHOR	MIS-GP	MISSING GLAZING PUTTY
OJ-B	OPEN JOINTS IN BRICK	PTL-W	PAINT LOSS ON WOOD	BRK-P	BROKEN OR MISSING GLAZING PANE
DIS-B	DISLOCATED BRICK	WD-R	WOOD ROT	DIS-W	DETACHED WOOD ELEMENT
SP-B	SPALLED BRICK	MIS-W	MISSING WOOD ELEMENT	MTL-D	DAMAGED METAL DOWNSPOUT

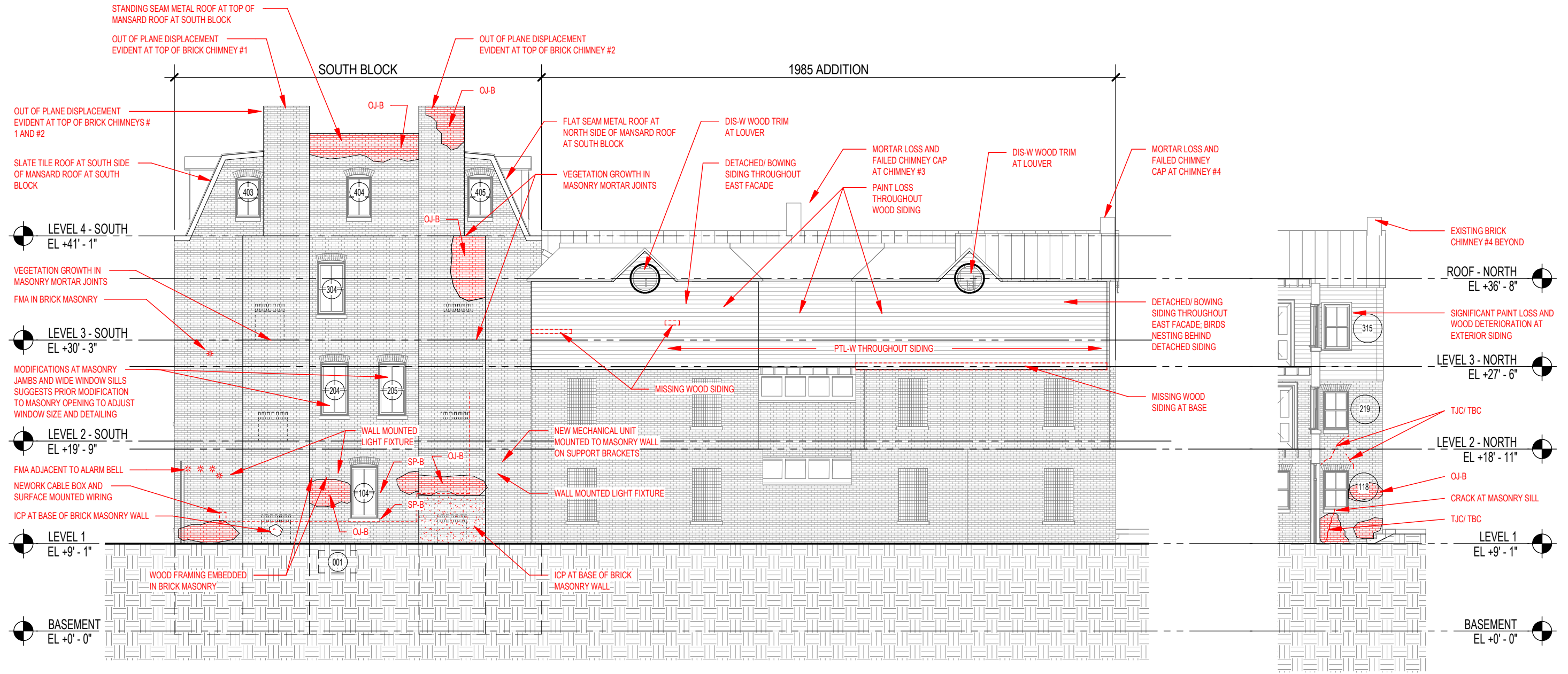
**GENERAL NOTES**

1. SEE ELEVATIONS FOR CONDITIONS ASSESSMENT OF EXTERIOR BRICK MASONRY AND ALL EXTERIOR WOOD DOORS AND WINDOWS



GRAPHIC SCALE: 1/8" = 1'-0"

# CONDITIONS ASSESSMENT - EAST ELEVATION



EAST ELEVATION

PARTIAL EAST ELEVATION AT REAR ENTRANCE

**CONDITIONS ASSESSMENT LEGEND**

BIO-GR	BIOLOGICAL GROWTH	ICP	INCOMPATIBLE PATCH	DIS-W	DISLOCATED WOOD ELEMENT
TJC/ TBC	THROUGH JOINT CRACK/ THROUGH BRICK CRACK	FMA	FERROUS METAL ANCHOR	MIS-GP	MISSING GLAZING PUTTY
OJ-B	OPEN JOINTS IN BRICK	PTL-W	PAINT LOSS ON WOOD	BRK-P	BROKEN OR MISSING GLAZING PANE
DIS-B	DISLOCATED BRICK	WD-R	WOOD ROT	DIS-W	DETACHED WOOD ELEMENT
SP-B	SPALLED BRICK	MIS-W	MISSING WOOD ELEMENT	MTL-D	DAMAGED METAL DOWNSPOUT

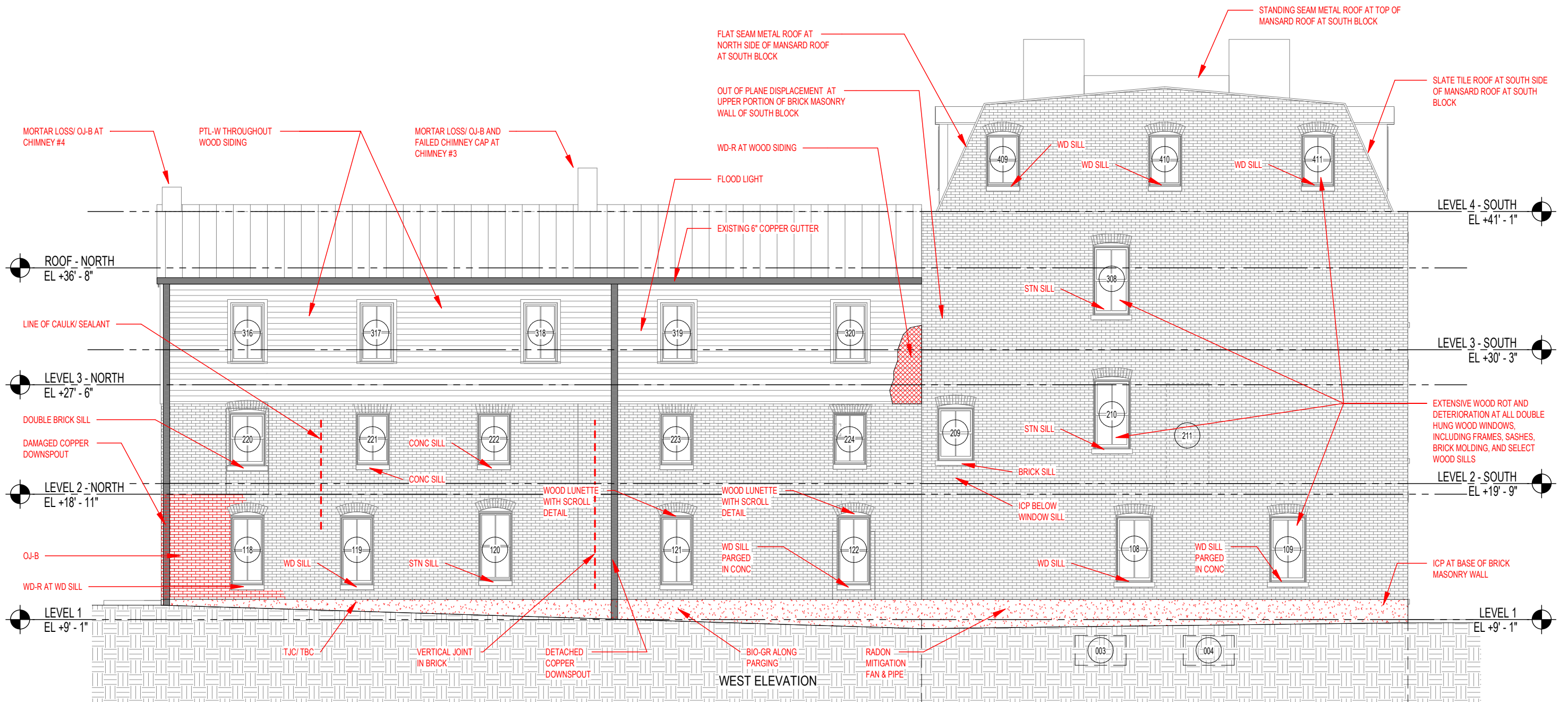
**GENERAL NOTES**

- SEE ELEVATIONS FOR CONDITIONS ASSESSMENT OF EXTERIOR BRICK MASONRY AND ALL EXTERIOR WOOD DOORS AND WINDOWS



GRAPHIC SCALE: 1/8" = 1'-0"

# CONDITIONS ASSESSMENT - WEST ELEVATION



**CONDITIONS ASSESSMENT LEGEND**

BIO-GR	BIOLOGICAL GROWTH	ICP	INCOMPATIBLE PATCH	DIS-W	DISLOCATED WOOD ELEMENT
TJC/ TBC	THROUGH JOINT CRACK/ THROUGH BRICK CRACK	FMA	FERROUS METAL ANCHOR	MIS-GP	MISSING GLAZING PUTTY
OJ-B	OPEN JOINTS IN BRICK	PTL-W	PAINT LOSS ON WOOD	BRK-P	BROKEN OR MISSING GLAZING PANE
DIS-B	DISLOCATED BRICK	WD-R	WOOD ROT	DIS-W	DETACHED WOOD ELEMENT
SP-B	SPALLED BRICK	MIS-W	MISSING WOOD ELEMENT	MTL-D	DAMAGED METAL DOWNSPOUT

**GENERAL NOTES**

- SEE ELEVATIONS FOR CONDITIONS ASSESSMENT OF EXTERIOR BRICK MASONRY AND ALL EXTERIOR WOOD DOORS AND WINDOWS



GRAPHIC SCALE: 1/8" = 1'-0"

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## STRUCTURAL ASSESSMENT

The structural investigation included a review of existing documentation, an initial site walk-through, identification of destructive and nondestructive probes, and an additional site survey to view the probes and assess framing conditions and configurations. The following investigation section includes a conditions assessment of existing structure and a description of the probe investigation.

The structure of 1315 Duke Street appears to be in fair to good condition. Isolated areas of water infiltration, framing displacement, and masonry cracking were noted during the site investigation. Because most of the structure was hidden behind finishes, the following structural conditions assessment pertains to structure that was visible or conditions of finishes corresponding to structural damage or distress.

### FOUNDATION

Foundations appear to be in good condition and no distress of the existing slab on grade or building foundations were noted. Cracks in the brick masonry are evident at the north side of the historic North Block, including step cracking and significant mortar loss. This condition may be at least partially caused by minor settlement at the corner of the building foundations or mortar loss within the walls.

### FLOOR FRAMING

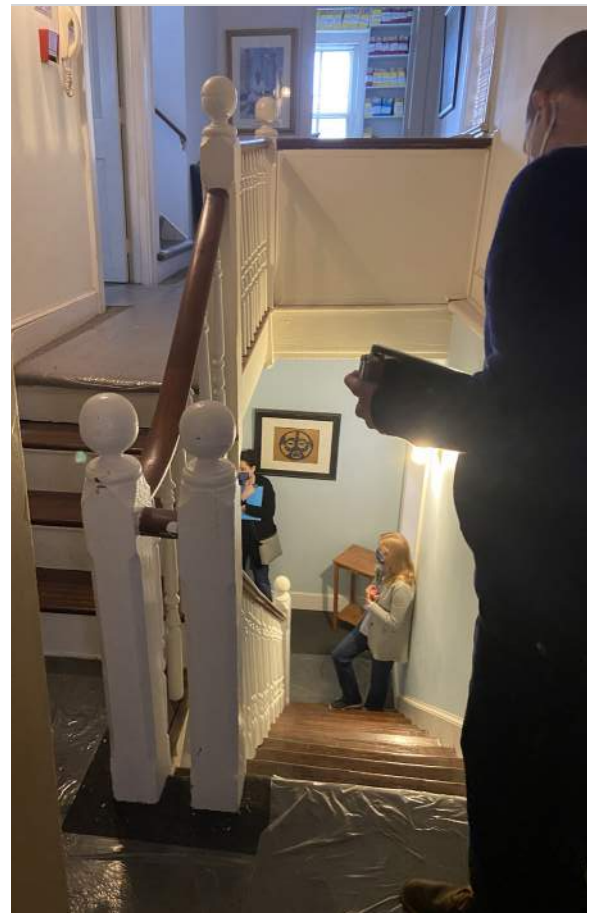
Floor framing is in fair condition with the notable exception of Stair 1 within South Block 1, discussed in the following section. Framing appears to have been heavily repaired, supplemented, or replaced during the 1985 renovation including the addition steel supports and additional wood beams.

Displacement of the stair has translated into nearby floor areas. The most prominent example of this can be seen at the corridor wall of the second floor office where the floor sags toward the east and a gap is evident at the baseboard trim (**Figure 2D-5**).

The stairs and stair landings at Stair 1 (**Figure 2D-6**) exhibit significant deformation. The stair runs were observed to be displaced and twisting down and to the east, and the adjacent landing and corridor framing sags toward the stairs. This displacement can likely be attributed to undersized or inadequate framing for the stair openings and the second and third floors. Deformation is exacerbated by creep of the wood framing



**Figure 2D-5:** Gap evident in baseboard trim at second floor office, opposite the corridor wall from Stair 1.



**Figure 2D-6:** Stair 1 deformation. looking south from the landing between the second and third floors.

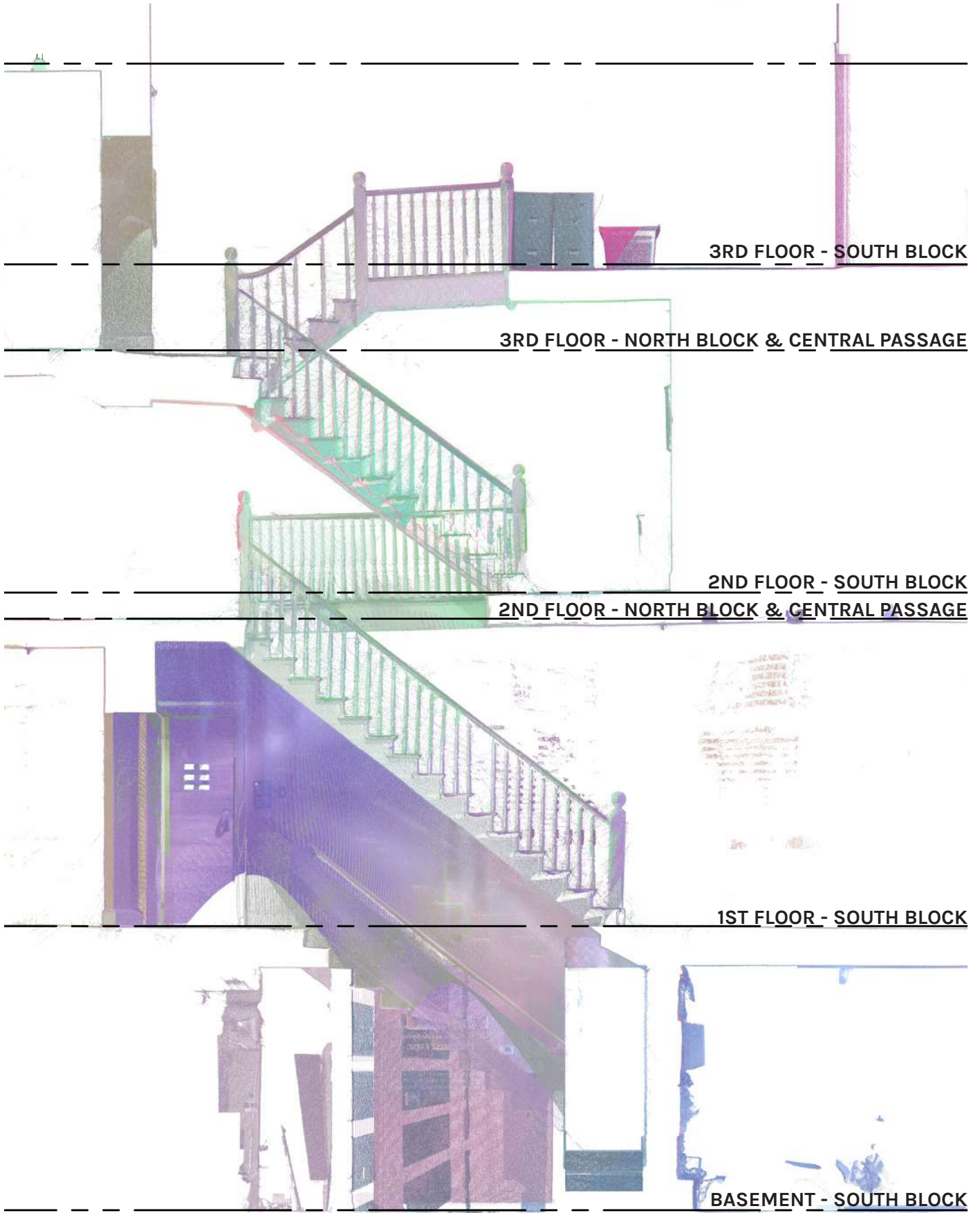


Figure 2D-7: Section view of laser scan showing extent of structural deformation and settlement at Stair 1.

over time through seasonal cycles. Additionally, the displacement of the stairs may be related to the location of bearing walls. The loads imparted by bearing walls may have caused displacement of the joists because the walls do not stack. This sag caused by the bearing walls could have been the catalyst in stair deformation or added to issues with the framing at the stair openings. The worst deformation was noted at the third floor, suggesting that the deflection may compound as one moves up the building. (Figure 2D-7).

See Recommendation section for additional discussion surrounding the stair displacement and recommended further investigation.

### ROOF FRAMING

The roof framing is assumed to be in fair to good condition given limited observations and the absence of deformation or excessive water infiltration. Some bubbling and staining of plaster were noted in localized areas. A larger area of damage was found in the northeast corner of the South Block, within the mansard roof (Figure 2D-8). This suggests that water may be leaking through gaps or through a saturated masonry wall and may be causing old or active rot of the roof rafters. Displacement and mortar loss of this corner was also noted from the exterior, as described in the following section.

### EXTERIOR WALLS AND INTERIOR BRICK WALLS

Interior brick walls are generally in good condition without evidence of significant mortar loss, water infiltration, or cracking. Representatives from the City noted the accumulation of brick dust, which could indicate some weathering of softer mortars within the wall, or abrasion of the brick surface (materials or people running into corridor wall). Slight material loss from the soft, historic brick does not suggest there is a structural issue, but it accumulation of brick dust (or distress of finishes) should continue to be visually monitored. Lintels are also in good condition without evidence of displacement, distress, or any corrosion (Figure 2D-9). Mortar joints at exposed interior brick walls have been re-pointed.

Exterior wood stud walls at the third floor of the Central Passage and North Block appear to be in fair condition, however the exterior sheathing is in poor condition with paint flaking and some rot observed. Given the fair to good condition of interior finishes, the water infiltration appears limited to the exterior sheathing. However, if not addressed, moisture will eventually cause deterioration of the wood wall framing.



Figure 2D-8: Staining and bubbling of drywall finish in northeast corner of mansard roof within Office 403 in the South Block.



Figure 2D-9: Exposed lintel at corridor in front of elevator.



Figure 2D-10: Failed parge coat and mortar loss near grade at southwest corner of South Block

Brick masonry exterior walls are in fair to poor condition, predominantly due to the loss of mortar or previous improper repointing mortars. Significant mortar loss was noted at the north elevation of the North Block and around both north corners of the historic South Block. At the west elevation, the mortar loss is concentrated at the lower third of the wall, and a failing parge coat has been applied to the lowest courses (**Figure 2D-10**). A parge coat was also applied at the basement interior and is failing near the interior basement stair. Significant mortar loss is also evident at this location (**Figure 2D-11**).



**Figure 2D-11:** Failing parge coat observed at east wall of Basement at Stair 1, located along west foundation wall.

Large cracks were noted at the northeast corner of the North Block. Here, hairline to 3/8" vertical and step cracks were observed (**Figure 2D-12**) alongside significant mortar loss near the base of the structure. The cracking may be attributable to mortar loss causing displacement of the brick, localized settlement of this corner, a previous seismic event, or a combination of these factors. There is a nearby manhole cover, so settlement could have been caused or worsened by nearby utilities.



**Figure 2D-12:** Large crack at east return of North Elevation, located under masonry opening 219 of the North Block.

Hard repair mortars have been installed in previous renovation and repair campaigns. These hard mortars are incompatible with the soft historic brick and the historic lime mortars. The incompatibility in strength and hardness can cause spalling of the brick face (**Figure 2D-13**). This was observed at a few locations of previous repairs along the west elevation.

The east elevation was largely inaccessible due to the building's proximity to the property line, but the upper portions could be viewed from grade at the rear alley and from the roof of the 1985 Addition. Upper portions of the east elevation, including the chimneys, are in poor condition. Upper portions of the brick wall and the chimneys appear to be bowing and mortar loss is evident at the chimneys (**Figure 2D-14**). The laser scans indicate the chimneys have displaced up to 4" out-of-plane. Light colored previous repairs are also evident, suggesting that



**Figure 2D-13:** Spalled brick face at west elevation.



**Figure 2D-14:** Upper portion of east elevation of South Block; Note the poor condition of Chimney #2 and the prior repairs.





Figure 2D-15: Overall view of east elevation as seen from the rear alley.

previous mortar loss and cracking is an ongoing issue. Damaged finishes were also observed at the building interior near this location, so it seems likely water infiltration is also an issue here. Existing cracking or open joints will worsen over time through freeze-thaw cycles.

Exterior walls of the 1985 Addition are generally in good condition, except for the horizontal board sheathing and siding which is beginning to fail (Figure 2D-15).

## STRUCTURAL PROBES AND TESTING

The project team conducted a probe investigation on-site during the week of March 2021. The intent of structural probes was to confirm framing sizes noted in existing documentation and further investigate structural conditions. Structural probe locations were selected in advance, following the original site walk-through. Locations were adjusted in the field as necessary where finishes could not be disturbed or where the removal of finishes did not expose structure. The structure was not visible at a few probe locations due to the presence of insulation, fireproofing, mechanical equipment, or electrical wiring. Several additional probes were performed during the site survey through existing openings or above ceilings where recessed light fixtures could be removed. At small holes through flooring or behind loose finishes, a borescope was used to view framing span and general condition.

Generally, the probes confirmed the framing shown in 1985 renovation drawings including joist sizes, span direction, and spacing. At borescope probes in the northwest portion, sisters were observed, suggesting that original framing in

this portion was supplemented during the 1985 renovations. Within the South Block, probes at the mezzanine level (**Figure 2D-16**) and roof structure uncovered framing that was not shown in the renovation drawings.

Both destructive and non-destructive probe locations have been noted on framing plans alongside notable field observations. Confirmed framing sizes have also been included in the physical description above.

## ANALYSIS

As part of the structural investigation, a review of existing documentation and limited analyses were performed to better understand the capacity of the existing structure. Below are assumed material properties, design loads, and finally the analysis results.

## MATERIAL PROPERTIES

### Masonry

- Historic - 200 psi allowable compressive strength (assumed based on period of construction)
- 1980s - ASTM C270 with Type S mortar (per 1980s drawings)

### Timber

- Historic - Southern Yellow Pine #1 (per species identification and site observations)
- 1980s - Hem Fir #2 (per 1980s drawings)

### Steel

- Historic - n/a
- 1980s - ASTM A36 grade (per 1980s drawings)

### Concrete

- Historic - n/a
- 1980s -  $f'_c = 3000$  psi (per 1980s drawings)



**Figure 2D-16:** Probe into wood floor at fourth floor/mezzanine.

## DESIGN LOADS

Only include loads as applicable to the project.

### Dead Loads

Based on what was observed on site it is estimated that the assumed existing dead load on the floors and roof are listed below. This includes the self-weight of the structure, floor finishes, ceilings and supported MEP elements.

- Floor Dead Load = 20 psf
- Roof Dead Load = 15 psf

### Live Loads

The following values are the live loads required for a given occupancy or use by the applicable current codes and standards.

OCCUPANCY OR USE	LIVE LOAD	
	Uniform (psf)	Concentrated (lbs)
Offices	50	2,000
Lobbies & Corridors	100	2,000
Stairs	100	300
Residential	40	-
Assembly Areas	100	-
Attic w/o Storage	10	-
Roof	20	300

### Snow Loads

The ground snow load for this area of Alexandria is 25 psf. When considering the terrain category, exposure factor and thermal factors it is expected that the roof live load will control design over snow apart from localized roof areas where snow drift could accumulate.

### Lateral Loads

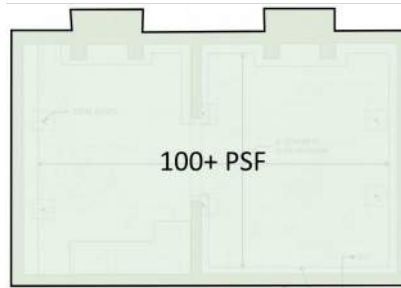
Wind and seismic loads were not evaluated as part of the HSR. As described in the recommendations section future renovation work has the potential to trigger a lateral assessment and possible reinforcement. While no obvious deficiencies were observed with the lateral force resisting system the building was never explicitly designed for wind or seismic loads, given the period of construction. This is to be expected for buildings from the 1800s, but even with the 1980s work no specific consideration was given to lateral loads.

## ANALYSIS RESULTS

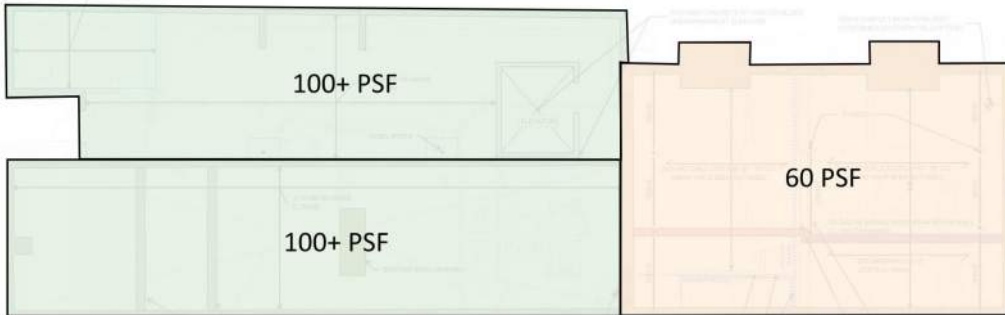
### LIVE LOAD CAPACITIES

The floor capacities shown below are based on limited field observations couple with provided documentation. The capacities shown below assume that either the framing is in good condition, or where deterioration is evident that a sister has been installed. The reported capacities are based on typical members and may not reflect all conditions. Future renovation projects will need to perform additional investigations to verify framing assumptions and live load capacity.

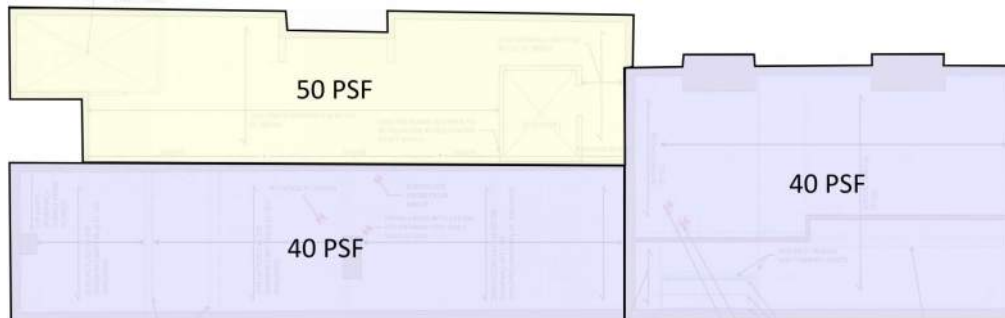
# LIVE LOAD CAPACITY DIAGRAMS



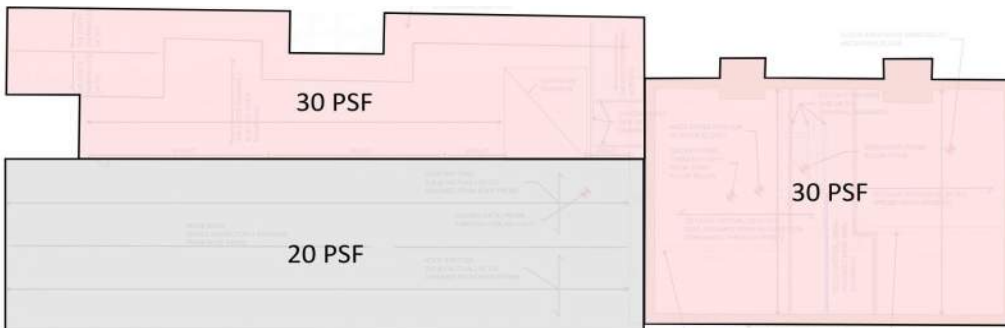
**BASEMENT PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**



**FOURTH FLOOR/ MEZZANINE PLAN**

## MECHANICAL ASSESSMENT

### PRIMARY SYSTEMS

The building HVAC system consists of single zone split system air conditioning units, manufactured by Carrier, located in mechanical closets with outdoor condensing units on the roof (**Figure 2D-17**). Each floor contains two zones for a total of eight systems. The building underwent a full overhaul of mechanical equipment in 2020 with all units replaced in kind. Calculations were not performed to determine if new equipment sizes are required.

The indoor unit for each zone includes a constant volume supply fan, refrigerant cooling coil using R-410a, electric heating coil, filter, and UV light. Each air handler is placed in a drain pan with leak detection. A local Honeywell thermostat provides temperature control to each unit (**Figure 2D-18**). Units do not include humidity monitoring or control.

A floor-mounted condensate return pump adjacent the basement unit is tied to both coil condensate and drain pan (**Figure 2D-19**). On other floors, condensate drain piping is sloped to a floor drain located in each closet.

A low return air at the wall of each closet is ducted to the return air connection of the unit. Outside air is ducted to a mixing section at the return side of each air handler from a duct originating at a gooseneck air intake located on the roof. The air intake appears to be installed within ten feet of the toilet exhaust outlet (**Figure 2D-20**).



**Figure 2D-17:** Roof-mounted outdoor condensing units.



**Figure 2D-18:** Thermostat providing temperature control to air conditioning unit



**Figure 2D-19:** AHU-1 with condensate return pump located in basement mechanical closet



**Figure 2D-20** Air intake and toilet exhaust

New supply ductwork installed with the new HVAC units is insulated in the mechanical closets. New refrigerant piping is observed to be insulated in the mechanical closets and on the roof.

Unit Tag	Service	Nominal Capacity	Fan Motor Horsepower	Fan Static Pressure	Manufacturer/Model	Year Installed
AHU-1	Basement	2 tons	1/3 HP	0.2 in w.g.	Carrier FB4C	2020
AHU-2	1st Fl N	3.5 tons	1/2 HP	0.2 in w.g.	Carrier FB4C	2020
AHU-3	1st Fl S	2.5 tons	1/3 HP	0.2 in w.g.	Carrier FB4C	2020
AHU-4	2nd Fl N	3.5 tons	1/2 HP	0.2 in w.g.	Carrier FB4C	2020
AHU-5	2nd Fl S	2.5 tons	1/3 HP	0.2 in w.g.	Carrier FB4C	2020
AHU-6	3rd Fl N	4 tons	3/4 HP	0.2 in w.g.	Carrier FB4C	2020
AHU-7	3rd Fl S	2.5 tons	1/3 HP	0.2 in w.g.	Carrier FB4C	2020
AHU-8	4th Fl	3.5 tons	1/2 HP	0.2 in w.g.	Carrier FB4C	2020

### SUPPLEMENTAL SYSTEMS

Toilet room exhaust is ducted to the roof and terminates in a gooseneck vent. Ceiling-mounted toilet exhaust fans controlled by local switch are located in each toilet room. Toilet rooms at the perimeter include electric wall-mounted unit heaters mounted at the exterior wall. The stairwell at the north side of the building includes wall-mounted electric heaters.

On the second floor, a toilet room has been converted to a server room (**Figure 2D-21**). The existing connection to the toilet exhaust fan may not provide adequate cooling or dehumidification for sensitive server equipment. A new supply duct has been routed to provide additional cooling for the IT server closet. If additional load is added to the room supplemental cooling or additional supply air should be provided.

A portable dehumidifier mounted in a drain pan was observed in the basement at the time of the survey. Per Owner input, the humidifier was installed to maintain comfortable humidity levels in the basement before the HVAC systems were replaced in 2020. The dehumidifier has been left in place until the new system is proven to maintain acceptable humidity levels in peak summer cooling conditions.



**Figure 2D-21:** Former restroom converted into Server Room.

## PLUMBING ASSESSMENT

Domestic water is provided by city connection with water pressure supported by city services. Where accessible in the site visit, domestic water was observed to be distributed by copper pipe. It is likely that the building domestic water system has undergone full conversion to copper pipe to meet modern safety standards.

Toilet rooms include a water closet, lavatory, and floor drain, with one second floor restroom containing a shower. All are in varying states of functionality and age as the spaces undergo remodeling. On the first floor, Restrooms 106 and 108 were recently remodeled to include automatic faucets, ADA compliant fixtures, and insulated water and drain piping (**Figure 2D-22**). Restrooms 208, 306, and 308 located on the second and third floors in deteriorated condition.

A utility sink is located adjacent to toilet rooms on the first and third floors in Janitor Closets 107 and 307.

On the second floor, a 30-gallon electric water heater manufactured by A.O. Smith is located on a drain pan a closet adjacent to second floor toilet rooms (**Figure 2D-23**). The water heater appears to be 20-30 years old and is beyond end of life. Domestic water pipe insulation in the water heater closet is deteriorated as well.

The recently renovated first floor kitchen includes sink with garbage disposal.

Floor drains are located in toilet rooms and mechanical closets. A sump pump or basement-level sanitary drain was not observed at the site visit. Sanitary pipe material is PVC in much of the building (**Figure 2D-24**), with some cast iron on the first floor. A sewer smell was observed at the mechanical closets during the course of the site visit.

Roof drains are protected from damage by mechanical equipment supports and are in good condition (**Figure 2D-25**).

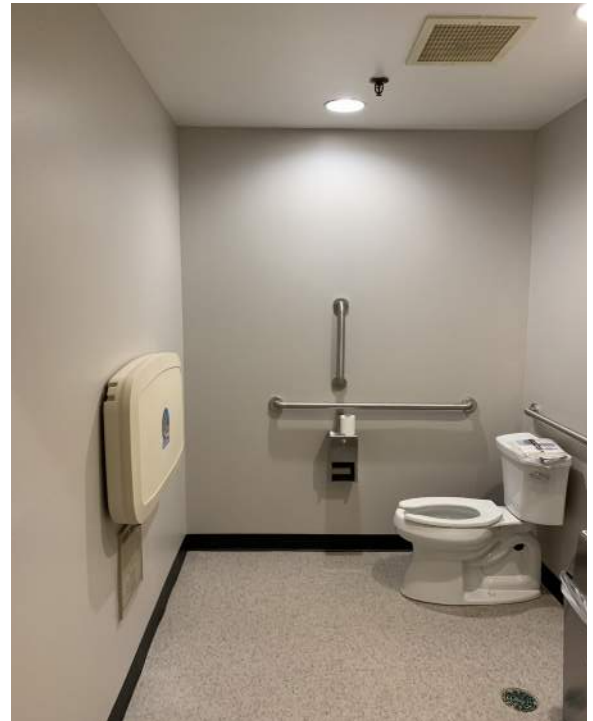


Figure 2D-22: Restroom 106 located on the first floor.

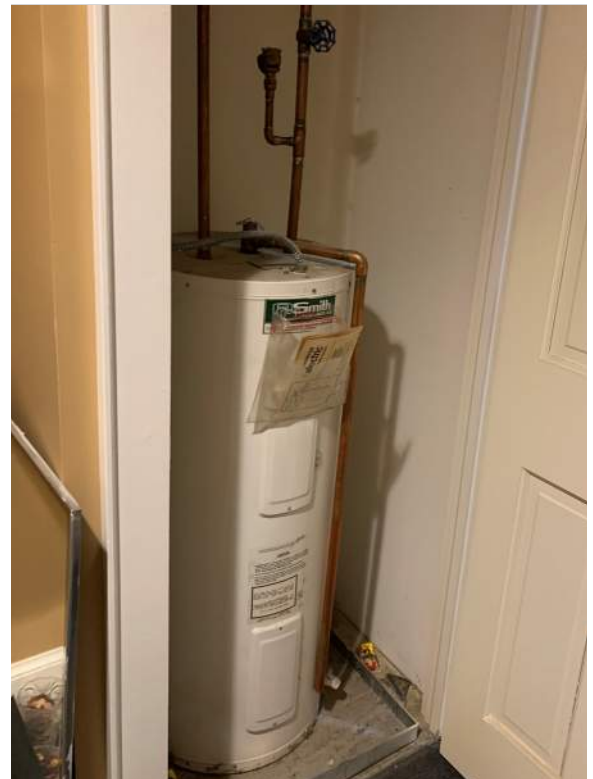


Figure 2D-23: Domestic hot water heater.



Figure 2D-24: Sanitary drain pipe and floor drain in mechanical closet



Figure 2D-25: Existing roof drain.



## ELECTRICAL ASSESSMENT

### EXISTING PRIMARY AND SECONDARY ELECTRICAL DISTRIBUTION

The existing historic building is served by an underground electrical service which enters the basement from the south side of the building under the street/side walk (Figure 2D-27). There is a locked wall mounted utility cabinet (Dominion Energy) in the basement where the (2) 6" diameter conduit enters the cabinet. From this cabinet, there is a horizontal wireway that serves (3) separate electric utility meters labeled "1315A", "1315B", and "1315C". After discussions with building staff, it was speculated that multiple meters may have been required back when the structure was used for apartment residences.

Meter "1315A" serves a 240/120V single phase, 400A Main Circuit Breaker (MCB) panel with a 22,000 AIC rating. This panel serves subpanels 2, 4, and 6 each supplied via 100A 2P feeder circuit breakers (Figure 2D-26). These three (3) subpanels are located on floors 1, 2, and 3. The subpanels are stacked, meaning they are in the same plan location on each floor.

Meter "1315B" serves a 400A enclosed circuit breaker mounted on the wall of the lower level. This circuit breaker is the main disconnecting means serving an existing 240/120V single phase, 600A MLO panelboard with a 22,000 AIC rating. This service panel distributes power to a basement electrical panel as well as subpanels 1,3,5,7 each being supplied by 100A 2P feeder circuit breakers.

Meter "1315C" serves an enclosed wireway which appears



Figure 2D-26: Existing sub-panel #2



Figure 2D-27: Electrical Service Entrance Equipment - Basement Level

to serve the fire alarm system as well as a 200A enclosed circuit breaker. This circuit breaker serves a horizontal wire way which serves Panel A2 and a series of disconnects and subpanels.

Many of the existing panels on non-basement levels appear to be replaced as part of the recent mechanical upgrades. All service entrance conduit is in EMT conduit. Much of the existing distribution cabling from service equipment to the subpanels is via Service Entrance (SE) Cable.

### EXISTING LIGHTING

The existing lighting throughout the building appears to be linear or compact fluorescent lighting with some incandescent and halogen lighting provided in exhibit or public areas. Most of the lighting is controlled via local wall switches. There does not appear to be any automatic lighting controls such as occupancy sensors or timer-based lighting controls. Emergency lighting is achieved via wall mounted battery units with dual adjustable heads. It is not clear if these are regularly tested or if these are still functional. Exit lights are installed throughout the building and have internal batteries.

### EXISTING INFORMATION TECHNOLOGY (IT)

The existing technology service enters the east side of the building on the first floor. There is some existing rack mounted technology equipment on the second floor which is in a room that appears to have been previously used as a restroom (**Figure 2D-28**). There appears to be some outdated patch panels open to the exhibit area on the basement level (**Figure 2D-29**).



Figure 2D-28: Existing IT rack on second floor.



Figure 2D-29: Basement level patch panels.

## FIRE PROTECTION/ LIFE SAFETY ASSESSMENT

### LIFE SAFETY

The building is a historic structure built prior to today's modern building codes. The building has transformed from its original construction through several major renovations/additions throughout the years. Therefore, an evaluation for life safety, egress, and code compliance is not as straightforward and existing life safety systems in place will need to be taken into consideration and weighted against existing deficiencies to develop a code compliance strategy all stakeholders can agree on.

The building most closely resembles Type V construction<sup>1</sup> even though the building contains both combustible and non-combustible construction. There are portions of the building that are Type III construction<sup>2</sup>; however, the worst case is used to classify the overall building construction type.

The building occupancy classification is non-separated Mixed Use consisting of primarily Assembly (A-3) based on the use of building as a museum by the public and Business (B) based on back of house staff offices.

Each level of the building, except for the basement, does have access to two means of egress consisting of one enclosed exit stair enclosure (Stair 3) and one monumental, exit access, open stair (Stair 1). The existing open, main stair, Stair 1, appears to be a historic, grandfathered condition and should be maintained as previously approved through the fact the building has a current, valid use and occupancy permit. It appears that this open stair was part of the 1870 renovation (Period 4A) to the original building.

Wood siding is installed as a wall finish along the third floor open office area at the back of building (**Figure 2D-30**). It is understood that the wood framed addition at the third floor of the Central Passage and North Block was constructed in 1905 (Period 4B) and included an exterior finish of horizontal wood siding. In the October 1937 building permit records, it is documented that this wood siding was replaced. Portions of this exterior wall cladding was later enclosed within the interior of the building when the 1985 Addition was completed. The wood finish appears to be an existing historically classified building element and simply cannot be removed without impacting historical significance. The current, applicable International Building Code (IBC) requires minimum Class "B" wall material for interior corridors leading to exits. Standard wood material would not be able to meet the flame spread and smoke development rating parameters for Class B finish. It should be noted that review of the 1985 permit documents indicate fire retardant paint applied to this wood cladding enclosed within the third floor of the 1985 Addition. This application may make the Class B designation possible depending on the type of fire retardant applied and its thickness.



Figure 2D-30: Historic wood cladding on third floor wall at Central Passage and North Block.

1 Per the International Building Code (IBC) Chapter 6, Type V construction is where the structural elements, exterior walls, and interior walls are of any material allowed by code, combustible or noncombustible.

2 Per the International Building Code (IBC) Chapter 6, Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code.

### FIRE PROTECTION

The building is fully sprinklered throughout by a wet-pipe automatic sprinkler system. The building incoming fire service enters at the rear enclosed stair at grade. The incoming service is provided with several isolation OS&Y type gate valves along with check valves to create a close to equivalent backflow preventer assembly. The incoming service is partially obstructed by storage of various building equipment (Figure 2D-31). The incoming static water presser serving the building sprinkler system is approximately 50 psi.



Figure 2D-31: Incoming fire service partially obstructed by storage.

The building is also provided with a 4-inch combination sprinkler/standpipe riser with 2-1/2 inch hose valves located in the rear enclosed stair (Stair 3) for fire department use. Also, an additional 2-1/2 inch sprinkler riser with associated riser OS&Y gate valve and check valve is located in the northeast corner of the North Block. This sprinkler riser assembly is located in the North Block, stacked within Offices 116, 216, and 316; however, the riser is exposed on the second and third floors (Figure 2D-32). Only the first floor office includes an enclosure around the assembly.



Figure 2D-32: 2-1/2" sprinkler riser with associated riser OS&Y gate valve and check valve located in the North Block.

The building is provided with a combination of pendant sprinklers and sidewall sprinklers throughout.

The building sprinkler system overall appears to be in good operating condition; however, several areas in the building have sprinklers installed that do not meet spacing requirements in accordance with NFPA 13, Standard on the Installation of Sprinkler Systems. The sprinkler spacing deficiencies include additional sidewall sprinklers required in corridors/enclosed rooms; sprinklers located too far from a wall for adequate coverage; sprinkler located too far below skylight; and sprinkler covered by tape (Figures 2D-33, 2D-34, & 2D-35).



Figure 2D-33: Sprinkler head covered by masking tape.

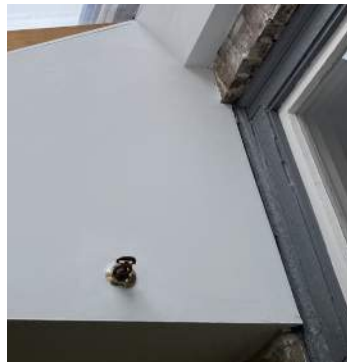


Figure 2D-34: Sidewall sprinkler head too far below ceiling.



Figure 2D-35: Sprinkler head located too far from wall for coverage.

**FIRE ALARM**

The building has a complete, fire alarm initiation and notification system throughout consisting of fire alarm bells for audible notification; non-ADA, flasher type strobes for visual notification; and single action manual pull stations at exits (Figure 2D-36). In addition, the fire suppression system valves and water flow switches are monitored by the building fire alarm system as required by code. Also, the building elevator is provided with elevator recall and is tied into the building fire alarm system.

The building fire alarm control panel is located behind curtains on the Basement Level adjacent to electrical distribution panels (Figure 2D-37).

The building fire alarm system overall appears to be in good operating condition; however, several fire alarm deficiencies were observed that do not meet code requirements of NFPA 72, National Fire Alarm Code. The fire alarm deficiencies include, but limited to, not having the master fire alarm control panel located in a protected, more secure room; not having a smoke detector above fire alarm equipment in the Basement Level; a pull station obstructed by an exhibit column next to Basement stairs; and cover plate not present on the water flow switch on sprinkler riser on first floor (Figures 2D-38 & 2D-39).



Figure 2D-36: Fire alarm audible bells and non-ADA compliant flashers.

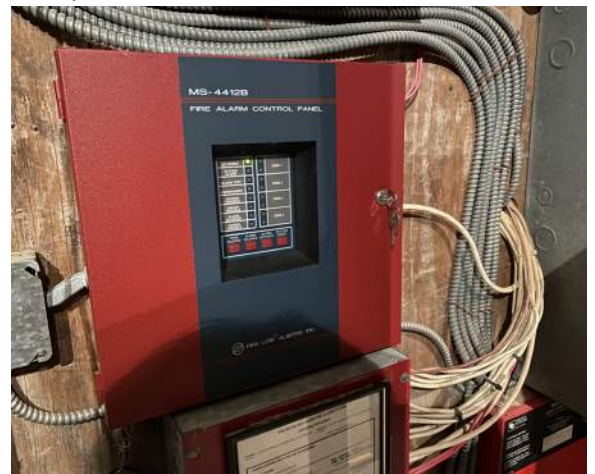


Figure 2D-37: Main fire alarm control panel.



Figure 2D-38: Fire alarm manual pull station obstructed by exhibit at basement level.



Figure 2D-39: Cover plate missing on water flow switch.

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## E. WORK RECOMMENDATIONS

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### OVERVIEW

1315 Duke Street will require a few select upgrades to comply with current codes and to address deferred maintenance items. Recent work completed by the City of Alexandria in 2020 has addressed many deficiencies, including the installation of all new mechanical systems and upgrades to provide two (2) accessible restrooms on the first floor.

### SEQUENCING & PRESERVATION STRATEGIES

The City of Alexandria (COA) is planning a more substantial rehabilitation of 1315 Duke Street in the coming years to provide a dedicated museum to interpret the site and educate visitors on the history of slavery, both in the Chesapeake region and throughout the country. Currently, the Office of Historic Alexandria (OHA) is planning for the near term installation of temporary exhibits within the building as space allows. The agreement with the Northern Virginia Urban League (NVUL) allows them to continue to occupy portions of the building until March 2025, so a complete rehabilitation of the building into a dedicated museum and research center is a few years away. In the near term, the City should look to address the specific Work Recommendations outlined below to assure compliance with applicable codes and standards and to provide a safe and accessible facility for the visiting public.

It is recommended that a complete code analysis and accessibility review be provided in conjunction with the future building rehabilitation. It is assumed this project would include comprehensive consultation with code and accessibility experts and an exhibit designer which will allow for a holistic approach to code compliance, equal access, visitor services, circulation, and historic interpretation.

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## ACCESSIBILITY RECOMMENDATIONS

- **General Site Access and Entry:** Provide accessible access to the site to include accessible parking, accessible loading and unloading zones, accessible pathway to front entry of the building, and a compliant entry into the historic building. This may require modifications to the public right-of-way and adjacent sidewalk in addition to special door operators to provide equal access to the historic entry of the structure (presumed to be maintained as the primary entrance to the proposed museum).
- **Accessible Circulation:** Provide accessible accommodations to the greatest extent possible throughout the building to include entry, circulation, restroom facilities, and educational and exhibit accommodations. The existing historic structure with varying floor elevations may pose limitations to full accessibility, particularly to the basement and fourth floor/ mezzanine levels.
- **Accessible Restrooms:** Provide fully accessible and code compliant restrooms on the second and third floors to serve proposed occupant load. Following recent renovations two (2) accessible restrooms are currently provided on the first floor. The existing restrooms on the second and third floor should be renovated in a manner similar to the restrooms provided on the first floor. The single restroom on the second floor should be provided as an all-gender accessible restroom.
- **Virtual Visitor Experience:** Evaluate alternate or “virtual” experience of second and third floors for those visitors unable to access these floors.

## ARCHITECTURAL RECOMMENDATIONS

### EXTERIOR

- **Masonry Repairs:** Work Recommendations related to the exterior brick masonry are included in the Structural Recommendations below.
- **Wood Siding:** Work Recommendations related to the moisture infiltration and resulting wood siding detachment at the 1985 Addition are included in the Structural Recommendations below.
- **Window Repairs:** All of the double-hung wood windows (excluding those in the 1985 Addition) require significant repairs and/ or full replacement due to the wood rot, deterioration, broken glazing, and missing glazing putty. Many of the windows have been recently patched and repainted from the interior to make spaces ready for office use, however, it is evident from a survey of the exterior condition of these windows they are in severe disrepair.
- **Roofing and Flashing:** Select areas of roofing repair are require to address localized water infiltration, particularly at the South Block. A detailed roofing survey is recommended for the South Block to better define deficiencies in the slate tile roofing along the south face of the mansard roof; the standing seam metal roofing along the top of the mansard roof; and the flat seam metal roofing along the north face of the mansard roof.
- **Chimneys & Chimney Caps:** Work Recommendations related to the brick masonry of the chimneys are included in the Structural Recommendations below. In addition to the recommended repairs to address masonry deficiencies, the existing four (4) chimneys caps should be replaced.
- **Gutters and Downspouts:** In conjunction with a detailed analysis of the roofing at the South Block, the built-in gutters along the north and south facades should be evaluated. One area of wood rot was noted in the cornice board below the south gutter and select areas of flashing were missing at the north gutter. The half round copper gutters along the west facade of the Central Passage and North Block appear to be secured properly and in good condition, however the downspouts at these

locations require replacement or repair.

**Site Drainage at Rear Alley:** Localized site drainage issues were identified at the rear alley. The grading and sloping in this area should be improved. The area drain at the base of the steps just outside the rear entry door should also be made clear and checked for any clogging or sediment build-up.

## INTERIOR

- **Interior Program and Layout:** Recommendations related to the interior programming, use, and architectural layout of the spaces in 1315 Duke Street should be informed by the future design and rehabilitation scope. That project should carefully consider the historic fabric of the structure identified in this Historic Structure Report and preserve any remaining historically significant features.
- **Floor Deflection Surrounding Stair 1:** Work Recommendations related to the settlement and deformation of Stair 1 and the surrounding floor framing are included in the Structural Recommendations below.
- **Finishes:** Though many interior finishes are in fair condition with select areas requiring repair or refinishing, much of this work is not identified as an immediate or urgent need prior to the start of the complete building rehabilitation project.
  - **Ceiling Finish above Office 301 in South Block:** Evidence of water infiltration is seen in the drywall ceiling above Office 301. This location also aligns with the significant deterioration and loss of wood trim elements at window 301 which has allowed birds to nest within the exterior wall assembly and adjacent floor framing. The window should be repaired or replaced, and the area investigated for further damage. Following these repairs to address the source of the problem the interior finishes should be patched, repaired, and refinished. It should be noted that the nesting of birds has likely left a condition that should be carefully handled due to contamination and human health concerns.
  - **Ceiling Finish Above Office 403 in South Block:** Evidence of water infiltration is seen in the drywall ceiling above Office 403. The source of the water should be identified, and proper repairs made to the roof, adjacent flashing, and surrounding masonry. Following these repairs to address the source of the problem the interior finishes should be patched, repaired, and refinished.
  -

## HAZARDOUS MATERIALS ABATEMENT OR ENCAPSULATION

An asbestos and lead-based paint inspection was completed by Cardno of Ashland, Virginia in February 2020. Future rehabilitation work should address abatement or encapsulation of the known hazardous materials.

The 2020 survey by Cardno did not identify any asbestos containing materials in the samples taken. However, they did identify the following components as containing lead-based paint. Cardno recommends that lead-based paints be abated prior to being disturbed, and in the case of the exterior window paints, to prevent possible lead contamination in the soil surrounding the building.

- Windows, Interior and Exterior Finishes
- Stair Banisters, Railing, and Risers
- Exposed Interior Brick
- Fire Mantle and Surround
- Exterior Brick Walls

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## STRUCTURAL RECOMMENDATIONS

### MASONRY WALLS

As stated in the condition assessment the exterior brick masonry walls are in fair to poor condition depending on the location. The lower two to three feet of the wall are experiencing significant mortar deterioration and loss likely due to rising damp. In isolated areas this section of wall has been parged, but the parge coat is now failing.

At the North Block of the building the mortar loss extends up higher on the elevation and in many cases almost all the cementitious binder is gone leaving sand that can be easily raked away. It is also at this rear elevation that some diagonal structural cracking up to a 1/4" wide exists.

In some isolated areas past repointing campaigns have used a hard Portland cement based mortar. This hard mortar is inappropriate for use with a soft historic masonry and has caused several of the surrounding brick units to spall due to freeze-thaw cycling. Only isolated areas of mortar loss were evident at the interior such as a location near the stairs to the basement.

It is recommended that exterior masonry repairs be prioritized. The repairs would include a full repointing of the historic exterior brick and localized repointing of interior areas. The repointing should utilize a softer mortar more compatible with the historic masonry and based on a mix design derived from a mortar analysis. In localized areas where cracks are present the outer wythe may need to be locally rebuilt for one brick on either side of the crack to 'stitch' the wall back together. Local replacement of spalled brick units is also recommended. Continued mortar loss will eventually lead to further masonry distress and additional moisture infiltration.

### STAIR 1

Further investigation and destructive probes are recommended to allow for a complete structural assessment of Stair 1. These probes should identify the size, location, and span of trimmer and header joists. Investigation is also recommended to identify the configuration and condition of the joists bearing along the corridor wall. The stairs have significant deformation and likely do not meet current live load requirements. The age of the stair framing is unknown; however, based on existing documentation, it was not heavily modified in the 1985 renovation. It is suspected that the observed distress has less to do with the actual stair stringers and more to do with undersized trimmer joists and headers that support the stair framing. It appears there may also



Figure 2E-1: Missing mortar in west alley near grade.



Figure 2E-2: Crack in brick masonry near rear entrance to building.



Figure 2E-3: Spall in brick masonry unit.

be issues with a discontinuous load path as much of the stair framing appears to rely on interior wood stud walls that are not continuous down to the basement. It appears likely that some amount of reinforcement will be needed to mitigate further movement and creep.

The City of Alexandria should consider that the existing deformation will be very difficult if not impossible to correct. Correcting the deformation would likely require extensive re-framing or replacement of the stairs. Some jacking of the structure may be feasible; however, deformation in wood framing typically requires very large forces to reverse deflection occurring over long periods of time. In turn, jacking operations could also cause unintended stress concentrations in other parts of the building or at other connection points. It is recommended that the approach be to arrest movement through reinforcement, but not necessarily correct existing deformations. If the City decides to rebuild the stair, both accessibility and live load compliance could be addressed in the redesigned stair.

## CHIMNEYS

It is recommended that a further study be performed at Chimney #1 and Chimney #2 at the South Block of 1315 Duke Street. It is clear based on site observations that there has been some deformation particularly near the top of chimneys. In addition to performing a lateral analysis to check the chimneys for wind/seismic the study should also have some amount of additional probing and testing performed to better understand what is happening within the masonry assembly especially near the top. It appears likely that some amount of masonry repairs will be

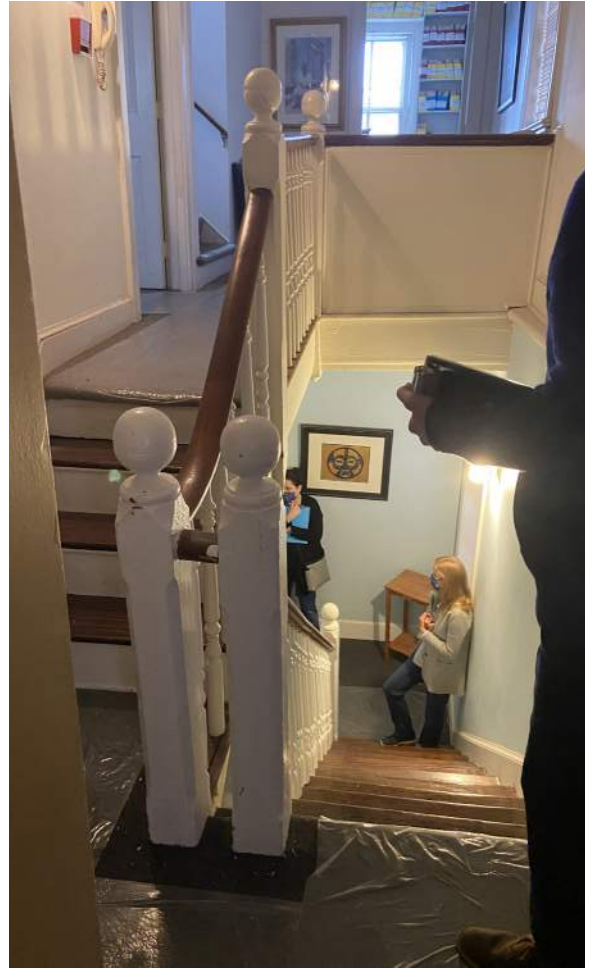


Figure 2E-4: Stair 1 deformation



Figure 2E-5: Chimney #1 and Chimney #2 deformation at east elevation.

required along with potential reinforcement. If no longer planned for active use the chimney flues could be filled and reinforced to strengthen the vulnerable elements without impacting the historic appearance.

### MOISTURE INFILTRATION

Wood sheathing is present at the exterior of the third floor at both the North Block and at the 1985 Addition. At the historic c. 1902 third floor wood framed addition at the Central Passage and North Block, the siding is deteriorating and falling away from the structure, exposing the underlying wood structure. This exposes the underlying wood structure to increased moisture that will cause material loss. The sheathing at the 1985 Addition is in similarly poor condition; however, it is less of a structural concern as there is a CMU wall behind. In both cases the existing wood sheathing should be repaired and replaced in kind as needed.

It is clear in the past that moisture infiltration and insect damage has led to considerable distress and section loss at the historic wood framing. The damage was particularly noticeable where the wood pocketed into the masonry near grade, where moisture levels were likely quite high. It appears much of the work completed in the 1980s was to address this deterioration by sistering existing members and adding in new steel framing. Based on limited observations there is little evidence of moisture or insect damage since the 1980s repairs were completed. There are some isolated areas where roof leaks have led to ceiling finish damage at the fourth floor mezzanine, and these areas should be investigated further to determine if the water has led to any damage of the underlying roof framing.

### OCCUPANCY CHANGES

The live load capacity of 1315 Duke Street is typically in line with what would be expected for a residence for the historic structure (40 psf) and office space for the 1980s addition (50 psf). As future renovations are planned and there are occupancy changes the existing framing will need to be evaluated. Changes in occupancy are likely to trigger the need for reinforcement to achieve higher live load capacities. Per modern codes a museum-type space typically needs to meet a live load capacity of 100 psf. For historic house museums it may be feasible to pursue a waiver with authority having jurisdiction to allow the existing structure to remain as-is. There are provisions in the International Existing Building Code (IEBC) that allow for these types of waivers at buildings with an historic designation.



Figure 2E-6: Sheathing and siding damage at historic North Block (Period 4B).



Figure 2E-7: Sheathing and siding damage at 1985 Addition (Period 5).



Figure 2E-8: Water damage at ceiling in Office 403 on fourth floor/ mezzanine.

Even without any changes in occupancy there are a few areas that warrant further attention. Based on preliminary analysis the historic stairs, the fourth floor and the mansard roof are all areas of framing where it appears the existing structure may require localized reinforcement. Further investigation of these areas is recommended as part of a future study.

### **INTERIOR MASONRY WALL REMOVAL**

The City of Alexandria is currently studying the feasibility of removing interior masonry walls at the North Block and Central Passage in future renovations. While likely not load bearing, removal of the walls would decrease building's lateral capacity in the east-west direction. Before removal of the walls, a seismic analysis is recommended to gauge impact and design any lateral retrofits required to meet building code provisions.

A seismic evaluation of the existing building is required per code if the demand-capacity ratio for elements in the lateral force resisting system (LFRS) is increased by more than 10% when the alteration is considered. This can be triggered by reducing the capacity of LFRS (i.e. removing masonry walls) or increasing the demand on the LFRS (i.e. increasing the seismic weight). Even if a seismic evaluation is not required by other sections of the IEBC, an owner may initiate improvements to the LFRS without necessitating full compliance IEBC. The intent is to encourage owners to initiate upgrades at vulnerable elements without making them cost prohibitive. At 1315 Duke Street this could be applicable for elements that appear to be seismically vulnerable such as the chimneys.



## MECHANICAL RECOMMENDATIONS

Mechanical systems were evaluated on recommended practice for existing buildings and the 2015 Virginia Mechanical Code. Major mechanical deficiencies were not found given the proposed use of the building as a small-scale exhibition space. Recommendations for mechanical systems presume that the building is not expected to house historic artifacts requiring sensitive environmental control.

- **Relocate Toilet Exhaust:** Relocate the toilet exhaust outlet to a location at a minimum ten-foot distance from the outside air intake as required by code.
- **Provide Cooling & Dehumidification of Server Room 206:** The server room (converted from a toiler room) does not include cooling or dehumidification. Consider adding a new cooling system for this space.
- **Provide Proper Building Pressurization:** Because some rooms served by AHU-2 and AHU-5 do not include a ducted return air path, they may become pressurized. Consider adding transfer grilles at doors to prevent doors from hanging open or slamming shut.
- **Provide Mechanical System Environmental Controls & Monitoring:** Verify if current unit capacity is adequate for building loads. Install a portable thermostat and humidistat in each zone to trend data through one full cycle of peak cooling and heating seasons after building is fully occupied. The data will assist in any future selection of mechanical equipment.

## PLUMBING RECOMMENDATIONS

Plumbing systems were evaluated based on industry standard for plumbing in existing buildings and the 2015 Virginia Plumbing Code. Major deficiencies were not found.

- **Domestic Hot Water Heater:** Replace the electric water heater which is beyond end of life.
- **Waste Vent Routing:** Analyze waste vent routing for improper installation to determine the source of sewer smell observed at mechanical closets during the site visit.

## ELECTRICAL RECOMMENDATIONS

Electrical systems were evaluated based on industry standard for electrical service and equipment in existing buildings and the 2015 Virginia Electrical Code.

### ELECTRICAL EQUIPMENT

Regarding the main service equipment, there is opportunity to consolidate the (3) electrical services into a single service. This would free up wall space for other functions and produce a simpler and less obtrusive electrical installation. There are two permanent existing poles that appear to be blocking code required working clearances required for maintenance personnel servicing this equipment. These working clearance zones must be clear of any fixed physical obstructions.

While not required by code, it is recommended that all electrical equipment be housed in a secure closet to limit accessibility by the public to the electrical equipment. It is also recommended that panels throughout the building are provided with lockable doors for this same reason. Permanent casework, walls, or other components shall not be directly in front of these panelboards.



**Figure 2E-9:** Existing south wall of basement in South Block where the electrical service, panelboards, and other fire alarm and security devices are located.

## LIGHTING

It could not be verified if there is adequate illumination and light level uniformity as required by applicable building codes for emergency lighting. When a new design is developed, it would be recommended to incorporate emergency battery backup within architectural lighting fixtures. This will help provide a great level of emergency illumination and eliminate the need for dual head fixtures sprinkled throughout the floor plate.

Per current energy codes, automatic lighting control is required. This could be achieved with a combination of occupancy sensing, automatic daylighting control via photosensors, as well as time-based control. Additionally, LED lighting is recommended to not exceed energy code power allowances.

## **LIFE SAFETY, FIRE PROTECTION, & FIRE ALARM RECOMMENDATIONS**

### **LIFE SAFETY**

Maintain existing egress currently provided (enclosed stair enclosure and original open, exit access stair). Since the building is fully sprinklered and has an operational fire alarm detection and notification system, the building egress should not be significantly compromised by the presence of the open, historic stair. In addition, a second enclosed exit stair is available for building occupants. Additional modifications (fire curtains, fire shutters, fire modeling) to the open stair, if required, will need to be carefully vetted with future design team and the City of Alexandria to develop a fire compartment strategy for the open stair that results in additional required protection to the building occupants while maintaining the existing open stair presence and look.

For documentation purposes and to maintain the existing historic third floor wood wall cladding, it is highly recommended that the future design team procure an up-to-date code modification with the City of Alexandria to allow current installation and allow continued future use. It should be noted that the new code modification may require some additional fire protection measures to mitigate existing wall finish. This could include, but not limited, to application of additional fire-retardant finish and/or closely spaced sprinklers providing a “water curtain” along entire length of wood wall.

### **FIRE PROTECTION**

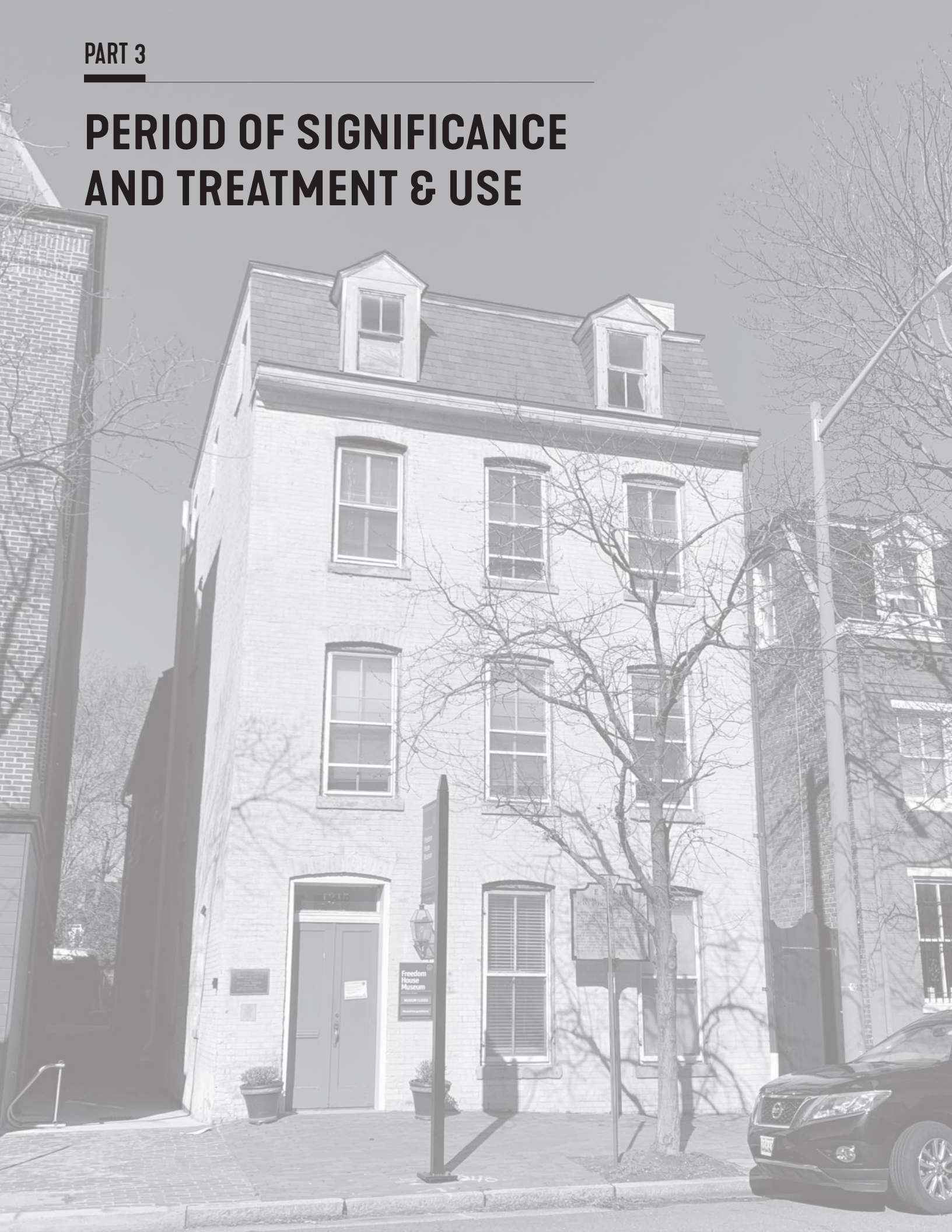
Correct the several easy to fix sprinkler spacing/installation deficiencies throughout the building. Ensure a fire watch is in place during times building is occupied and the sprinkler system is shut off to make such modifications.

### **FIRE ALARM**

Correct the several fire alarm related installation deficiencies throughout the building to maintain the system in good operating condition; extend the useful life of the fire alarm system; and ensure the fire alarm system installation is code compliant.

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# PERIOD OF SIGNIFICANCE AND TREATMENT & USE



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## A. PERIOD OF SIGNIFICANCE

### STATEMENT OF SIGNIFICANCE

Built in 1812-13 as a three-story, brick dwelling house by Alexandria merchant Robert Young, 1315 Duke Street functioned for only about fifteen years as a residence before being leased to Franklin & Armfield, a newly established business partnership formed by slave traders Isaac Franklin and John Armfield. The firm used the dwelling house as its Alexandria headquarters and transformed its 1-acre grounds into a secure facility for the acquisition and temporary confinement of enslaved people and for the preparation of those people for transport to the South on foot or by sea. While the exact number and type of buildings and structures that once comprised the Franklin & Armfield slave pen has not been determined with certainty, it is known that the site supported several two-story, brick buildings and at least two slave yards in addition to the Federal-era dwelling house. Research indicates that a large part of this infrastructure was built in the early 1830s. Although Franklin & Armfield stopped active involvement in the slave trade in 1837, 1315 Duke Street continued to be used as a slave pen until its liberation by the United States Army in 1861. At that time, the slave pen was converted into a military prison and quarters, and a portion of the site was occupied by structures associated with the L'Ouverture Hospital and Contraband Barracks. The property reverted to private ownership in 1866.

By the early 1870s, all of the buildings and structures associated with the former slave pen had been razed with the exception of the dwelling house, the two-story outbuilding behind it that was likely built as a kitchen-quarters, and a portion of the structure that served as a passage between the two. 1315 Duke Street was renovated in 1871 and converted into a boarding house. Early twentieth-century alterations included adding a half story over the main block and a third floor to the rear wing. For most of the twentieth century, the building functioned as an apartment building. After archaeological investigations and a major renovation in 1984-85, 1315 Duke Street was leased as an office building. Over the years, the larger parcel once associated with the slave pen was subdivided (to create what is today 1301-1311 Duke Street, 1317-1321 Duke Street, and 1323 Duke Street) and sold. When the Northern Virginia Urban League (NVUL) purchased the property in 1997, the lot measured 2,850 square feet. The NVUL occupied most of the building, by that time known as Freedom House, as its headquarters while setting aside space in the basement for the placement of museum exhibits. The Freedom House Museum, interpreting the antebellum history of the building and its association with the slave trade, opened in 2008. Most recently, in 2020, the City of Alexandria purchased 1315 Duke Street with plans to preserve and interpret the property for future generations.

1315 Duke Street in Alexandria, Virginia, was designated a National Historic Landmark on June 2, 1978, in the areas of commerce and social history for its association with Franklin & Armfield, once the largest slave-trading firm in the United States, and for its decades-long connection to the domestic slave trade in Virginia. Isaac Franklin and John Armfield formed their partnership in 1828 and the same year established its Alexandria headquarters at what is now 1315 Duke Street. The firm remained at the Duke Street location for nearly a decade during which time it transformed the methods and mechanisms of the interstate slave trade and played a key role in the history of slavery in the United States in the nineteenth century. Franklin & Armfield developed a business model that relied on an extensive network of purchasing agents, introduced efficiencies in coastwise transport, and exploited the use of credit to gain immense personal wealth. The firm speculated on a massive scale and was responsible for the forced migration of thousands of enslaved men, women, and children from Virginia and Maryland to the Deep South. The Franklin & Armfield slave pen in Alexandria was notorious during its time, described and denounced by politicians, journalists, and abolitionists, some with international audiences. When Franklin & Armfield left 1315 Duke Street in 1837, the property continued to be used by merchants engaged in the trafficking of enslaved African Americans for another twenty-four years until May 24, 1861, when US Army troops crossed the Potomac and occupied Alexandria at the start of the Civil War.

The business practices and activities of the traders that occupied and owned 1315 Duke Street between 1828 and 1861 were emblematic of larger, nationally significant trends during the antebellum era. The firm of Franklin & Armfield, in particular, was instrumental in shaping a new phase of the interstate slave trade that started in the 1820s and witnessed a transformation in the scale, effectiveness, and profitability of the business that impacted over half a million lives. The firm's importance to the business of trading in enslaved people and its location near the National Capital also made it a target of those Americans determined to end that trade. Prominent national publications carried stories of the slave pen to make the inhumanity of its practices known to a wide audience in hopes of gaining support for emancipation. The events and activities tied to 1315 Duke Street represent an important contribution to the complex historical narrative of slavery in the United States, one that defined its economic, political, and social development in the nineteenth century and continues to shape our national identity today.

### **PERIOD OF SIGNIFICANCE - PERIOD 2 (1828-1861)**

The period of significance for a historic property is based upon the length of time that the resource made the contributions or achieved the character on which significance is based. For properties associated with events that have made a significant contribution to the broad patterns of history, the period of significance is usually the span of time when the property actively contributed to the events. For architecturally significant properties, the period of significance is typically the date of construction.

1315 Duke Street is significant for its associations with Franklin & Armfield, once the largest slave-trading firm in the United States, and for its decades-long affiliation with the domestic slave trade in Virginia. The period of significance is defined as 1828 to 1861. This interval includes the years that Franklin & Armfield either leased or owned the property, encompasses its use as a slave pen by George Kephart, Price, Birch & Co., and other merchants participating in the interstate trade of enslaved people, and corresponds with the period of significance identified in the National Historic Landmark nomination.



## B. TREATMENT & USE OPTIONS

The Office of Historic Alexandria (OHA) has indicated that once the Northern Virginia Urban League (NVUL) vacates that building, they intend to renovate the building to be fully utilized as a museum that tells the story of the slave trade on the site, within the Chesapeake Region, and across the United States. The interior spaces would be used for exhibit space, museum support spaces, a research center, and offices.

Understanding how OHA plans to use the building and having documented what remains of the historic fabric from Period 1 and the Period 2 (Period of Significance), the following treatment options are recommended.

The following treatment options are trying to define parameters for how to treat the remaining historic fabric and interpret the site to the Period of Significance (Period 2: 1828-1861) while recognizing that OHA wishes to maintain existing non-historic modern interventions to maximize usable space. The deferred maintenance, code required modifications, recommended systems upgrades to improve, building performance are addressed under Work Recommendations.

### TREATMENT #1

#### RESTORATION TO THE PERIOD OF SIGNIFICANCE (PERIOD 2: 1828-1861)

Replicate as much as possible the configuration of the site and building to resemble the Period of Significance (Period 2: 1828-1861), recognizing this will remove previous alterations and additions to the building to achieve this goal.

- Remove the mansard roof at the South Block, the Central Passage, the third floor framed addition at the Central Passage and North Block, and the 1985 Addition.
- Restore the South Block and the North Block to Period of Significance (Period 2: 1828-1861). This will require restoration of the original gable end pitched roofs at both the South Block and the North Block.
- Restoration of the south facade of the South Block would include significant modifications to the masonry openings to return the windows and doors to their configuration documented from Period of Significance (Period 2: 1828-1861).
  - Modified masonry opening would include new brick flat/ jack arches, limestone sill and new 12/12 lite single-hung wood windows. Existing wood windows, including the carved lunette headers, and the segmental brick arches would be removed.
  - New entry doors to restore the facade would be installed in the west and central bays of the first floor.
- Restore the interior spaces to Period of Significance (Period 2: 1828-1861) within the South Block and North Block.
- Develop and interpret the remaining portion of the site to the greatest extent possible to the Period of Significance (Period 2: 1828-1861).

**TREATMENT #2****RESTORATION OF SOUTH FACADE TO THE PERIOD OF SIGNIFICANCE (PERIOD 2: 1828-1861),  
RETAINING MANSARD ROOF AT SOUTH BLOCK**

Restore the front facade to resemble the Period of Significance (Period 2: 1828-1861), recognizing this will be a limited restoration which will maintain later alterations and additions to the site and building. This approach will also maintain the mansard roof at the South Block which does not date to the Period of Significance (Period 2: 1828-1861).

- Preserve existing exterior historic fabric of the South Block, North Block, and the Central Passage to include preservation of masonry facades; wood windows and doors; mansard roof with slate tile roofing, standing seam and flat seam metal roofing; and brick chimneys.
- Restore the south facade of the South Block to the Period of Significance (Period 2: 1828-1861), while maintaining the existing mansard roof which dates to Period 4B.
- Restoration of the south facade of the South Block would include significant modifications to the masonry openings to return the windows and doors to their configuration documented from Period of Significance (Period 2: 1828-1861).
  - Modified masonry opening would include new brick flat/ jack arches, limestone sill and new 12/12 lite single-hung wood windows. Existing wood windows, including the carved lunette headers, and the segmental brick arches would be removed.
  - New entry doors to restore the facade would be installed in the west and central bays of the first floor.
- Restoration of the south facade of the South Block would include recreation of the Franklin & Armfield signage known to be either displayed above the front door or painted on the brick masonry facade above the first floor doors and windows.

**TREATMENT #3A****RESTORATION OF SOUTH FACADE TO THE PERIOD OF SIGNIFICANCE (PERIOD 2: 1828-1861),  
REMOVING MANSARD ROOF AT SOUTH BLOCK**

Restore the front facade and South Block roof to resemble the Period of Significance (Period 2: 1828-1861), recognizing this will be a limited restoration which will maintain later alterations and additions to the site and building. This approach will provide a full restoration of the south facade of the , accurately depicting the front facade to the Slave Pen period, but will result in a loss of usable interior space at the fourth floor/ mezzanine level.

- Preserve existing exterior historic fabric of the South Block, North Block, and the Central Passage to include preservation of masonry facades; wood windows and doors; mansard roof with slate tile roofing, standing seam and flat seam metal roofing; and brick chimneys.
- Restore the south facade of the South Block to the Period of Significance (Period 2: 1828-1861) including removal of the existing mansard roof to restore the original end gable pitched roof from Period 1 (1812-1828).

- Restoration of the south facade of the South Block would include significant modifications to the masonry openings to return the windows and doors to their configuration documented from Period of Significance (Period 2: 1828-1861).
  - Modified masonry opening would include new brick flat/ jack arches, limestone sill and new 12/12 lite single-hung wood windows. Existing wood windows, including the carved lunette headers, and the segmental brick arches would be removed.
  - New entry doors to restore the facade would be installed in the west and central bays of the first floor.
- Restoration of the south facade of the South Block would include recreation of the Franklin & Armfield signage known to be either displayed above the front door or painted on the brick masonry facade above the first floor doors and windows.

### TREATMENT #3B

#### **RESTORATION OF SOUTH FACADE TO THE PERIOD OF SIGNIFICANCE (PERIOD 2: 1828-1861), REMOVING SOUTH PORTION OF MANSARD ROOF AT SOUTH BLOCK**

Restore the front facade and South Block roof to resemble the Period of Significance (Period 2: 1828-1861), recognizing this will be a limited restoration which will maintain later alterations and additions to the site and building. This approach will provide a full restoration of the south facade of the South Block, accurately depicting the front facade to the Slave Pen period. Partial removal of the existing south portion of the mansard roof will restore the original end gable pitched roof as seen from Duke Street. The existing north portion of the mansard roof will remain at this time to serve programmatic needs at the fourth floor.

- Preserve existing exterior historic fabric dating to the Period of Significance (Period 2: 1828-1861) at the South Block, North Block, and Central Passage to include preservation of masonry facades and brick chimneys.
- Restore the south facade of the South Block to the Period of Significance (Period 2: 1828-1861) including partial removal of the existing mansard roof to restore the original end gable pitched roof as seen from Duke Street. The existing north portion of the mansard roof will remain at this time to serve programmatic needs at the fourth floor.
- Restoration of the south facade of the South Block would include significant modifications to the masonry openings to return the windows and doors to their configuration documented from Period of Significance (Period 2: 1828-1861).
  - Modified masonry openings would include new brick flat/ jack arches, limestone sill and new 12/12 lite single-hung wood windows. Existing wood windows, including the carved lunette headers, and the segmental brick arches would be removed.
  - New entry doors to restore the facade would be installed in the west and central bays of the first floor.

Restoration of the south facade of the South Block would include recreation of the Franklin & Armfield signage known to be either displayed above the front door or painted on the brick masonry facade above the first floor doors and windows.

## **TREATMENT #4**

### **REHABILITATION**

The existing historic and non-historic fabric will remain allowing for the greatest flexibility in the use and interpretation of the site and building.

- Preserve existing exterior and interior historic fabric of the South Block, North Block, and the Central Passage to include preservation of masonry facades; wood windows and doors; mansard roof with slate tile roofing, standing seam and flat seam metal roofing; and brick chimneys.
- Maintain existing 1985 Addition at the northeast portion of the site.

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## C. PROPOSED OCCUPANCY & USE

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The City of Alexandria is planning a more substantial rehabilitation of the 1315 Duke Street in the coming years to provide a dedicated museum to interpret the site and educate visitors on the history of slavery, both in the Chesapeake region and throughout the county.

SmithGroup requested preliminary feedback from the City related to the proposed use and future programming of the structure. This information was used to establish a baseline of occupancy classification(s) to assist with the code and life safety analysis. The Office of Historic Alexandria provided preliminary guidance related to locations for museum/ exhibition space, archival and research areas, and office support areas. This information is reflected in the following programming matrix which provides the proposed occupancy and use of each space in the building with the associated area and number of occupants.

Similar to the existing condition, the entire building classification will be Mixed Use, including Exhibit Gallery & Museum (A-3), Business Areas (B), and Accessory Storage Area (S-2). Per IBC, the Occupant Load Factor for Exhibit Gallery & Museum (A-3) is calculated at 30 sf/ person; Business Areas (B) is calculated at 100 sf/ person; and Accessory Storage Area (S-2) is calculated at 300 sf/ person. The following chart and diagrammatic floor plans provide an outline of all the proposed occupied and non-occupied spaces for this proposed use.

## PROPOSED BUILDING OCCUPANCY AND USE

### PROGRAM & OCCUPANCY USE LEGEND

 MUSEUM/ EXHIBITION	 OFFICE/ BUSINESS	 VESTIBULE/ CORRIDOR	 RESTROOM/ STORAGE
 RESEARCH LIBRARY	 STAIR/ ELEVATOR	 MECHANICAL	

		Area (SF)	Mixed Occupancy (see notes)	Notes
<b>BASEMENT</b>				
001	MUSEUM/ EXHIBITION	410	13	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
002	MUSEUM/ EXHIBITION	239	7	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
002A	MECHANICAL CLOSET	27		
002B	ELEVATOR MACHINE ROOM	47		
	STAIR 1			
			<b>20</b>	
<b>FIRST FLOOR</b>				
101	ENTRY VESTIBULE	20		
102	ENTRY HALL	199		
103	VISITOR SERVICES	203	6	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
104	MUSEUM/ EXHIBITION	305	10	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
104A	MECHANICAL CLOSET	9		
105A	CORRIDOR	70		
105B	CORRIDOR	89		
106	RESTROOM	53		
107	JANITOR CLOSET	4		
108	RESTROOM	64		
109 + 111	MUSEUM/ EXHIBITION	259	8	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
110	OFFICE PANTRY/ KITCHEN	120	1	Business Areas (B) @ 100 sf/ person
110A	MECHANICAL CLOSET	10		
112	MUSEUM/ EXHIBITION	155	5	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
113	MUSEUM/ EXHIBITION	79	2	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
114	MUSEUM/ EXHIBITION	77	2	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
115	CORRIDOR	62		
116	MUSEUM/ EXHIBITION	153	5	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
117	VESTIBULE	36		
ST11	STAIR 1			
ST31	STAIR 3			
	ELEVATOR			
			<b>39</b>	

		Area (SF)	Mixed Occupancy (see notes)	Notes
<b>SECOND FLOOR</b>				
201	RESEARCH LIBRARY	626	2	Accessory Storage Area (S-2) @ 300 sf/ person
202	RESEARCH LIBRARY			
203	RESEARCH LIBRARY			
203A	MECHANICAL CLOSET	13		
205A	CORRIDOR	65		
205B	CORRIDOR	89		
206	SERVER ROOM	36		
207	JANITOR CLOSET	5		
208	RESTROOM	45		
209 + 211 + 213	MUSEUM/ EXHIBITION	392	13	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
209A	STORAGE CLOSET	9		
210	MUSEUM/ EXHIBITION	165	5	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
210A	MECHANICAL CLOSET	10		
214	MUSEUM/ EXHIBITION	255	8	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
216	MUSEUM/ EXHIBITION	150	5	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
217	VESTIBULE	45		
	STAIR 1			
	STAIR 3			
	ELEVATOR			
			<b>33</b>	
<b>THIRD FLOOR</b>				
301	OFFICE	110	1	Business Areas (B) @ 100 sf/ person
302	OFFICE	230	2	Business Areas (B) @ 100 sf/ person
302A	STORAGE CLOSET	11		
303	CORRIDOR	64		
304	OFFICE	184	1	Business Areas (B) @ 100 sf/ person
304A	STORAGE CLOSET	25		
304B	MECHANICAL CLOSET	15		
305A	CORRIDOR	69		
305B	CORRIDOR	89		
306	RESTROOM	39		
307	JANITOR CLOSET	5		
308	RESTROOM	49		
309 + 311 + 313	MUSEUM/ EXHIBITION	358	11	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
310	MUSEUM/ EXHIBITION	147	4	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
310A	MECHANICAL CLOSET	15		
312	MUSEUM/ EXHIBITION	152	5	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
314	MUSEUM/ EXHIBITION	115	3	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
316	MUSEUM/ EXHIBITION	187	6	Exhibit Gallery & Museum (A-3) @ 30 sf/ person
317	VESTIBULE	44		
	ST13			
	ST23			
	ST33			
	ELEVATOR			
			<b>33</b>	
<b>FOURTH FLOOR/ MEZZANINE</b>				
401	OFFICE	281	2	Business Areas (B) @ 100 sf/ person
402	CORRIDOR	148		
403	OFFICE	147	1	Business Areas (B) @ 100 sf/ person
403A	MECHANICAL CLOSET	10		
404	OFFICE	113	1	Business Areas (B) @ 100 sf/ person
ST24	STAIR 2			
			<b>4</b>	

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# PROPOSED PROGRAM & OCCUPANCY DIAGRAMS



BASEMENT FLOOR PLAN  
PROPOSED PROGRAM & USE

FIRST FLOOR PLAN  
PROPOSED PROGRAM & USE

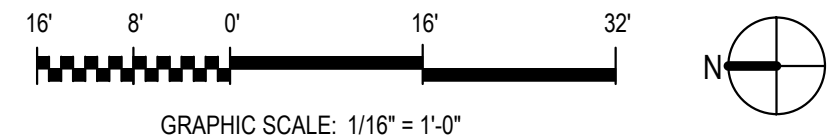
SECOND FLOOR PLAN  
PROPOSED PROGRAM & USE

THIRD FLOOR PLAN  
PROPOSED PROGRAM & USE

FOURTH/ MEZZANINE FLOOR PLAN  
PROPOSED PROGRAM & USE

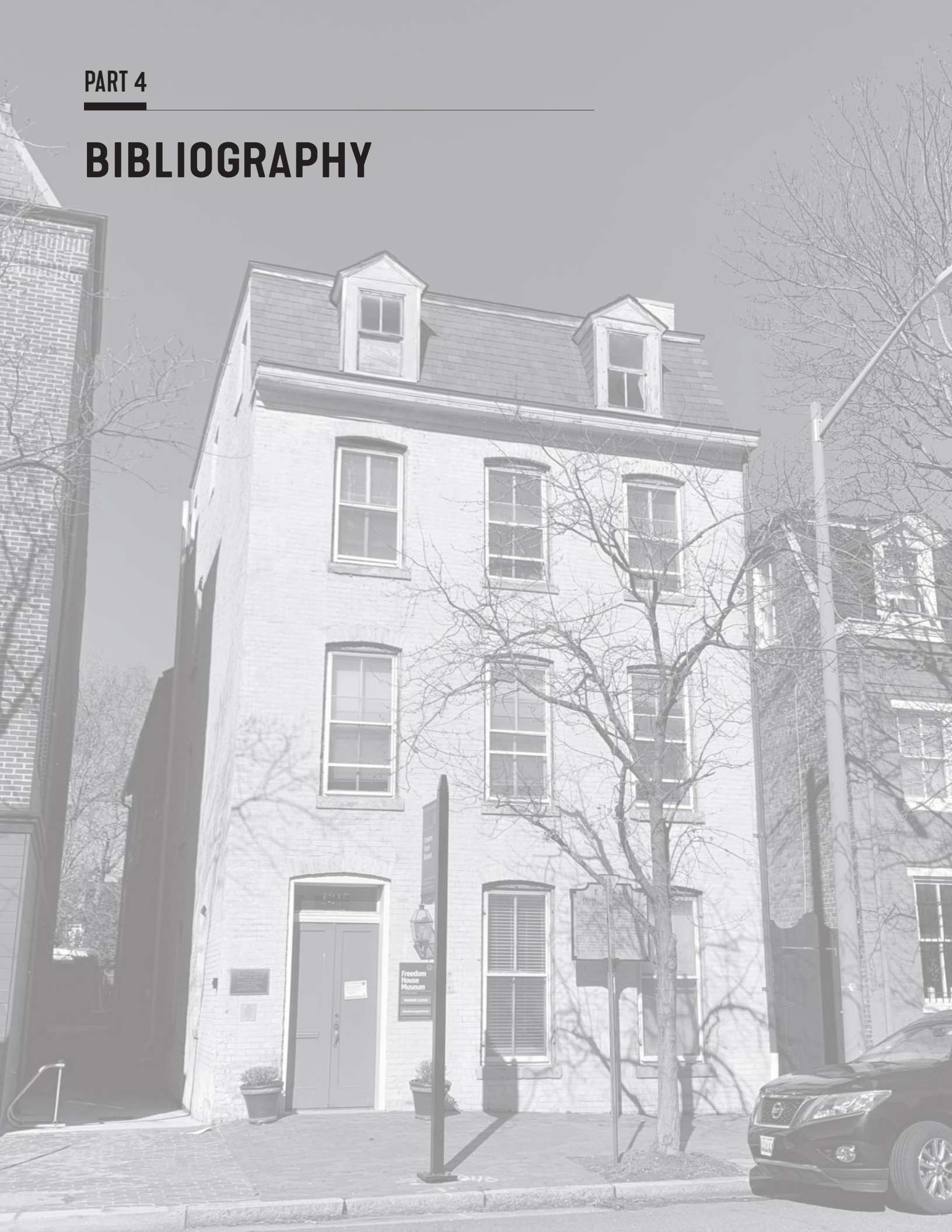
**PROGRAM & OCCUPANCY USE LEGEND**

- MUSEUM/ EXHIBITION
- RESEARCH LIBRARY
- OFFICE/ BUSINESS
- STAIR/ ELEVATOR
- VESTIBULE/ CORRIDOR
- RESTROOM/ STORAGE
- MECHANICAL



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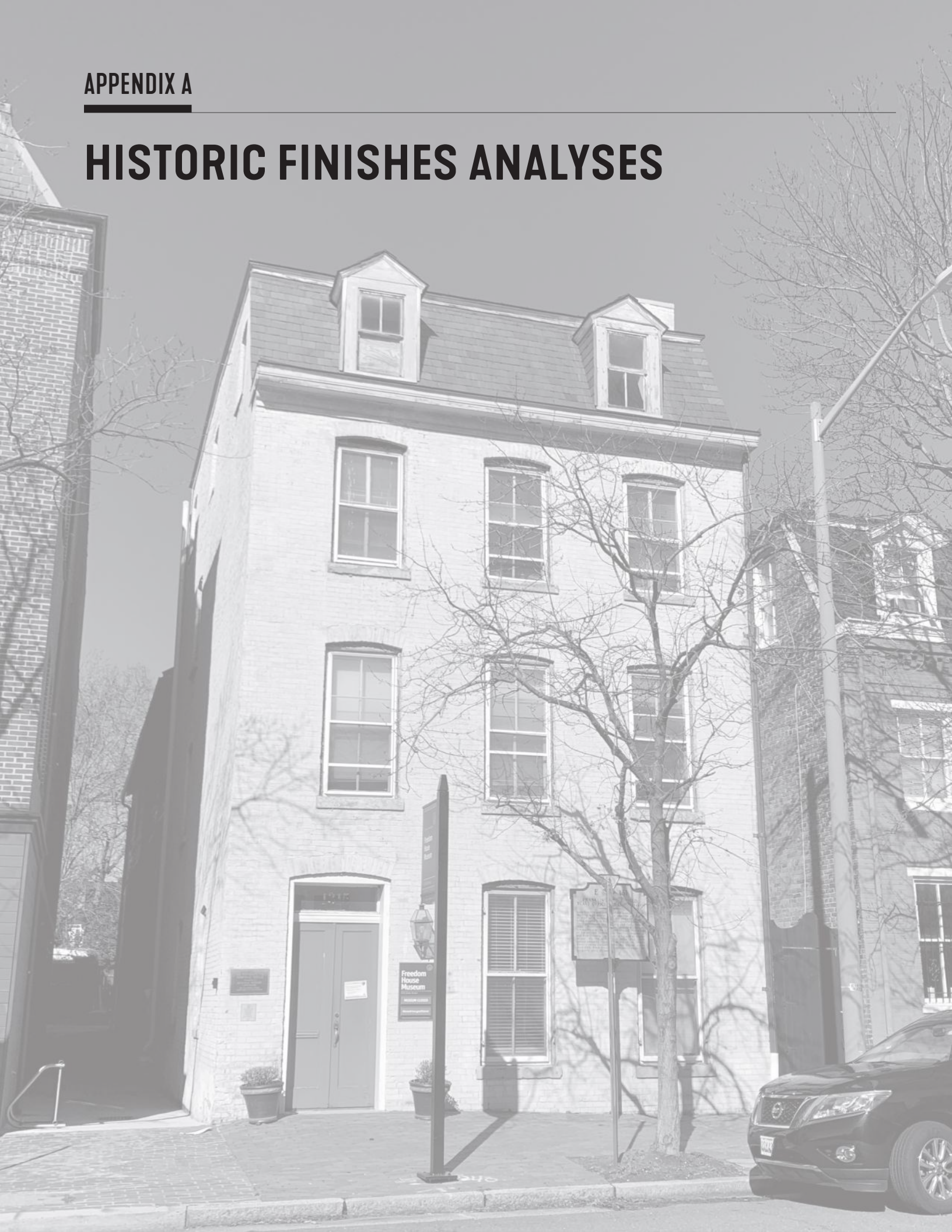
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# HISTORIC FINISHES ANALYSES



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# HISTORIC MATERIALS ANALYSES

1315 DUKE STREET  
ALEXANDRIA, VA



Prepared for  
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June 29, 2021

## TABLE OF CONTENTS

I.	Introduction.....	1
II.	Brief history and Description.....	1
III.	Finishes Investigation .....	2
	Methodologies.....	2
	Finishes Investigation .....	2
	Paint Archaeology.....	3
	Painting Materials and Techniques.....	3
	Distemper Paint.....	3
	Oil-based Paints .....	4
	Zinc-based Paints .....	4
	Wood Graining (Faux Bois).....	5
	Glazing.....	5
	Limewash.....	5
	Varnish.....	6
	Findings.....	7
	Exterior Brick.....	7
	Clapboards .....	9
	Exterior Windows .....	10
	Interior Windows .....	13
	First Floor Interior Elements.....	15
	Interior Wall Finishes .....	17
IV.	Mortar Analyses.....	24
	Introduction.....	24
	Methodology.....	24
	Samples.....	24
	Results.....	25
	Sample M-1.....	25
	Sample M-2.....	27
	Sample M-3.....	30
	Sample M-4.....	32
	Sample M-5.....	34
	Sample M-6.....	36
	Sample M-7.....	38

Sample M-9..... 40  
Conclusions..... 42

Exhibit A: Sample Locations  
Exhibit B: Chromochronologies  
Exhibit C: Exterior Paint Color Matches  
Exhibit D: Photomicrographs

## I. INTRODUCTION

Jablonski Building Conservation, Inc. (JBC) was retained by SmithGroup to analyze a limited number of paint and mortar samples from the exterior and interior of 1315 Duke Street in Alexandria, Virginia. The purpose of these analyses is to help The Smith Group piece together the construction history of the building through paint archaeology and mortar analysis.

Architectural Conservators Mary Jablonski and Helen M. Thomas-Haney visited the site on March 10, 2021 and removed a total of thirty-four (34) paint samples of which twenty-two (22) samples were examined. Nine (9) mortar samples were taken, but only eight (8) were analyzed. The number of samples and sample locations were determined by the conservators in consultation with Susan Pommerer and Jim Shepherd from SmithGroup with a focus on capturing key elements from specific phases of construction. Due to the small number of samples, it was difficult to undertake a precise paint archaeology. Additional samples should be analyzed to help confirm or refute these findings.

This report will be incorporated into a larger Historic Structure Report for 1315 Duke Street.

## II. BRIEF HISTORY AND DESCRIPTION<sup>1</sup>

1315 Duke Street was originally constructed in 1812 or 1813 at the edge of town as the home of Brigadier General Robert Young. It originally consisted of a three-story brick building with possibly the kitchen wing to the rear.

The development of 1315 Duke Street can be divided into six periods with subdivisions:

1. Residence (1812 - 1828)
2. Slave Pen (1828 - 1861)
  - a. Franklin & Armfield (1828-1837)
  - b. George Kephard & Co., et.al. (1837-1859)
  - c. Price, Birch & Co. (1859-1861)
3. Military Occupation During the Civil War (1861 - 1866)
  - a. Initial Occupancy (May 1861- ca. Late February 1862)
  - b. Men's Yard Alterations (ca. Late February 1862-Fall 1864)
  - c. Later Changes (ca. Dall 1864-1866)
4. Boarding House and Apartment Building (1866 - 1984)
  - a. Residential Development and Boarding House Renovations (1866-1902)
  - b. Building Expansion and Conversion to Flats (1902-1915)
  - c. Apartment Building (1915-1984)
5. Office Building and Museum (1984 – 2020)
  - a. Dunston Ownership (1984-1997)
  - b. Northern Virginia Urban League (1997-2020)
  - c. City of Alexandria (2020-Present)

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<sup>1</sup> Summarized from Benjamin A. Skolnik, PhD, "Building and Property History: 1315 Duke Street, Alexandria, Virginia," Office of Historic Alexandria, City of Alexandria, January 2021, 9-10.

From 1828 to 1861, the building was used for a number of slave trading businesses. Between 1828 and 1837, the building functioned as the offices and headquarters of Franklin & Armfield, one of the largest slave-trading firms in the country. They converted the property and residence into a slave jail complex which included a pair of yards enclosed by high brick walls, one to either side of the main block, and fenced in the remainder of the property. It was used until the Civil War by a series of subsequent slave trading businesses.

On May 24, 1861, the Union Army liberated the slave jail complex and used it as a military prison, slightly modifying the complex to imprison Union soldiers accused of various rule infractions and to accommodate the adjacent L'Ouverture Hospital and Contrabands Barracks.

Shortly after the war, a private developer demolished most of the complex except for the original residence and rear kitchen and passageway. The building was rented as a boarding house or apartments throughout the late 19<sup>th</sup> and for much of the 20<sup>th</sup> century. Alterations to the original residence occurred during each change of use.

An additional (fourth) story was added to the front and back of the building with new windows in the first decade of the 20<sup>th</sup> century. In 1985, the rear yard was enclosed within an addition to the building and the interior of 1315 Duke Street was reconfigured from apartments into office space. The Northern Virginia Urban League purchased the property in 1997 and the current museum exhibit in the basement opened in February 2008. The City of Alexandria purchased 1315 Duke Street in 2020 and plans on relocating and expanding the current exhibit into the rest of the structure and operating the building as a museum of the domestic slave trade.

### III. FINISHES INVESTIGATION

#### Methodologies

##### Finishes Investigation

Samples measuring approximately three to six millimeters in length were removed from the identified areas using a scalpel. In most cases, *in situ* cratering and close-up examination of the surfaces was performed to determine the status (degree of surviving original paints) and complexity of the finishes before sample collection.

Upon returning to the laboratory, samples were broken to reveal fresh cross-sections and cast in clear resin. Each sample was examined in normal reflected light under illumination conditions that simulate daylight (fiber optic illuminator) for the purpose of color-corrected stratigraphy identification. The samples were examined microscopically during the investigation using a Motic Stereo Zoom microscope with 10x-63x magnification and a Zeiss Axioskop 40 polarizing light microscope with ultraviolet illuminator.

All layers have been recorded using a descriptive color name rather than a standardized color notation system. This was done to document the seriation of the samples for comparative purposes. The layers were identified using both a standardized universal color system (Munsell) and Benjamin Moore Paints commercial paint color system. A color designation and a representative color swatch from these systems have been provided in the Findings section of

this report. *Please note that the colors used in the findings section of this report are digital representations and should not be used for color matching.*

Each paint layer was identified as a primer, finish, or component of a complex finish system. While primers did not usually affect the color of the finish coat, they were important for the opacity and richness of the finish. Complex finishes were found typically involving a base coat and tinted glazes. Base coats were important for the intended appearance of glazes which were applied as a semi-translucent layer over an opaque base coat to change the color of the paint and to give it greater sheen, luminosity, and light reflectance.

### Paint Archaeology

Upon completion of the finishes investigation, the paint stratigraphies for each element were compiled in table form and compared to other elements in each room. This information was cross referenced with floor plans and the history of the building to understand changes to the structure over time. The results of this analysis will assist in dating various elements and in the development of a chronology for later additions and alterations.

Exhibit A includes floor plans and elevations of the building showing of each sample location. Chromochronologies listed by painting campaign are in Exhibit B. Exterior paint color matches by significant time period are in Exhibit C and photomicrographs in both simulated daylight and ultraviolet light are in Exhibit D.

### **Painting Materials and Techniques**

Decorative painting became popular in the first half of the 18th century and continued into the early 20th century. Period styles and the availability of workers skilled in painting techniques influenced the prevalence of decorative painting. Until World War I most painter's skills included decorative painting techniques such as graining, marbling, stenciling, lacquering, Japanning, gilding and often mural painting as well.

Decorative painting served different ornamental purposes. In some cases, it was intended to imitate finer finishes than were actually affordable, like expensive hardwoods or wallpaper before it was mass produced. In other cases, decorative painting became a sophisticated art of trickery or trompe l'oeil, camouflaging materials purely for the sake of novelty and demonstrating the skill of the designer or artisan.

The following painting materials and decorative painting techniques were found in various locations of 1315 Duke Street.

### Distemper Paint

Distemper is a kind of water based paint in which pigments and size were mixed with whiting (Kalsomine), gypsum (Alabastine) or lime (Limewash). They can often be discerned by their soft velvety appearance as well as their pastel colors. While the finish looked much like paint, it was much less expensive and quicker to apply than oil-based paint. Period books on interior



decoration state that distemper paint “may be used in any of the rooms in the house including walls, halls and ceilings.” These books stress the use of distemper paints as “cheap, clean and healthy.”<sup>4</sup> In addition, because distemper paints retained a “clearness and brightness...which is not attainable in oil colors,” it was considered a superior material for application in “dark situations.”<sup>5</sup> As these paints are easily removed with water, they were considered sanitary since the walls could be washed down and a new coat of distemper paint applied. There were also considered good finishes for plaster moldings as they could be washed off before re-painting, thus avoiding a build-up of paint which would mask the molding profile. In addition, distemper paints were often applied as a way of finishing a wall while waiting for the lime plaster to fully cure, which could take up to a year. As distemper paints were applied to wet walls, a “green” plaster would not hinder the application and could produce a better bond between the wall and paint.<sup>6</sup>

### Oil-based Paints

Documentary sources suggest that various materials were used in oil paints from colonial times until the early part of the 20th century, but linseed oil, from the seeds of the flax plant, was by far the major oil used.

Prior to the availability of factory made paints, buildings were painted less often and it was quite expensive. With the patent of the paint can in 1868 paints began to be commercial produced at the end of the nineteenth century which caused the price of paints to be greatly reduced and as less labor was required, buildings began to be painted on a more regular basis.

### Zinc-based Paints

The use of zinc for paint was begun around 1840 by both the French and English. However, Messrs. Leclair & Co. of Paris were widely recognized as the discoverers of zinc paint. By 1850, imported zinc was being used on a limited scale. American manufacture of zinc paints also began around that time in New Jersey with the incorporation of the Sussex Zinc and Copper Mining and Manufacturing Company in 1849 and the New Jersey Exploring and Mining Company in 1850. The new “American Method” of making zinc oxide was simpler than the “French Method” which made it easier to produce.

Zinc paint became popular for several reasons-it was safer to produce and use than lead paint; it was cheaper to produce; and it produced a clear dead white color. Unfortunately, zinc paint lacked body and hiding power, so three to four coats of paint followed by a coat of varnish was required.<sup>7</sup>

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<sup>4</sup> Paul, F.T. *A Text-Book of Domestic Economy* London: Longmans Green & Company, 1894: 238.

<sup>5</sup> Davidson, E.A. *House Painting, Graining, Marbling, and Sign Writing*. London: Crosby Lockwood and Son, 1900. 28.

<sup>6</sup> “Traditional Paints – Limewash and Distemper technical Guidance TGN1 (RJ 3.10),” Rose of Jericho, accessed September 16, 2019, <https://www.roseofjericho.co.uk/technical-advice/traditional-paints-limewash-and-distemper>.

<sup>7</sup> Arthur Channing Downs, Jr., “Zinc for Paint and Architectural use in the 19<sup>th</sup> Century”, *Bulletin of the Association for Preservation Technology*, vol. 8, No.4 (1976), 80-99.

### Wood Graining (Faux Bois)

Beginning in the 1800s the technique of “graining” became a popular form of decoration. The use of faux bois, painting a plain or common wood such as pine to look like mahogany or some finer wood, was common in buildings regardless of their size. In the 19<sup>th</sup> century designers, recommended graining to imitate ash, maple, birch, oak or black walnut, claiming that a grained surface was the easiest one to care for and helped make a building look “furnished.”<sup>8</sup>

Graining was achieved by a multi-layered process using opaque grounds in oil and water paints which are manipulated with combs, brushes, sponges and rags. Once the ground coats have dried they are covered in one or more coats of transparent color (often both varnishes and water-based colors) which are again manipulated. Tools include stipplers, bone combs, rubber combs, mottlers, over-graining brushes, check rollers and even straw matting. After being dipped in paint or varnish, the tools are manipulated across the surface of the wood or plaster leaving behind markings that replicated the look and grain of the desired material.

### Glazing

Glazing involves the application of a translucent or semi-translucent glaze color over a base coat of paint. Although the base coats were generally light in color, glazes were also used on dark colors to give dimension to the finish, change the color and sheen of the base coat, or to highlight certain elements. The color of the glaze often complemented the base color, but it could be contrasted with the base coat to produce a layered effect.

The applied glaze could be thinned using a brush or cloth immediately after brushing it on the surface to produce an antique appearance or highlights. The glaze could also be stippled or manipulated in other ways to give texture to the surface of the plaster.

### Limewash

Limewash is pure slaked lime in water while whitewash is made from slaked lime and chalk. Both were a very low cost type of coating that predated oil paints in American architectural painting and continued in wide-spread use as utility paints until the mid-20<sup>th</sup> century. Limewash was often used on secondary facades and interior spaces, It was also considered a sanitary coating because of its high alkalinity. As such, it was frequently used in areas where food was stored or prepared. Early examples from the 17<sup>th</sup> and early 18<sup>th</sup> centuries often contained colored pigments, most often earth colors, but also greens, and other interesting tints that were alkali stable. No white pigment ever needed be added as the lime itself served this purpose.<sup>9</sup>

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<sup>8</sup> Natalie Shivers, *Walls and Mouldings: How to Care for Old and Historic Wood and Plaster*. Washington DC: John Wiley & Sons, Inc., 1990: 50.

<sup>9</sup> Moss, Roger W. ed. *Paint in America: The Colors of Historic Buildings*. Washington, D.C. Preservation Press, 1994. pg. 234.

## Varnish

Varnish is a transparent, hard, protective finish or film primarily used in wood finishing, but it can also be used in faux finishes such as graining and marbleizing. Varnish is traditionally a combination of a drying oil, a resin, and a thinner or solvent. Varnish finishes are usually glossy, but may be designed to produce satin or semi-gloss sheens with the addition of flattening agents. While varnish itself has minimal color, pigments were traditionally added to provide a more opaque, colored finish.

Varnishes are divided into three classes - spirit, turpentine, and oil - based upon the material the resin is dissolved in. Most frequently in an architectural setting, resin is dissolved in turpentine or in a mixture of turpentine and a drying oil such as linseed oil. Varnish forms a smooth hard surface with a gloss. Oil varnishes were traditionally used primarily for exterior applications.

Resin varnishes “dry” by evaporation of the solvent. Prior to 1900, it could take days for varnishes to dry. Resins used in varnishes include amber, kauri gum, dammar, copal, rosin, sandarac, balsam, elemi, mastic and others, though high-quality varnishes used harder copals and amber.

## Findings

### Exterior Brick

Sample #	Location
PT-001	South Façade, South Block @ Location of Former Signage
PT-104	North Façade, South Block, "Exterior" at First Floor

### *Signage*

Historic photographs and drawings of the exterior of the building from 1860s show a painted sign between the first and second stories of the south façade that reads, "PRICE, BIRCH & CO./Dealers in Slaves." The sign consists of dark lettering on a white or light-colored background (Figure 1). Depending on the date of the photograph, the sign is in progressively worse condition. In her 1870 published account of her time as a Civil War nurse in and around Washington, DC, Julia Susan Wheelock remarks in November 1869 that the sign is still visible on the building, though faded. The sign is so faded that she mistakenly calls the name, "Rice, Birch & Co." presumably because the P has eroded away. Historian Skolnik hypothesizes that the sign was left to fade and was painted over and that it is possible that some of the sign is still presents under the existing paint.<sup>10</sup>



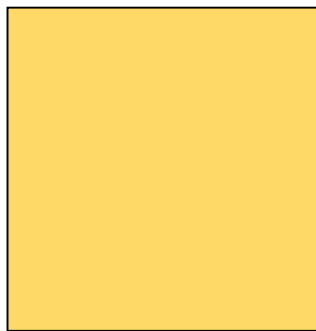
Figure 1: Front of "slave pen", Andrew J. Russell (or Mathew Brady), 1861<sup>11</sup>

JBC removed paint samples from the brick between the first and second floors in the hopes of finding any remnants of the sign. Sample PT-001 removed from the signage area was analyzed. Unfortunately, it could not be determined if any of the sign is still present. The earliest finish on the brick from the signage area consists of a brilliant yellow (Munsell 2.5Y 8.5/8) paint matching

<sup>10</sup> Skolnik, 167.

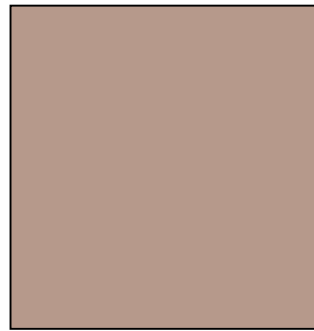
<sup>11</sup> National Archives: <https://catalog.archives.gov/id/528808>

Benjamin Moore 2020-40 “Yellow Rain Coat”. It is possible that this finish dates to the building’s early periods when it was a residence or first became the slave pen. The second finish is light reddish brown (Munsell 2.5YR 6/2 & 6/4) matching Benjamin Moore 1234 “Baywood Brown”. This finish likely dates to when the building was a slave pen. The third finish is moderate reddish brown (Munsell 10R 3/6) matching Benjamin Moore 2092-10 “Clydesdale Brown”. Based on the contrast of colors apparent in the 1860s photographs, it is probable that this color dates to this time. Later finishes include dark grays, dark reddish browns, yellow, orange, and grays. However, no early finishes were found that could be darker lettering over a light background. It is possible that remnants of the sign remain. Finding the sign will require the removal of several samples from undisturbed brick in the area of the signage, as well as several samples from other areas of the south façade for comparison.



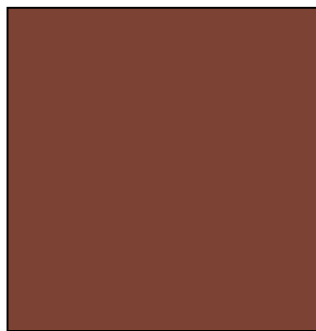
Earliest Finish  
Brick at Signage  
Primer

Benjamin Moore  
2120-40  
“Yellow Rain Coat”



Second Finish  
Brick at Signage  
Base Coat

Benjamin Moore  
1234  
“Baywood Brown”

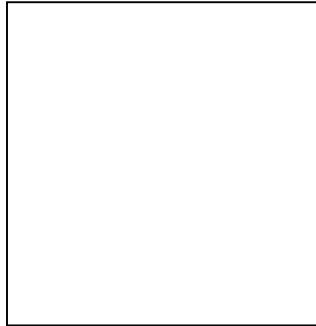


Third Finish c.1860  
Brick at Signage  
Finish

Benjamin Moore  
2092-10  
“Clydesdale Brown”

*North Façade, South Block, Brick*

Sample PT-104 was removed from the north façade of the South Block. This façade was originally exposed but is now enclosed within the building. The earliest finish found in this sample is several layers of unpigmented limewash. Historic accounts and photographs show that the side and rear elevations of the South Block and various outbuildings were limewashed. Limewash was a common paint for secondary facades as it was less expensive than oil paint and easy to reapply.



Earliest Finish  
Rear Façade Brick  
Finish

Benjamin Moore  
“White”

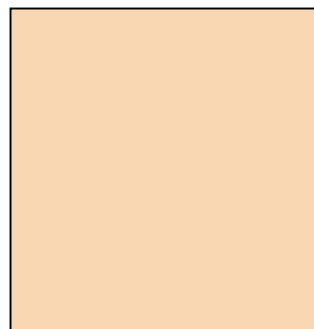
Clapboards

Sample #      Location  
PT-207      East Façade, North Block “Exterior” Clapboards at Probe

One sample was removed from within the ceiling probe on the east elevation (now enclosed) of the second floor. Most of the sample contains three modern gray finishes that correspond with the most recent finishes on the windows. However, fragments of an earlier finish were found imbedded within the gray layers. This finish consists of a white (Munsell 5Y 9/1) primer matching Benjamin more 225 “Chatsworth Cream”, followed by a pale orange yellow (Munsell 10YR 9/4) paint matching Benjamin Moore 115 “Peach Complexion.” It is possible that this finish dates to the 1937 replacement of the siding when the building was owned by the Rosenfelds.



Earliest Finish  
c.1937  
Clapboards  
Primer  
  
Benjamin Moore  
225  
“Chatsworth Cream”



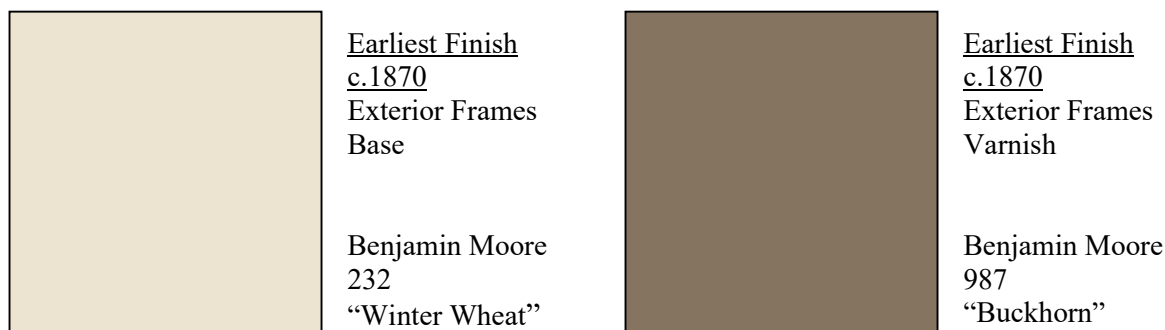
Earliest Finish  
c.1937  
Clapboards  
Finish  
  
Benjamin Moore  
115  
“Peach Complexion”

## Exterior Windows

Sample #	Location
PT-004	Window 202, Exterior Lunette
PT-005	South Façade, Brick Arch above Window 202
PT-006	Window 202, Exterior Frame
PT-103	Window 105, “Exterior” Frame
PT-204	Window 203, Exterior Frame
PT-206	Window 215, Kitchen “Exterior” Frame
PT-306	Window 305, “Exterior” Frame

### *Exterior Frames – South Façade, South Block*

The earliest finish found on the exterior frames consists of a grayish white primer, followed by yellowish white (Munsell 5Y 9/1) base coat matching Benjamin Moore 232 “Winter Wheat”, topped with a moderate olive brown (Munsell 2.5Y 4/2) varnish matching Benjamin Moore 987 “Buckhorn.” These paints are zinc-based which required the application of a varnish over the top layer. However, it is likely that this is a wood-grained finish. This finish was found on samples PT-006 from window 202 and PT-204 from window 203, both on the south façade of the South Block. The wood-grained finish was repeated for the next nine finishes, after which it changed to brown then light gray. These samples retained approximately 21 finishes.

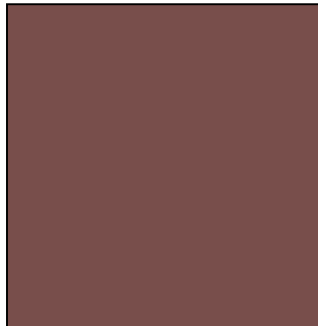


*This is not a paint. A translucent varnish should be matched to this color.*

The window frames on the south façade likely date to the alterations performed c.1870. The first three finishes are zinc-based paints. Zinc paints were not available until the 1850s at the earliest. Also, the windows in the photographs from the Civil War era are shorter and wider than what is currently in the building, indicating they were changed post 1866.

*Lunette – South Façade, South Block*

The earliest finish on the lunette above the south façade windows (sample PT-004) is a moderate reddish-brown (between Munsell 10R 3/4 & 7.5R 3/4) stain or paint matching Benjamin Moore 1259 “Beaujolaïis”. This finish corresponds with the seventh finish from the frames. It is likely that the lunettes date from the c.1905 renovations when the building changed from a boarding house to apartments. Later finishes include two wood grained finishes, browns, and grays for a total of 13 finishes.

Earliest Finish c.1905

Lunette  
Primer

Benjamin Moore  
1259  
“Beaujolaïis”

*Segmental Arches—South Façade, South Block*

JBC examined one paint sample (PT-005) removed from the brick arch above window 202 (middle bay, second floor, south façade). The purpose of this sample is to help determine when the arches over the windows and doors changed from flat, as seen in Figure 1, to segmental, as they are currently. The earliest finish on the segmental arch consists of a dark reddish brown (Munsell 2.5YR 2/4) primer and finish most closely (though not exactly) matching Benjamin Moore 2103-10 “Natural Brown”. This finish corresponds with the third finish from the signage area, which helps confirm this to be a later alteration.

Skolnik postulates that the segmental arches were installed during the c.1905 alterations to the building.<sup>12</sup> A 1900 photograph of the west side of the complex shows a combination of flat and segmental arches above window and door openings in the North Block. However, all windows on the west façade of the south block are flat, and the photograph does not show the south façade of the South Block where the paint samples were removed. So, it is probable that the arches and lunettes on the south façade date from 1905. The color on the brick arch is similar to the color of the lunette and window frames at this time. It appears that the overall effect was to create one cohesive appearance to the windows and arch.

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<sup>12</sup> Skolnik, 123.





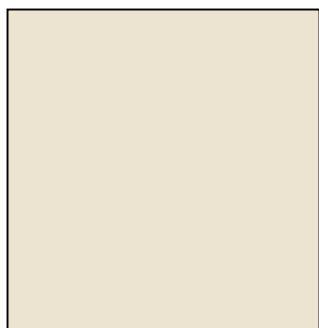
Earliest Finish c.1905  
Segmental Arch  
Primer and Finish

Benjamin Moore  
2103-10  
“Natural Brown”

*Window 105 Frame – North Façade, South Block*

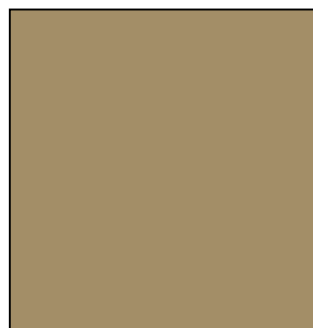
*Window 305 Frame – North Façade, South Block*

The earliest finish on the frames of windows 105 (sample PT-103) and 305 (sample PT-306) from the north façade of the South Block consists of a yellowish white (Munsell 5Y 9/2) primer matching Benjamin Moore “Winter Wheat”, followed by a dark grayish yellow (Munsell 2.5Y 6/4) varnish matching Benjamin Moore 236 “Green Tea”. This finish is likely wood graining. It corresponds with the seventh finish on the south façade window frames. The wood substrate is deteriorated, so it is unclear if the earlier finishes eroded away, or if the windows date from c.1905. Subsequent finishes generally correspond with the later finishes from the south façade windows; however, there are fewer layers in the sample from window 305. It is possible that the rear façade was not painted as frequently as the front.



Earliest Finish  
c.1905  
Window 105 & 305  
Base Coat

Benjamin Moore  
232  
“Winter Wheat”



Earliest Finish c.1905  
Window 105 & 305  
Varnish

Benjamin Moore  
236  
“Green Tea”

*This is not a paint.*

*A translucent varnish should be matched to this color.*

*Window 215 Frame – East Façade, North Block*

The earliest complete finish on the sample removed from the window frame of the original kitchen building (east façade of the North Block) is a dark grayish brown (Munsell 5YR 2/2) primer and finish matching Benjamin Moore 2113-10 “Chocolate Sundae”. This finish generally corresponds with the seventh finish on the south façade frames. However, trace amounts of an orange-colored paint were found on fragments of the sample suggesting an earlier date for these windows. It is not known when this orange paint was applied.



c.1905 Finish

Window 215  
Finish

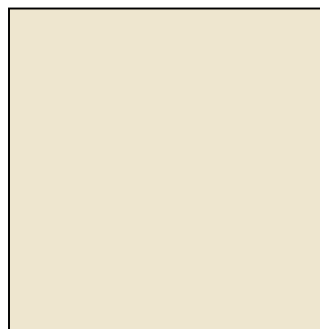
Benjamin Moore  
2113-10  
“Chocolate Sundae”

Interior Windows

Sample #	Location
PT-203A	Window 203 – Interior Frame
PT-203B	Window 203 – Interior Surround
PT-305	Window 305 – Interior Surround

*Interior Window Frame*

The earliest finish on the interior frame of window 203 on the south façade consists of three layers of yellowish white (Munsell 5Y 9/2) zinc paint matching Benjamin Moore 225 “Chatsworth Cream”. Like the finishes on the exterior of the window, the first three finishes are zinc-based which most likely dates the frame to the c.1870 renovations. The interior frame retains approximately 24 finishes which consist of yellowish whites, then transitions to grays and browns then back to white for the most recent painting campaigns.



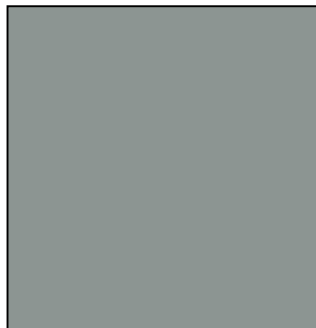
Earliest Finish

c.1870  
Interior Frame  
Finish

Benjamin Moore  
225  
“Chatsworth Cream”

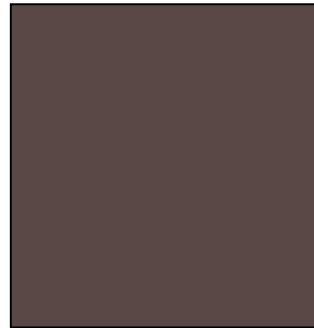
*Interior Window Surround – Window 203*

The earliest finish on the surround of window 203 consists of a gray (Munsell N4.75/) primer, followed by a medium gray (Munsell 5BG 5/1) base coat matching Benjamin Moore 1566 “Stoney Brook”, and topped with a dark grayish brown (Munsell 5YR 2/2) varnish most closely matching Benjamin Moore 2115-20 “Incense Stick”. This finish corresponds with the ninth finish from the window frames. It is likely that the interior window trim dates to the c.1905 renovations from a boarding house to apartments. The later finishes on the surround match those on the frame.



Earliest Finish  
c.1905  
Window 203  
Surround – Base coat

Benjamin Moore  
1566  
“Stonybrook”



Earliest Finish c.1905  
Window 203  
Surround – Varnish

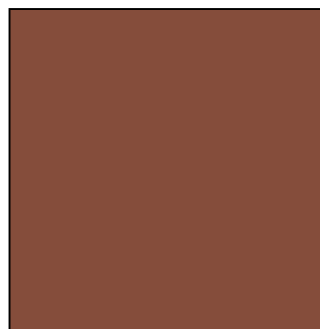
Benjamin Moore  
2115-20  
“Incense Stick”

*This is not a paint.  
A translucent varnish should be matched to  
this color.*

*Interior Window Surround – Window 305*

The chromochronology of the sample removed from the surround of window 305 does not match the sample removed from the surround of window 203. The sample from window 305 contains fewer finishes in different colors than window 203. This is not unusual, as the two spaces have different usage histories. However, after comparing layers of similar color and composition under ultraviolet light, it is likely that the first finish from the surround of window 305 is contemporary with the first finish from the surround of 203.

The first finish on the surround of window 305 consists of a strong brown (Munsell 2.5YR 3/6) base coat matching Benjamin Moore 2094-20 “Copper Mine, followed by a strong brown (Munsell 5YR 3/6) varnish matching Benjamin Moore 2164-10 “Saddle Brown.” Later finishes include light brown base coats with brown varnishes, yellow brown, gray, brown, green, and white for a total of only nine finishes.



Earliest Finish  
c.1905  
Window 305  
Surround – Base coat

Benjamin Moore  
2094-20  
“Copper Mine”



Earliest Finish c.1905  
Window 305  
Surround – Varnish

Benjamin Moore  
2164-10  
“Saddle Brown”

*This is not a paint.  
A translucent varnish should be matched to  
this color.*

### First Floor Interior Elements

Sample #	Location
PT-106	Interior Vestibule Door Frame
PT-107	Interior Stair Baluster
PT-108	Interior Stair Stringer

### *Interior Stair*

The interior stair is assumed to have been installed during the c.1870 renovations. The style of the balusters, newel posts, and moldings also places the installation of the stair within the late nineteenth century. However, it unknown if the entire structure was replaced, or just the decorative elements.

The earliest finish on the stair baluster consists of a strong brown (Munsell 5YR 3/6) varnish matching Benjamin Moore 2164-10 “Saddle Brown”. Subsequent finishes include dark brown, two wood-grained finishes, browns, and whites for a total of approximately 15 finishes.



Earliest Finish c.1870  
Stair Baluster – Varnish

Benjamin Moore  
2164-10  
“Saddle Brown”

*This is not a paint. A translucent varnish should be matched to this color.*

The earliest finish on the sample from the stringer consists of a gray (between Munsell N5.75/ & N4.75/) base coat matching Benjamin Moore 1615 Rock Gray followed by a dark grayish olive (approximately Munsell 10Y 2/2) matching Benjamin Moore 2139-10 “River Rock”. It is possible that this is a faux wood-grained finish, but exposure windows will be required to confirm. This finish corresponds with the third finish from the baluster. It not clear if the stringer was refinished early or if the sample is missing the earlier finishes.



Earliest Finish  
c.1870  
Stair Stringer– Base  
coat

Benjamin Moore  
1615  
“Rock Gray”



Earliest Finish c.1905  
Stair Stringer –  
Varnish

Benjamin Moore  
2139-10  
“River Rock”

*This is not a paint.  
A translucent varnish should be matched to  
this color.*

### *Interior Vestibule Door Frame*

The earliest finish on the sample from the vestibule door frame is remnants of a strong brown (Munsell 5YR 3/6) varnish matching Benjamin Moore 2164-10 “Saddle Brown.” While this color matches the varnish from the stair baluster, it corresponds with the fifth finish from the baluster. Subsequent finishes match those from the stair components. It is likely that the interior vestibule door was installed as part of the c.1905 renovations from a boarding house to apartments.



Earliest Finish c.1870  
Varnish

Benjamin Moore  
2164-10  
“Saddle Brown”

*This is not a paint. A translucent varnish should be matched to this color.*

## Interior Wall Finishes

Sample #	Location
PT-101	South Block, First Floor, East Wall, South Corner in Probe
PT-102	South Block, First Floor, North Wall, in Probe
PT-201	South Block, Second Floor, West Wall in Probe
PT-202A	South Block, Second Floor, Probe at Fireplace
PT-202B	South Block, Second Floor, Probe at Fireplace
PT-301	South Block, Third Floor, South Wall at Probe

Paint samples were removed from early wall finishes discovered behind the gypsum board during the probes. The plaster samples retained a wide number of finishes ranging from only one at west wall of the second floor to eighteen finishes on the plaster from the north wall of the first floor. This indicates there has been several alterations. As the finishes between samples are so disparate, it is difficult to fully understand the chronology of the interior walls. Only sample PT-102 removed from the first floor of the north wall contained a potentially full stratigraphy.

### *First Floor, North wall*

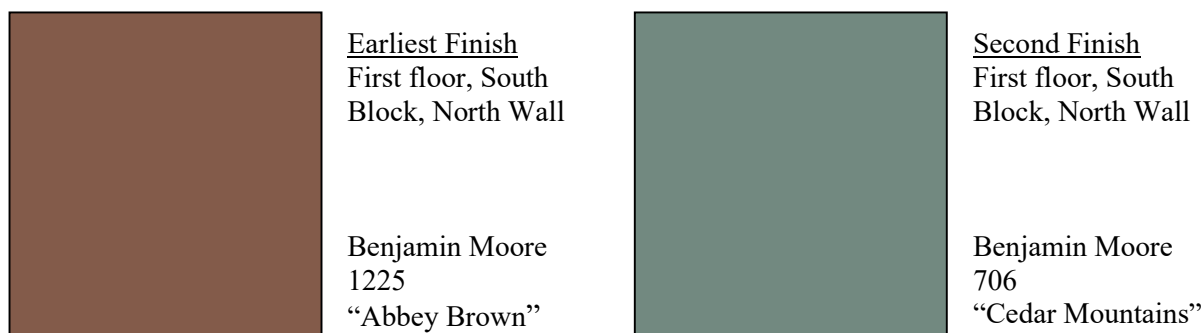
Sample PT-102 removed from probe #3 in the north wall of the South Block contains the most finishes. The first two finishes on the plaster are distemper paints. Distemper paints were often applied to lime plasters while waiting for the lime plaster to fully cure, which could take up to a year. Distemper paints were not affected by the alkalinity of fresh lime plaster and a good bond could be achieved between the wall and the paint.



**Figure 2: Probe #3 at north wall of the first floor, Sample PT-102.**

The earliest finish is a moderate brown (Munsell 5YR 4/4) distemper paint matching Benjamin Moore 1225 “Abbey Brown.” The second finish is a grayish green (Munsell 5G 5/2) distemper paint matching Benjamin Moore 706 “Cedar Mountains.” The sample contains a total of eighteen finishes consisting of gray, green, blue, and yellow oil-based paints terminating in one white modern latex finish.

It is possible that the earliest moderate brown paint dates to c. 1870. This finish is similar to a finish found at Blenheim in Fairfax, VA that is reputed to date to immediately after the Civil War, c.1866.<sup>13</sup> Also, an advertisement for the sale of 1315 Duke Street in 1869 described the building to be “in a dilapidated condition, but it is the intention of the purchaser to repair and convert it next spring into a handsome residence.”<sup>14</sup> So it is likely that early pre-1870 plasters and finishes were deteriorated and replaced soon after the War.



### *First Floor – East Wall*

The substrate of the east wall of the first floor is fiberboard and not plaster. While the exact type of fiberboard used is unknown, fiberboard was patented in 1858, but not widely used until 1910.<sup>15</sup> The first finish on the fiberboard is a white primer followed by a light-yellow green (Munsell 7.5GY 9.4) modern finish paint matching Benjamin Moore 554 “Easter Hunt”. Subsequent finishes include greens, pink, blues, and white for a total of seven finishes. The painted finishes on these samples fluoresce darkly under ultraviolet light which suggests a post-1920 date of application, possibly 1930s when light-yellow green color was popular.<sup>16</sup>

<sup>13</sup> Jablonski Building Conservation, Inc., “Exposure Window Reveals: Historic Blenheim, Fairfax, VA”, Prepared for Historic Fairfax City, Inc., City of Fairfax, Office of Historic Resources, January 22, 2021

<sup>14</sup> *Alexandria Gazette*, November 8, 1869. Quoted in Skolnik, 165.

<sup>15</sup> Richa Wilson and Kathleen Snodgrass, “Early 20<sup>th</sup>-Century Building Materials: Fiberboard and Plywood,” Facilities Tech Tips, US Department of Agriculture Forest Service Technology and Development Program, March 2007, <https://www.fs.fed.us/t-d/pubs/htmlpubs/htm07732308/index.htm>.

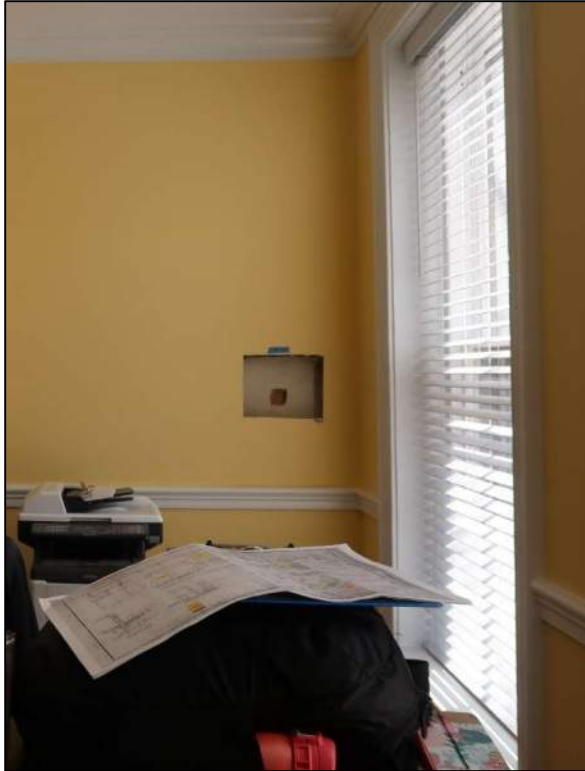
<sup>16</sup> Light-yellow green colors were advertised for use in interior spaces in several 1930s paint trade catalogues, including:

The Sherwin Williams Company, *The Joy of Color*, 1932.

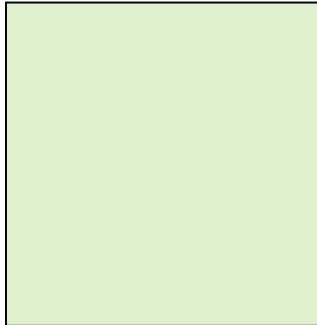
The Sherwin Williams Company, *The Authentic Home Decorator*, 1935.

The Sherwin Williams Company, *The Home Decorator*, 1937.

Sears, Roebuck and Co, *How to Paint*, 1939.



**Figure 3: Probe #2 at east wall of the first floor, Sample PT-101**



First Finish post 1920  
First floor, South Block, East Wall

Benjamin Moore  
554  
"Easter Hunt"



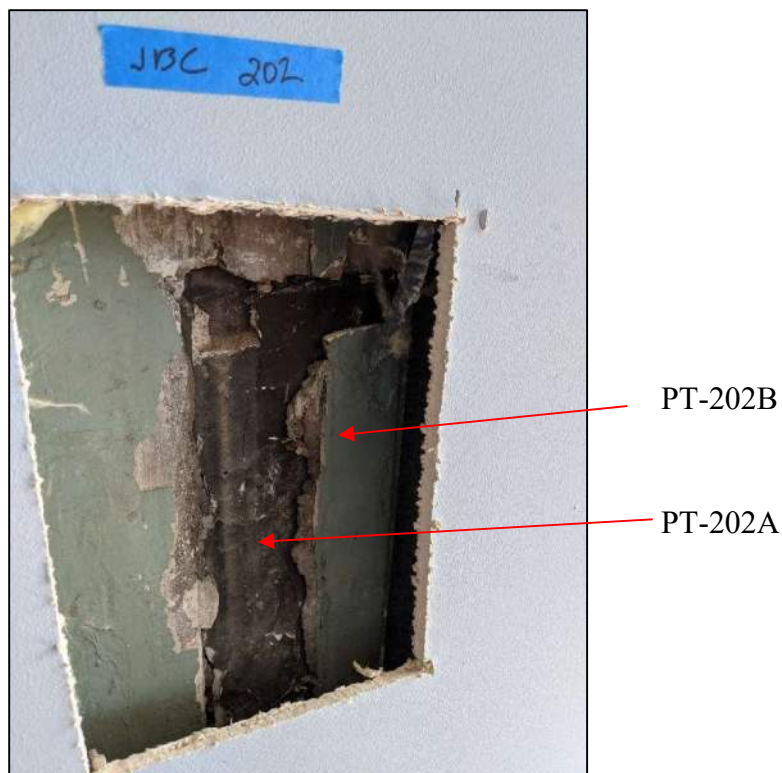
*Second Floor – West Wall*

Two plaster finishes were found within probe #6 on the west wall of the second floor. However, only one painted finish was present consisting of a white (Munsell N9.5/) distemper base coat matching Benjamin Moore “White” topped with traces of a pale-yellow finish matching Benjamin Moore 192 “Key West Ivory.” (See arrow in Figure 4 below.) The date of this finish is unknown. It is interesting that there is only one finish present on the plaster. It is possible that later painted finishes failed or were removed, or that the wall contained wallpaper that was removed, prior to being enclosed behind the gypsum board.



**Figure 4: Probe #6 at west wall of second floor, Sample PT-201.**

	<p><u>Only Finish</u> Second Floor, South Block, West Wall Base coat</p> <p>Benjamin Moore “White”</p>		<p><u>Only Finish</u> Second Floor, South Block, West Wall Finish</p> <p>Benjamin Moore 192 “Key West Ivory”</p>
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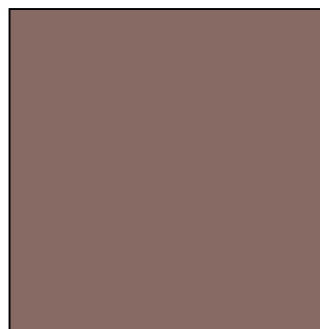
*Second Floor, Probe at Fireplace*

**Figure 5: Probe #5 at second floor fireplace.**

Two plaster finishes were found and sampled from within the second-floor probe at the fireplace (probe #5)—one overlapping the other (PT-202B over PT-202A in Figure 2 above). The configuration and superposition of the two plaster layers suggest that the earlier plaster was covered by a feature mounted to its surface. Note the straight and even sides to the plaster of PT-202B. Existing drawings from building permit #1451 from 1984 show a partition wall in this location, which was scheduled to be removed.<sup>17</sup> The date when this partition was installed is unknown.

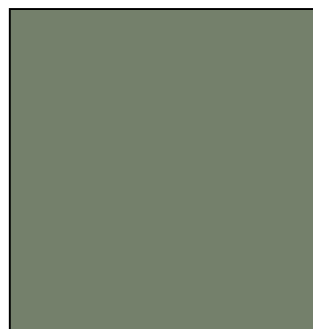
Both plasters retained only two painted finishes. The first finish on the lower layer (Sample PT-202A) is a moderate olive brown (Munsell 2.5Y 4/4) paint matching Benjamin Moore 1245 “Sequoia.” The second finish is a grayish yellow green (Munsell 7.5GY 5/2) paint matching Benjamin Moore 468 “Cambridge Green.” The colors of these finishes are close to the first two finishes from the north wall of the first floor; however, the finishes on the sample from the second-floor fireplace are oil-based paints, not distempers.

<sup>17</sup> 1315 Duke Street, Building Permit #1451, September 20, 1984.



Earliest Finish  
Second Floor, Probe  
at Fireplace

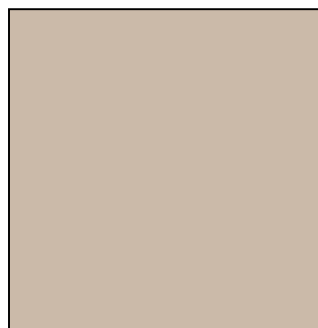
Benjamin Moore  
1245  
“Sequoia”



Second Finish  
First floor, South  
Block, North Wall

Benjamin Moore  
468  
“Cambridge Green”

The upper plaster sample from within the fireplace probe (PT-202B) contains only two modern painted finishes. There also appears to be two finish plaster layers present with a thin layer of soiling between them. This suggests that the earlier finish plaster layer may have been exposed and early finishes are missing. The earliest retained painted finish from this sample is a yellowish gray (between Munsell 10YR 8/2 & 7/2) paint matching Benjamin Moore 1018 “Shabby Chic”. The second finish is two layers of a light blue-green paint. These paints fluoresce darkly under ultraviolet light indicating post-1920s paints.



First Finish  
Second Floor, Probe at Fireplace

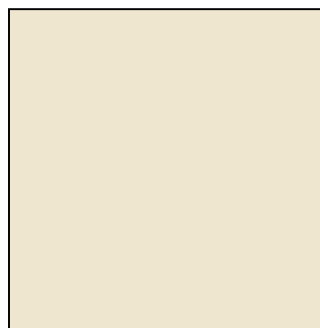
Benjamin Moore  
1018  
“Shabby Chic”

### *Third Floor – South Wall*

The earliest finishes on the plaster are approximately four to five layers of limewash. The limewashes are yellowish white (approximately Munsell 5Y 9/1) in color matching Benjamin Moore 225 “Chatsworth Cream”. The slightly yellow color suggests that the lime may have been mixed with oil or glue, but further analysis would be required to confirm it. Two plaster skim coats were later applied over the limewash followed by five modern painted finishes. While the date of application for the limewashes is unknown, it was common practice to paint green lime plaster with limewash to finish the walls until the plaster cured. Also, third floor spaces of residential or commercial buildings were usually not public spaces so limewash was an inexpensive way of finishing these utilitarian spaces.



**Figure 6: Probe #10 at south wall of the third floor, Sample PT-301.**



First Finish  
Third Floor, Probe at South Wall

Benjamin Moore  
225  
“Chatsworth Cream”

## IV. MORTAR ANALYSES

### Introduction

Jablonski Building Conservation, Inc. (JBC) was retained by SmithGroup to analyze eight mortars removed from the interior and exterior brick walls of the 1315 Duke Street in Alexandria, VA. The samples were taken by JBC in consultation with SmithGroup. The analysis, which conformed to standard wet-chemical techniques, was performed to provide the primary characteristics of the existing pointing and bedding mortars used on the interior and exterior brick of the structure to help inform the chronology of construction for the site.

### Methodology

The freshly broken surface of the samples was examined under a variable zoom microscope with an external light source equipped with daylight filters. The binder in the samples was matched to a color standard of the Munsell Color Chart (as per ASTM “1535 Specifying Color by the Munsell System”) under natural light. Each sample was then separated into three component parts—acid-solubles, "fines" (i.e. pigment, clay or cement residue), and aggregate or sand—via wet-chemical techniques.

The samples were first crushed and then digested with 3M hydrochloric acid. Levigation and filtration were used to separate the fines from the aggregate. Weight percentages of the constituent parts were calculated to gain an understanding of the original mortar mix. The colors of the “fines” and sand were matched to the Munsell Soil Color Chart. Predominant colors and shapes of sand grains were noted during examination of the aggregate fractions. Sieve analysis of the sand was performed to determine particle size distribution.

### Samples

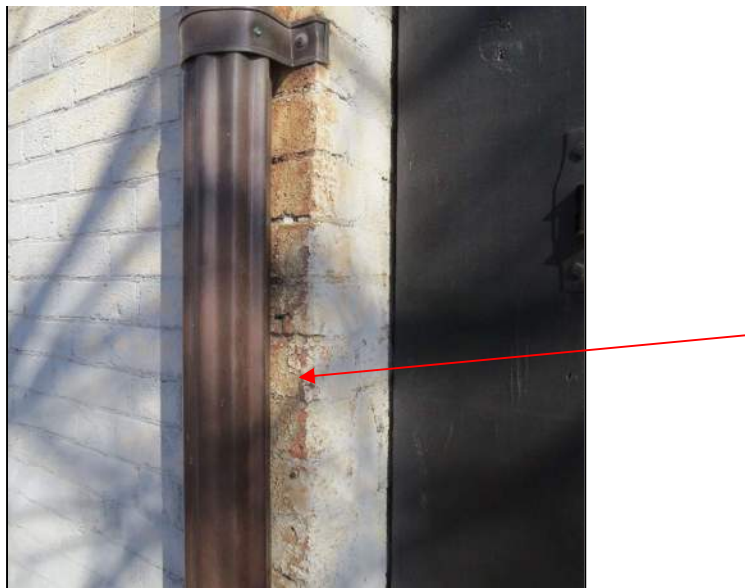
The following mortar samples were removed:

Sample #	Location
M-01	South Elevation, Exterior, East end near downspout
M-02	South Elevation, Exterior, between Windows 102 and 103
M-03	South Elevation, Exterior, Brick immediately east of 102
M-04	Basement, West wall under Window 004
M-05	North Wall "Exterior" under Window 105
M-06	East Elevation "Exterior", Central Passage
M-07	East Elevation "Exterior", Original Kitchen
M-08	East Elevation "Exterior", Original Kitchen, Lintel above Window 113
M-09	West Wall interior @ probe between Windows 107 and 108

## Results

### Sample M-1

Sample M-1 was removed from the south elevation of the South Block at the east end of the façade near the downspout. The mortar in this location was slightly deteriorated, but it was believed that the presence of the downspout may have deterred repointing in this area.



**Figure 7: Location of sample M-1.**



**Figure 8: Sample M-1 under simulated daylight illumination, 7.5x.**

In cross-section the matrix of the mortar is very pale brown (Munsell 10YR 8/2) in color with several small lime blebs and few dispersed air voids. There appears to be a high binder-to-sand

ratio and the sand grains are well-coated by the binder. On a relative scale of 1 to 5, with 1 being the softest and 5 being the hardest, the mortar has a hardness rating of 2 and was easy to crush.

### Components of Sample M-1:

*Acid soluble fraction* – 55.4% of the total sample weight. A very strong effervescent reaction was produced upon the addition of a 3M solution of hydrochloric acid to the crushed portion of the sample.

*“Fines”* – 10.7% of the total sample weight. The “fines” are light gray (Munsell 2.5Y 7/2) in color.

*Aggregate* – 33.9% of the total sample weight. The overall color of the aggregate is very pale brown (Munsell 10YR 7/3), mostly translucent to cloudy white quartz, with some yellow, orange, and pink particles. Brick and paint fragments are present in the aggregate which were introduced during sampling. The grains are subrounded to subangular in shape and range in size from fine (1/8 mm) to coarse (1 mm).

Sieve analysis of the aggregate portion is as follows:

<b>Sieve Number</b>	<b>% Passing</b>	<b>ASTM limit for Natural Sand</b>
<b>#4</b>	100.0%	100%
<b>#8</b>	100.0%	95 – 100%
<b>#16</b>	100.0%	70 – 100%
<b>#30</b>	95.0%	40 – 75%
<b>#50</b>	65.0%	10 – 35%
<b>#100</b>	20.0%	2 – 15%
<b>#200</b>	0.0%	0 – 5%

The aggregate from the Sample M-1 is very fine and narrowly graded with the majority of sand retained between the #50 and #100 sieves.



**Figure 9: Sample 1 Mortar sands under simulated daylight illumination, 7.5x.**

### Sample M-2

Sample M-2 was removed from the south façade of the South Block between windows 102 and 103. The mortar appeared to be in good condition with a fairly intact struck joint profile.



**Figure 10: Detail of south facade pointing. Note the struck joint profile.**





**Figure 11: Sample M-2 under simulated daylight illumination, 7.5x.**

This sample is similar in appearance to M-1. In cross-section the matrix of the mortar is very pale brown (Munsell 10YR 8/2) in color with several small lime blebs and few dispersed air voids. The mortar appears to have a high binder to sand ratio and the sand is well-coated by the binder. On a relative scale of 1 to 5, with 1 being the softest and 5 being the hardest, the mortar has a hardness rating of 2 and was easy to crush.

#### Components of Sample M-2:

*Acid soluble fraction* – 57.9% of the total sample weight. A strong effervescent reaction was produced upon the addition of a 3M solution of hydrochloric acid to the crushed portion of the sample.

*“Fines”* – 8.8% of the total sample weight. The “fines” are pale yellow (Munsell 2.5Y 8/3) in color.

*Aggregate* – 33.3% of the total sample weight. The overall color of the aggregate is very pale brown (Munsell 10YR 8/2) with mostly translucent to cloudy white quartz, with some yellow, orange, and pink particles. Few brick and paint fragments are present in the aggregate which were introduced during sampling. The grains are subrounded to subangular in shape and range in size from fine (1/8 mm) to coarse (1 mm).

Sieve analysis of the aggregate portion is as follows:

<b>Sieve Number</b>	<b>% Passing</b>	<b>ASTM limit for Natural Sand</b>
<b>#4</b>	100.0%	100%
<b>#8</b>	100.0%	95 – 100%
<b>#16</b>	100.0%	70 – 100%
<b>#30</b>	94.4%	40 – 75%
<b>#50</b>	66.7%	10 – 35%
<b>#100</b>	22.2%	2 – 15%
<b>#200</b>	0.0%	0 – 5%

The aggregate from the Sample M-2, like M-1, is fine grained and narrowly graded with the majority of the sand retained by the #50 and #100 sieves.



**Figure 12: Sample 2 Mortar sands under simulated daylight illumination, 7.5x.**

### Sample M-3

Sample M-3 was removed from the infill adjacent to window 102. The infill bricks have a smoother surface than the other bricks and the mortar joints have a flat profile.



**Figure 13: Detail of mortar at infill around windows. Note the smooth brick and the flat joint profile.**



**Figure 14: Sample 3 Mortar under simulated daylight illumination, 7.5x.**

In cross-section the matrix of the mortar is pale yellow (Munsell 2.5Y 8/3) in color with several moderate lime blebs and small air voids. The mortar does not appear well-compacted and the sand is poorly coated by the binder. On a relative scale of 1 to 5, with 1 being the softest and 5 being the hardest, the mortar has a hardness rating of 2.5.

Components of Sample M-3:

*Acid soluble fraction* – 17.6% of the total sample weight. A strong effervescent reaction was produced upon the addition of a 3M solution of hydrochloric acid to the crushed portion of the sample.

*“Fines”* – 7.8% of the total sample weight. The “fines” are pale yellow (Munsell 2.5Y 8/3) in color.

*Aggregate* – 74.5% of the total sample weight. The overall color of the aggregate is pale yellow (Munsell 2.5Y 8/2-8/3), mostly translucent to cloudy white quartz, with some yellow and pink particles and very few dark lithic particles. The grains are subrounded in shape and range in size from medium (1/4 mm) to coarse (1 mm).

Sieve analysis of the aggregate portion is as follows:

<b>Sieve Number</b>	<b>% Passing</b>	<b>ASTM limit for Natural Sand</b>
<b>#4</b>	100.0%	100%
<b>#8</b>	97.4%	95 – 100%
<b>#16</b>	92.3%	70 – 100%
<b>#30</b>	79.5%	40 – 75%
<b>#50</b>	30.8%	10 – 35%
<b>#100</b>	7.7%	2 – 15%
<b>#200</b>	0.0%	0 – 5%

The aggregate from the Sample M-3 well-graded, but slightly outside the limits acceptable for modern, commercially-graded natural sand with a higher proportion of medium-grained aggregate.



**Figure 15: Sample M-3 sands under simulated daylight illumination, 7.5x.**

#### Sample M-4

Sample M-4 was removed from the west wall of the basement under window 004.



**Figure 16: Sample M-4 under simulated daylight illumination, 7.5x.**

In cross-section the matrix of the mortar is very pale brown (Munsell 10YR 8/3) in color. The mortar has coarse aggregate and some voids. Some of the pores are lined with carbonate material which could indicate moisture passing through the mortar. The sand is well-coated in the binder. On a relative scale of 1 to 5, with 1 being the softest and 5 being the hardest, the mortar has a hardness rating of 4.

Components of Sample M-4:

*Acid soluble fraction* – 32.1% of the total sample weight. A strong effervescent reaction was produced upon the addition of a 3M solution of hydrochloric acid to the crushed portion of the sample.

*“Fines”* – 10.3% of the total sample weight. The “fines” are very pale brown (Munsell 10YR 7/3) in color.

*Aggregate* – 57.6% of the total sample weight. The overall color of the aggregate is very pale brown (Munsell 10YR 7/3) with mostly translucent to cloudy white, pale yellow, and pale pink quartz, and few gray particles. The grains are subangular in shape and range in size from fine (1/8 mm) to very coarse (up to 5 mm).

Sieve analysis of the aggregate portion is as follows:

Sieve Number	% Passing	ASTM limit for Natural Sand
#4	98.9%	100%
#8	72.3%	95 – 100%
#16	59.6%	70 – 100%
#30	46.8%	40 – 75%
#50	24.5%	10 – 35%
#100	9.6%	2 – 15%
#200	2.1%	0 – 5%

The aggregate from the Sample M-4 is just outside the limits acceptable for modern, commercially-graded natural sand with a higher proportion of course-grained aggregate.



Figure 17: Sample M-4 sands under simulated daylight illumination, 7.5x.

### Sample M-5

Sample M-5 was removed from under window 105. This is an area of brick infill.



**Figure 18: Location of sample M-5.**



**Figure 19: Sample M-5 under simulated daylight illumination, 7.5x.**

In cross-section the matrix of the mortar is pale yellow (Munsell 2.5Y 8/2) in color with few small lime blebs and frequent dispersed air voids. The sand is poorly coated by the binder. On a relative scale of 1 to 5, with 1 being the softest and 5 being the hardest, the mortar has a hardness rating of 2.

Components of Sample M-5:

*Acid soluble fraction* – 14.3% of the total sample weight. A strong effervescent reaction was produced upon the addition of a 3M solution of hydrochloric acid to the crushed portion of the sample.

*“Fines”* – 6.1% of the total sample weight. The “fines” are pale yellow (Munsell 2.5Y 8/3) in color.

*Aggregate* – 79.6% of the total sample weight. The overall color of the aggregate is pale yellow (Munsell 2.5Y 8/2-8/3) with mostly translucent to cloudy white quartz, pale yellow, and some pink particles. The grains are subrounded in shape and range in size from fine (1/8 mm) to coarse (1 mm).

Sieve analysis of the aggregate portion is as follows:

Sieve Number	% Passing	ASTM limit for Natural Sand
#4	100.0%	100%
#8	99.1%	95 – 100%
#16	97.4%	70 – 100%
#30	84.3%	40 – 75%
#50	28.7%	10 – 35%
#100	5.2%	2 – 15%
#200	0.9%	0 – 5%

The aggregate from the Sample M-5 is outside the limits acceptable for modern, commercially-graded natural sand with a higher proportion of medium-grained aggregate.



**Figure 20: Sample M-5 sands under simulated daylight illumination, 7.5x.**



### Sample M-6

Sample M-6 was removed from the enclosed passage between the South Block and the Kitchen on the east elevation on the first floor.



**Figure 21: Sample M-6 under simulated daylight illumination, 7.5x.**

In cross-section the matrix of the mortar is pale yellow (Munsell 2.5Y 8/3) in color. The mortar is powdery with a soft binder. It has several small lime blebs, few dispersed air voids, and the sand is well-coated by the binder. On a relative scale of 1 to 5, with 1 being the softest and 5 being the hardest, the mortar has a hardness rating of 2.

#### Components of Sample M-6:

*Acid soluble fraction* – 29.0% of the total sample weight. A vigorous effervescent reaction was produced upon the addition of a 3M solution of hydrochloric acid to the crushed portion of the sample.

*“Fines”* – 15.9% of the total sample weight. The “fines” are pale yellow (Munsell 2.5Y 7/4) in color.

*Aggregate* – 55.1% of the total sample weight. The overall color of the aggregate is very pale brown (Munsell 10YR 7/4), mostly translucent to cloudy white, yellow, and pink quartz with very few dark lithic particles. The grains are angular to subangular in shape and range in size from fine (1/8 mm) to medium (1/2 mm) and few coarse particles (1 mm).

Sieve analysis of the aggregate portion is as follows:

Sieve Number	% Passing	ASTM limit for Natural Sand
#4	100.0%	100%
#8	100.0%	95 – 100%
#16	98.3%	70 – 100%
#30	95.0%	40 – 75%
#50	65.0%	10 – 35%
#100	16.7%	2 – 15%
#200	1.7%	0 – 5%

The aggregate from the Sample M-6 narrowly graded with a higher proportion of medium-grained aggregate.



Figure 22: Sample M-6 sands under simulated daylight illumination, 7.5x.

## Sample M-7

Sample M-7 was removed from the east elevation of the kitchen on the first floor.



**Figure 23: Sample M-7 under simulated daylight illumination, 7.5x.**

In cross-section the matrix of the mortar is pale yellow (Munsell 2.5Y 8/3) in color. The mortar is powdery in texture with few in-tact pieces and has several small lime blebs. On a relative scale of 1 to 5, with 1 being the softest and 5 being the hardest, the mortar has a hardness rating of 2.

### Components of Sample M-7:

*Acid soluble fraction* – 21.3% of the total sample weight. A strong effervescent reaction was produced upon the addition of a 3M solution of hydrochloric acid to the crushed portion of the sample.

*“Fines”* – 14.8% of the total sample weight. The “fines” are pale yellow (Munsell 2.5Y 7/3) in color.

*Aggregate* – 63.9% of the total sample weight. The overall color of the aggregate is pale yellow (Munsell 2.5Y 7/3), mostly translucent to cloudy white and pale yellow quartz, with some pink and few gray particles. The grains are subrounded to subangular in shape and range in size from fine (1/8 mm) to coarse (1 mm).

Sieve analysis of the aggregate portion is as follows:

<b>Sieve Number</b>	<b>% Passing</b>	<b>ASTM limit for Natural Sand</b>
<b>#4</b>	100.0%	100%
<b>#8</b>	100.0%	95 – 100%
<b>#16</b>	97.4%	70 – 100%
<b>#30</b>	92.3%	40 – 75%
<b>#50</b>	53.8%	10 – 35%
<b>#100</b>	10.3%	2 – 15%
<b>#200</b>	0.0%	0 – 5%

The aggregate from the Sample M-7 is poorly graded with a higher proportion of medium-grained aggregate.



**Figure 24: Sample M-7 sands under simulated daylight illumination, 7.5x.**

### Sample M-9

Sample M-9 was removed from the brick within the interior probe at the bottom of the stairs at the west wall of the first floor. This mortar is assumed to be original bedding mortar.



**Figure 25: Sample M-9 under simulated daylight illumination, 7.5x.**

In cross-section the matrix of the mortar is pale yellow (Munsell 2.5Y 8/2) in color. The mortar is powdery, has several small lime blebs, few small air voids, and the sand is well-coated by the binder. On a relative scale of 1 to 5, with 1 being the softest and 5 being the hardest, the mortar has a hardness rating of 2.

### Components of Sample M-9:

*Acid soluble fraction* – 28.4% of the total sample weight. A very strong effervescent reaction was produced upon the addition of a 3M solution of hydrochloric acid to the crushed portion of the sample.

*“Fines”* – 15.9% of the total sample weight. The “fines” are pale yellow (Munsell 2.5Y 7/3) in color.

*Aggregate* – 55.7% of the total sample weight. The overall color of the aggregate is very pale brown (Munsell 10YR 7/4), mostly translucent to cloudy white, yellow, orange and pink quartz, with some gray aggregate and very few black lithic particles. The grains are angular to subangular in shape and range in size from fine (1/8 mm) to medium (1/2 mm) with few coarse particles (1 mm).

Sieve analysis of the aggregate portion is as follows:

<b>Sieve Number</b>	<b>% Passing</b>	<b>ASTM limit for Natural Sand</b>
<b>#4</b>	100.0%	100%
<b>#8</b>	100.0%	95 – 100%
<b>#16</b>	100.0%	70 – 100%
<b>#30</b>	93.9%	40 – 75%
<b>#50</b>	59.2%	10 – 35%
<b>#100</b>	16.3%	2 – 15%
<b>#200</b>	2.0%	0 – 5%

The aggregate from the Sample M-9 Mortar is poorly graded with a higher proportion of medium-grained aggregate.



**Figure 26: Sample M-9 sands under simulated daylight illumination, 7.5x.**

## Conclusions

All of the mortars analyzed are lime-sand mortars which makes ascribing a date of installation based solely on material content impossible. Further complicating results, the restoration design from 1984 called for the brick on all elevations to be repointed. Comparing the appearances, component parts, and component percentages, similarities and differences between samples becomes apparent. It is unclear how much repointing was actually performed, as the samples are not all identical.

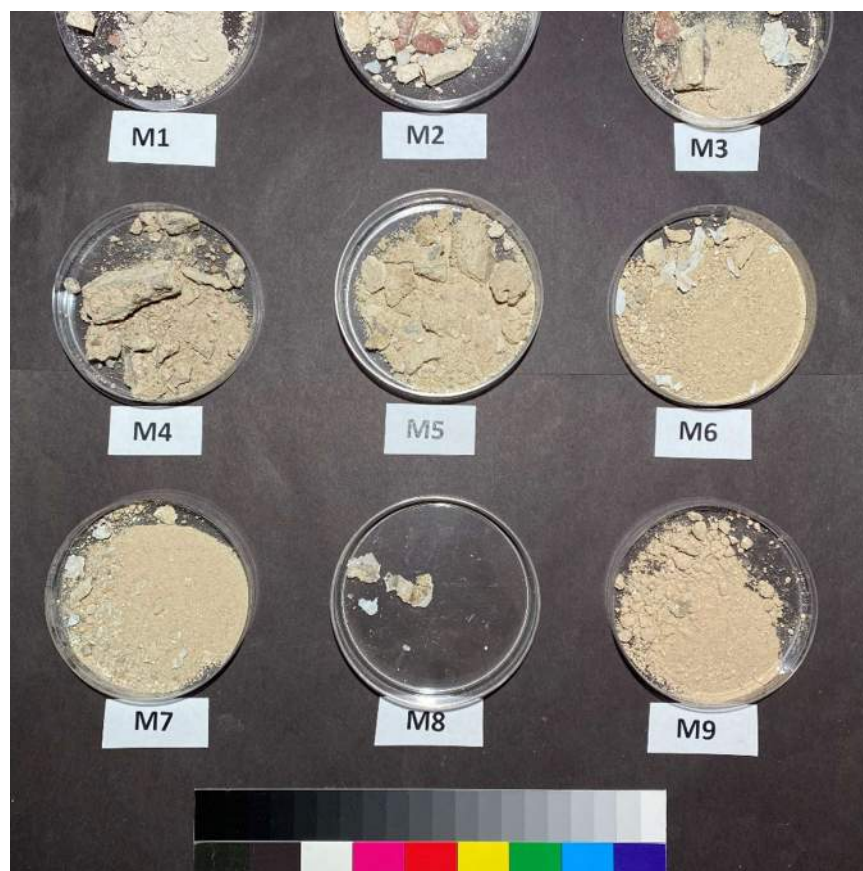


Figure 27: 1315 Duke Street mortar samples before acid digestion.

Samples M-1 and M-2 have the same color and texture in hand sample, the component proportions are the same, and the gradation of the sands are nearly identical. These mortars are lime-based with a low sand content which is mostly medium to course-grained. Figures 28 and 29 show the samples in cross-section.



**Figure 28: Cross-section of Sample M-1, 20x**



**Figure 29: Cross-section of Sample M-2, 20x.**

The exact dates of mortars M-1 and M-2 is unknown. Despite their similarity, Sample M-1 may predate Sample M-2. The surface of Sample M-1 was eroded and contained several layers of paint. The joint tooling of Sample M-2 is very crisp and only contains one layer of paint in most locations. In 1985, there was select repointing of the exterior. Therefore, it is most possible that Sample M-2 is a repointing mortar from the 1985 renovation whose mix is based on Sample M-1, but this is just theoretical.



**Figure 30: Location of Sample M-1 behind the downspout.**



**Figure 31: Location of Sample M-2. Note the crisp joint profile.**

Samples M-3 from the infill around the windows on the south façade of the South Block and M-5 from the infill under window 105 appear to be the same as they both have a poorly compacted texture, pale yellow binder color, and identical component proportions (Figures 32 and 33). The sands have the same mineralogy and gradation. These mortars are lime-based with mostly medium to coarse-grained aggregate.





**Figure 32: Cross-section of Sample M-3, 20x.**



**Figure 33: Cross-section of Sample M-5, 20x.**

It is likely that M-3 and M-5 date from the 1985 restoration as photographs from the 1980s before the restoration show deteriorated brick at the bottom of the opening at 105.



**Figure 34: Image of Window 105 c.1980.**

Samples M-4, M-6, M-7, and M-9 are distinct from the other four mortars and from each other in color, texture, and aggregate. Sample M-4 is much harder than the other samples and may contain a hydraulic binder or additive. The aggregate contains very coarse particles and other large inclusions. Sample M-6 is a lime-based mortar with medium to coarse-grained aggregate. Sample M-7 is a friable lime-based mortar with fine to coarse-grained aggregate.

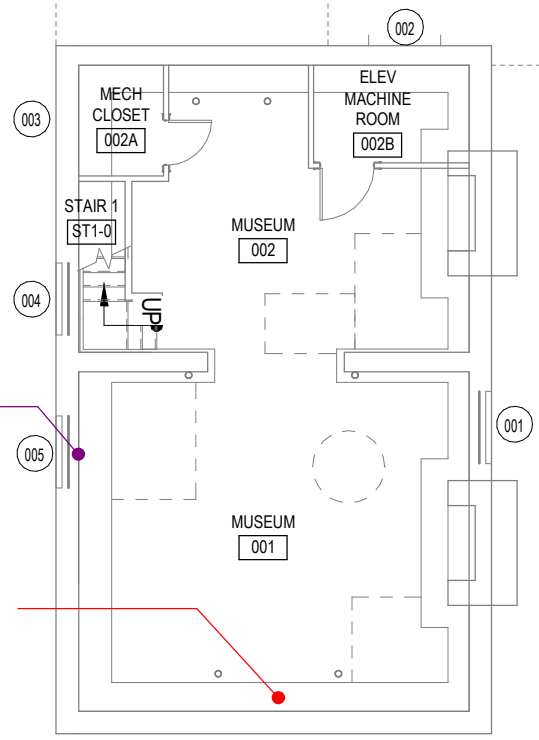
Sample M-9 is a lime-based mortar with medium to coarse-grained aggregate. It is similar to Sample 6 in its component proportions and sand gradation. However, the colors of the sand grains are darker than Sample 6, and the overall color of the mortar is also slightly darker. While this mortar is similar to Sample 6, it is likely from a different pointing campaign. It is possible that M-9 is the only original mortar sampled, as it was located behind wall finishes.

**Exhibit A**  
**Sample Locations**

---

1315 Duke Street  
Alexandria, VA

**INVESTIGATIVE PROBE  
AND MATERIAL SAMPLE LOCATIONS:  
BASEMENT FLOOR PLAN**

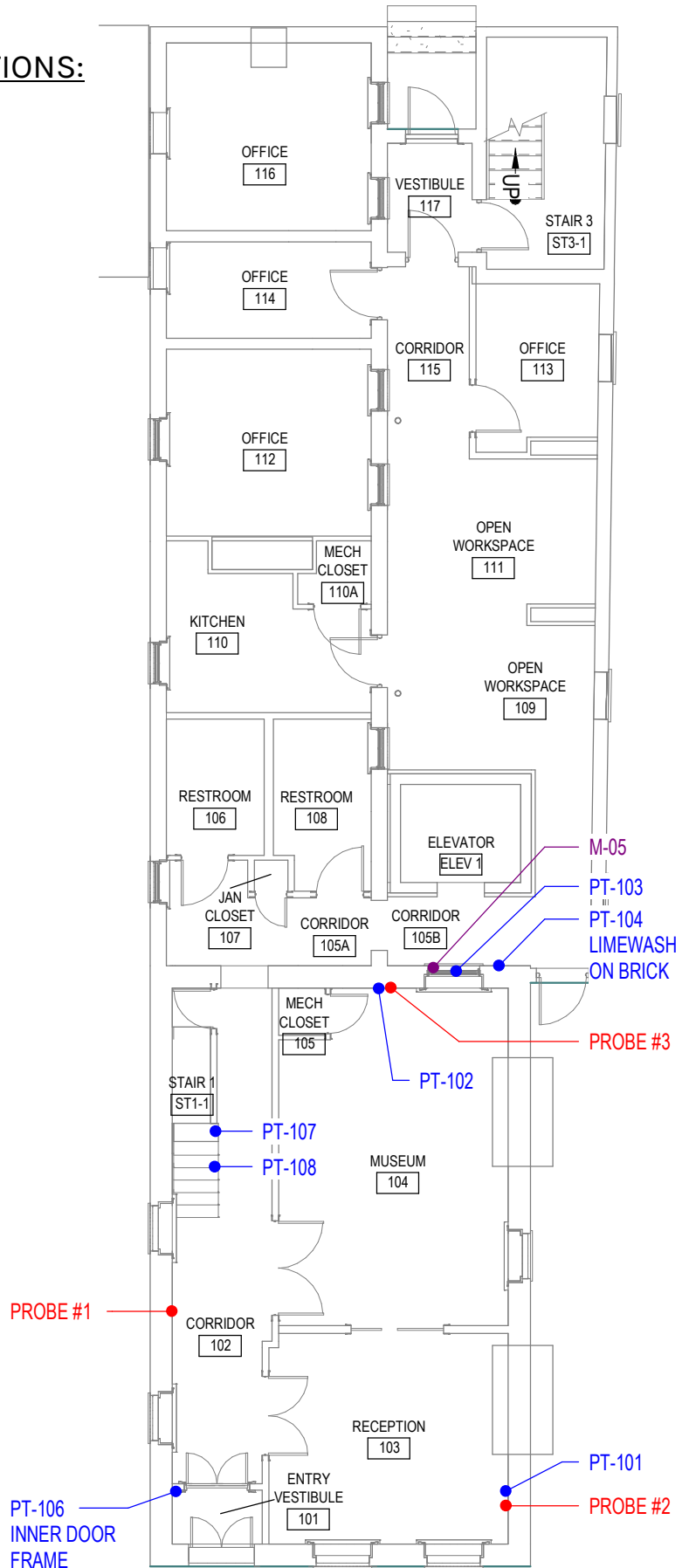


**LEGEND**

- PROBE # --** INVESTIGATIVE PROBE
- P-XXX** FINISH/ PAINT SAMPLE
- M-XX** MORTAR SAMPLE

**PROBE #19**  
(ABOVE  
CEILING)

**INVESTIGATIVE PROBE  
AND MATERIAL SAMPLE LOCATIONS:  
FIRST FLOOR PLAN**



**LEGEND**

PROBE # -- INVESTIGATIVE PROBE

P-XXX FINISH/ PAINT SAMPLE

M-XX MORTAR SAMPLE

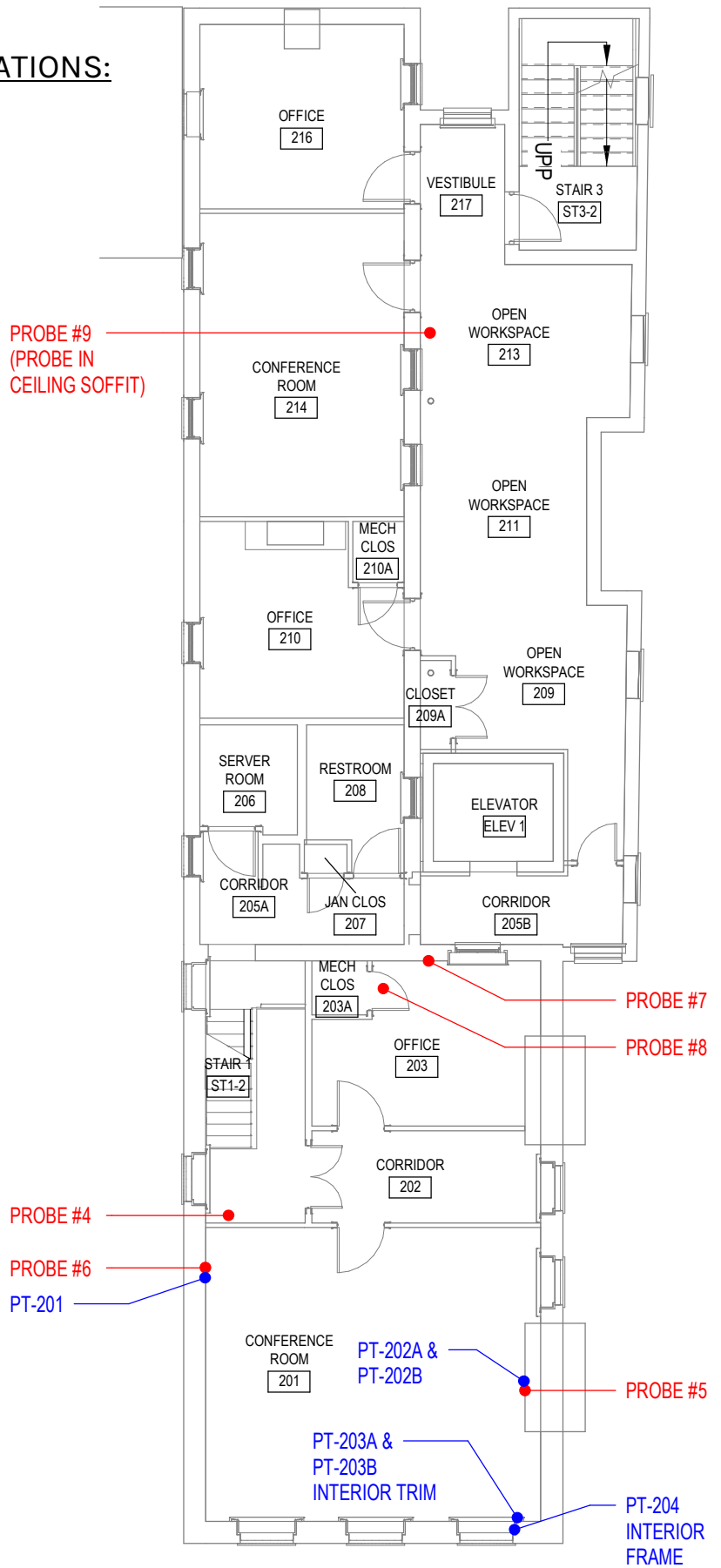
PT-106  
INNER DOOR  
FRAME

M-05  
PT-103  
PT-104  
LIMEWASH  
ON BRICK

PROBE #3

PT-101  
PROBE #2

**INVESTIGATIVE PROBE  
AND MATERIAL SAMPLE LOCATIONS:  
SECOND FLOOR PLAN**



**LEGEND**

- PROBE # -- INVESTIGATIVE PROBE
- P-XXX FINISH/ PAINT SAMPLE
- M-XX MORTAR SAMPLE

**INVESTIGATIVE PROBE  
AND MATERIAL SAMPLE LOCATIONS:  
THIRD FLOOR PLAN**

M-05

PROBE #14

PROBE #15

PROBE #13

PROBE #11

PT-306

PT-305

PROBE #12

PT-301

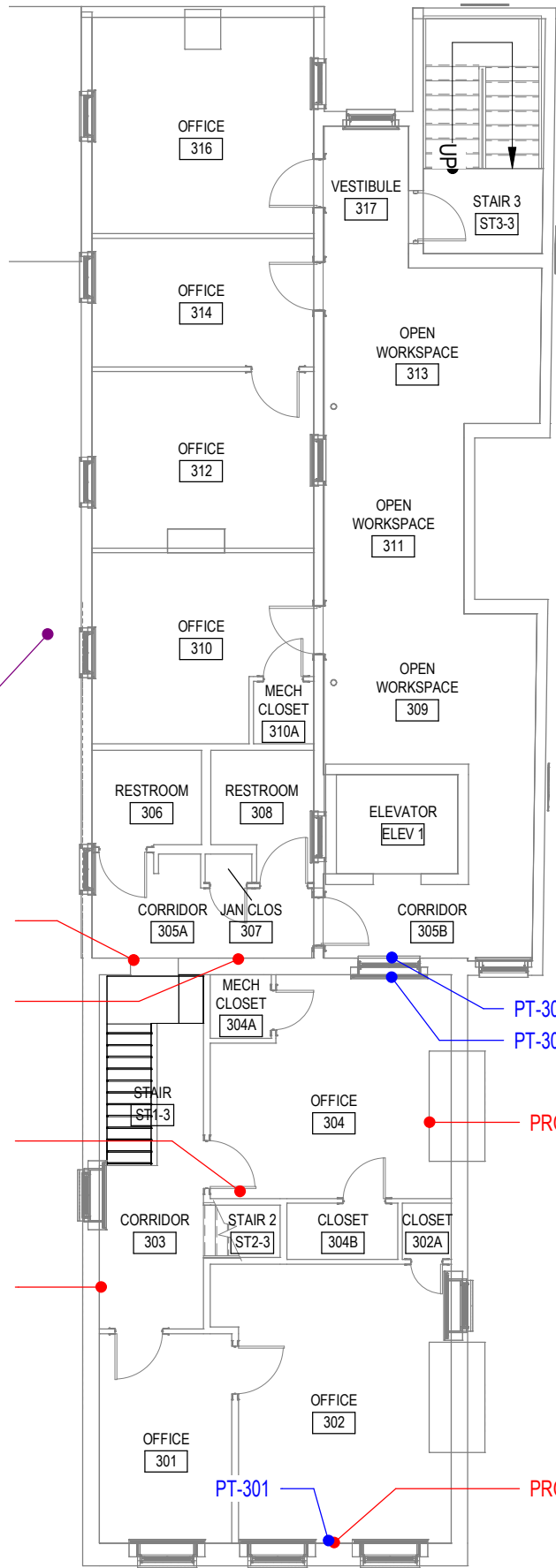
PROBE #10

**LEGEND**

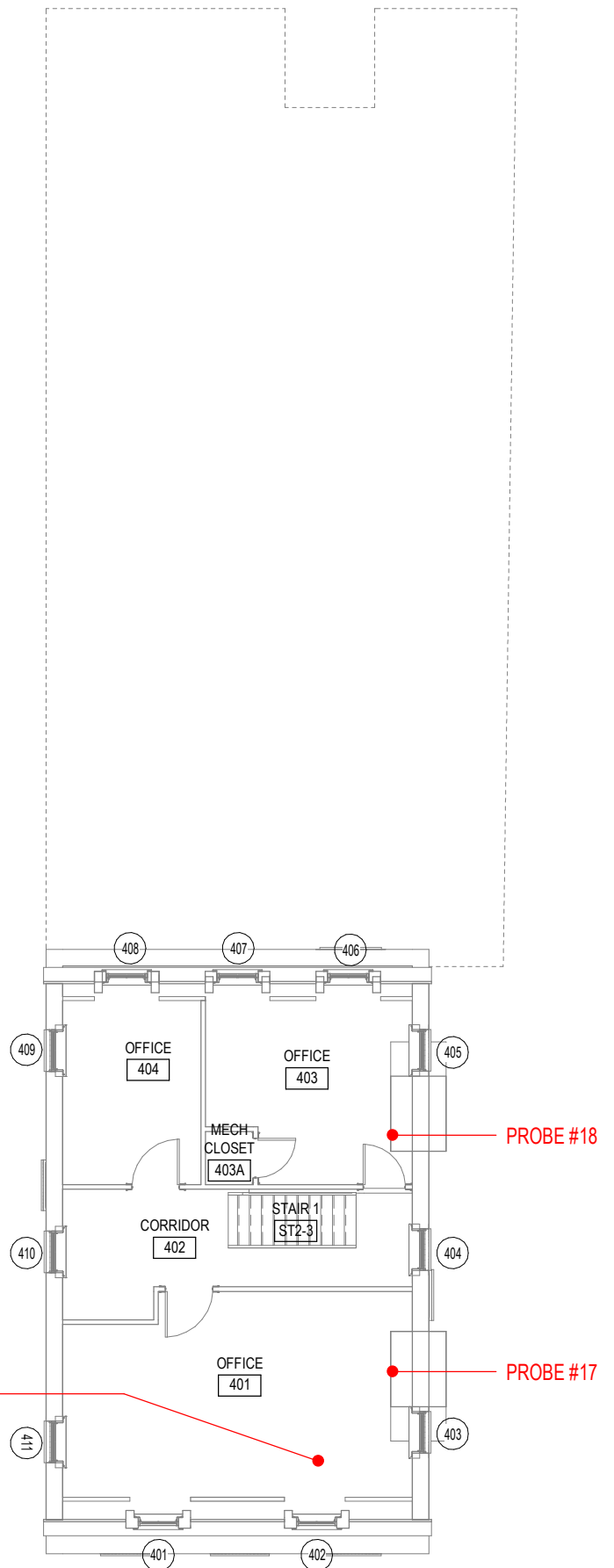
PROBE # -- INVESTIGATIVE PROBE

P-XXX FINISH/ PAINT SAMPLE

M-XX MORTAR SAMPLE



INVESTIGATIVE PROBE  
AND MATERIAL SAMPLE LOCATIONS:  
FOURTH FLOOR PLAN

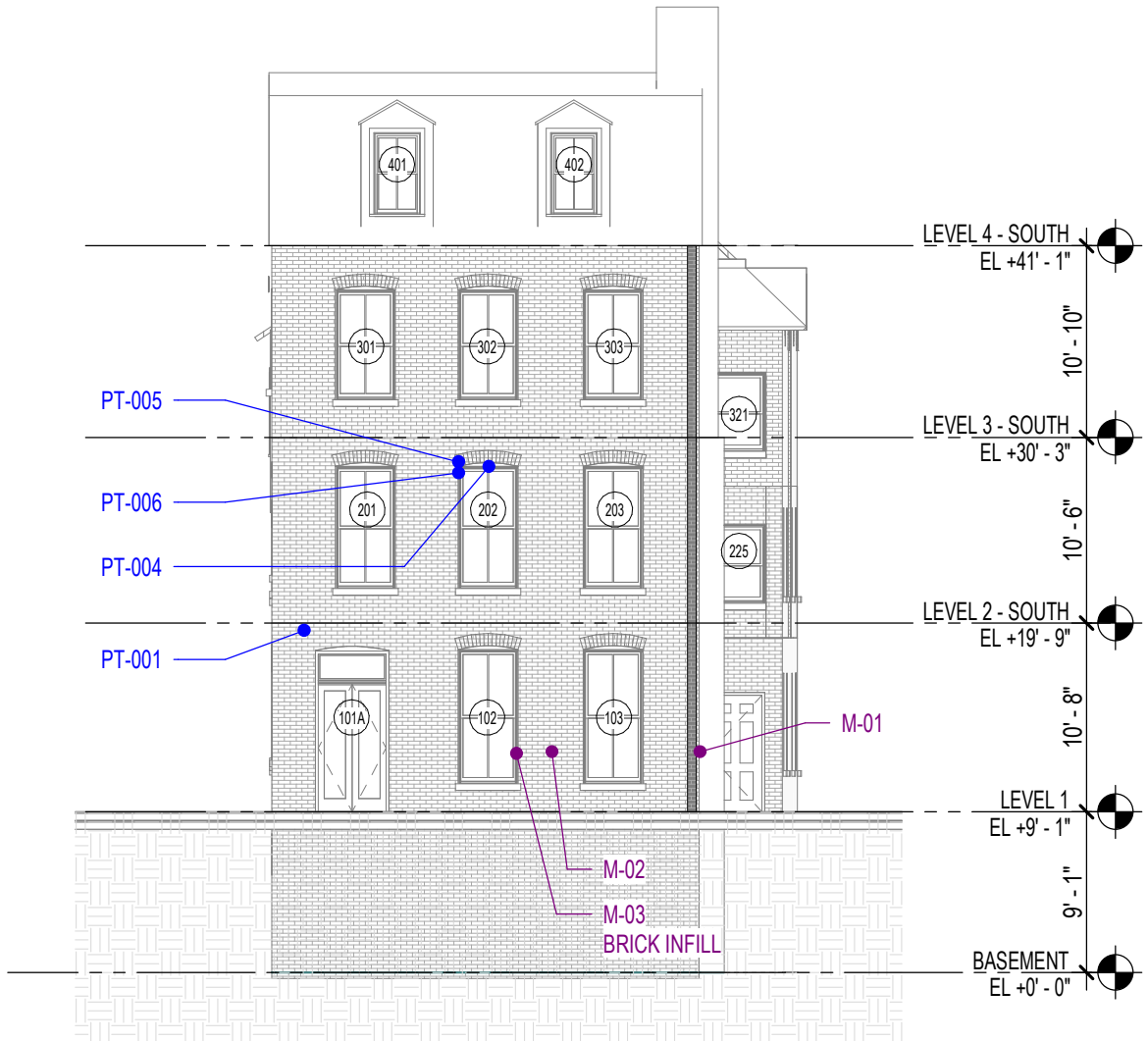


LEGEND

- PROBE # -- INVESTIGATIVE PROBE
- P-XXX FINISH/ PAINT SAMPLE
- M-XX MORTAR SAMPLE



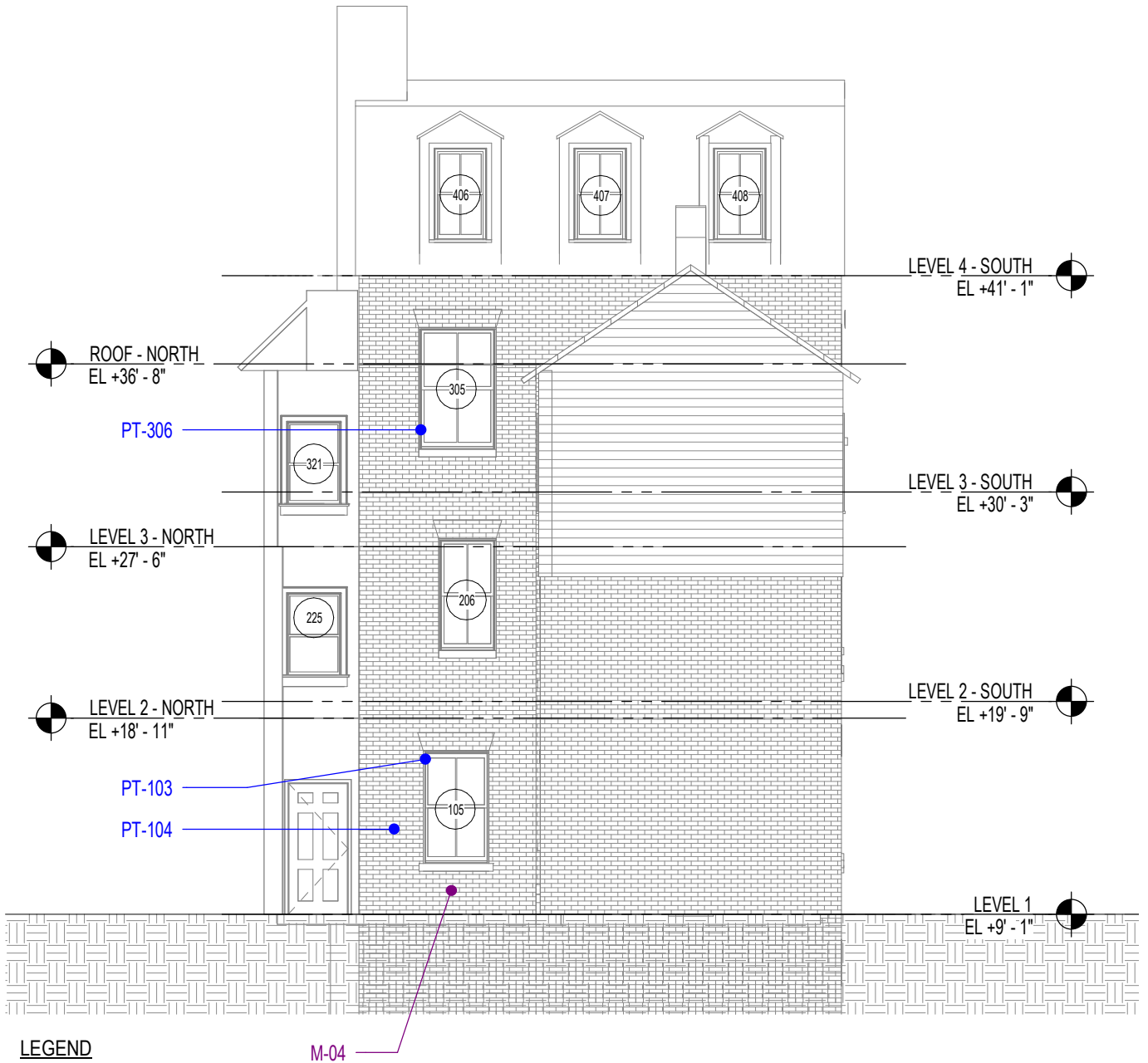
**INVESTIGATIVE PROBE  
AND MATERIAL SAMPLE LOCATIONS:  
SOUTH ELEVATION**



**LEGEND**

- PROBE # -- INVESTIGATIVE PROBE
- P-XXX FINISH/ PAINT SAMPLE
- M-XX MORTAR SAMPLE

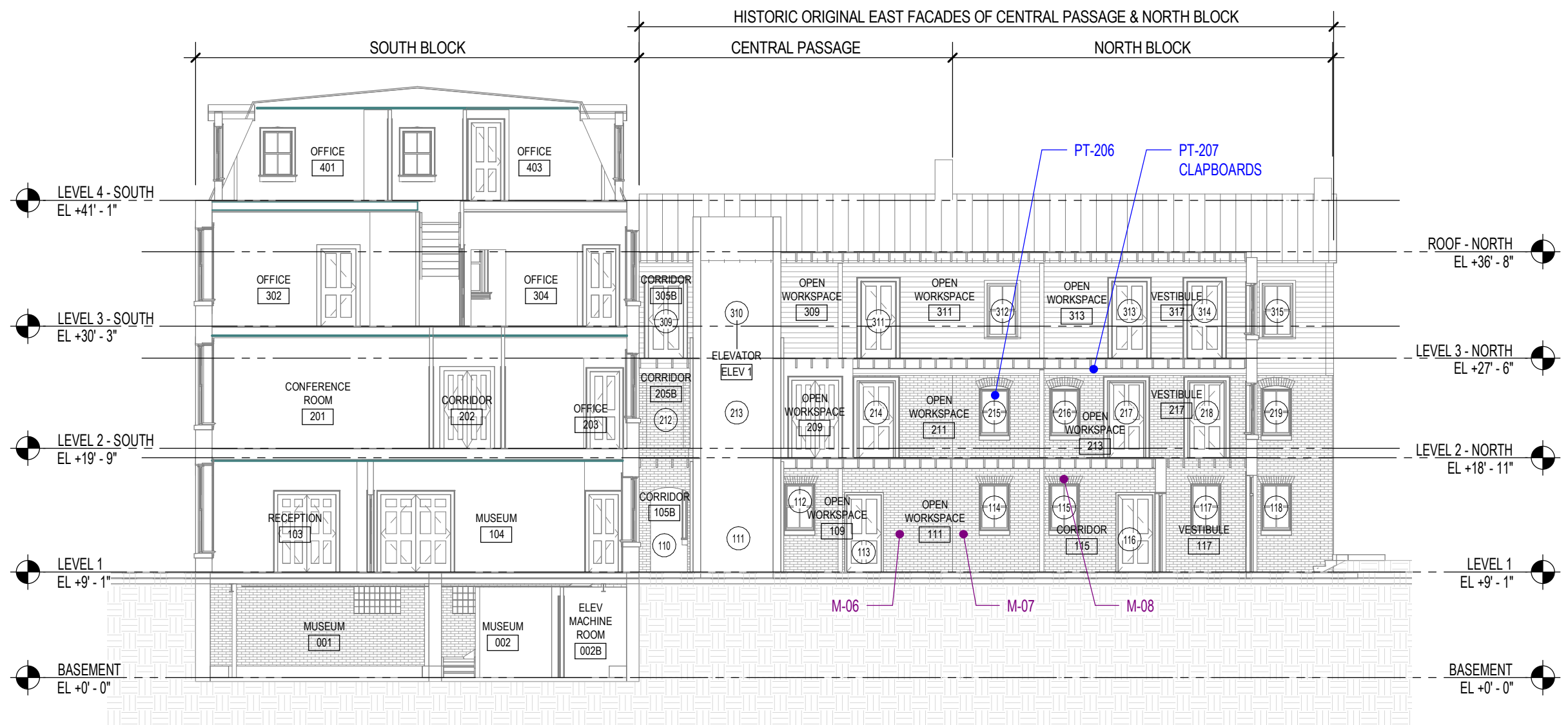
**INVESTIGATIVE PROBE  
AND MATERIAL SAMPLE LOCATIONS:  
NORTH ELEVATION**



**LEGEND**

- PROBE # -- INVESTIGATIVE PROBE
- P-XXX FINISH/ PAINT SAMPLE
- M-XX MORTAR SAMPLE

**INVESTIGATIVE PROBE  
AND MATERIAL SAMPLE LOCATIONS:  
EAST ELEVATION (ENCLOSED WITHIN 1985 ADDITION)**



**LEGEND**

- PROBE # -- INVESTIGATIVE PROBE
- P-XXX FINISH/ PAINT SAMPLE
- M-XX MORTAR SAMPLE

**Exhibit B**  
**Chromochronologies**

---

1315 Duke Street  
Alexandria, VA

Key:

B – Base coat  
D – Decoration  
F – Finish  
G – Glaze  
L – Limewash  
P – Primer  
R – Repair  
T – Trace of Finish  
V – Varnish  
W – Water Soluble Paint

## PAINT CHROMOCHRONOLOGIES AND COLOR MATCHES

### Exterior Brick

Sample #	PT-001	PT-104
Location	South Façade, South Block @ Presumed Signage	North Façade, South Block @ First Floor
Substrate	Brick	Brick
<b>Earliest retained finish – unknown date</b>	<b>F: brilliant yellow</b>	<b>L: white</b>
2 <sup>nd</sup> Found Finish	F: light reddish brown	L: white
<b>3<sup>rd</sup> Found Finish c.1860</b>	<b>F: moderate reddish brown</b>	L: white
4 <sup>th</sup> Found Finish c.1870	F: strong reddish brown	L: white
5 <sup>th</sup> Found Finish	P: gray F: gray	
<b>6<sup>th</sup> Found Finish c. 1905</b>	P: dark reddish brown F: dark reddish brown	
7 <sup>th</sup> Found Finish	P: greenish gray B: greenish gray F: dark greenish gray	
8 <sup>th</sup> Found Finish	P: greenish gray F: greenish gray	P: greenish gray F: gray
9 <sup>th</sup> Found Finish	P: orange	P: yellow orange F: yellow orange
10 <sup>th</sup> Found Finish	F: yellow orange	F: yellow orange
11 <sup>th</sup> Found Finish	P: pale yellowish white F: pale yellowish white	F: pale yellow
12 <sup>th</sup> Found Finish	P: light gray F: dark gray	
13 <sup>th</sup> Found Finish	P: light gray F: light gray	
<b>Munsell Match Earliest Finish</b>	<b>F: 2.5Y 8.5/8</b>	<b>F: N10/</b>
<b>Commercial Match Earliest Finish</b>	<b>F: BM 2020-40</b>	<b>F: BM White</b>
<b>Munsell Match c.1870</b>	<b>F: 10R 3/6</b>	

<b>Commercial Match c.1870</b>	<b>F: BM 2092-10</b>	
<b>Munsell Match c.1905</b>		
<b>Commercial Match c.1905</b>		
Comments	No clear evidence of the "PRICE BIRCH & CO/DEALERS IN SLAVES" painted sign is found.	

## PAINT CHROMOCHRONOLOGIES AND COLOR MATCHES

### Exterior Windows

Sample #	PT-004	PT-005	PT-006	PT-103
Location	South Façade, South Block, Window 202, Exterior Lunette	South Façade, South Block, Brick Arch above Window 202	South Façade, South Block, Window 202, Exterior Frame	North Façade, South Block, Window 105, "Exterior" Frame
Substrate	Wood	Brick	Wood	Wood
<b>Earliest Retained Finish c.1870</b>			<b>P: grayish white</b> <b>B: pale yellowish white</b> <b>V: moderate olive brown</b>	
2 <sup>nd</sup> Found Finish			P: grayish white B: white V: yellowish brown	
3 <sup>rd</sup> Found Finish			P: white B: white V: grayish white	
4 <sup>th</sup> Found Finish			P: yellow B: yellow V: yellowish brown	
5 <sup>th</sup> Found Finish			F: pinkish yellow	
6 <sup>th</sup> Found Finish			P: pale yellowish white B: orange V: grayish yellow	
<b>7<sup>th</sup> Found Finish c. 1905</b>	<b>F: moderate reddish brown</b>	<b>P: dark reddish brown</b> <b>F: dark reddish brown</b>	F: moderate reddish brown	<b>B: yellowish white</b> <b>V: dark grayish yellow</b>
8 <sup>th</sup> Found Finish	B: pale yellowish orange V: light olive brown	P: greenish gray B: greenish gray F: dark greenish gray	B: pale yellowish orange V: light olive brown	F: pale yellowish white V: dark gray
9 <sup>th</sup> Found Finish	P: grayish yellow F: pale yellowish white V: dark gray	P: greenish gray F: greenish gray	P: grayish yellow F: pale yellowish white V: dark gray	B: olive gray V: olive gray
10 <sup>th</sup> Found Finish	B: olive gray V: olive gray		B: olive gray V: olive gray	P: olive gray F: brown
11 <sup>th</sup> Found Finish	P: brown F: brown	P: yellow orange F: brown	P: brown F: brown	F: yellow
12 <sup>th</sup> Found Finish	P: brown F: brown	P: pale yellowish white F: brown	P: brown F: brown	P: brown F: brown
13 <sup>th</sup> Found Finish	B: light gray F: light gray F: gray	P: Light gray F: dark gray	B: light gray F: light gray F: gray	F: light gray
14 <sup>th</sup> Found Finish	P: gray F: gray		P: gray F: gray	P: gray F: gray
15 <sup>th</sup> Found Finish				P: gray F: gray

16 <sup>th</sup> Found Finish	F: dark gray		F: dark gray	F: dark gray
17 <sup>th</sup> Found Finish	F: bluish gray		F: bluish gray	F: bluish gray
18 <sup>th</sup> Found Finish	F: bluish gray		F: bluish gray	F: bluish gray
19 <sup>th</sup> Found Finish	P: dark gray F: dark gray	F: gray	P: dark gray F: dark gray	P: dark gray F: gray
20 <sup>th</sup> Found Finish	P: light gray F: gray	P: light gray F: light gray	P: light gray F: gray	P: white F: white
<b>Munsell Match c.1870</b>			<b>B: 5Y 9/1 V: 2.5Y 4/2</b>	
<b>Commercial Match c.1870</b>			<b>B: BM 232 V: BM 987</b>	
<b>Munsell Match c.1905</b>	<b>P: 10R 3/4 &amp; 7.5R 3/4 B: 10YR 9.4 V: 2.5Y 5/2</b>	<b>P: 2.5YR 2/4 F: 2.5YR 2.4</b>		<b>B: 5Y9/2 V: 2.5Y 6/4</b>
<b>Commercial Match c.1905</b>	<b>P: BM 1259 B: BM 185 V: BM 986</b>	<b>P: BM 2103-10 F: BM 2103-10</b>		<b>B: BM 232 V: BM 236</b>
Comments		1 <sup>st</sup> finish is assumed to date from when the lunette changed.	First three finishes are zinc based	Deteriorated substrate



Sample #	PT-204	PT-206	PT-306	PT-207
Location	South Façade, South Block, Window 203, Exterior Frame	East Façade, North Block, Window 215, Exterior Frame	North Façade, South Block, Window 305, Exterior Frame,	East Elevation, North Block, "Exterior" Clapboards
Substrate	Wood	Wood	Wood	Wood
<b>Earliest Retained Finish c.1870</b>	<b>P: grayish white B: pale yellowish white V: moderate olive brown</b>			
2 <sup>nd</sup> Found Finish	P: grayish white B: white V: yellowish brown			
3 <sup>rd</sup> Found Finish	P: white B: white V: grayish white			
4 <sup>th</sup> Found Finish	P: yellow B: yellow V: yellowish brown			
5 <sup>th</sup> Found Finish	F: pinkish yellow			
6 <sup>th</sup> Found Finish	P: pale yellowish white B: orange V: grayish yellow	T: orange (in unmounted sample)		
<b>7<sup>th</sup> Found Finish c. 1905</b>	P: moderate reddish brown B: pale yellowish orange V: light olive brown	<b>P: reddish brown F: reddish brown</b>	<b>B: yellowish white V: dark grayish yellow</b>	
8 <sup>th</sup> Found Finish	P: grayish yellow F: pale yellowish white V: dark gray	P: grayish yellow F: pale yellowish white V: dark gray	P: pale yellowish white F: pale yellowish white V: dark gray	
9 <sup>th</sup> Found Finish	B: olive gray V: olive gray	B: olive gray V: olive gray	B: olive yellow/gray V: olive gray	P/T: white F/T: pinkish yellow
10 <sup>th</sup> Found Finish	P: brown F: brown	F: brown	P: brown F: brown	
11 <sup>th</sup> Found Finish				
12 <sup>th</sup> Found Finish	P: light brown F: brown	F: brown	F: brown	
13 <sup>th</sup> Found Finish	P: light gray F: gray	P: light gray F: gray		F: light gray
14 <sup>th</sup> Found Finish	P: gray F: gray		P: gray F: gray	F: gray
15 <sup>th</sup> Found Finish				
16 <sup>th</sup> Found Finish		F: dark gray		

17 <sup>th</sup> Found Finish	F: bluish gray	F: bluish gray	F: bluish gray	
18 <sup>th</sup> Found Finish	F: bluish gray	F: bluish gray	F: bluish gray	F: bluish gray
19 <sup>th</sup> Found Finish	F: gray	P: gray F: gray	P: gray F: gray	
20 <sup>th</sup> Found Finish	F: gray	P: white F: white		
<b>Munsell Match c.1870</b>	<b>B: 5Y 9/1 V: 2.5Y 4/2</b>			
<b>Commercial Match c.1870</b>	<b>B: BM 232 V: BM 987</b>			
<b>Munsell Match c.1905</b>		<b>P: 5YR 2/2 F: 5YR 2/2</b>	<b>B: 5Y9/2 V: 2.5Y 6/4</b>	
<b>Commercial Match c.1905</b>		<b>P: BM 2113-10 F: BM 2113-10</b>	<b>B: BM 232 V: BM 236</b>	
<b>Munsell Match c.1937</b>				<b>P: 5Y 9/1 F; 10YR 9/4</b>
<b>Commercial Match c.1937</b>				<b>P: BM 225 F: BM 115</b>
Comments	First three finishes are zinc based	Deteriorated. Most likely missing earliest layers	Slight differences in color from sample PT-004 may be due to hand mixing of paint, intentional difference for rear façade, or exposure. Paint layers appear to be deteriorated.	Only trace amounts of early finishes remain. Impossible to line up with finishes from other elements.

**PAINT CHROMOCHRONOLOGIES AND COLOR MATCHES**  
**Interior Windows**

Sample #	PT-203A	PT-203B	PT-305
Location	Window 203, Interior Frame	Window 203, Interior Surround	Window 305, Interior Surround
Substrate	Wood	Wood	Wood
<b>Earliest Retained Finish c.1870</b>	<b>P: yellowish white B: yellowish white F: yellowish white</b>		
2 <sup>nd</sup> Found Finish	P: pale yellowish white B: white V: grayish white		
3 <sup>rd</sup> Found Finish	B: white V: grayish white		
4 <sup>th</sup> Found Finish	P: pale yellowish white F: pale yellowish white		
5 <sup>th</sup> Found Finish	F: pinkish white		
6 <sup>th</sup> Found Finish	F: pale yellowish white		
7 <sup>th</sup> Found Finish	P: grayish yellow F: grayish yellow		
8 <sup>th</sup> Found Finish	P: pale gray B: light gray F: light gray		
<b>9<sup>th</sup> Found Finish c.1905</b>	<b>P: gray B: gray V: brown</b>	<b>P: gray B: gray V: brown</b>	<b>B: red V: reddish brown</b>
10 <sup>th</sup> Found Finish	P: light brown B: pale brown D: brown V: dark brown	P: brown V: dark brown	P: brown V: dark brown
11 <sup>th</sup> Found Finish	P: yellow B: yellow F/V: brown/gray		P: brown F: dark brown
12 <sup>th</sup> Found Finish	P: pale yellow F: grayish white		
13 <sup>th</sup> Found Finish	P: white B: grayish white F: yellow brown	P: white B: grayish white F: yellow brown	
14 <sup>th</sup> Found Finish	P: pale yellowish white F: pale yellowish white	P: pale yellowish white F: pale yellowish white	P: yellow brown F: yellow brown
15 <sup>th</sup> Found Finish	P: gray F: gray	P: gray F: gray	P: gray F: gray
16 <sup>th</sup> Found Finish	F: brown	F: brown	F: brown

17 <sup>th</sup> Found Finish		F: light brown	
18 <sup>th</sup> Found Finish	P: gray F: light bluish green	P: gray F: light bluish green	
19 <sup>th</sup> Found Finish	F: yellowish gray	F: yellowish gray	
20 <sup>th</sup> Found Finish	F: light yellow	F: light yellow	
21 <sup>st</sup> Found Finish	P: pale yellowish white F: pale yellowish white	P: pale yellowish white F: pale yellowish white	
22 <sup>nd</sup> Found Finish	P: pale yellowish white F: pale yellowish white	P: pale yellowish white F: pale yellowish white	P: green F: green
23 <sup>rd</sup> Found Finish	P: pale yellowish white F: pale yellowish white	P: pale yellowish white F: pale yellowish white	P: dark brown F: dark brown
24 <sup>th</sup> Found Finish	P: white F: white	P: white F: white	P: white F: white
<b>Munsell Match c.1870</b>	<b>P: 5Y 9/2 B: 5Y 9/2 F: 5Y 9/2</b>		
<b>Commercial Match c.1870</b>	<b>P: BM 225 B: BM 225 F: BM 225</b>		
<b>Munsell Match c.1905</b>		<b>P: N4.75/ B: 5BG 5/1 V: 5YR 2/2</b>	<b>B: 2.5YR 3/6 V: 5YR 3/6</b>
<b>Commercial Match c.1905</b>		<b>B: BM 1566 V: BM 2115-20</b>	<b>B: BM2094-20 V: BM 2164-10</b>
Comments	First three finishes are zinc-based paints.		

**PAINT CHROMOCHRONOLOGIES AND COLOR MATCHES**  
**Interior Wall Finishes**

Sample #	PT-101	PT-102	PT-201	PT-202A
Location	South Block, First Floor, East Wall, South corner in probe #2	South Block, First Floor, North wall, in probe #3	South Block, Second Floor, West Wall at probe #6	South Block, Second Floor, Probe #7 at Fireplace
Substrate	Plasterboard	Plaster	Plaster	Plaster
<b>Earliest Retained Finish c.1870</b>		<b>W: reddish brown</b>	<b>W: white T: light yellow</b>	<b>F: reddish brown</b>
2 <sup>nd</sup> Found Finish		W: grayish blue green		F: greenish gray
3 <sup>rd</sup> Found Finish		P: greenish white B: greenish white V: brown		
4 <sup>th</sup> Found Finish		P: yellowish white B: olive gray V: dark olive		
5 <sup>th</sup> Found Finish		R: plaster skim coat F: orange		
6 <sup>th</sup> Found Finish		P: orange F: orange		
7 <sup>th</sup> Found Finish		P: blue gray F: gray		
8 <sup>th</sup> Found Finish		P: green B: green F: green		
9 <sup>th</sup> Found Finish		P: pinkish gray F: bluish gray		
10 <sup>th</sup> Found Finish		F: light blue green		
11 <sup>th</sup> Found Finish		F: bluish gray		
12 <sup>th</sup> Found Finish		F: grayish greenish yellow		
13 <sup>th</sup> Found Finish		F: pale pinkish yellow		
14 <sup>th</sup> Found Finish		F: gray		
<b>15<sup>th</sup> Found Finish c.1930</b>	<b>P: white F: light green</b>	F: yellow		
16 <sup>th</sup> Found Finish	F: dark green	F: blue		

17 <sup>th</sup> Found Finish	F: blue	R: plaster skim coat F: dark greenish blue		
18 <sup>th</sup> Found Finish	F: pink	F: white		
19 <sup>th</sup> Found Finish	P: light blue green F: light blue green			
20 <sup>th</sup> Found Finish	P: white F: white			
<b>Munsell Match c.1870</b>		<b>W: 5YR 4/4</b>	<b>W: N9.5/ T: 2.5Y 8/4</b>	<b>F: 2.5Y 4.4</b>
<b>Commercial Match c.1870</b>		<b>W: BM 706</b>	<b>T: BM 192</b>	<b>F: BM 1245</b>
<b>Munsell Match c.1930</b>	<b>F: 7GY 9/4</b>			
<b>Commercial Match c.1930</b>	<b>F: BM 554</b>			
Comments	How the layers in this sample line up with the layers from other samples is not fully understood. However, all the paint layers are modern, post-1920 finishes	Earliest layers are distemper paints which are common to apply directly on lime plaster		The first two colors are similar to sample PT-102. However, they are not distemper paints, like those in PT-102

**PAINT CHROMOCHRONOLOGIES AND COLOR MATCHES**  
**Interior Plaster (continued)**

Sample #	PT-202B	PT-301
Location	South Block, Second Floor, Probe #7 at Fireplace	South Block, Third Floor, South Wall at Probe #10
Substrate	Plaster	Plaster
<b>Earliest Retained Finish – Date Unknown</b>		<b>L: yellowish white</b>
2 <sup>nd</sup> Found Finish		L: yellowish white
3 <sup>rd</sup> Found Finish		L: yellowish white
4 <sup>th</sup> Found Finish		L: yellowish white
5 <sup>th</sup> Found Finish		L: yellowish white
6 <sup>th</sup> Found Finish		
7 <sup>th</sup> Found Finish		
8 <sup>th</sup> Found Finish		
9 <sup>th</sup> Found Finish		
10 <sup>th</sup> Found Finish		
11 <sup>th</sup> Found Finish		
12 <sup>th</sup> Found Finish		
13 <sup>th</sup> Found Finish		
14 <sup>th</sup> Found Finish		
15 <sup>th</sup> Found Finish		
16 <sup>th</sup> Found Finish		

17 <sup>th</sup> Found Finish		F: pale purple
18 <sup>th</sup> Found Finish	F: grayish pinkish yellow	P: pale pink F: grayish pink
19 <sup>th</sup> Found Finish	P: light blue green F: light blue green	P: gray F: light blue green
20 <sup>th</sup> Found Finish		F: white
21 <sup>st</sup> Found Finish		F: pinkish yellow
<b>Munsell Match</b>		<b>F: 5Y 9/1</b>
<b>Commercial Match</b>		<b>F: BM 225</b>
<b>Munsell Match, Earliest Finish</b>	<b>F: bet. 10YR 8/2 &amp; 7/2</b>	
<b>Commercial Match, Earliest Finish</b>	<b>F: BM 1018</b>	
Comments	The second piece of plaster removed from the fireplace probe contains two plaster layers. There appears to be dirt on top of the first plaster layer. Sample contains no early finishes	Earliest finish is layers of limewash. Five layers are present, but it is difficult to determine if each layer is a separate finish or layers of the same finish.



**PAINT CHROMOCHRONOLOGIES AND COLOR MATCHES**  
**Interior Wood Elements**

Sample #	PT-106	PT-107	PT-108
Location	Interior Vestibule Door Frame	Interior Stair Baluster	Interior Stair Stringer
Substrate	Wood	Wood	Wood
<b>Earliest Retained Finish c.1870</b>		<b>V: strong brown</b>	
2 <sup>nd</sup> Found Finish		F: dark brown	
3 <sup>rd</sup> Found Finish		P: yellow B: yellow V: dark brown	<b>P: gray</b> <b>V: dark grayish olive</b>
4 <sup>th</sup> Found Finish		P: grayish yellow B: grayish yellow V: dark brown	P: grayish yellow B: grayish yellow V: dark brown
<b>5<sup>th</sup> Found Finish c. 1905</b>	<b>V: strong brown</b>	P: dark brown F: dark brown	F: dark brown
6 <sup>th</sup> Found Finish	P: yellow F: yellow V: dark brown	P: pale yellowish white V: orange	P: pale yellowish white V: orange
7 <sup>th</sup> Found Finish	F: reddish brown	F: reddish brown	F: reddish brown
8 <sup>th</sup> Found Finish	F: gray		
9 <sup>th</sup> Found Finish	F: brown	P: brown F: brown	F: brown
10 <sup>th</sup> Found Finish	P: dark brown F: dark brown		
11 <sup>th</sup> Found Finish		P: dark brown F: dark brown	P: dark brown F: dark brown
12 <sup>th</sup> Found Finish	P: pale yellowish white F: grayish yellow	F: pale yellowish white F: grayish yellow	F: grayish yellow
13 <sup>th</sup> Found Finish	F: pale yellowish white	F: pale yellowish white	P: light pinkish yellow F: light pinkish yellow
14 <sup>th</sup> Found Finish	P: grayish yellow F: grayish yellow		P: white F: white
15 <sup>th</sup> Found Finish	P: pale yellowish white F: pale yellowish white	P: white F: white	P: pale yellowish white F: pale yellowish white
16 <sup>th</sup> Found Finish	P: white F: white	P: white F: white	

17 <sup>th</sup> Found Finish			P: white F: white
<b>Munsell Match c.1870</b>		<b>V: 5YR 3/6</b>	<b>B: N5.75/ &amp; 4.75/ V: 10Y 2/2</b>
<b>Commercial Match c.1870</b>		<b>V: BM 2164-10</b>	<b>B: BM 1615 V: BM 2139-10</b>
<b>Munsell Match c.1905</b>	<b>V: 5YR 3/6</b>		
<b>Commercial Match c.1905</b>	<b>V: BM 2164-10</b>		
Comments		The earliest finishes are varnish and faux wood-graining. Those decorative finishes often remain exposed and do not get overpainted frequently	The earliest finishes are varnish and faux wood-graining. Those decorative finishes often remain exposed and do not get overpainted frequently

**Exhibit C**  
**Exterior Paint Color Matches**

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1315 Duke Street  
Alexandria, VA

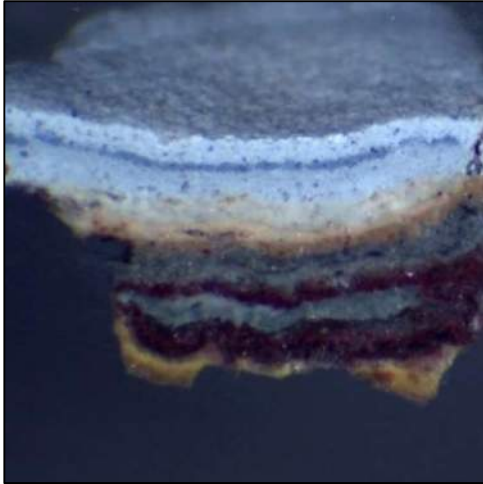
The following chart provides color matches for the exterior elements of the façade during the different significant time periods.

	Exterior Brick, South Façade, South Block	Exterior Brick, North Façade, South Block	Segmental Arches, South Façade, South Block	Lunette, South Façade, South Block	Window Frames, South Façade, South Block	Window Frames, North Façade, South Block	Window Frame, East Façade, North Block	Exterior Clapboards, East Façade, North Block
Period 1 (c.1821)	Color Brilliant Yellow 3.5Y 8.5/8	White (Limewash) N10/			No early finishes for the window frames on the south facade, as these elements date to 1870.			
	Commercial Match BM 2020-10	BM White						
Franklin/Armfield era (1828-1837)	Color Light Reddish Brown 2.5YR 6/2 & 6/4	White (Limewash) N10/						
	Munsell Match Commercial Match BM 1234	BM White						
1837 - 1861	Color Moderate Reddish Brown 10R 3/6	White (Limewash) N10/	No early finishes for the brick arches, as these elements date to 1905.	No early finishes for the window lunettes, as these elements date to 1905.		Earliest finish found on the north facade to the south block date from c. 1905	Earliest finish found on the window frame of the east facade of the North Block dates from c. 1905	No early finishes as the clapboards were repudely replaced in 1937 when the building was owned by the Rosenfelds.
	Commercial Match BM 2092-10	BM White			B: Pale Yellowish White V: Moderate Olive Brown B: 5Y 9/1 V: 2.5Y 6/4 B: BM 232 V: BM 236			
Ca. 1870	Color Strong Reddish Brown ~10R 3/8	White (Limewash) N10/						
	Commercial Match ~ SW 2839	BM White						
Ca. 1905	Color Dark Reddish Brown 2.5YR 2/4	White (Limewash) N10/	Dark Reddish Brown 2.5YR 2/4	Moderate Reddish Brown bet. 10R 3/4 & 7.5R 3/4	Moderate Reddish Brown bet. 10R 3/4 & 7.5R 3/4	B: Yellowish White V: Dark Grayish Yellow B: 5Y 9/2 V: 2.5Y 6/4 B: BM 232 V: BM 236		
	Commercial Match Light gray N8.5/	BM White	BM 2103-10	BM 1259	BM 1259		Reddish Brown 5YR 2/2	
1985 Assuming the last painted finish dates to this restoration	Color Munsell Match Commercial Match BM 1611	Pale Yellow ~2.5Y 8/4 ~ BM 186	Light gray N8.5/	Gray N5.25/	Gray N5.25/	Gray N5.25/	White N10/	Gray 10B 6/1
			BM 1611	BM 1615	BM 1615	BM 1615	BM White	BM 2126-40
Notes	SW=Sherwin Williams	*Brick on north façade does not appear to have been painted in the 1985 repairs. Yellow is the final finish found.						The sample was removed from above the dropped ceiling in the 1985 addition. The final color dates to 1984 before the restoration.

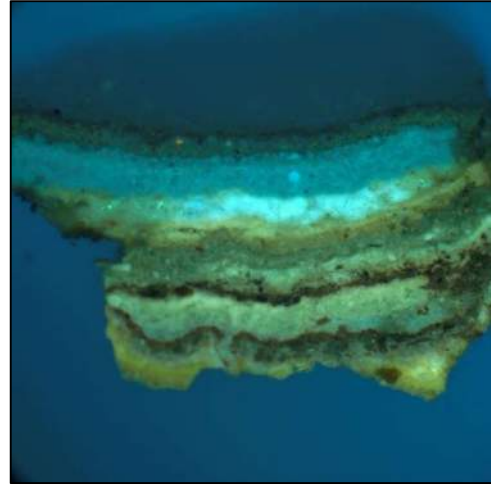
**Exhibit D**  
**Photomicrographs**

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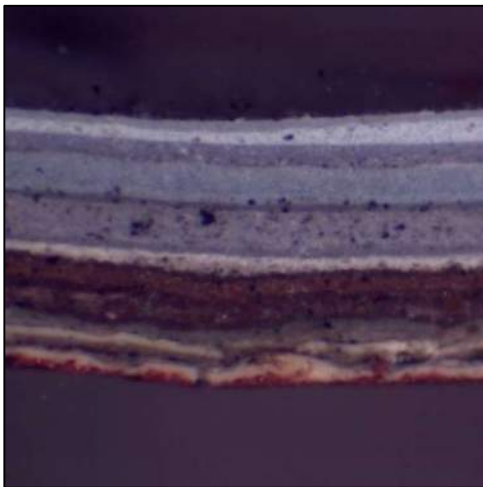
1315 Duke Street  
Alexandria, VA



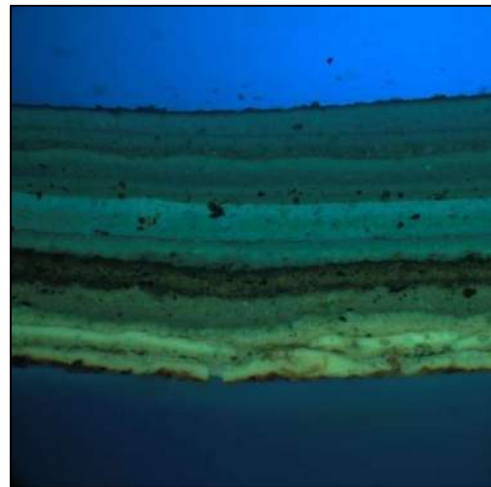
PT-001 Simulated Daylight



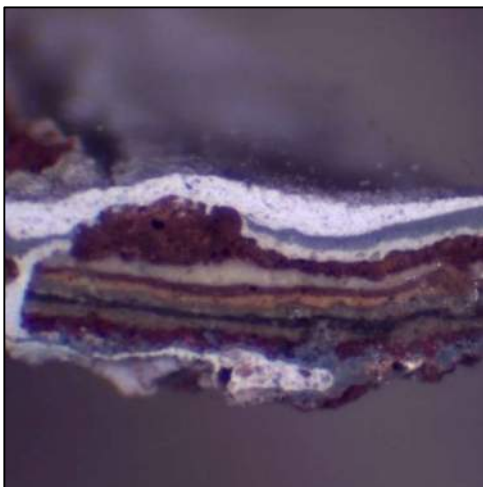
PT-001 Ultraviolet Light



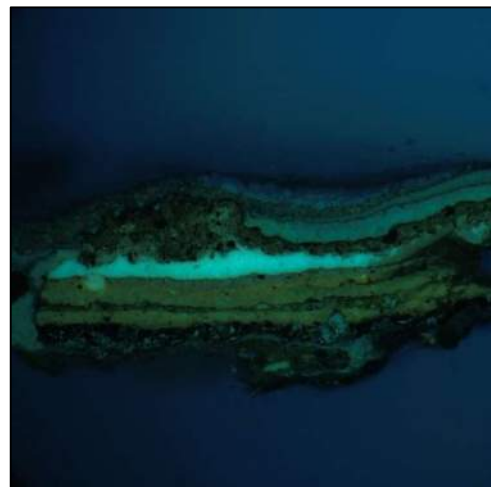
PT-004 Simulated Daylight



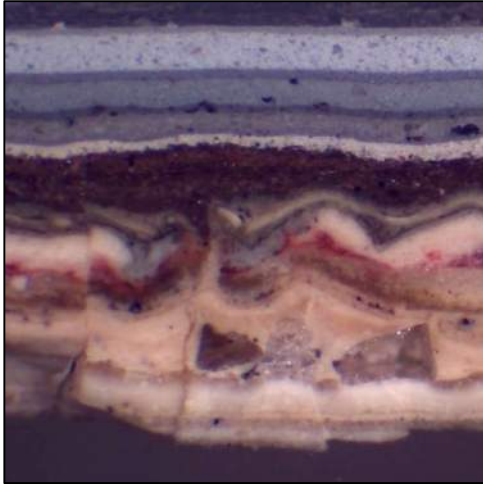
PT-004 Ultraviolet Light



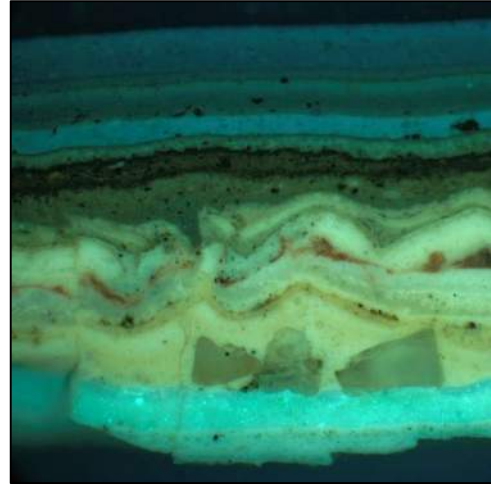
PT-005 Simulated Daylight



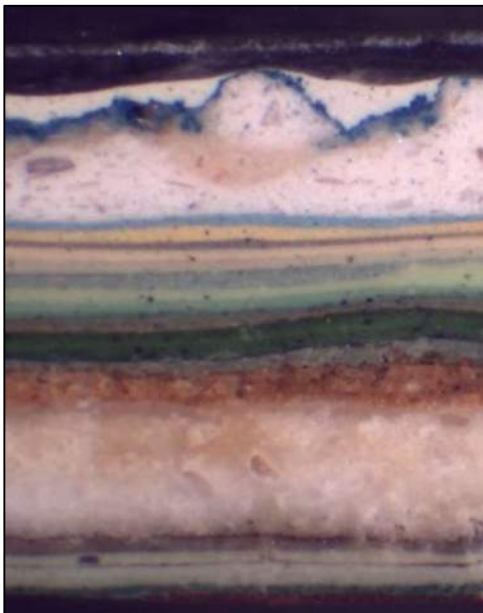
PT-005 Ultraviolet Light



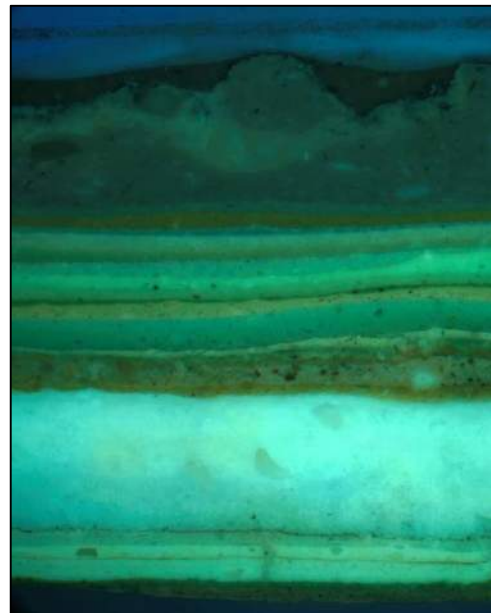
PT-006 Simulated Daylight



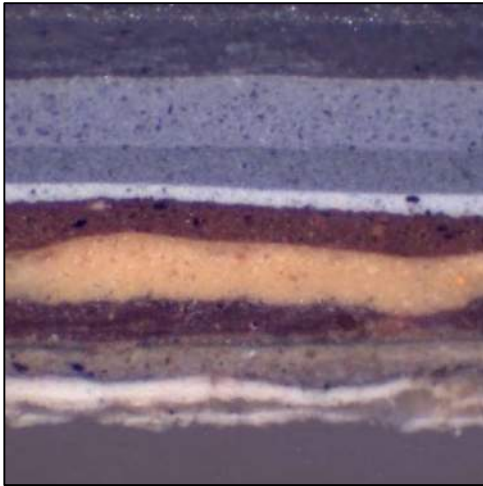
PT-006 Ultraviolet Light



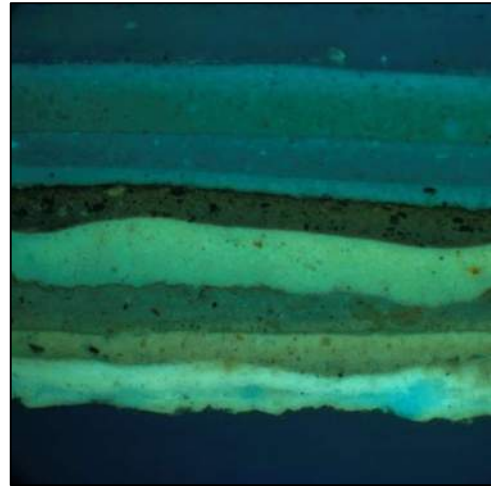
PT-102 Simulated Daylight



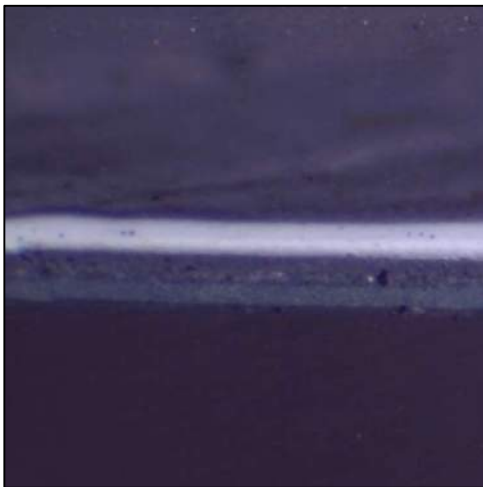
PT-102 Ultraviolet Light



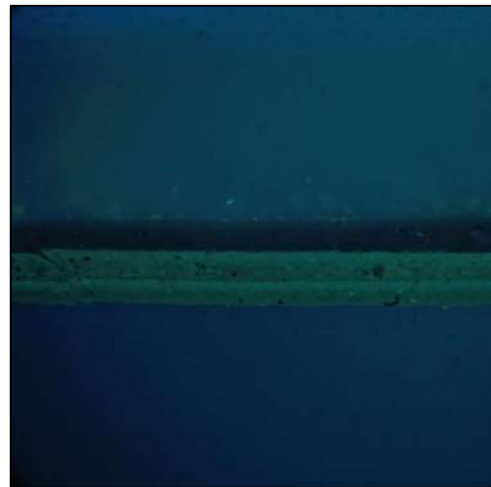
PT-103(a) Simulated Daylight



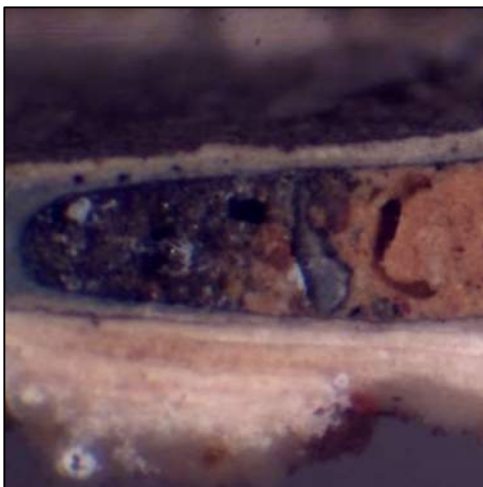
PT-103(a) Ultraviolet Light



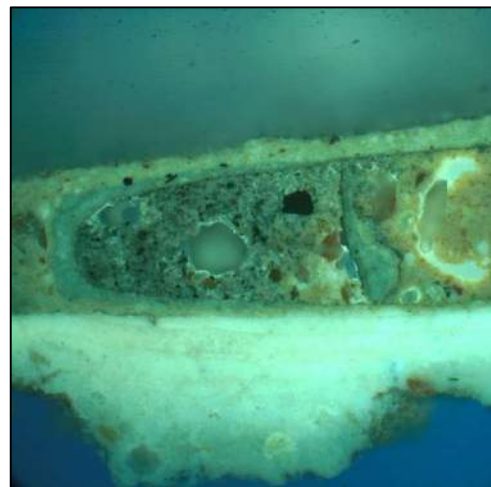
PT-103(b) Simulated Daylight



PT-103(b) Ultraviolet Light



PT-104 Simulated Daylight

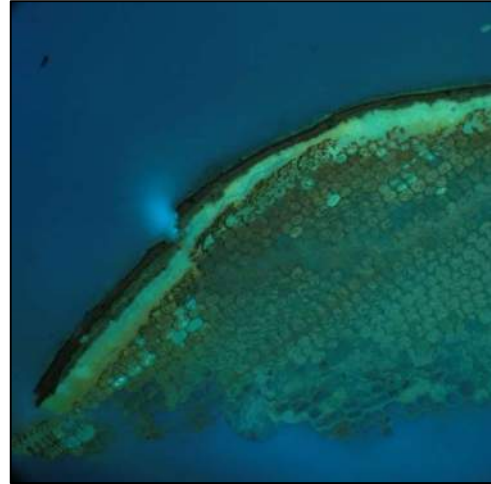


PT-104 Ultraviolet Light

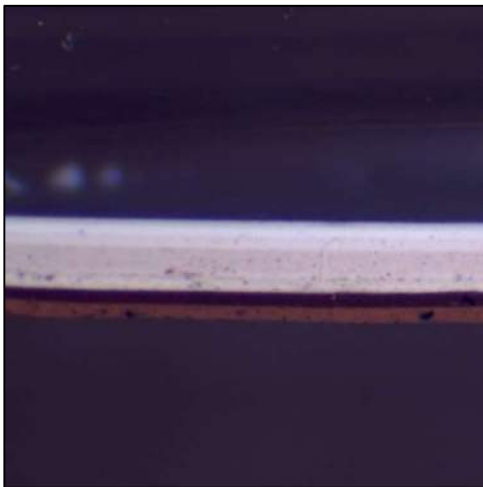




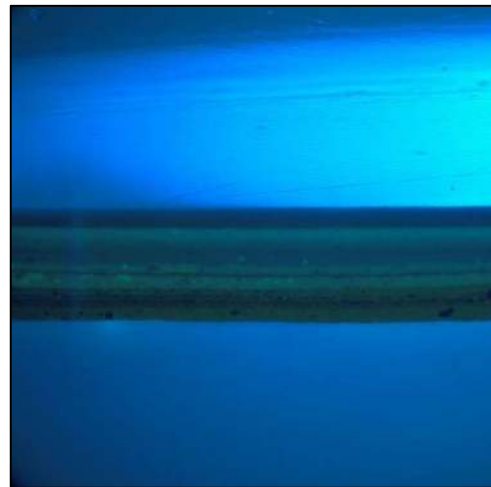
PT-106(a) Simulated Daylight



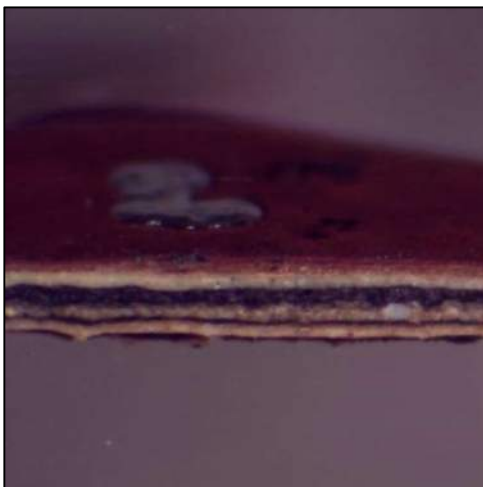
PT-106(a) Ultraviolet Light



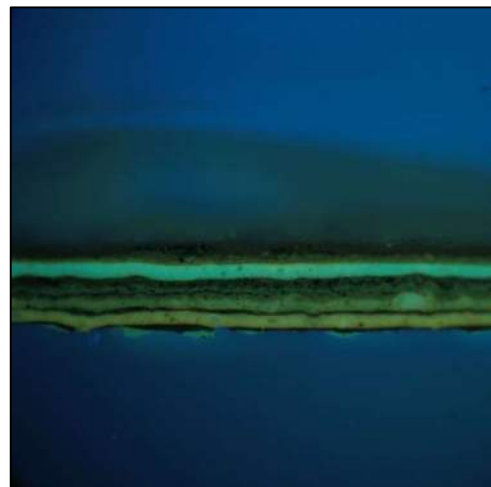
PT-106(b) Simulated Daylight



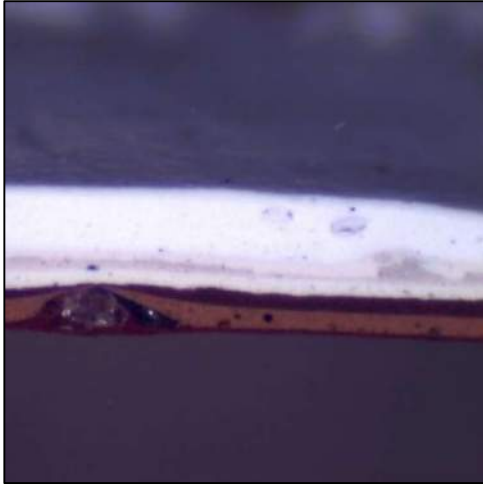
PT-106(b) Ultraviolet Light



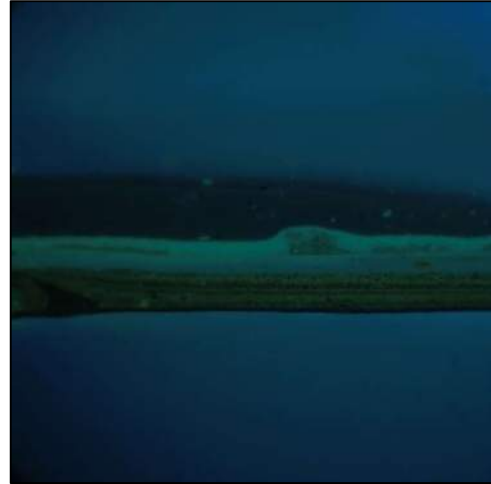
PT-107(a) Simulated Daylight



PT-107(a) Ultraviolet Light



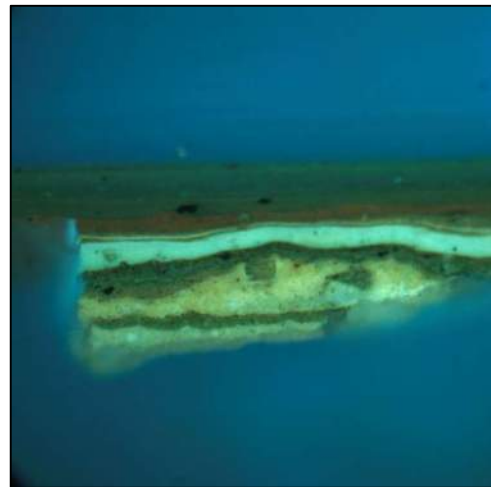
PT-107(b) Simulated Daylight



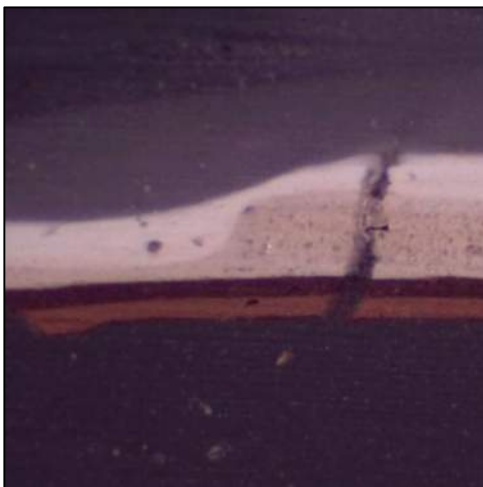
PT-107(b) Ultraviolet Light



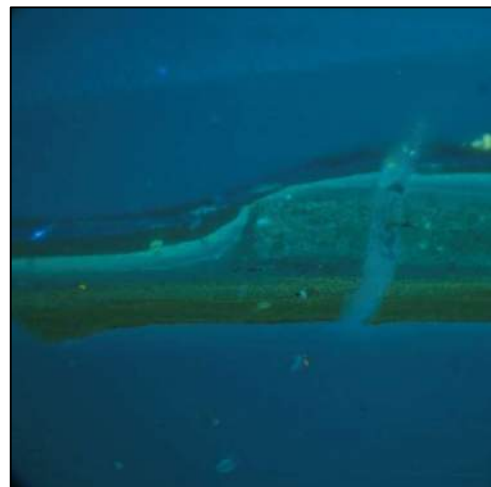
PT-108(a) Simulated Daylight



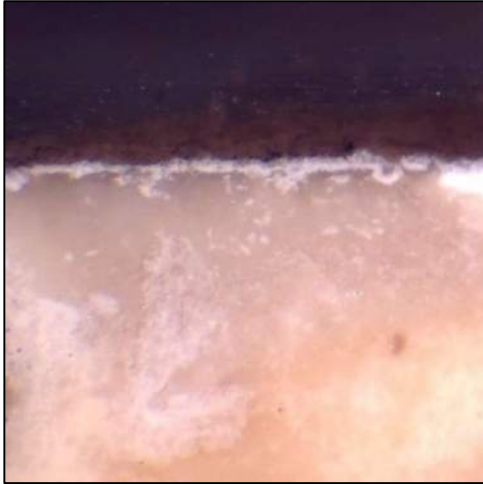
PT-108 (b) Ultraviolet Light



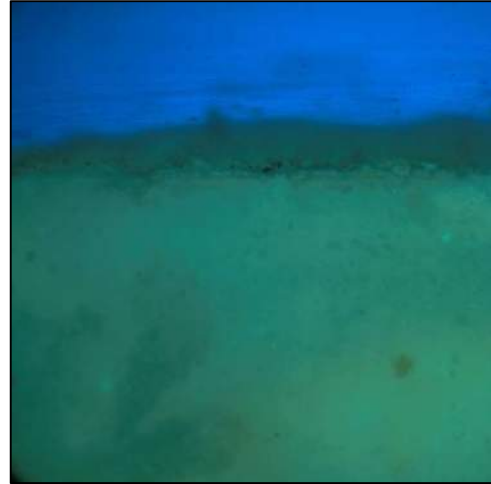
PT-108(b) Simulated Daylight



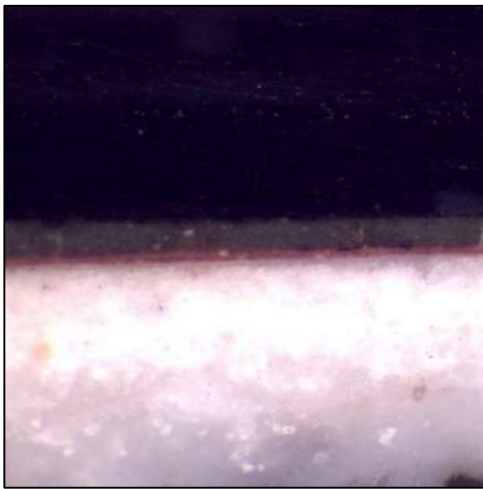
PT-108(b) Ultraviolet Light



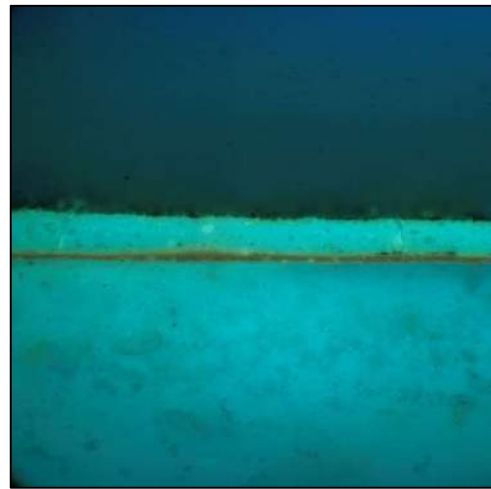
PT-201 Simulated Daylight



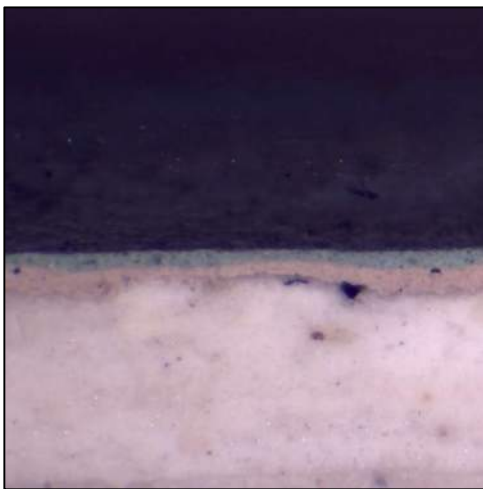
PT-201 Ultraviolet Light



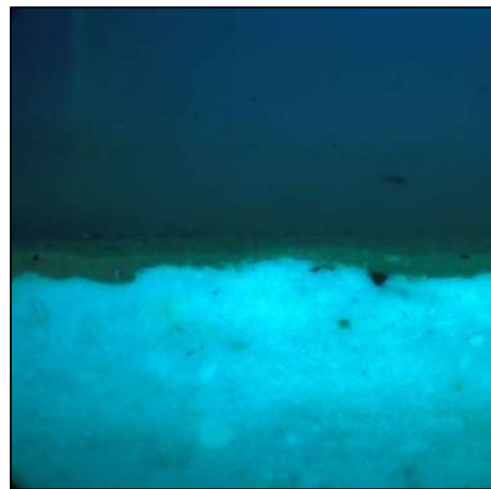
PT-202A Simulated Daylight



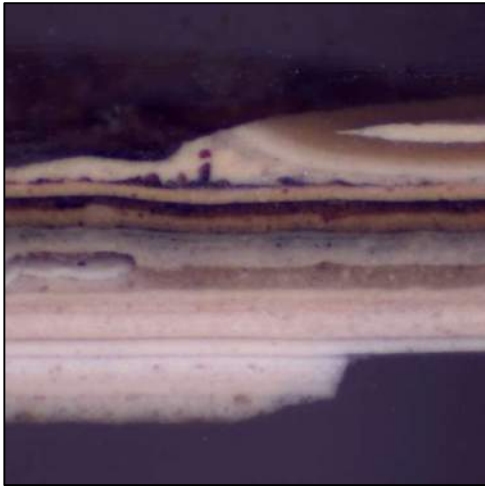
PT-202A Ultraviolet Light



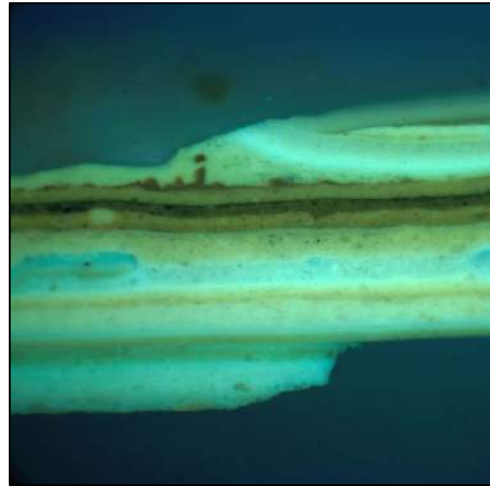
PT-202B Simulated Daylight



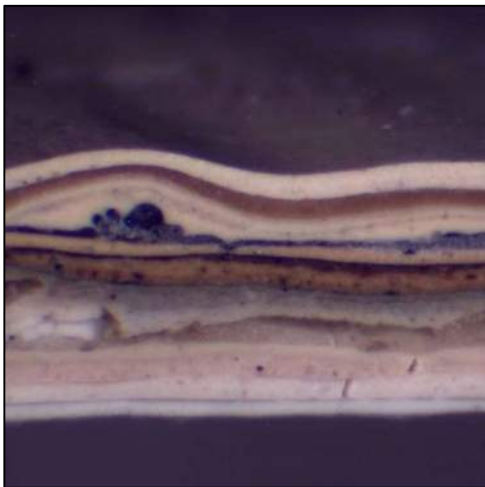
PT-202B Ultraviolet Light



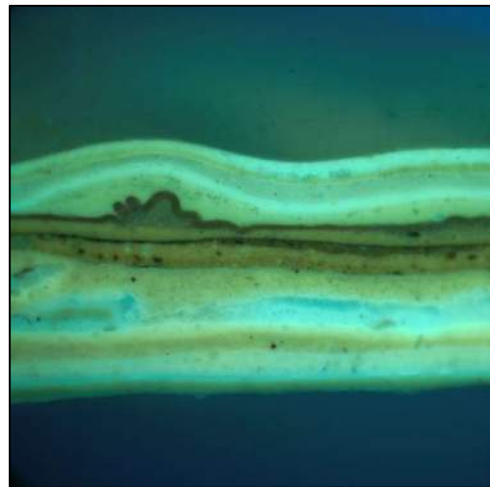
PT-203A(a) Simulated Daylight



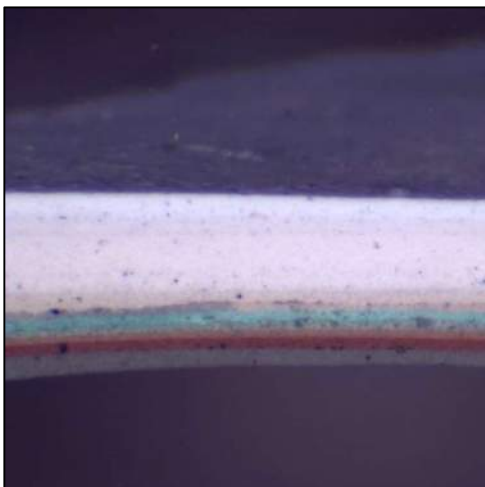
PT-203A(a) Ultraviolet Light



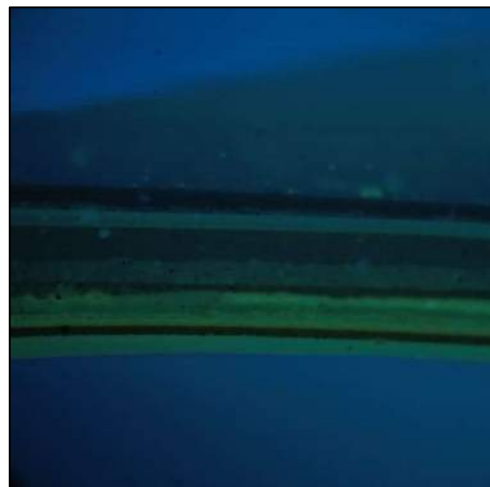
PT-203A(b) Simulated Daylight



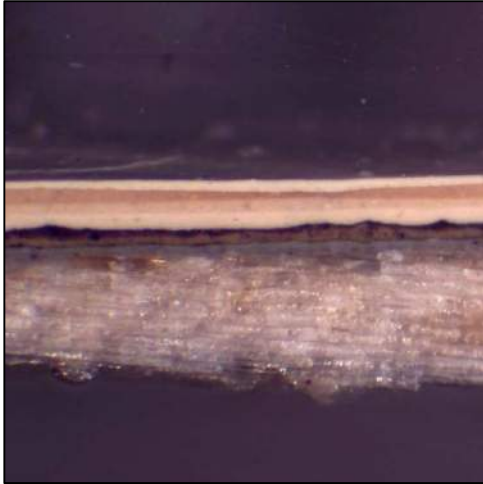
PT-203A(b) Ultraviolet Light



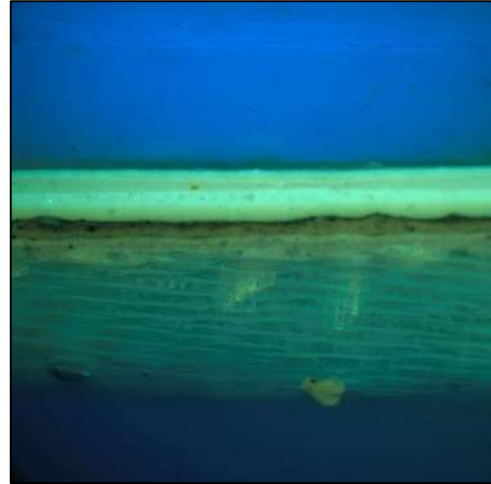
PT-203A(c) Simulated Daylight



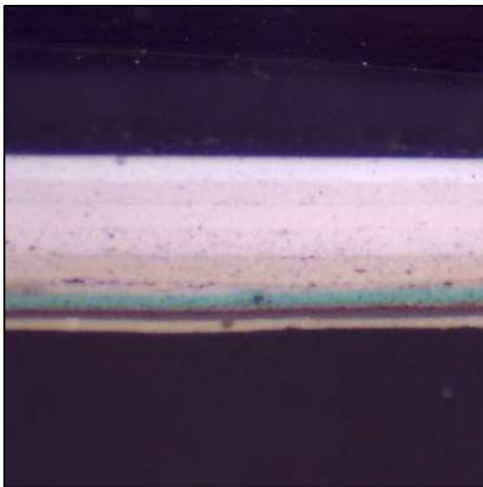
PT-203A(c) Ultraviolet Light



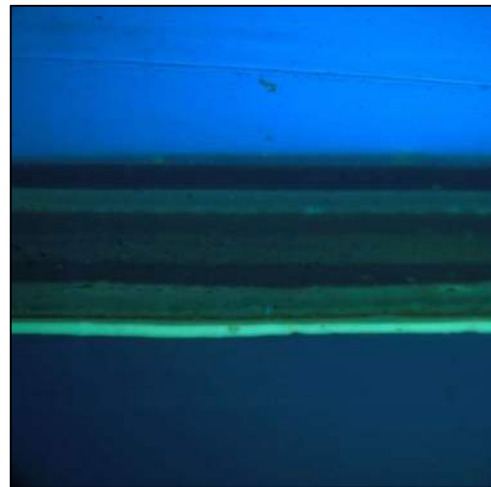
PT-203B(a) Simulated Daylight



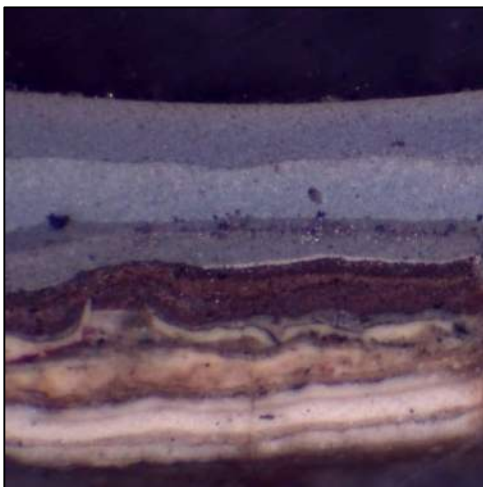
PT-203B(a) Ultraviolet Light



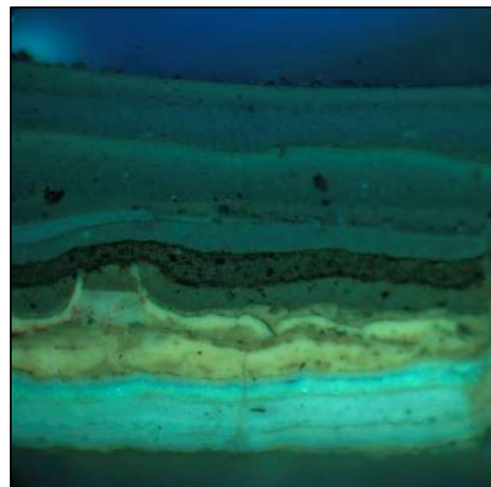
PT-203B(b) Simulated Daylight



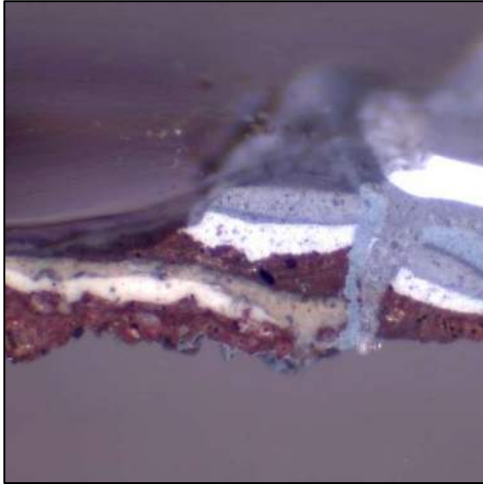
PT-203B(b) Ultraviolet Light



PT-204 Simulated Daylight



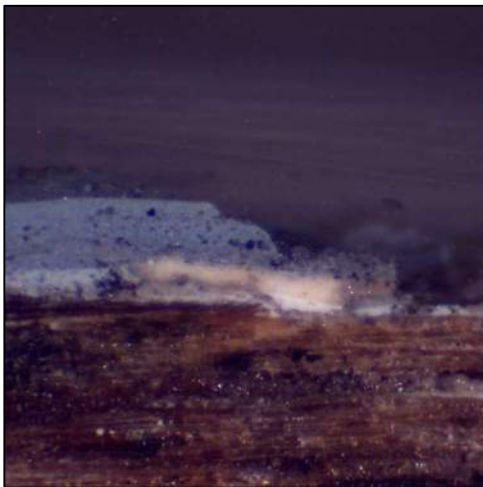
PT-204 Ultraviolet Light



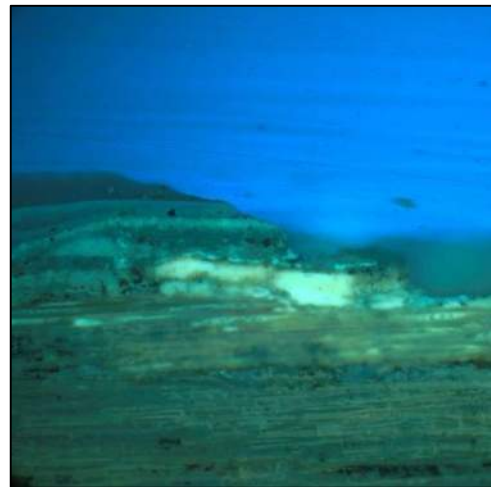
PT-206 Simulated Daylight



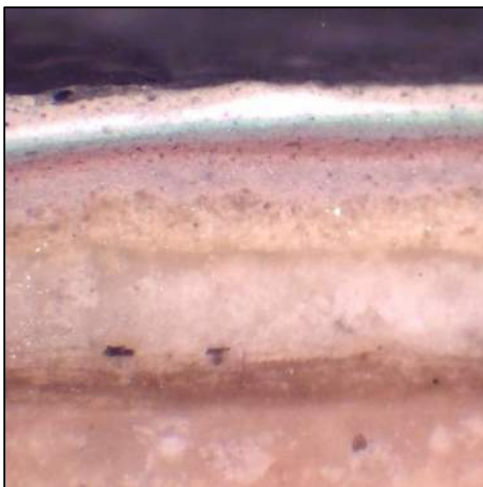
PT-206 Ultraviolet Light



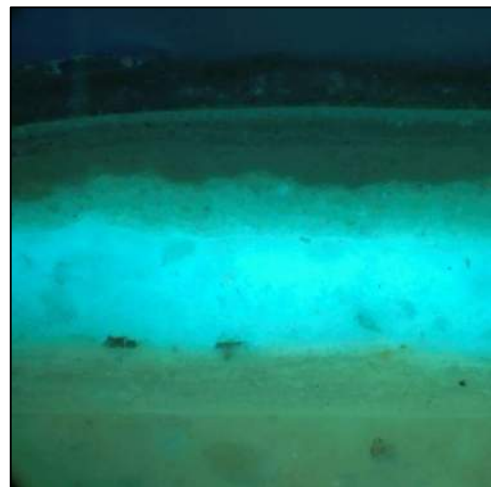
PT-207 Simulated Daylight



PT-207 Ultraviolet Light



PT-301 Simulated Daylight



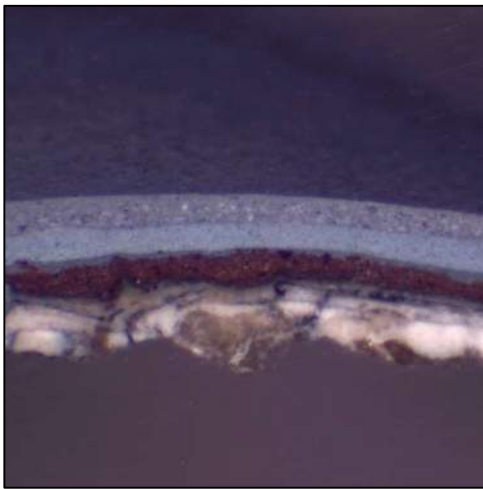
PT-301 Ultraviolet Light



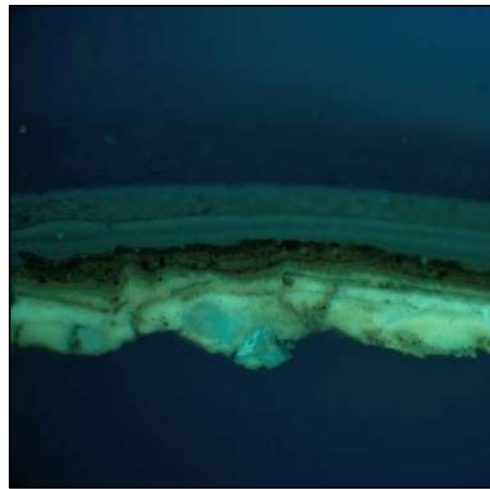
PT-305 Simulated Daylight



PT-305 Ultraviolet Light



PT-306 Simulated Daylight

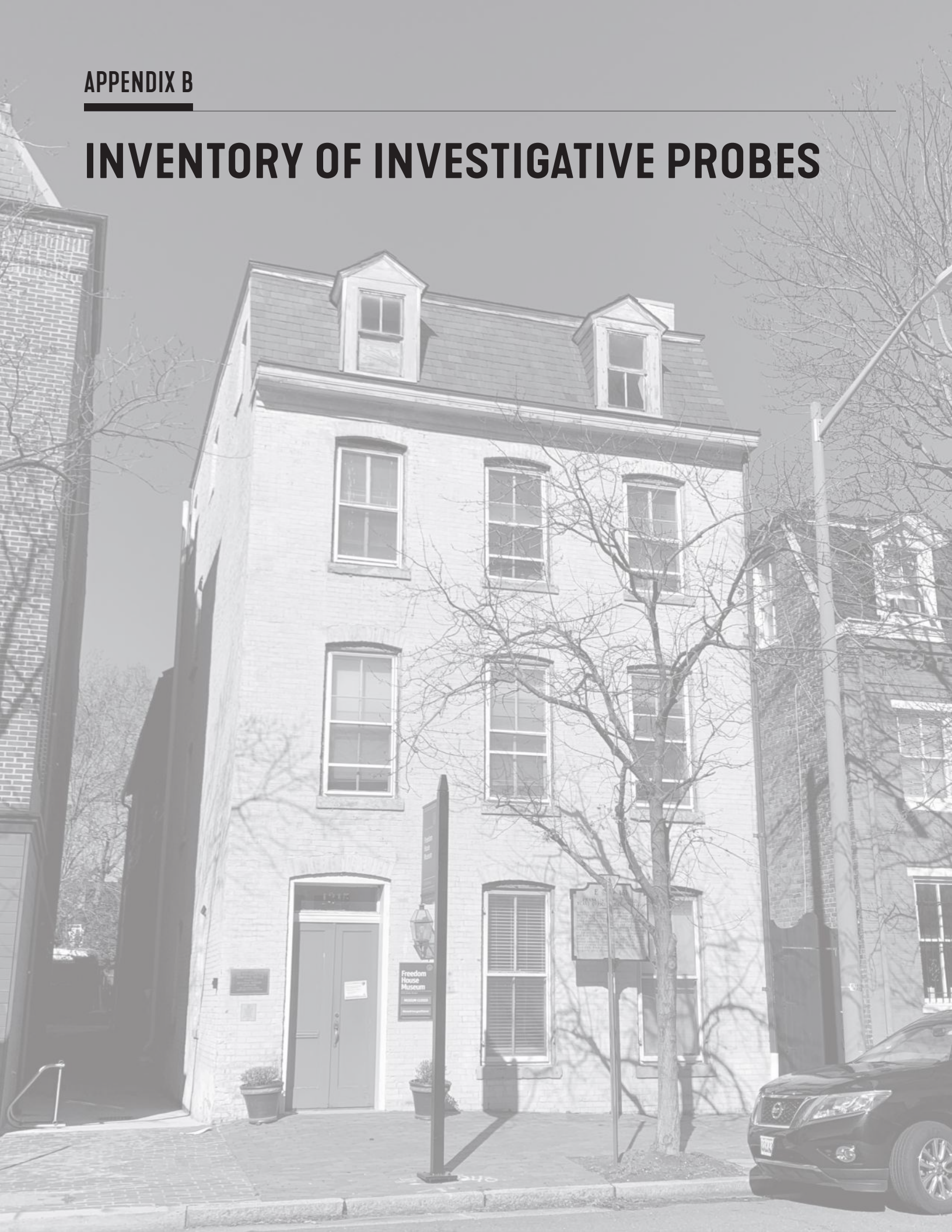


PT-306 Ultraviolet Light

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# INVENTORY OF INVESTIGATIVE PROBES



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## INVENTORY OF INVESTIGATIVE PROBES

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### OVERVIEW

In conjunction with the site survey, documentation, and research to understand the history of 1315 Duke Street, the A/E Team conducted a series of investigative probes at the property to uncover original historic fabric. This work was completed in March 2021 at the same time that finish and mortar samples were being collected for the Historic Finishes Analyses presented in Appendix A. The following pages provide a summary of each investigative probe conducted with a description of what selective dismantling was completed and what was uncovered behind existing finishes.

### METHODOLOGY

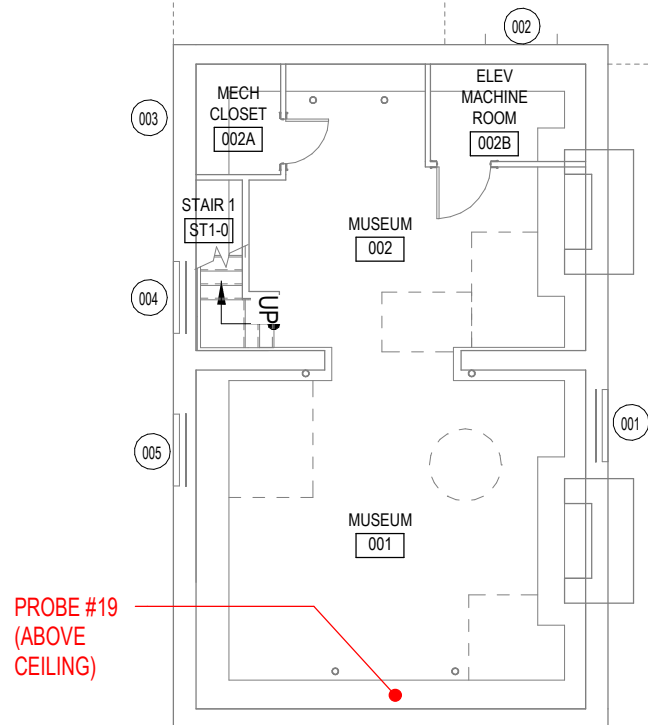
Prior to conducting any on-site investigative probes, the A/E Team held meetings with the City of Alexandria to review proposed probed locations. During these discussions each suggested location was reviewed in detail to understand the methods proposed and the objectives of each investigation to highlight what information the team hoped to gather. The A/E Team also reviewed with the City of Alexandria the proposed sampling locations for finishes and mortar, gathering feedback and suggestions from the client. The findings of the finish and mortar analysis are presented in Appendix A.

### KEY PLANS OF INVESTIGATIVE PROBE LOCATIONS

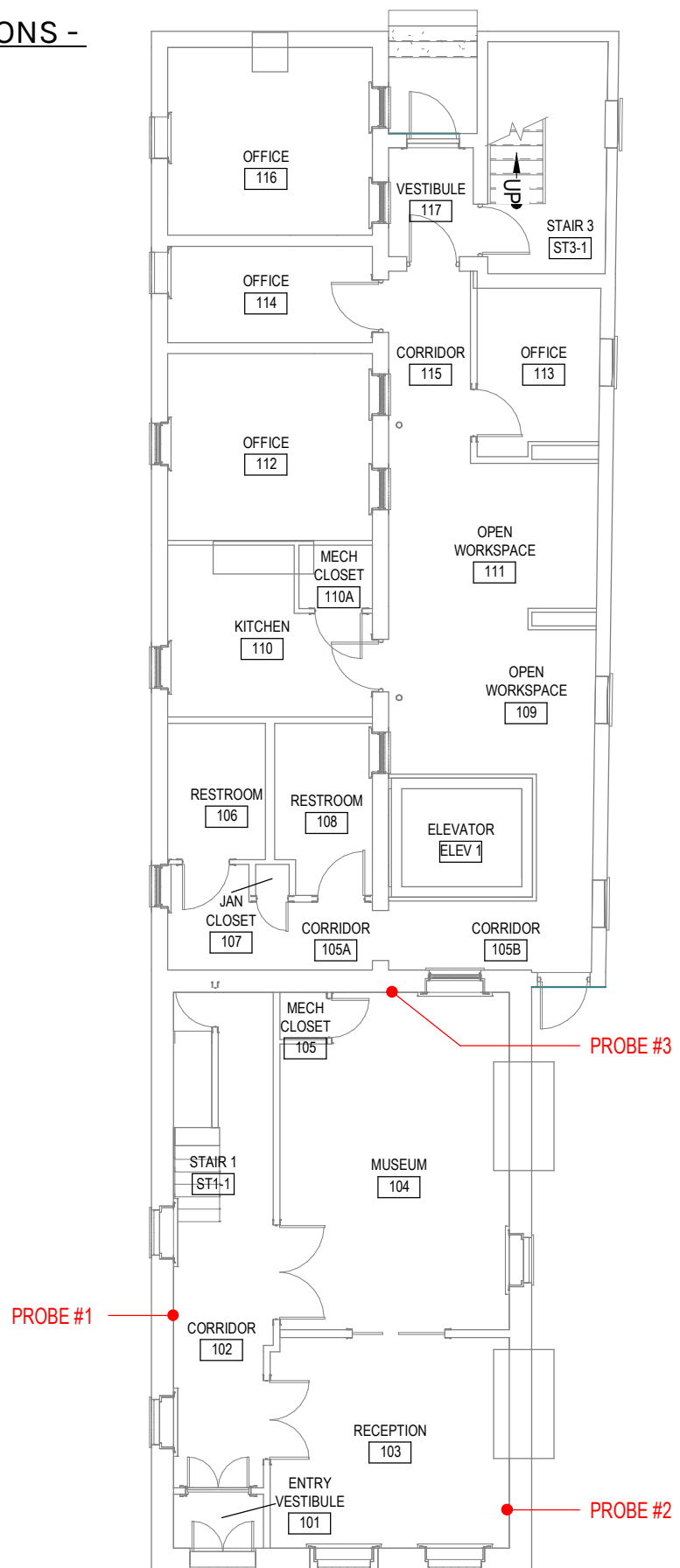
The following key plans document the location of each investigative probe throughout the building. Following the key plans, a photographic inventory is provided of each location to provide a more detailed summary.

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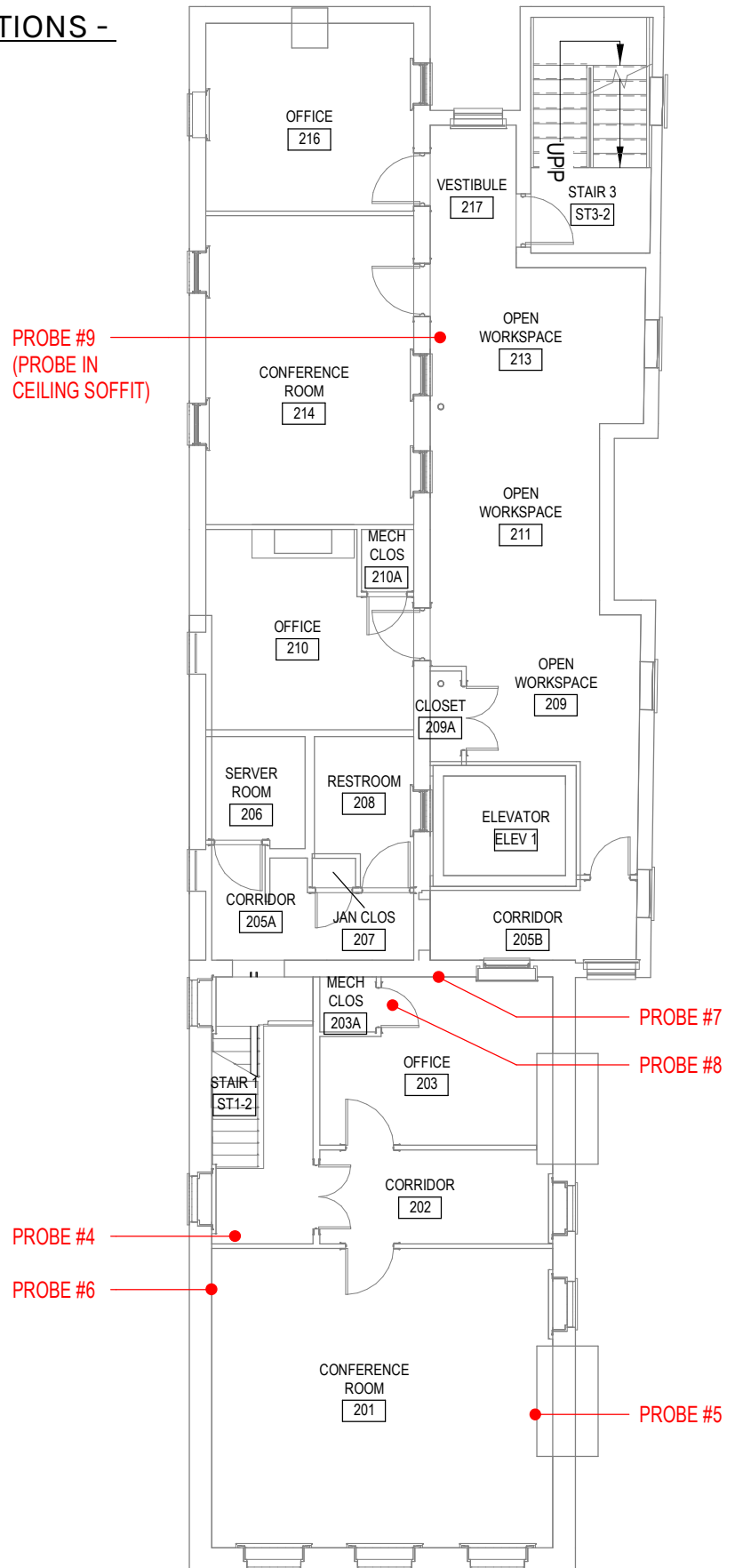
INVESTIGATIVE PROBE LOCATIONS -  
BASEMENT FLOOR PLAN



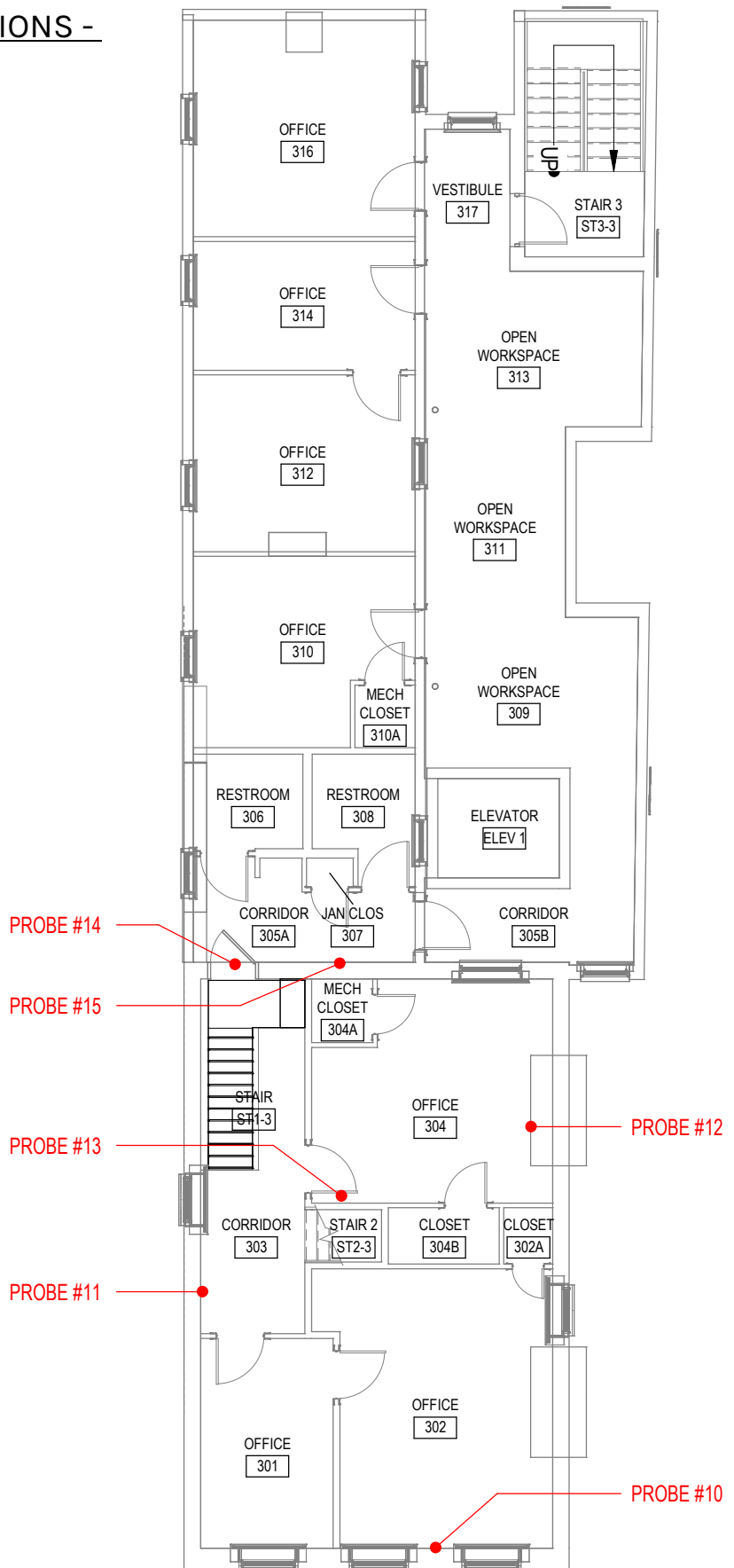
# INVESTIGATIVE PROBE LOCATIONS - FIRST FLOOR PLAN



INVESTIGATIVE PROBE LOCATIONS -  
SECOND FLOOR PLAN

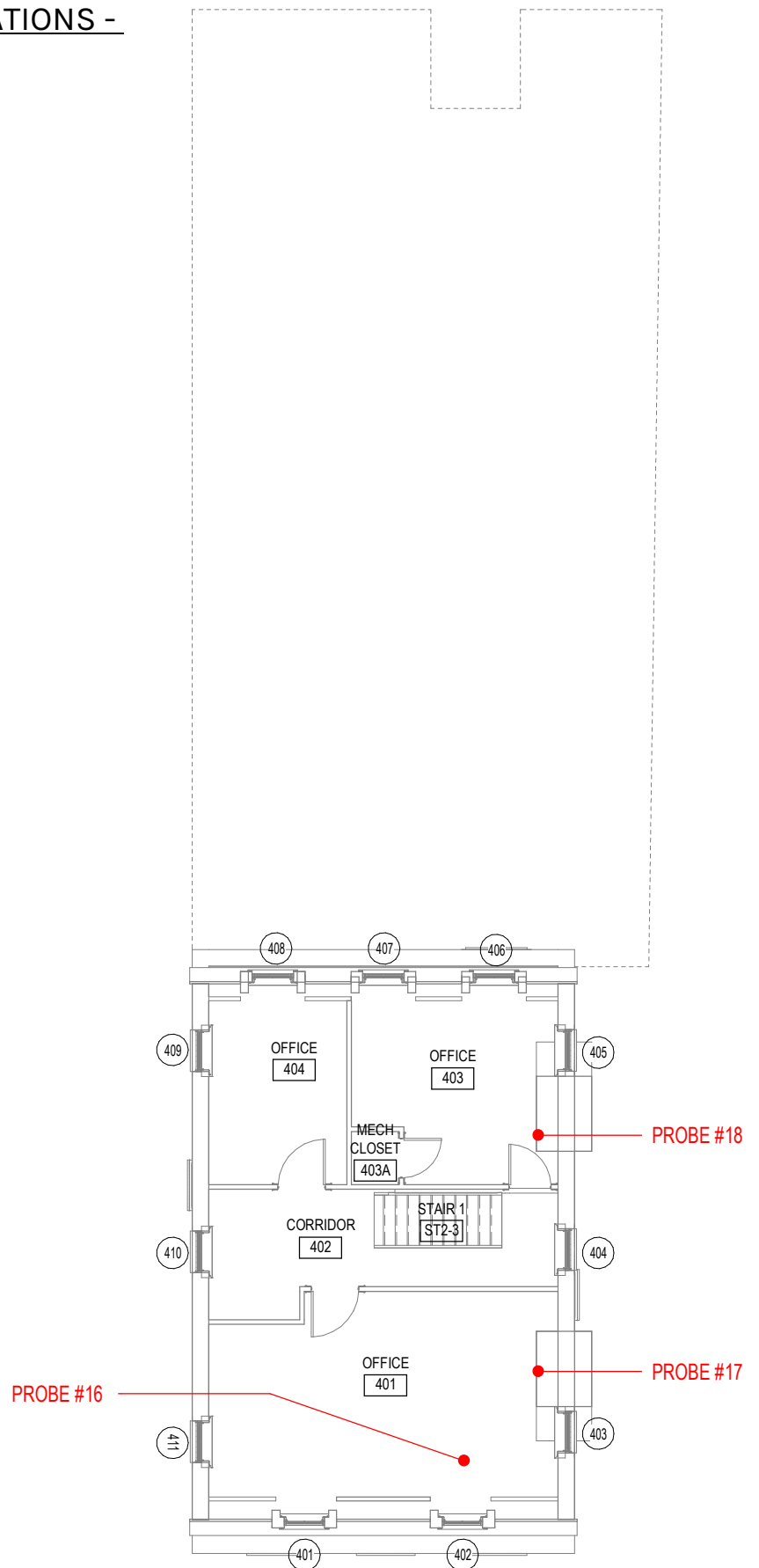


# INVESTIGATIVE PROBE LOCATIONS - THIRD FLOOR PLAN





INVESTIGATIVE PROBE LOCATIONS -  
FOURTH FLOOR PLAN



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PROBE	LOCATION
#1	<p data-bbox="293 212 621 247">Entry Hall 102, West Wall</p> <p data-bbox="293 254 461 289"><b>DESCRIPTION</b></p> <p data-bbox="293 302 1518 510">A probe was conducted along the west wall of Corridor 102, between masonry openings 108 and 109. The purpose of this probe was to uncover original plaster finishes within the South Block and locate any evidence to validate the theory that the original stair was located further south. The openings cut into the gypsum drywall finish were approximately 12" x 12" and 12" x 48". The existing drywall was installed on wood studs offset from the brick masonry approximately 1".</p> <p data-bbox="293 548 1463 783">No evidence of original plaster finishes were found. A fragment of wood framing was embedded within one mortar joint and a few cut nails were found within other mortar joints. Though the Historic Finishes Analyses (Appendix A) supports the theory that the existing Stair 1 is not original to Period 1, Period 2, Period 3A or 3B, there was not substantial evidence that the original stair had been located further south in this entry hall. The Historic Finishes Analyses establishes that the existing Stair 1 likely dates to Period 4A (c.1870).</p> <p data-bbox="293 821 1414 884">This probe location coincides with masonry sample M-09 as outlined in the Historic Finishes Analyses (Appendix A).</p>



**Figure PR1-1:** Two (2) openings cut in existing drywall finish along west wall of Corridor 102.



**Figure PR1-2:** One of two openings cut in existing drywall finish along west wall of Corridor 102. Existing wood stud framing found installed along historic brick masonry. A few cut nails were found within the mortar joints.



**Figure PR1-3:** One of two openings cut in existing drywall finish along west wall of Corridor 102.



**Figure PR1-4:** Fragment of wood blocking found within the mortar joint.

PROBE	LOCATION
#2	Reception 103, East Wall
	<b>DESCRIPTION</b> <p data-bbox="293 306 1446 474">Investigative probe #2 was conducted at the east wall of Reception 103, just south of Chimney #1. The purpose of this probe was to locate original historic plaster or other finishes. The opening cut into the gypsum drywall finish was approximately 12" x 12". The existing drywall was installed on 2-1/2" metal studs offset from the brick masonry approximately 1".</p> <p data-bbox="293 512 1495 579">The existing finish behind the drywall was a wood fiber insulating board used as a plaster base installed against the historic brick masonry, likely installed in the 1920s or 1930s.</p> <p data-bbox="293 617 1503 684">This probe location coincides with finish sample PT-101 as outlined in the Historic Finishes Analyses (Appendix A).</p>



**Figure PR2-1:** Opening cut in existing drywall along east wall of Reception 103 just south of Chimney #1.



**Figure PR2-2:** Detail photo of wood fiber insulating board installed along historic brick masonry wall.

<b>PROBE #3</b>	<b>LOCATION</b> Museum 104, North Wall
	<b>DESCRIPTION</b> Investigative probe #3 was conducted along the north wall of Museum 104 just west of masonry opening #105. The purpose of this probe was to locate original historic plaster or other finishes. The opening cut into the gypsum drywall finish was approximately 12" x 12". The existing drywall was installed on 2-1/2" metal studs offset from the brick masonry approximately 1".  The existing finish behind the drywall was a 3-coat plaster installed against the historic brick masonry.  This probe location coincides with finish sample PT-102 as outlined in the Historic Finishes Analyses (Appendix A).



**Figure PR3-1:** Opening cut in existing drywall along north wall of Museum 104 just west of masonry opening 105.



**Figure PR3-2:** Detail of historic 3-coat plaster found behind modern drywall finish.

<b>PROBE #4</b>	<b>LOCATION</b> Stair 1, Second Floor
	<b>DESCRIPTION</b> Investigative probe #4 was conducted at the second floor landing of Stair 1. The purpose of this probe was to locate historic wood flooring underneath the existing finishes. The existing carpet was pulled back to reveal the underlying substrate.  Random width tongue and groove wood flooring was located beneath the existing carpet. It may be original, but there is limited evidence to determine the age of this flooring. It is also coated in mastic/ adhesive from the carpet and an existing hole in floor may be impact from radiator piping previously removed.



**Figure PR4-1:** Detail of historic wood flooring located under existing carpet .



**Figure PR4-2:** Detail of historic wood flooring located under existing carpet .

<b>PROBE #5</b>	<b>LOCATION</b> Conference Room 201, East Wall Chimney
	<b>DESCRIPTION</b> <p>Investigative probe #5 was conducted at the finished surface of Chimney #1 along the east elevation of Conference Room 201. The purpose of this probe was to locate original historic plaster or other finishes. The opening cut into the gypsum drywall finish was approximately 12" x 18". The existing drywall was installed on 2-1/2" metal studs offset from the brick masonry approximately 1".</p> <p>The existing finishes behind the drywall were two (2) campaigns of 3-coat plaster installed against the historic brick masonry. Based upon the condition of the existing top layer of plaster (light green) and discontinuous application it is assumed this location coincides with a demising partition between closets identified in the 1985 Dunston Renovation drawings as an existing partition to be demolished. Also, an earlier plaster finish (dark gray) was located behind the first, which would have continued behind the earlier partition at this location. The existing finishes were not removed to locate the original fireplace location.</p> <p>This probe location coincides with finish samples PT-202A and PT-202B as outlined in the Historic Finishes Analyses (Appendix A).</p>



**Figure PR5-1:** Opening cut in existing drywall along east elevation of Conference Room 201 at the face of Chimney #1.



**Figure PR5-2:** Detail of historic plaster finishes found at investigative probe #5.



<b>PROBE #6</b>	<b>LOCATION</b> Conference Room 201, West Wall
	<b>DESCRIPTION</b> <p>Investigative probe #6 was conducted along the west elevation of Conference Room 201. The purpose of this probe was to locate original historic plaster or other finishes and look for more information related to the masonry opening 211 infill. The opening cuts into the gypsum drywall finish were approximately 12" x 12" and 12" x 18". The existing drywall was installed on 2-1/2" metal studs offset from the brick masonry approximately 1".</p> <p>The existing finish behind the drywall was a 3-coat plaster installed against the historic brick masonry. The opening at the top of the wall revealed damage to the historic plaster and a detachment of the finish from the historic brick masonry. The lower opening presented an earlier intact plaster finish.</p> <p>This probe location coincides with finish sample PT-201 as outlined in the Historic Finishes Analyses (Appendix A).</p>



**Figure PR6-1:** Upper and lower openings cut in existing drywall along west elevation of Conference Room 201.



**Figure PR6-2:** Detail of historic plaster finishes found at investigative probe #6.

<b>PROBE #7</b>	<b>LOCATION</b> Office 203, North Wall
	<b>DESCRIPTION</b> Investigative probe #7 was conducted along the north elevation of Office 203. The purpose of this probe was to locate original historic plaster or other finishes. The opening cut into the gypsum drywall finish were approximately 12" x 12". The existing drywall was installed on 2-1/2" metal studs offset from the brick masonry approximately 1".  No plaster finishes were found directly in the location of the probe, but a historic plaster finish was located lower on the wall. A wood peg was seen and an abandoned electrical conduit was located adjacent to new flexible metal conduits.



**Figure PR7-1:** Opening cut in existing drywall along north elevation of Office 203.



**Figure PR7-2:** Detail of historic plaster finishes found at investigative probe #7.

<b>PROBE</b>  <b>#8</b>	<b>LOCATION</b> Office 203, Floor
	<b>DESCRIPTION</b> Investigative probe #8 was conducted at Office 203. The purpose of this probe was to locate historic wood flooring underneath the existing finishes. The existing laminate floor was removed to reveal the underlying substrate.  The original wood flooring has been replaced with a plywood substrate, but evidence of possible original flooring remains in the adjacent Mechanical Closet 203A.

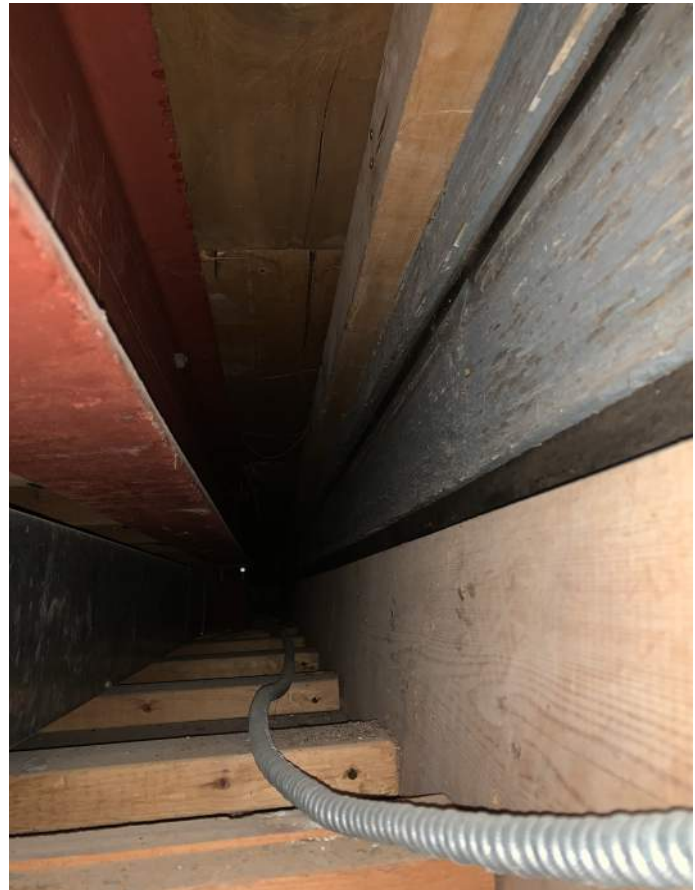


**Figure PR8-1:** Plywood subfloor uncovered beneath the existing laminate floor. The wood flooring in the adjacent mechanical closet may be original.

PROBE	LOCATION
#9	Second Floor Ceiling, Access to Wood Siding
	<b>DESCRIPTION</b> <p data-bbox="248 283 1466 485">Investigative probe #9 was conducted along at the second floor ceiling within the 1985 Addition outside Conference Room 212. The purpose of the probe was to locate evidence of the original brick cornice at the North Block. This original brick cornice aligns with the base of the horizontal wood siding at the third floor framed addition at the Central Passage and North Block. The opening cut into the gypsum drywall finish under the steel beam was approximately 8" x 8".</p> <p data-bbox="248 527 1435 659">The probe did not uncover evidence of the original brick cornice. Based upon the findings of this probe and review of the conditions between the brick facade and wood siding at the north facade of the North Block, it is understood that the original brick cornice was removed when the third floor framed addition was constructed during Period 4B (c.1905).</p> <p data-bbox="248 701 1450 833">However, this probe did allow access to an older portion of the wood siding which had not been recently repainted. The existing wood siding was installed in 1937 per historic permit #2415. It is assumed this remaining portion of wood siding has not been repainted since the 1985 Addition was constructed and has remained protected.</p> <p data-bbox="248 875 1466 936">This probe location coincides with finish sample PT-207 as outlined in the Historic Finishes Analyses (Appendix A).</p>



**Figure PR9-1:** View within probe #9 looking north locating the steel beam installed during the 1985 Addition and the remaining wood siding installed in 1937 per Permit #2415.



**Figure PR9-2:** View within probe #9 looking south locating the steel beam installed during the 1985 Addition and the remaining wood siding installed in 1937 per Permit #2415.

<b>PROBE #10</b>	<b>LOCATION</b> Office 302, South Wall
	<b>DESCRIPTION</b> Investigative probe #10 was conducted along the south wall of Office 302 between masonry openings 302 and 303. The purpose of this probe was to locate original historic plaster or other finishes. The opening cut into the gypsum drywall finish was approximately 12" x 12". The existing drywall was installed on 2-1/2" metal studs offset from the brick masonry approximately 1".  The existing finish behind the drywall was a 3-coat plaster installed against the historic brick masonry. Removal of a small area of the plaster uncovered a metal conduit embedded in the historic plaster.  This probe location coincides with finish sample PT-301 as outlined in the Historic Finishes Analyses (Appendix A).



**Figure PR10-1:** Opening cut in existing drywall along the south wall of Office 302.



**Figure PR10-2:** Detail of historic plaster finishes found at investigative probe #10.

<b>PROBE #11</b>	<b>LOCATION</b> Corridor 303, West Wall
	<b>DESCRIPTION</b> Investigative probe #11 was conducted along the west wall of Corridor 303 adjacent to masonry opening 308. The purpose of this probe was to locate original historic plaster or other finishes. The opening cut into the gypsum drywall finish was approximately 12" x 12". The existing drywall was installed on 2-1/2" metal studs offset from the brick masonry approximately 1".  The existing finish behind the drywall was a 3-coat plaster installed against the historic brick masonry.



**Figure PR11-1:** Opening cut in existing drywall along the west wall of Corridor 303.

<b>PROBE #12</b>	<b>LOCATION</b> Office 304, East Wall at Chimney #2
	<b>DESCRIPTION</b> Investigative probe #12 was conducted at the finished surface of Chimney #2 along the east elevation of Office 304. The purpose of this probe was to locate original historic plaster or other finishes. The opening cut into the gypsum drywall finish was approximately 12" x 60". The existing drywall was installed on 2-1/2" metal studs offset from the brick masonry approximately 1".  The existing finish behind the drywall was a 3-coat plaster installed against the historic brick masonry. The existing finishes were not removed to locate the original fireplace location at Chimney #2.



**Figure PR12-1:** Opening cut in existing drywall along the east wall of Office 304 at Chimney #2.



**Figure PR12-2:** Detail of historic plaster finishes found at investigative probe #12.

<b>PROBE #13</b>	<b>LOCATION</b> Office 304, Floor
	<b>DESCRIPTION</b> Investigative probe #13 was conducted within Office 304. The purpose of this probe was to locate historic wood flooring underneath the existing finishes. The existing carpet was pulled back to reveal the underlying substrate.  Random width tongue and groove wood flooring was located beneath the existing carpet. It may be original, but there is limited evidence to determine the age of this flooring. It is also coated in mastic/ adhesive from the carpet.



Figure PR13-1: Detail of historic wood flooring located under existing carpet .



<b>PROBE #14</b>	<b>LOCATION</b> Corridor 305A, South Wall Masonry Opening 308 Lintel
	<b>DESCRIPTION</b> <p>A probe was conducted above masonry opening 308 at the south wall of Corridor 305A. The purpose of this probe was to locate identifying features of a prior window opening at this location. The opening cut into the gypsum drywall finish was approximately 12" x 12". The existing drywall was installed on 2-1/2" metal studs offset from the brick masonry approximately 1".</p> <p>The existing masonry opening is framed by a steel plate lintel and no evidence of a flat jack or segmental brick arch alluding to a historic masonry opening was found. Prior repointing campaigns were also evident.</p>



**Figure PR14-1:** Opening cut in existing drywall along the south wall of Corridor 305A above masonry opening 308.

<b>PROBE #15</b>	<b>LOCATION</b> Corridor 305A, South Wall at Concealed Door within North Wall of South Block
	<b>DESCRIPTION</b> A probe was conducted along the south wall of Corridor 305A. The purpose of this probe was to locate a prior door opening at this location which was identified as an existing condition in the demolition drawings of the 1985 Dunston Renovation. The opening cut into the gypsum drywall finish was approximately 12" x 12". The existing drywall was installed on 2-1/2" metal studs offset from the brick masonry approximately 1".  The prior door opening at this location was found and the historic wood casing and frame was intact. The door has been removed as the back side of this opening has been blocked by the drywall partition which frames the north wall of Mechanical Closet 304A. This doorway is assumed to date to Period 4A or 4B.



**Figure PR15-1:** Prior door opening located within in the north wall of the South Block.



**Figure PR15-1:** Prior door opening located within in the north wall of the South Block.

<b>PROBE #16</b>	<b>LOCATION</b> Office 402, Floor
	<b>DESCRIPTION</b> <p>Investigative probe #16 was conducted within Office 402. The purpose of the probe was to uncover original floor finishes. The existing carpet tile was removed which revealed a plywood subfloor beneath. Several screws at the perimeter of a plywood panel were removed to pull up the existing plywood. Historic wood flooring was located under the plywood.</p> <p>Located just southwest of Chimney #1, an access panel was located which included evidence of prior hinges along one side. It is believe this may have been the early access to the attic space prior to period 4B which the mansard roof was added making the attic a larger and more habitable space. In addition to the access panel, an existing floor board was removed to prove access to the wood floor framing below. A few original wood floor joists were present with select wood sistering of the joists.</p>



**Figure PR16-1:** Historic wood flooring uncovered from beneath a plywood subfloor and carpet tile.



**Figure PR16-2:** Evidence of prior attic access through hinged panel in the floor.

PROBE	LOCATION
#17	Office 402, East Wall at Chimney #1
	<b>DESCRIPTION</b>
	<p>Investigative probe #17 was conducted along the east wall of Office 402 at Chimney #1. The purpose of this probe was to locate original historic plaster or other finishes and identify any remaining evidence of the original pitched gable roof framing. The openings cut into the gypsum drywall finish was approximately 8" x 12" and 6" x 6" above the fireplace mantle and surround and 24" x 30" within the fireplace surround. The existing drywall was installed on 2-1/2" metal studs offset from the brick masonry approximately 1".</p>
	<p>No evidence of original plaster finishes were found. Also no evidence was located of the original roof framing and no original mortar was extant in the masonry of Chimney #1 as a recent repointing campaign was evident.</p>



**Figure PR17-1:** Opening cuts in existing drywall along the east wall of Office 402 at Chimney #1.



**Figure PR17-2:** Opening cut in existing drywall along the east wall of Office 402 at Chimney #1.



**Figure PR17-3:** Opening cut in existing drywall along the east wall of Office 402 at Chimney #1.



**Figure PR17-4:** Opening cut in existing drywall along the east wall of Office 402 at Chimney #1.

<b>PROBE #18</b>	<b>LOCATION</b> Office 403, East Wall at Chimney #2
	<b>DESCRIPTION</b> Investigative probe #18 was conducted along the east wall of Office 403 at Chimney #3. The purpose of this probe was to locate original historic plaster or other finishes and identify any remaining evidence of the original pitched gable roof framing. The opening cut into the gypsum drywall finish was approximately 6" x 12". The existing drywall was installed on 2-1/2" metal studs offset from the brick masonry approximately 1".  A plaster finish on metal lath was identified, but no evidence was located of the original roof framing.



**Figure PR18-1:** Opening cut in existing drywall along the east wall of Office 403 at Chimney #2.

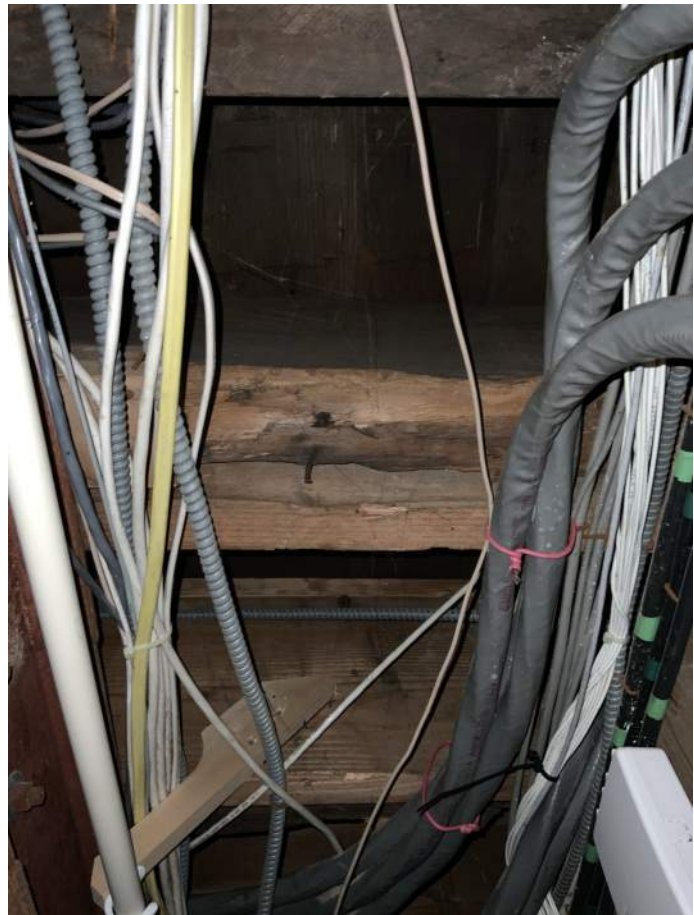


**Figure PR18-2:** Detail of historic plaster finishes found at investigative probe #18.

<b>PROBE #19</b>	<b>LOCATION</b> First Floor Framing Exposure from Basement
	<b>DESCRIPTION</b> Investigative probe #19 was conducted at the ceiling of the basement exhibit space. The investigation did not require removal of any finishes as the existing drywall ceiling stops short of the north and south masonry walls of the South Block.  Careful inspection of these areas reveals original wood floor framing which has significant deterioration and wood rot at the bearing ends. This condition explains the steel posts and steel beams installed during the 1985 Dunston Renovation to provide supplemental support and reinforcement to the historic wood framing at the first floor.

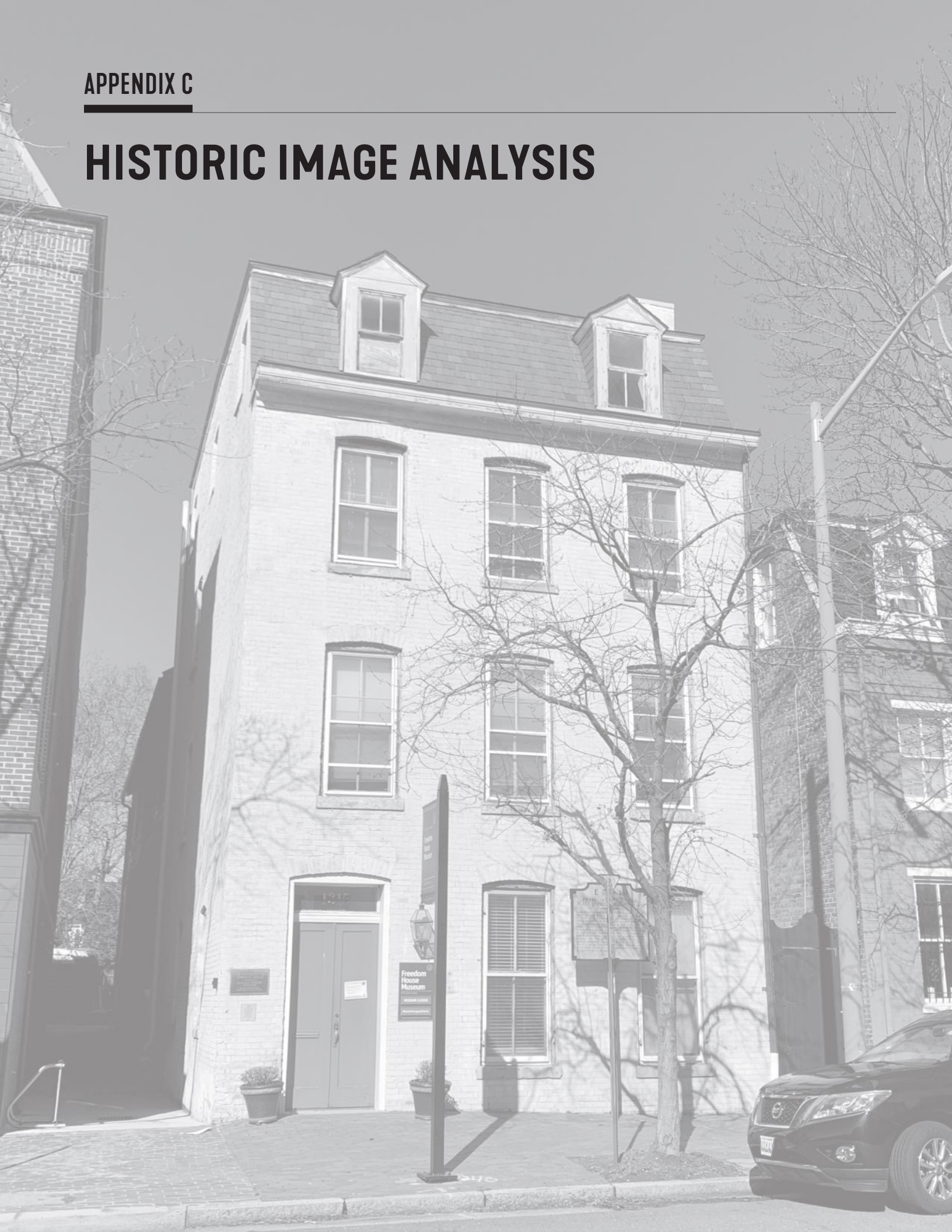


**Figure PR19-1:** Evidence of significant wood rot and deterioration at the bearing end of historic floor joists.



**Figure PR19-2:** Evidence of significant wood rot and deterioration at the bearing end of historic floor joists.

# HISTORIC IMAGE ANALYSIS

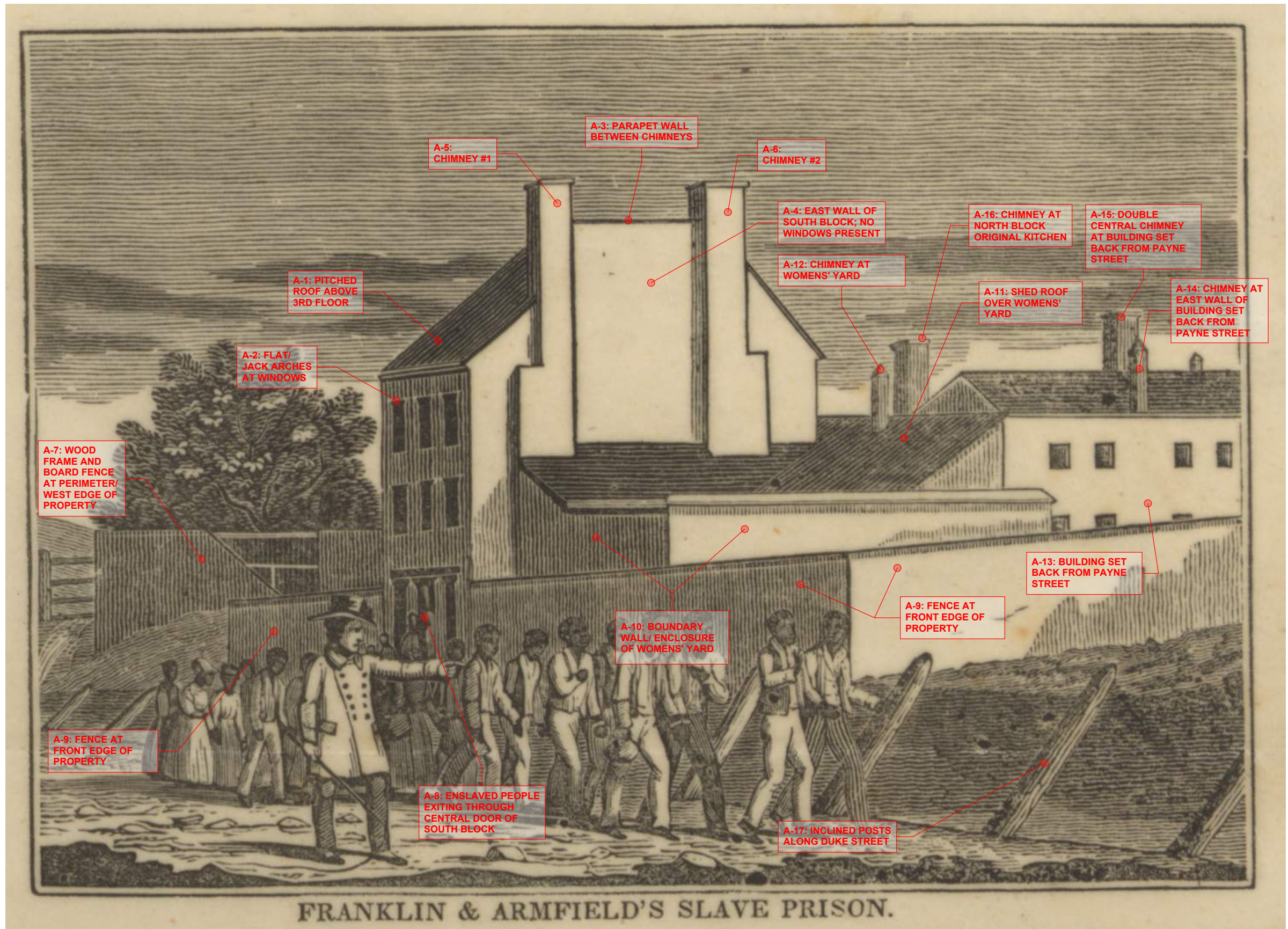


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**IMAGE A:**

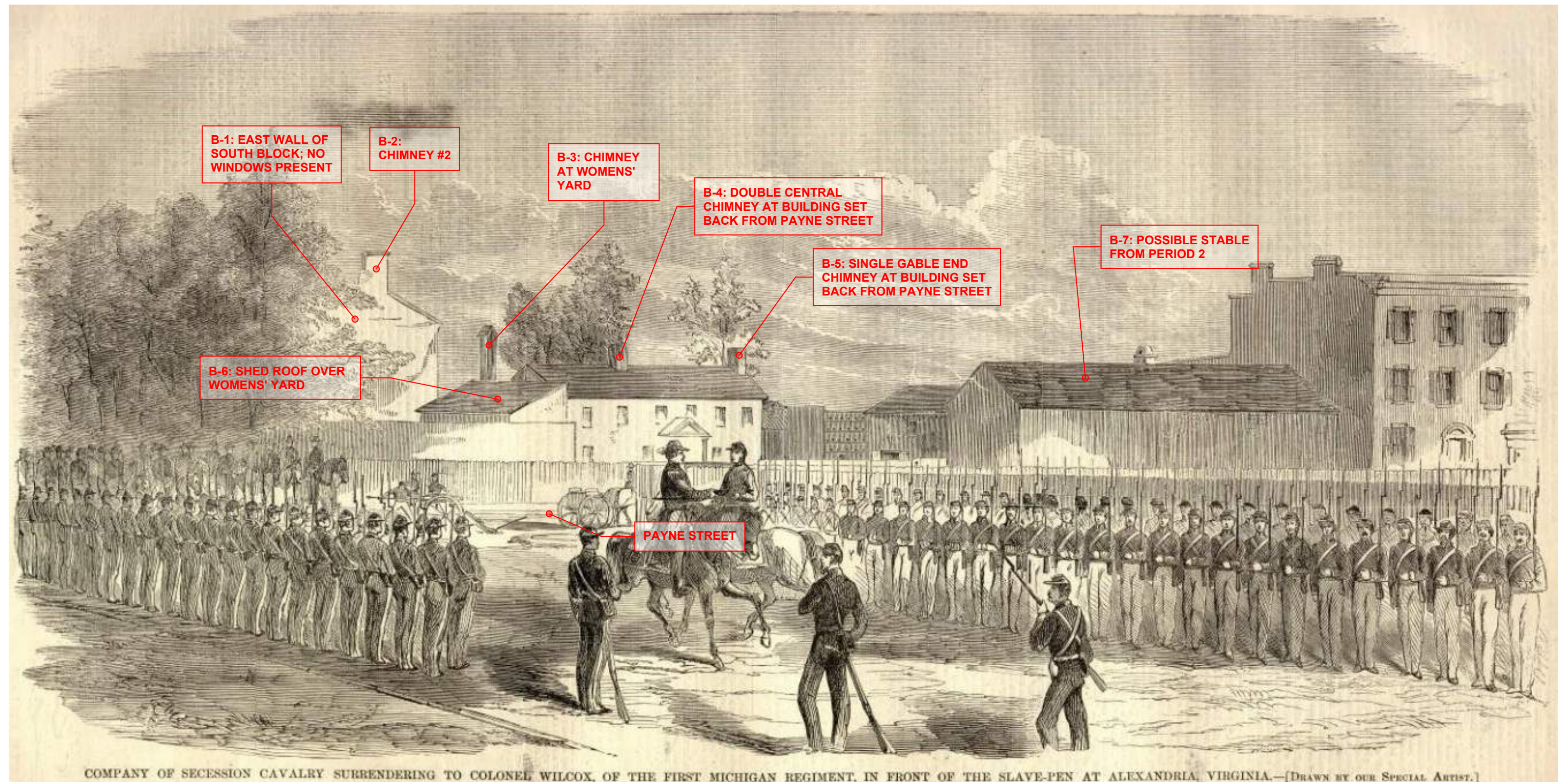
Franklin & Armfield's Slave Prison, American Anti-Slavery Society, 1836



FRANKLIN & ARMFIELD'S SLAVE PRISON.

**IMAGE B:**

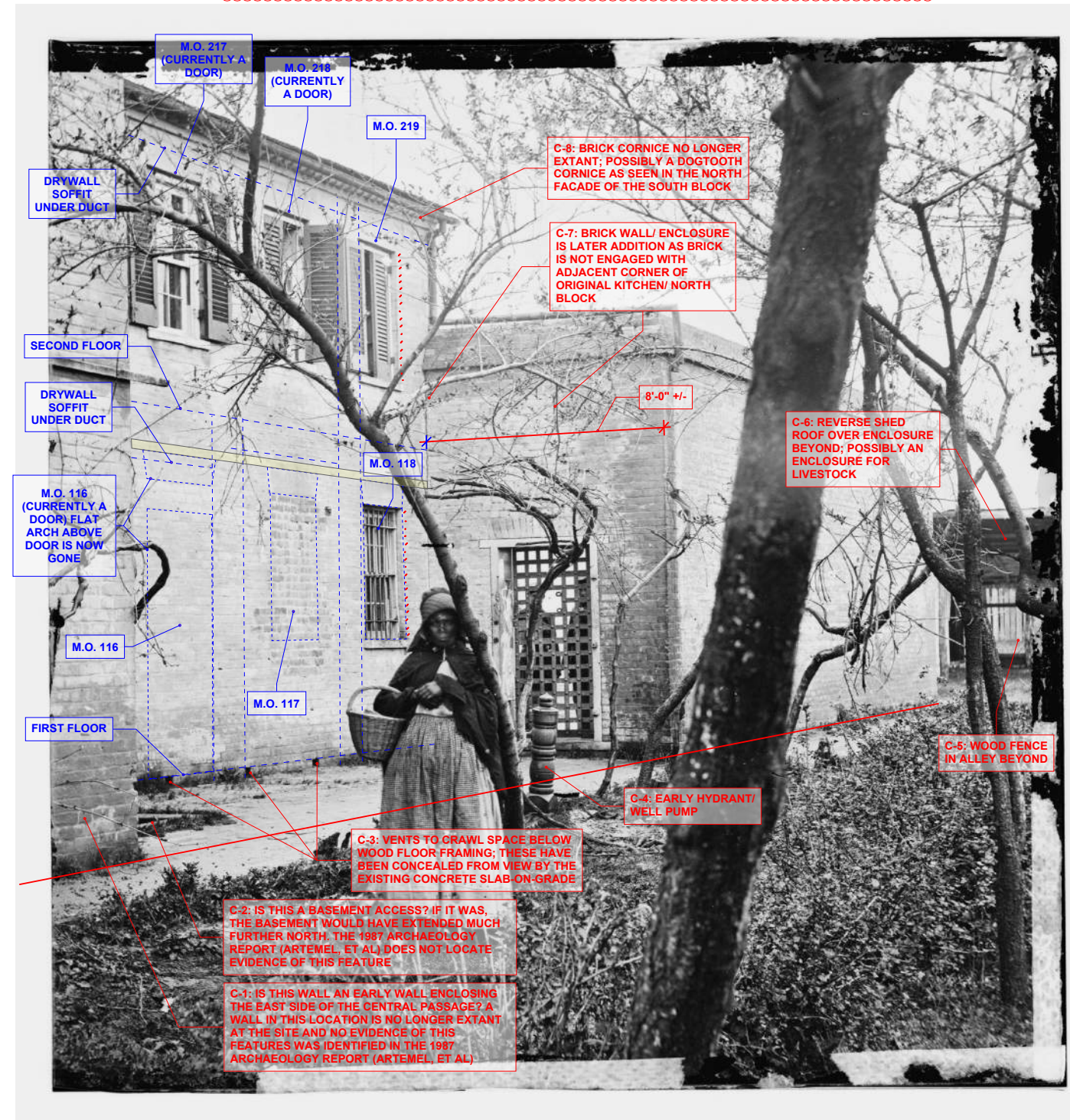
Company of Secession Cavalry Surrendering to Colonel Wilcox, of the First Michigan Regiment, in front of the Slave-Pen at Alexandria, Harpers Weekly, June 15, 1861



**IMAGE C:**

Alexandria, Virginia. Slave pen. Exterior view (presumed)

ACCURATE INTERPRETATION OF THIS PHOTO DEPENDS UPON THE CONFIRMATION THAT THIS PHOTO WAS TAKEN FROM THE WOMENS' YARD. A DETAILED LIST OF SUPPORTING AND UNSUPPORTING DETAILS OF THIS IMAGE ARE PROVIDED ON THE FOLLOWING PAGE.



**LEGEND**

- [TEXT] OVERLAY OF EXISTING FEATURES ON HISTORIC PHOTO/ IMAGE
- [TEXT] ANALYSIS OF FEATURES IDENTIFIED IN HISTORIC PHOTO/ IMAGE

**DETAILED ANALYSIS OF PHOTO WITH WOMEN CARRYING A BASKET (IMAGE C):**

The historic photograph of the women carrying the basket has been studied carefully throughout the process of completing this Historic Structure Report. SmithGroup and Robinson and Associates have had many discussions with the City of Alexandria debating whether this image can be credited as a photo taken from within the work yard of 1315 Duke Street with the photographer's back to the north wall of the Women's Yard looking northwest towards the east facade of the North Block. There are many features depicted in this photograph which could be identified at 1315 Duke Street, but there are also other aspects which do not align with what we know of the site and the evolution of the structure that can also be verified by historic documents, records, maps, and photographs. The following provides a description of these features and explains what is identified as possible similarities and what seems to contradict our historic understanding of the site and structure.

**NORTH BLOCK**

The two-story building in the background is a brick masonry structure with double-hung wood windows that closely align with a portion of the east facade of the North Block. The first floor includes masonry infills which clearly used to contain doors or windows and could be associated with masonry openings 116 and 117 of the North Block. A third window along the first floor could also be identified as masonry opening 118. The second story of this structure also includes three (3) double-hung wood windows with shutters which could align with existing masonry openings 217, 218, and 219.

It should be noted that these characteristics could be associated with many other 19th century outbuildings in the area. Also, upon careful inspection of existing conditions at 1315 Duke Street, it appears that there may not be enough space between the masonry openings in this historic photograph to align with the existing conditions on site. Some of this could be attributed to the perspective and possible distortion of this image, but in many locations specific brick courses can be compared between the photograph and existing conditions that challenge the association of this building with the North Block. It was also difficult to align specific header courses to validate the accuracy of the comparison.

At the base of the building are three voids in the brick that may serve as ventilation for a crawl space. Archival documentation does not indicate whether the North Block had such a feature.

**STAVE PEN OUTBUILDING**

The north structure seen in this historic photograph with the iron grated door behind the woman is a structure that has not been identified in other historic maps and photographs of 1315 Duke Street during this period. However, the raked brick detail at the top of the wall and the grated iron door do match the features seen at the mens' and womens' yard enclosures, and it appears to be open to above, as those yards were, at least in part. It should be noted that no evidence of this structure was identified in the 1987 archaeology report.

**POSSIBLE EXTENSION OF CENTRAL PASSAGE**

Along the left side of the historic photograph, a brick masonry structure with no visible window or door openings projects out from the rear wall with the windows. It is difficult to determine much detail from this structure, but it could be an early enclosure at the site in the area of the Central Passage. Just beyond the corner of this structure, it appears there may be access to a below grade space. About midway up the side of this structure is what appears to be a narrow, horizontal strip of wood or length of molding. The purpose of this feature is unknown.

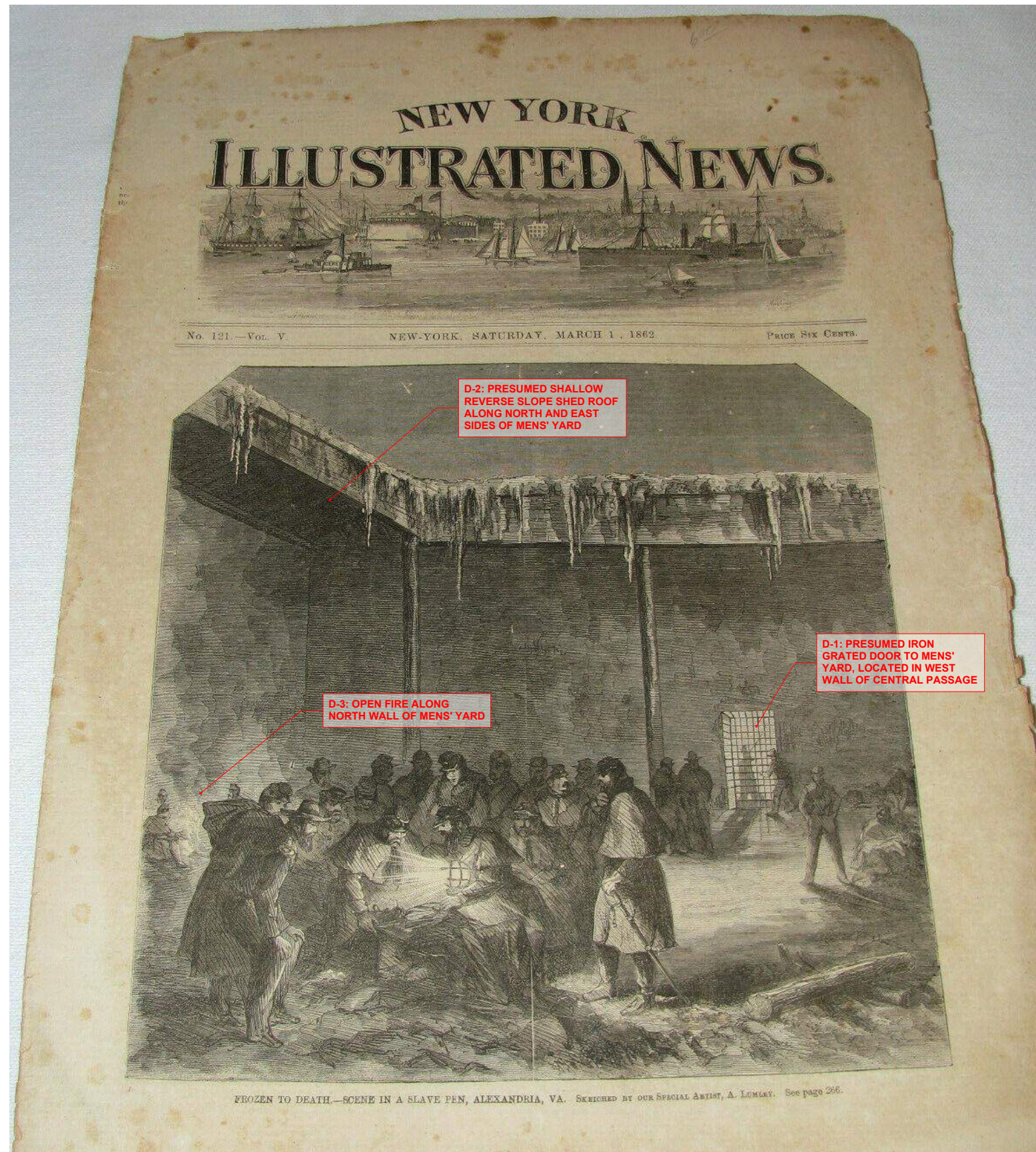
It should be noted that no evidence of this structure was identified in the 1987 archaeology report. Also challenging the association of this historic photograph is the placement of the assumed basement access mentioned above. Basement access at this location would imply that the existing basement of the South Block would have been much larger, extending a considerable distance further north. There has been no other evidence uncovered to support this theory. A few historic maps indicate evidence of a Central Passage connecting the South Block to the North Block, but no document identifies a structure that extended this far east.

**HYDRANT**

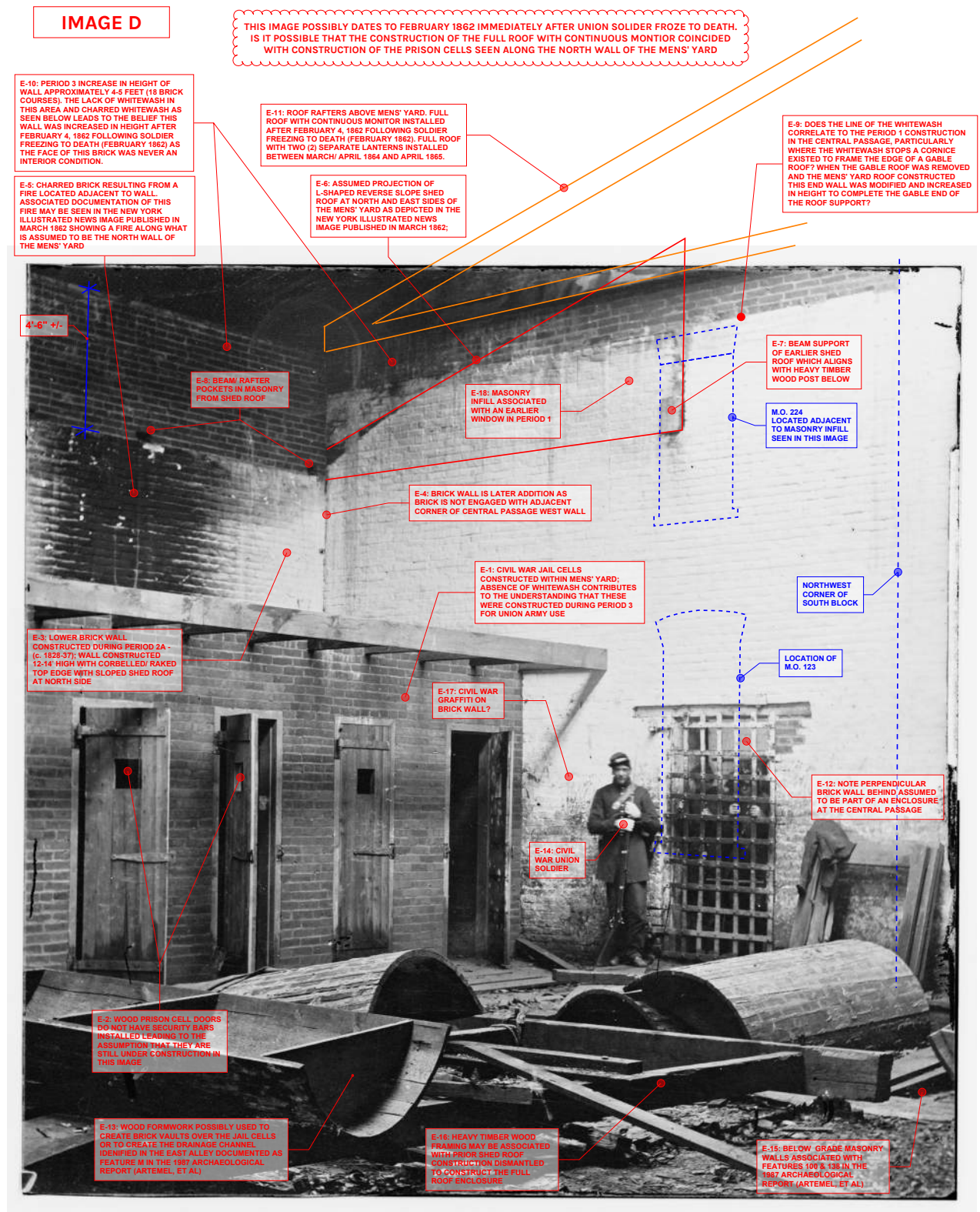
The slave pen at 1315 Duke Street had water service as of 1859, and it was provided by a hydrant in the yard. The records of the Alexandria Water Company include a register from 1867 with sketches of lots showing water lines and outlets. The sketch of the block bound by Duke Street, Payne Street, West Street, and Prince Street identifies the slave pen and marks the water line and hydrant for the property, but there is no evidence to suggest that these sketches were prepared with enough accuracy to determine exactly in the yard the hydrant was located. Therefore, one is not able to attribute this photograph to 1315 Duke Street based on the location of the hydrant.

**IMAGE D:**

New York Illustrated News, March 1, 1862



**IMAGE E:**  
Alexandria, Virginia. Slave pen, Interior View



**LEGEND**  
[TEXT] OVERLAY OF EXISTING FEATURES ON HISTORIC PHOTO/ IMAGE  
[TEXT] ANALYSIS OF FEATURES IDENTIFIED IN HISTORIC PHOTO/ IMAGE

**IMAGE F:**

Alexandria, Virginia. Slave pen. Interior view

F-2: CIVIL WAR JAIL CELLS CONSTRUCTED WITHIN MENS' YARD; ABSENCE OF WHITWASH CONTRIBUTES TO THE UNDERSTANDING THAT THESE WERE CONSTRUCTED DURING PERIOD 3 FOR UNION ARMY USE

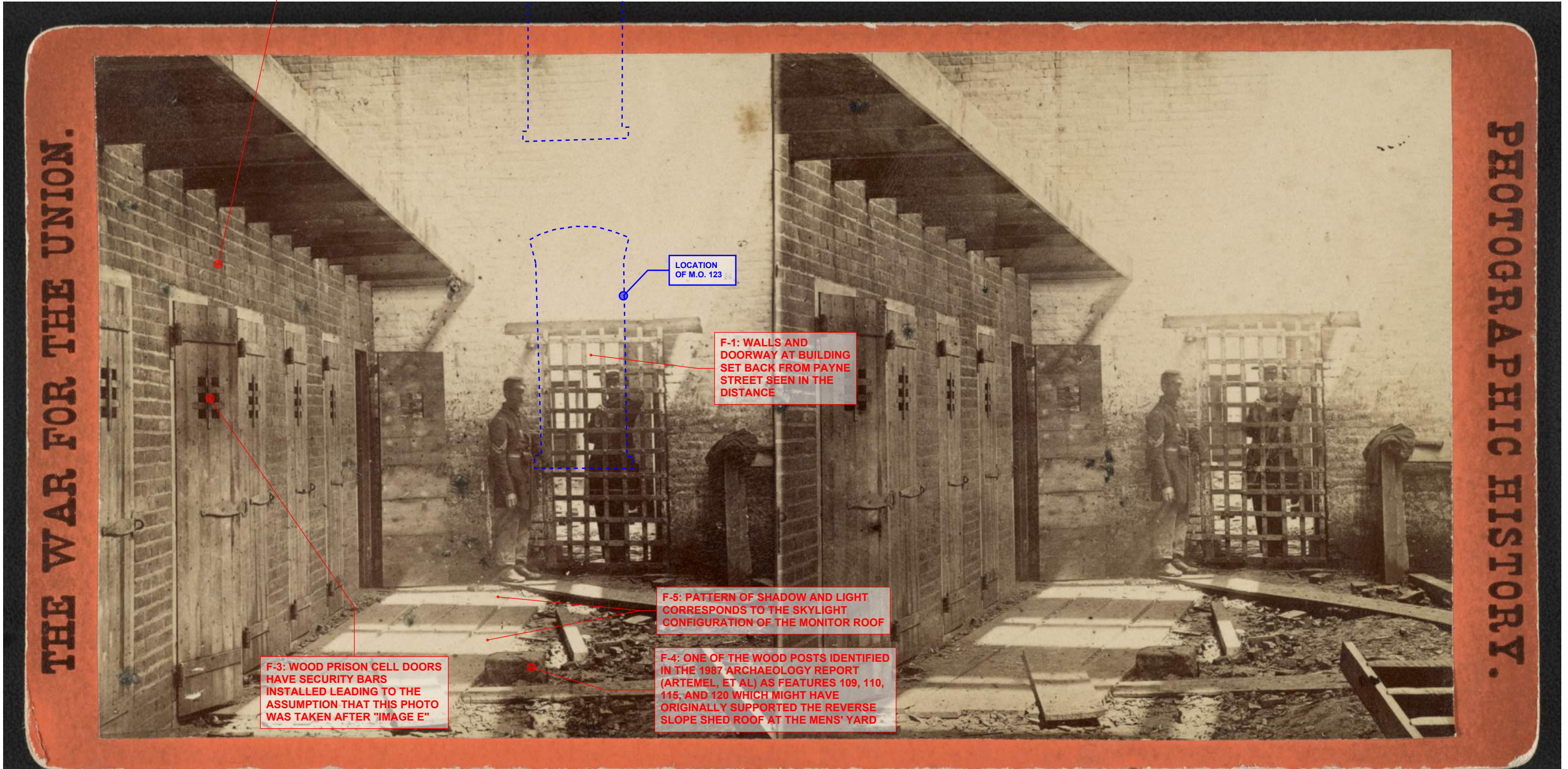
LOCATION OF M.O. 123

F-1: WALLS AND DOORWAY AT BUILDING SET BACK FROM PAYNE STREET SEEN IN THE DISTANCE

F-5: PATTERN OF SHADOW AND LIGHT CORRESPONDS TO THE SKYLIGHT CONFIGURATION OF THE MONITOR ROOF

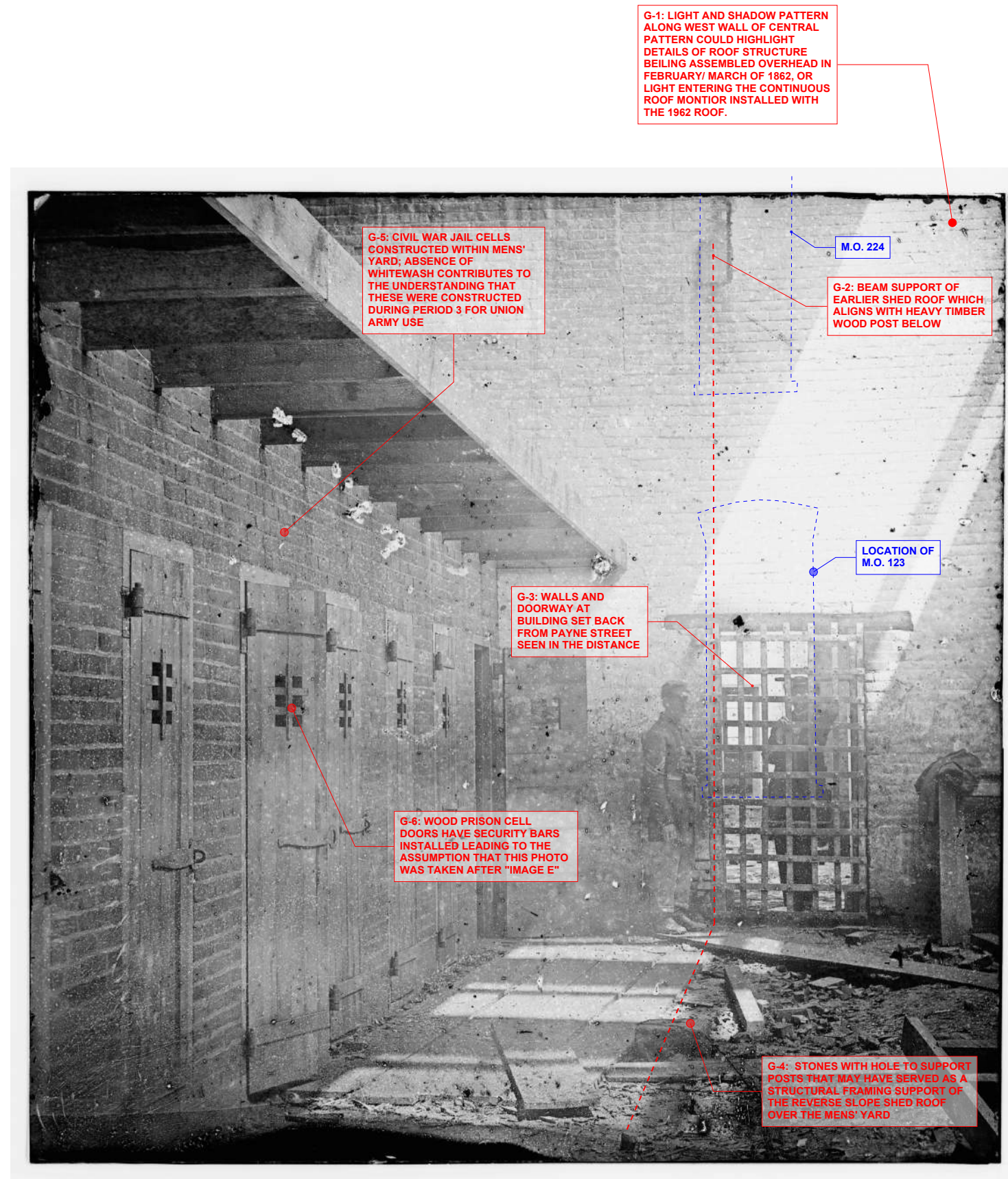
F-3: WOOD PRISON CELL DOORS HAVE SECURITY BARS INSTALLED LEADING TO THE ASSUMPTION THAT THIS PHOTO WAS TAKEN AFTER "IMAGE E"

F-4: ONE OF THE WOOD POSTS IDENTIFIED IN THE 1987 ARCHAEOLOGY REPORT (ARTEMEL, ET AL) AS FEATURES 109, 110, 115, AND 120 WHICH MIGHT HAVE ORIGINALLY SUPPORTED THE REVERSE SLOPE SHED ROOF AT THE MENS' YARD



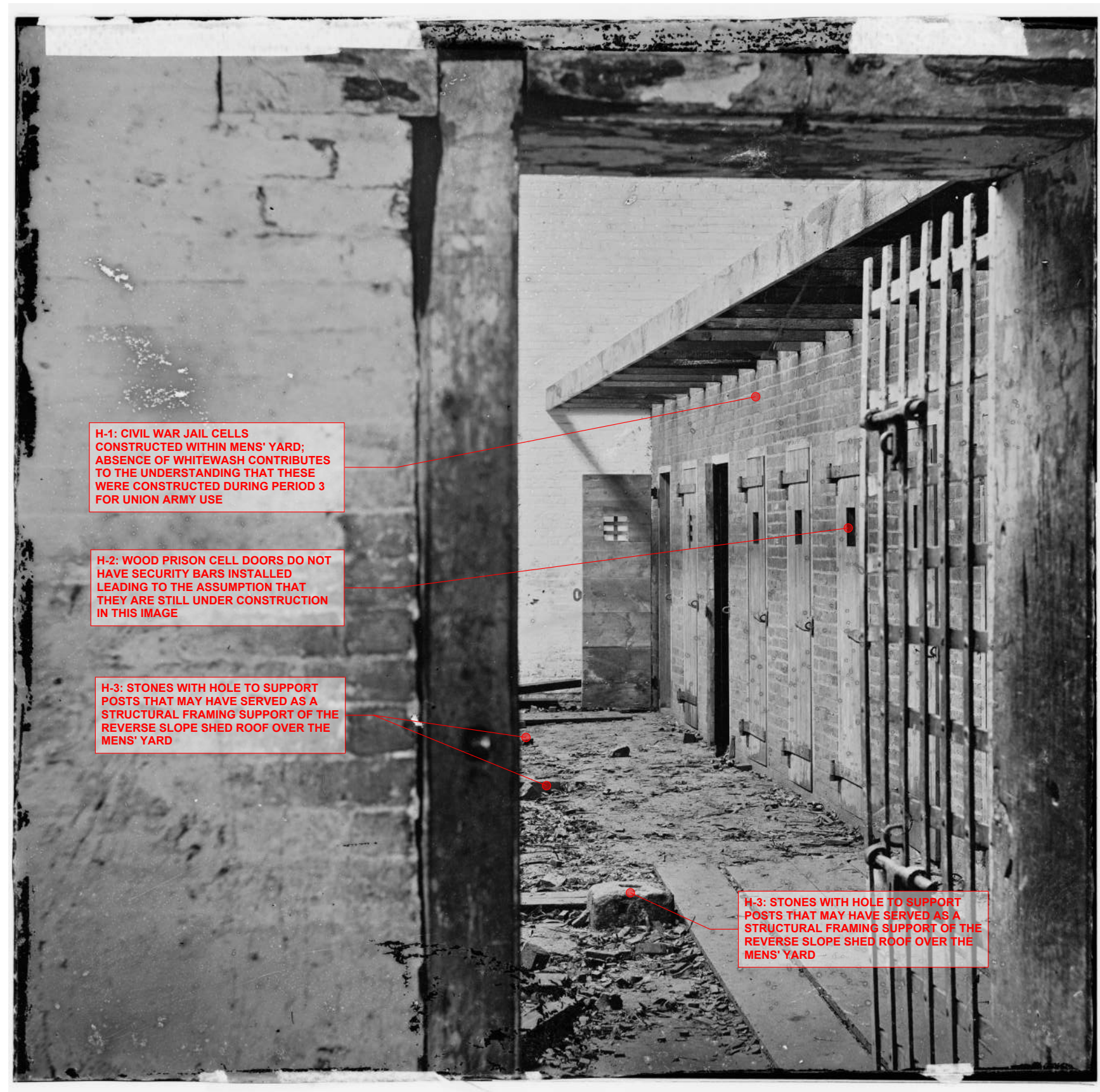
**IMAGE G:**

Slave Pens, Alexandria, Va



**IMAGE H:**

Alexandria, Virginia. Slave pen. Interior view





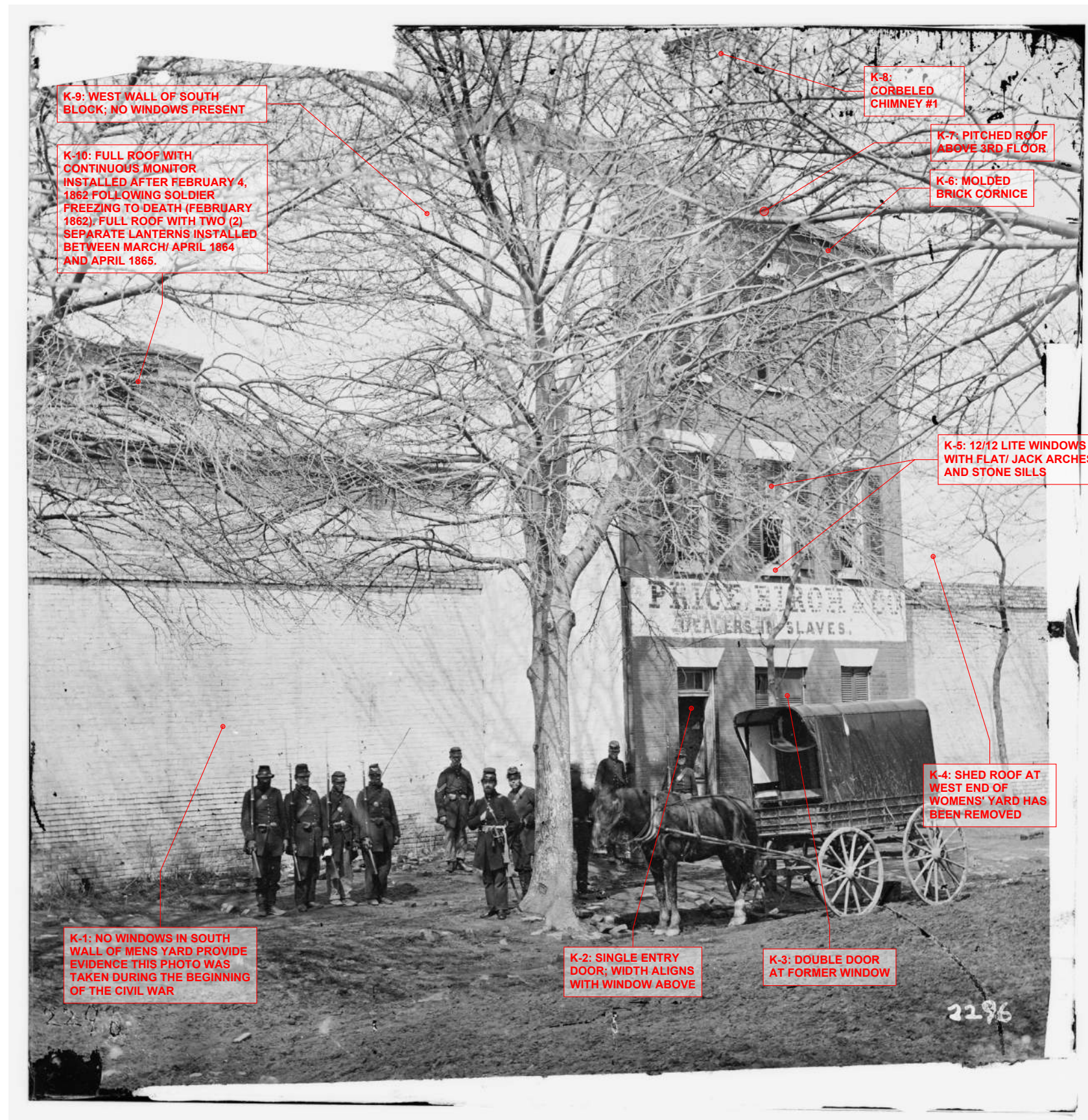
**IMAGE J:**

Slave pen, Alexandria, Va., Mathew Brady, 1861-1865



**IMAGE K:**

Slave pen. 1861-1865



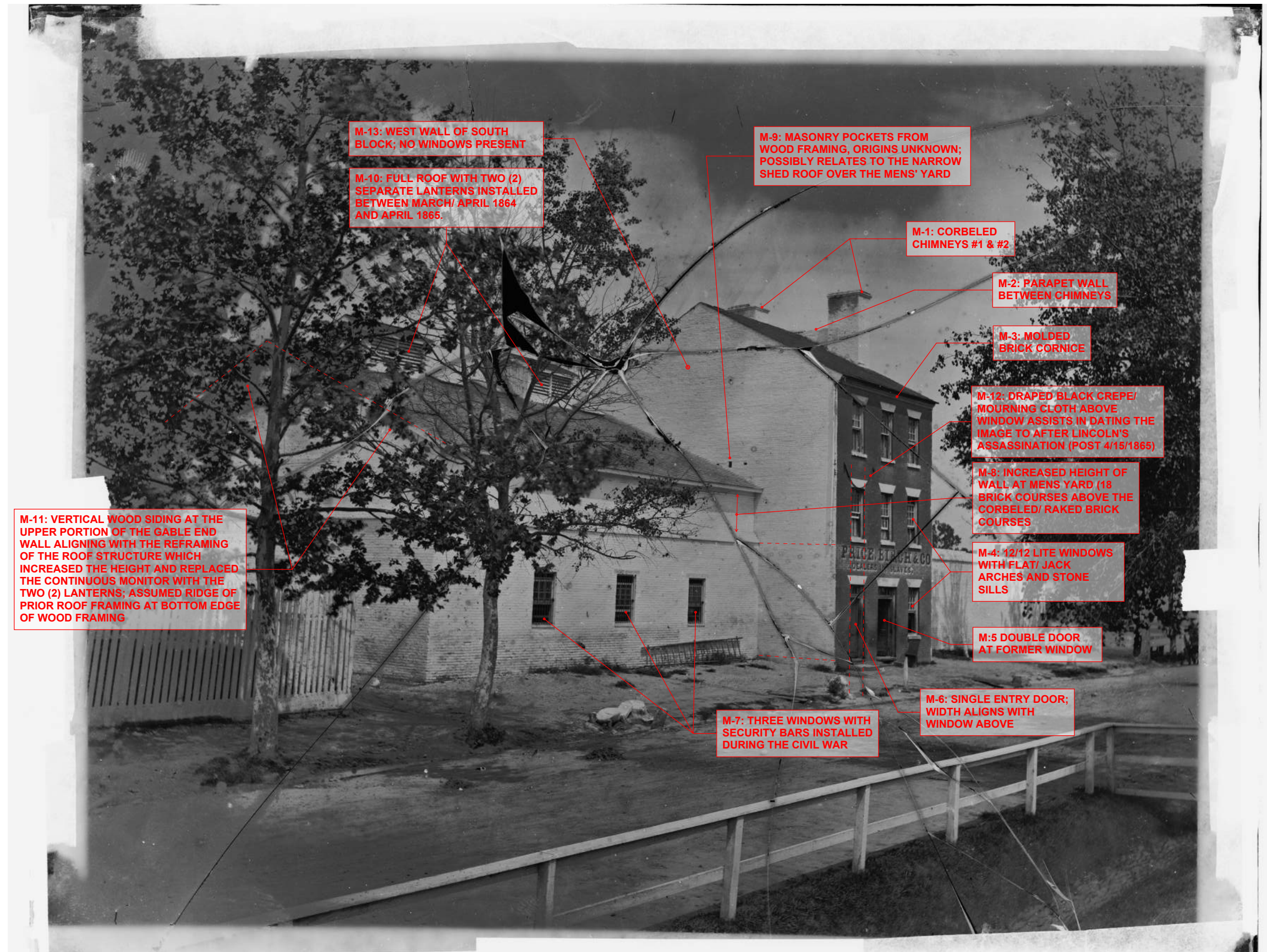
**IMAGE L:**

Front of "slave pen", Andrew J. Russell (or Mathew Brady), 1861-1865



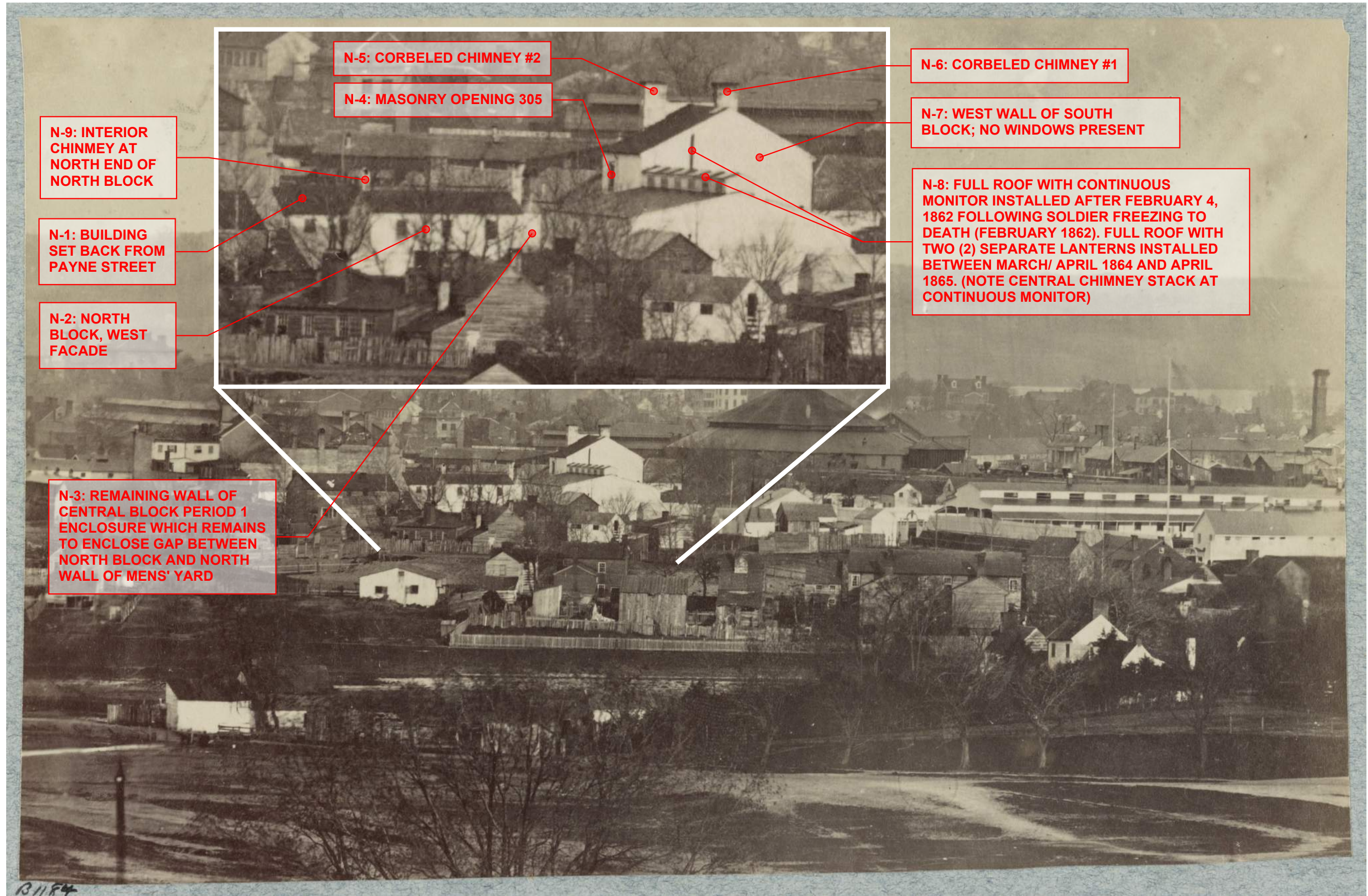
**IMAGE M:**

Slave pen, Alexandria, VA, William R. Pywell, Civil War time



**IMAGE N:**

Alexandria Virginia (1861-1865)



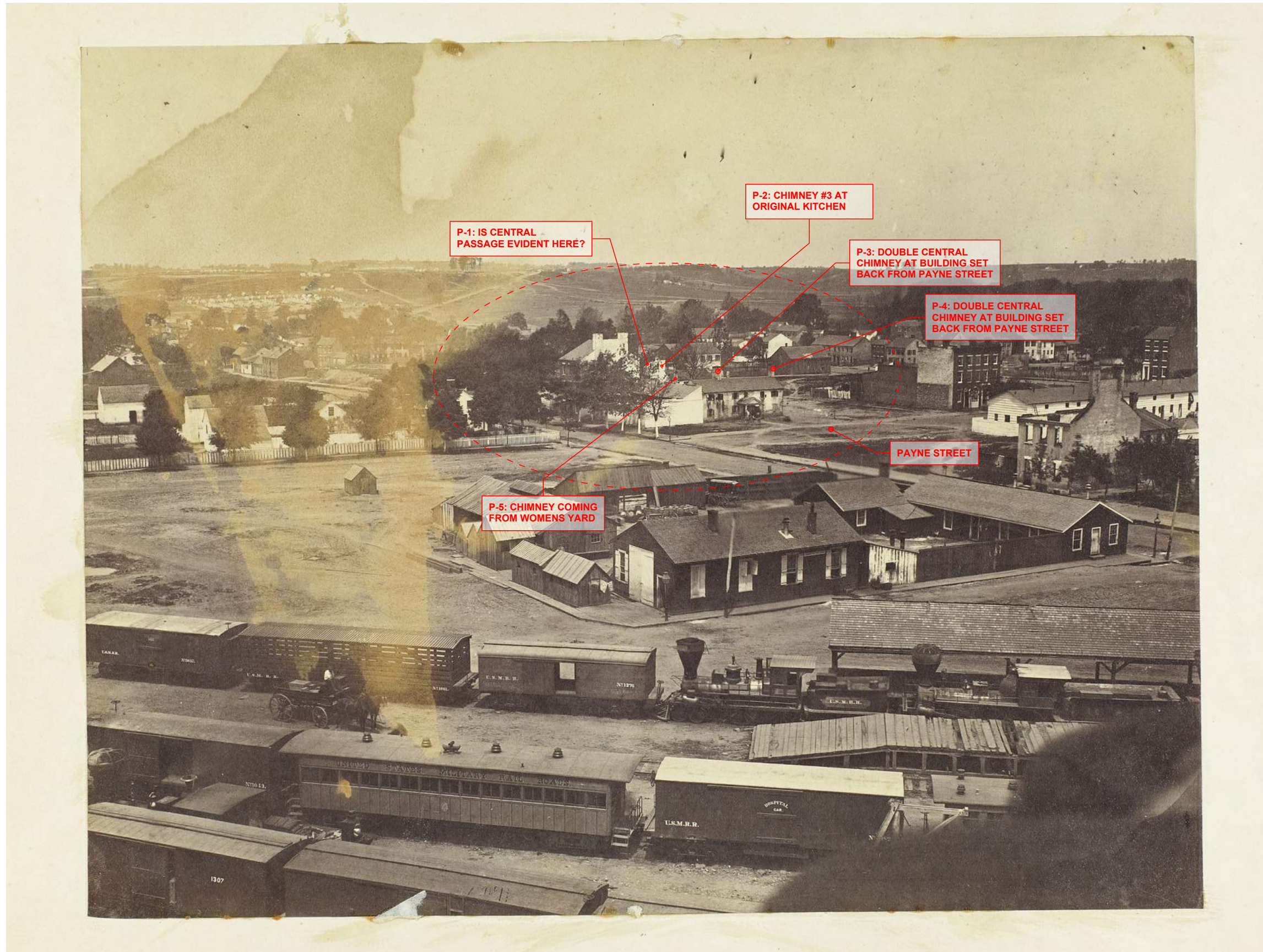
**IMAGE P1:**

Detail from No. 119, Commissary Department, Alexandria Slave Pen, Fort Ellsworth, Seminary Hospital, Camps, etc. in distance, Andrew J. Russell, April 1863



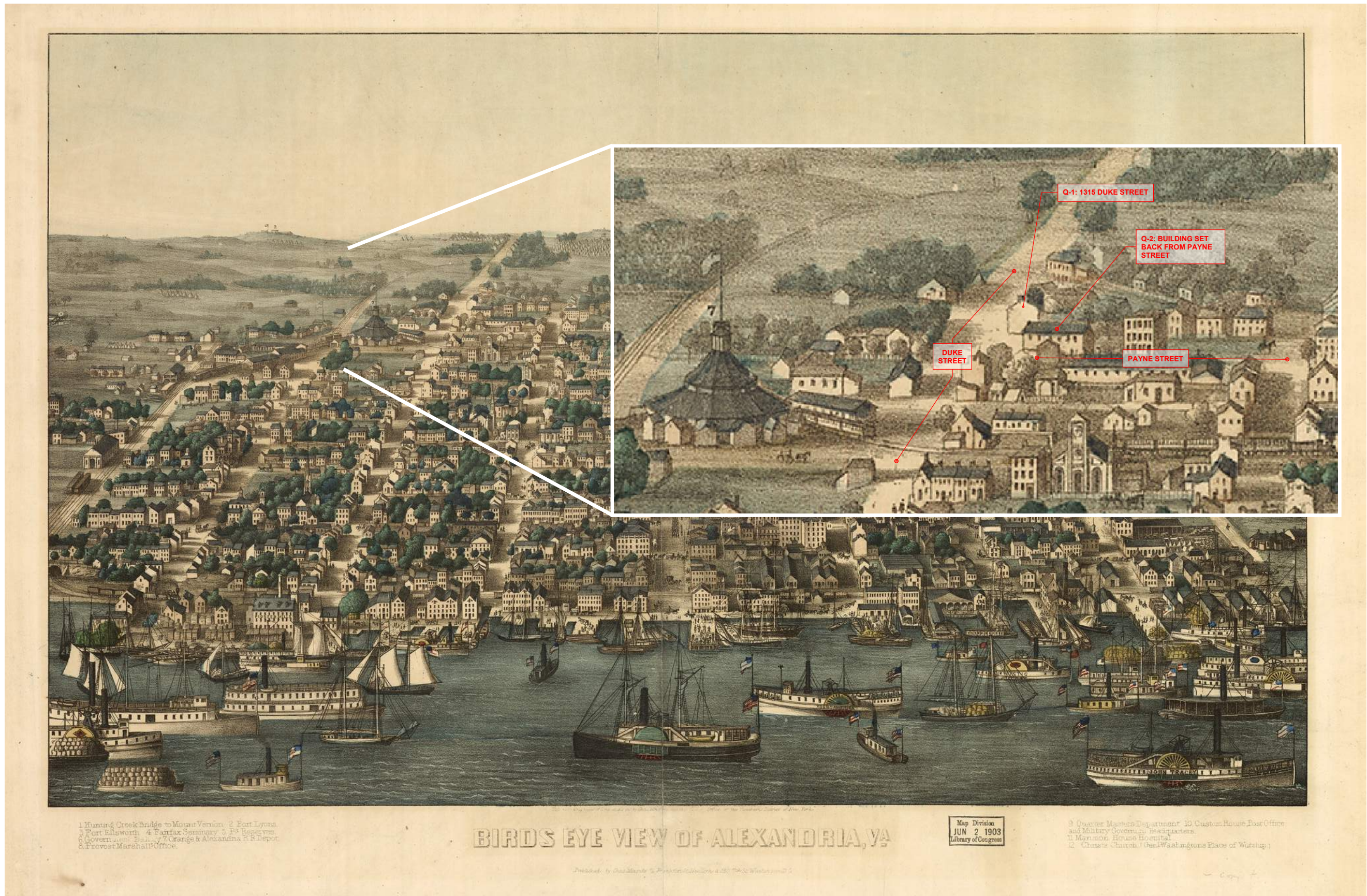
**IMAGE P2:**

No. 119, Commissary Department, Alexandria Slave Pen, Fort Ellsworth, Seminary Hospital, Camps, etc. in distance, Andrew J. Russell, April 1863



**IMAGE Q:**

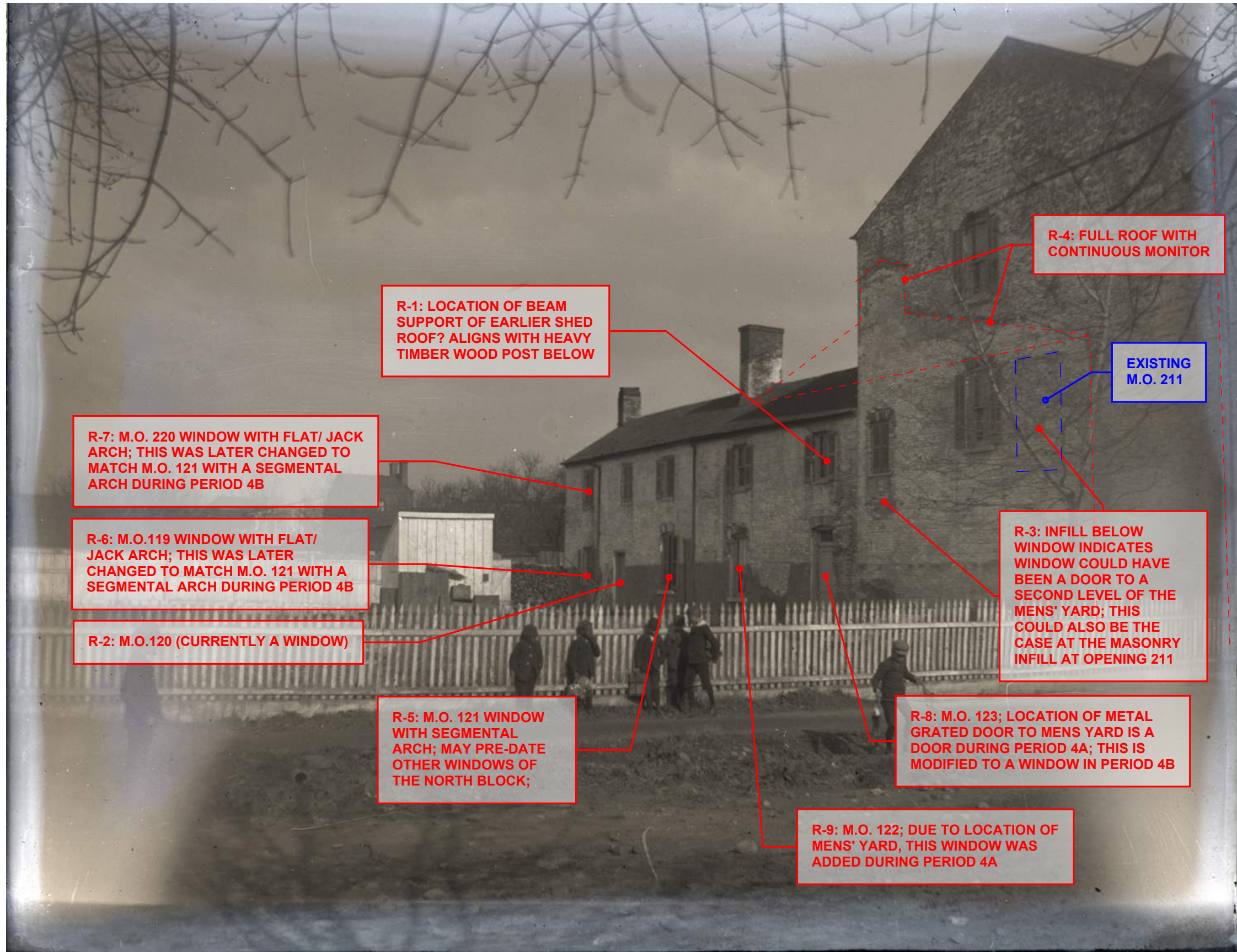
Birds Eye View of Alexandria, VA, Charles Magnus, 1863





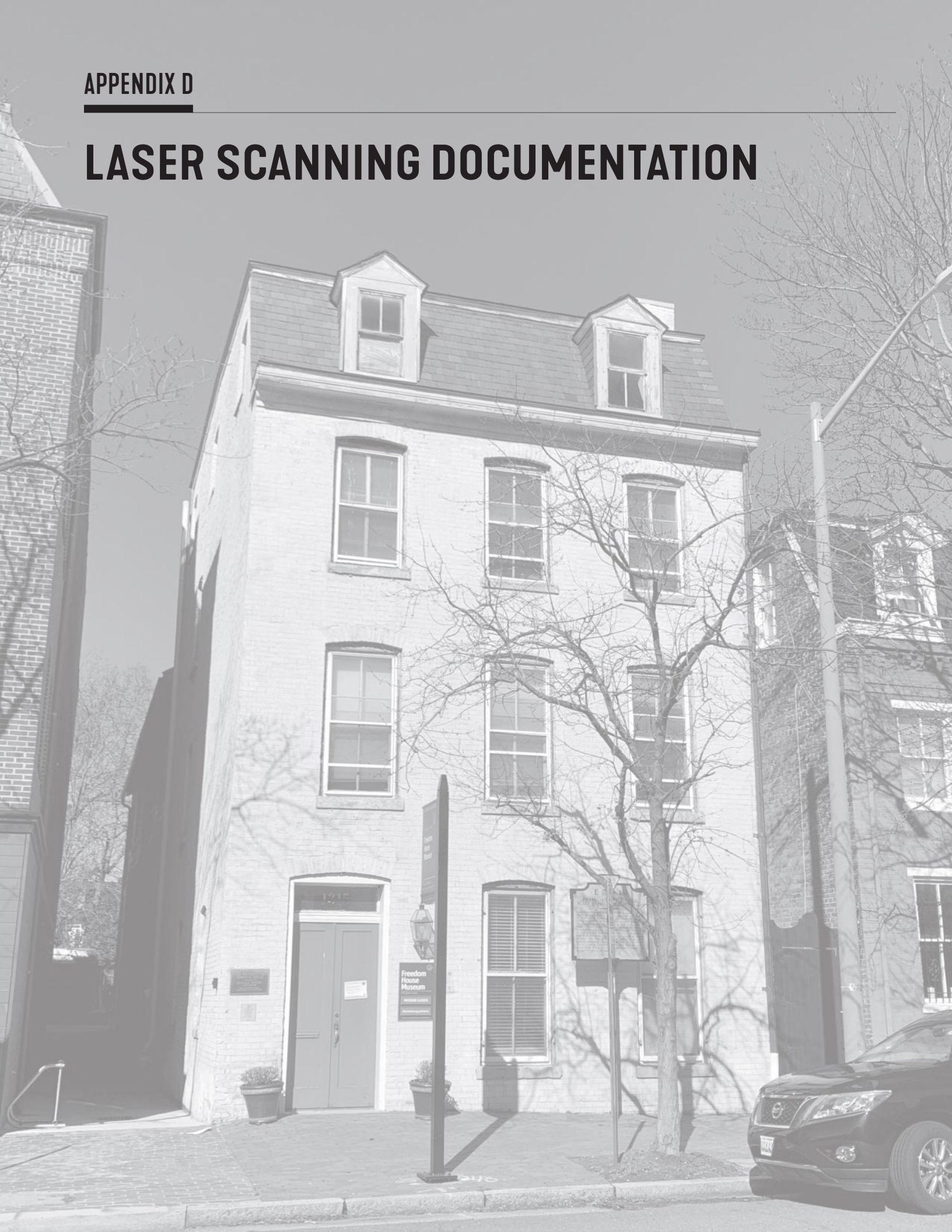
**IMAGE R:**

1315 Duke Street, c. 1900 reproduced from Artemel, 1987



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# LASER SCANNING DOCUMENTATION



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## METHODS OF DOCUMENTATION

As a means of documenting the site and the historic structure at 1315 Duke Street, SmithGroup used laser scanning technologies to obtain a point cloud of existing conditions. This technology, in conjunction with hand measurements, is often used to gather highly accurate data for existing and historic properties. The technology provides the means to gather a large quantity of highly accurate data through a 3-dimensional point cloud of existing physical features and makes field survey more efficient. It does not provide actual drawings for use by the architectural and engineering team, but rather becomes a resource to use when assembling existing as-built documents.

SmithGroup conducted laser scanning over the course of several days in March and April 2021 and worked with the City of Alexandria (COA) to obtain this data when spaces were cleared of furniture and other items. The COA requested the final scan be provided which was clear of furniture and other obstructions. At the conclusion of the HSR, there was still furniture and other items in various spaces, therefore SmithGroup will work with the city to complete the laser scanning at a later date.

The scanner used for the documentation was a FARO 3D laser scanner. It is a 3-dimensional surveying device (phase based) primarily suited for interior or close-up exterior scanning. The device generated a point cloud that was processed in Recap and Revit 2021 software. The scanner was set to a resolution of 1/5 with a quality of 4x or for each scan and produced color photography associated with each scan/point cloud produced. The resulting image is an assembly of millions of 3D measurement points that provide an exact digital reproduction of existing conditions.

General Guidelines		
Resolution:	1/1 or 1/2	Objects and Small Areas
	1/4 or 1/5	Outdoors, or Large Indoor Spaces
	1/8 or 1/10	Indoors, or Small Outdoor Spaces
Quality:	2x	Optimal Conditions, or Lack of Time
	3x	Indoors, or Outdoors w/Overcast
	4x	Outdoors & sunny, or bad weather

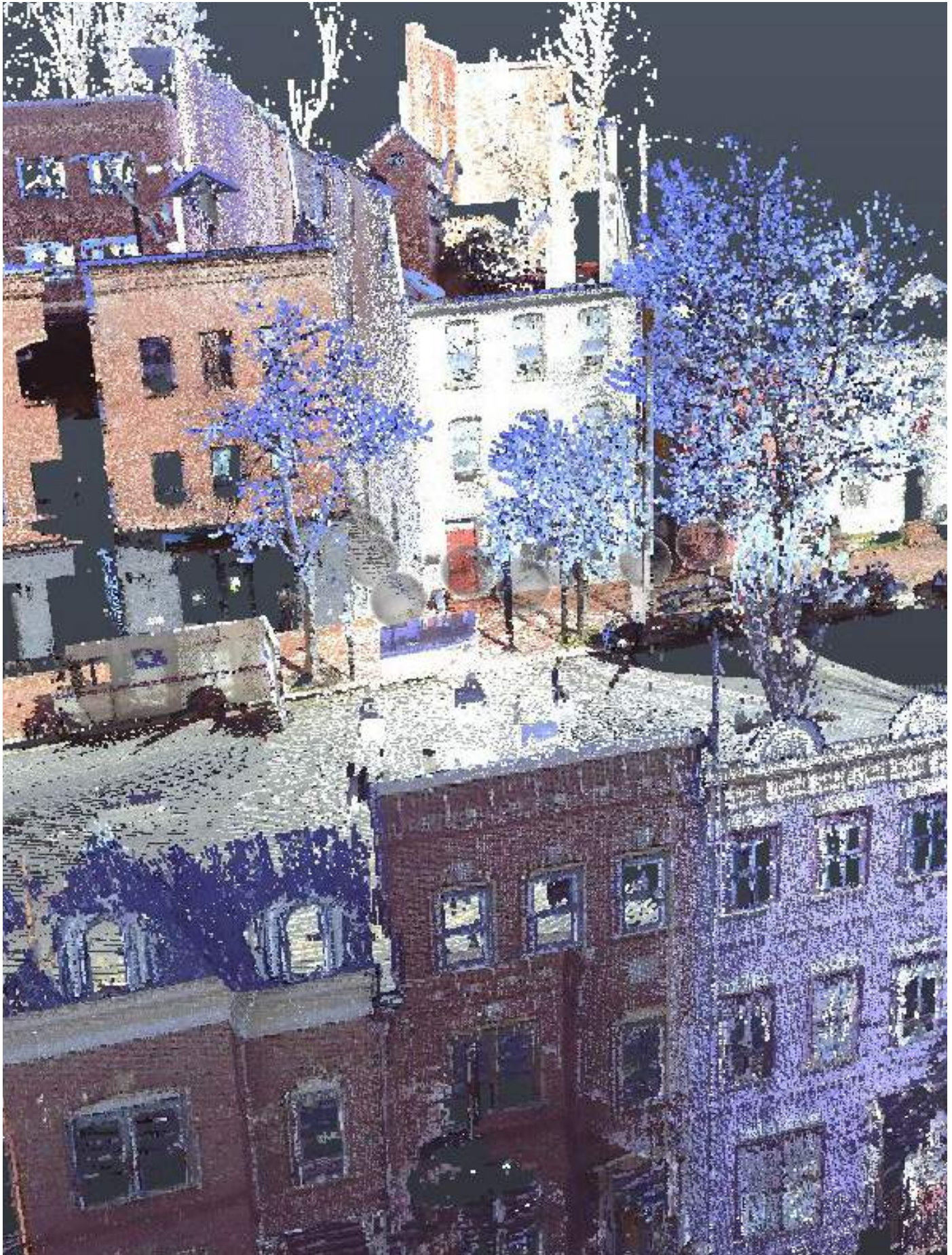
Operating Temperatures	
Absolute Min - Max	- 4°F to 140°F
Recommended	41°F to 104°F

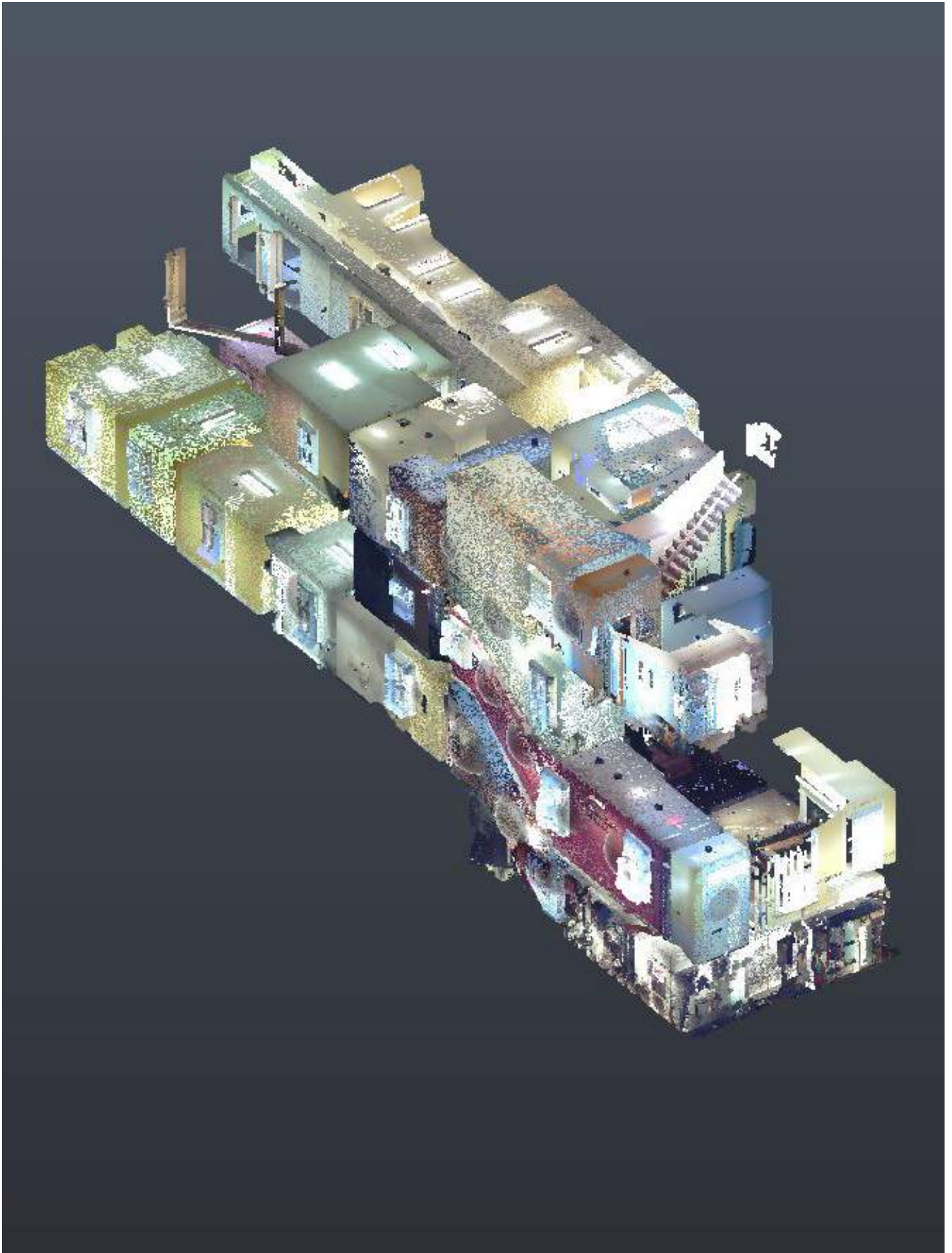
Maximum Distance to Target Guidelines		
Resolution	Point Distance: inches at 30 ft.	Maximum Distance (ft.)
1/1	0.055	232
1/2	0.11	129
1/4	0.221	63
1/5	0.276	39
1/8	0.442	32
1/10	0.552	25
1/16	0.884	15
Maximum distances to targets are based on 4x quality.		

## FINDINGS

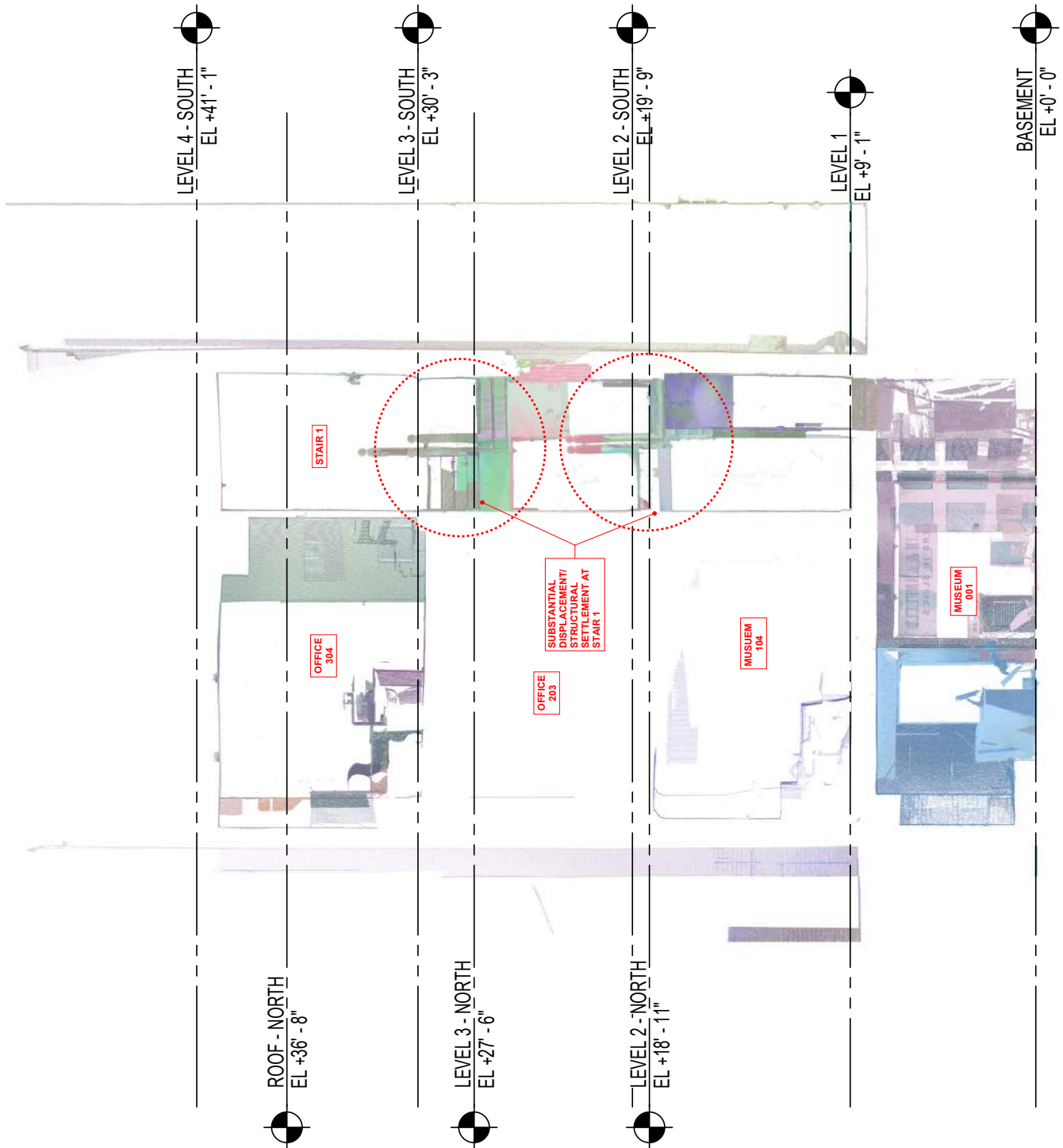
The point cloud served as a valuable resource to confirm dimensional data and existing conditions. It does require a thorough understanding of historic construction means and methods. In conjunction with historic drawings from prior renovations and the investigative probes documented in Appendix B, SmithGroup was able to document the existing structure with a high level of accuracy which will assist the COA in future phases of a rehabilitation project.

One notable finding, which was confirmed with dimensional accuracy in the point cloud, is the structural deformation and deflection of Stair 1. This deformation is very evident on the second and third floor landings of Stair 1. A more detailed description of this condition is provided by Silman in Part 2D of this Historic Structure Report.

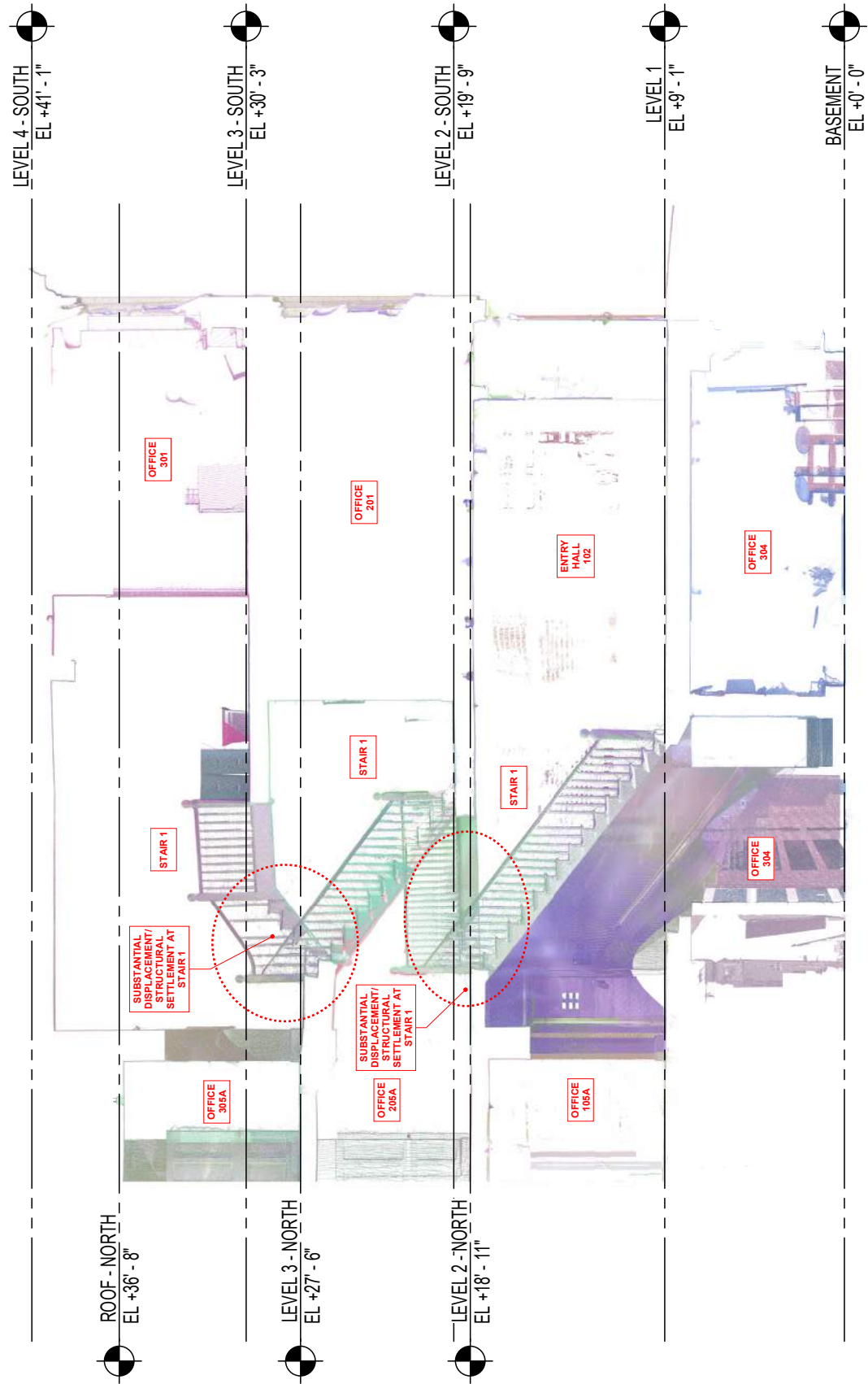




East/ West Section of Point Cloud

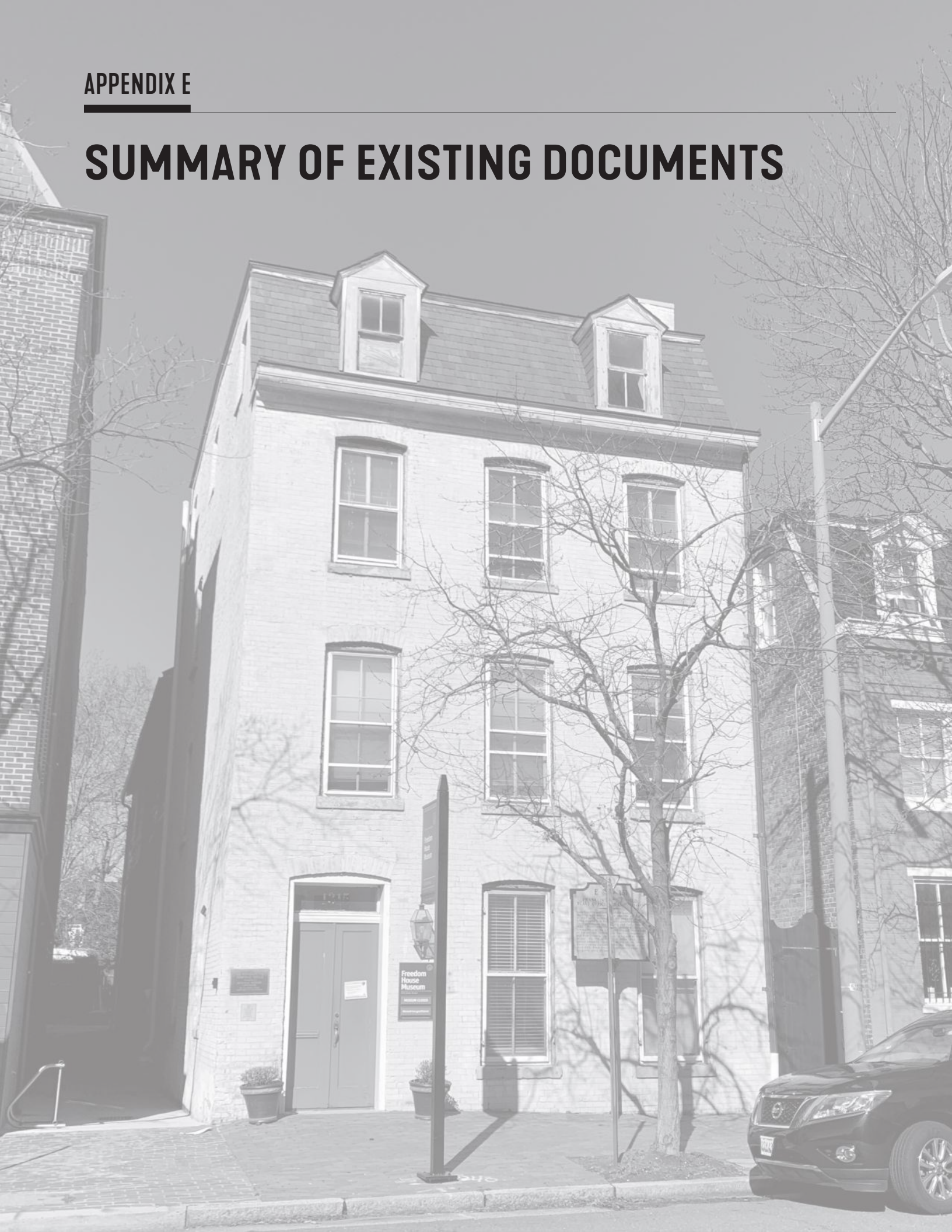






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# SUMMARY OF EXISTING DOCUMENTS



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DATE	DOCUMENT TYPE	TITLE OF FILE	TITLE OF DOCUMENT	AUTHOR	DESCRIPTION
1836	Historic photograph	service-pnp-ppmsca-19700-19705v.jpg	Historic Document	<a href="http://www.loc.gov/pictures/item/2008661294/">http://www.loc.gov/pictures/item/2008661294/</a>	letterpress with nine wood-engravings
1863-08xx	Historic photograph	1863-08xx Photo.gif	Historic Document	Pywell	Front view of "slave pen" from Duke Street
1861-1865	Historic photograph	service-pnp-ppmsca-11700-11746v.jpg	Historic Photo	<a href="http://www.loc.gov/pictures/item/2006683273/">http://www.loc.gov/pictures/item/2006683273/</a>	Front of "slave pen," Alexandria, VA Photograph showing a Union army guard and other men in front of a building designated Price, Birch & Co., dealers in slaves, at 1315 Duke St., Alexandria, VA. Before that, the premises were owned by the slave-trading firm Franklin & Armfield. The Union army used the former slave jail to house Confederate prisoners.
1987-10xx	Report	1987 Alexandria Slave Pen - Archeology of Urban Captivity.pdf	The Alexandria Slave Pen: The Archaeology of Urban Captivity	Engineering Science, Inc. Janice G. Artemel Elizabeth A. Crowell Jeff Parker	Archival and archaeological investigation of the 1300 block of Duke Street, Alexandria, Virginia; specifically looking at 1315 and 1317 Duke Street
1976	National Register Nomination Form	NR Nomination 78003146.pdf	National Register of Historic Places Inventory - Nomination Form	Ralph S. Christian, Historian American Association for State and Local History	National Register Inventory Nomination Form
varies	National Register Record Forms and Documents	78003146_NHL.pdf	Virginia National Historic Landmark Register	Ralph S. Christian, Historian American Association for State and Local History	"Franklin and Armfield Office" declared a National Historic Landmark on 1978
2021	Records List	1315 Duke Street Chain of Title.pdf	1315 Duke Street Chain of Title	Sue Shuman, Office of Historic Alexandria	Title Records List
2021	Report	1315 Duke Street Chain of Title Narrative.pdf	1315 Duke Street Chain of Title Narrative	Sue Shuman, Office of Historic Alexandria	Title Records Narrative
2021-01xx	Document	Building History - 1315 Duke Street - Summary.pdf	Building and Property History - Summary	Benjamin A. Skolnik, PhD	Summary for the 1315 Duke Street Alexandria, VA Building History Document
2021-01xx	Document	Building History - 1315 Duke Street. pdf	Building and Property History	Benjamin A. Skolnik, PhD	History Document centered on 1315 Duke Street in Alexandria, VA and the slave jail complex that once stood there.
2020-0224	Report	2020-0224 Fire Alarm Test.pdf	Fire Alarm Inspection Report	Johnson Controls Andrew Martin, Inspector	Shows Inspection Results, all devices passed the inspection, except for the Heat Detector that was not inspected.
2020-0218	Report	2020-0218 Hazardous Materials Survey. pdf	Asbestos and Lead based paint Inspection	Cardno	Presents the results of the Inspection and sampling conducted on February 2020. There is no evidence of asbestos in results, but some painted areas tested positive for lead.

DATE	DOCUMENT TYPE	TITLE OF FILE	TITLE OF DOCUMENT	AUTHOR	DESCRIPTION
2018-04xx	Report	2018-04xx Facility Condition Assessment - VFA.pdf	Facility Condition Assessment	Accruent, Inc. (VFA)	Facility Condition Assessment results conducted on 2018 under the Virginia Urban League ownership
1985-1029	Drawings	1985-1029 Dunston Property 1315 Duke Street Renovations.pdf	Dunston Property 1315 Duke Street Renovations.	Vello Dinas, AIA Architects	A-5 EXISTING NORTH AND SOUTH ELEVATIONS A-6 EXISTING AND NEW ELEVATION A-7 EXISTING EAST ELEVATION A-9 NEW 2ND & 3RD FLOOR PLANS A-10 NEW MEZZANINE & ROOF PLAN A-11 NEW SECTION A-12 NEW BUILDING SECTIONS A-13 NEW NORTH & SOUTH ELEVATIONS A-14 NEW EAST ELEVATION A-15 WALL SECTIONS AND DETAILS S-1 NEW 1ST & BASEMENT FLOOR PLANS S-2 NEW 2ND & 3RD FLOOR PLANS S-3 NEW MEZZANINE & ROOF PLAN M-1 NEW BASEMENT & 1ST FLOOR MECHANICAL PLANS M-2 NEW 2ND & 3RD FLOOR MECHANICAL PLANS M-3 NEW MEZZANINE & ROOF MECHANICAL PLANS P-2 NEW 2ND & 3RD FLOOR PLUMBING PLANS P-3 NEW MEZZANINE & ROOF PLUMBING PLANS E-1 NEW BASEMENT & 1ST FLOOR ELECTRICAL PLANS E-2 NEW 2ND & 3RD FLOOR ELECTRICAL PLANS ADDENDUM #3, JANUARY 25, 1985
2005-0616	Drawings	2005-0616 Northern Virginia Urban League Interior Renovation.pdf	Northern Virginia Urban League Interior Renovation		COVER SHEET TS1.2 GENERAL NOTES & PROJECT INFORMATION A0.1 EXISTING FLOOR PLANS A0.2 EXISTING REFLECTED CEILING PLANS A1.1 FLOOR PLANS & EXTERIOR ELEVATION A2.1 MISCELLANEOUS DETAILS & SCHEDULES ME1.1 MECHANICAL/ELECTRICAL FLOOR PLANS & NOTES
2020-0225	Drawings	2020-0225 Freedom House Museum Renovation.pdf	Freedom House Museum Renovation	serranodesigner	G-001 COVER SHEET A-101 EXISTING & DEMOLITION FLOOR PLANS A-201 PROPOSED FIRST FLOOR PLAN
1861	Historic Map	1861-5 QM 5.jpg	1861-5 Civil War Quartermaster Map - Sheet 5		property boundaries map overlay
1861	Historic Map	1861-5 QM 20.jpg	1861-5 Civil War Quartermaster Map - Sheet 20		property boundaries map overlay with Civil War campus

DATE	DOCUMENT TYPE	TITLE OF FILE	TITLE OF DOCUMENT	AUTHOR	DESCRIPTION
1861	Historic Map	1861-5 Railyard.jpg	1861-5 Civil War Railyard Map		property boundaries map overlay with "slave pen" campus
1864	Historic Map	1864 Plan of Alexandria.jpg	1864 Plan of Alexandria		property boundaries map overlay
1865	Historic Map	1865 USMRR Map Natl Archives.tif	U.S. Military Railroad Station at Alexandria, VA	survey by Wm. M. Merrick	railroad tracks, street lines, road ways and buildings
1877	Historic Map	1877 Hopkins.jpg	1877 Hopkins Atlas		property boundaries map overlay with townhouses
1902	Historic Map	1902 Sanborn.jpg	1902 Sanborn Atlas		property boundaries map overlay with townhouses and new developments
1907	Historic Map	1907 Sanborn.jpg	1907 Sanborn Atlas		property boundaries map overlay with townhouses and new developments
1912	Historic Map	1912 Sanborn.jpg	1912 Sanborn Atlas		property boundaries map overlay with townhouses and new developments
1921	Historic Map	1921 Sanborn.jpg	1921 Sanborn Atlas		property boundaries map overlay with townhouses and new developments; apartment era
1927	Historic Map	1927 aerial.jpg	1927 Aerial Imagery		property boundaries map overlay with aerial view
1937	Historic Map	1937 aerial.jpg	1937 Aerial Imagery		property boundaries map overlay with aerial view
1941	Historic Map	1941 Sanborn.jpg	1941 Sanborn Atlas		property boundaries map overlay with townhouses and new developments;
1958	Historic Map	1958 Sanborn.jpg	1958 Sanborn Atlas		property boundaries map overlay with townhouses and new developments; apartment era
1964	Historic Map	1964 aerial.jpg	1964 Aerial Imagery		property boundaries map overlay with aerial view
1977	Historic Map	1977 Sanborn.jpg	1977 Sanborn Atlas		property boundaries map overlay with townhouses and new developments; shows adjacent west building addition; apartment era
1955	Historic Map	1995 aerial.jpg	1955 Aerial Imagery		property boundaries map overlay with townhouses and new developments; shows adjacent west building addition
2019	Historic Map Overlay	archaeology 1301.jpg	Archaeological Testing	Benjamin A. Skolnik, PhD	property boundaries map overlay
2019	Historic Map Overlay	archaeology 1315 basement.jpg	Archaeological Testing	Benjamin A. Skolnik, PhD	property boundaries map overlay with basement floor plan
2019	Historic Map Overlay	archaeology 1315 north -2 .jpg	Archaeological Testing	Benjamin A. Skolnik, PhD	property boundaries map overlay with excavation features; plan view of Area A, Exterior Excavation Stage 2 Drainage features on the northeast side of the property

DATE	DOCUMENT TYPE	TITLE OF FILE	TITLE OF DOCUMENT	AUTHOR	DESCRIPTION
2019	Historic Map Overlay	archaeology 1315 north.jpg	Archaeological Testing	Benjamin A. Skolnik, PhD	property boundaries map overlay with excavation features; plan view of Area A, Exterior Excavation Stage 1 Drainage features on the northeast side of the property
2019	Historic Map Overlay	archaeology 1315 south -2.jpg	Archaeological Testing	Benjamin A. Skolnik, PhD	property boundaries map overlay with excavation features on the southeast side of the property
2019	Historic Map Overlay	archaeology 1315 south.jpg	Archaeological Testing	Benjamin A. Skolnik, PhD	property boundaries map overlay with excavation features on the southeast side of the property
2019	Historic Map Overlay	archaeology 1317.jpg	Archaeological Testing	Benjamin A. Skolnik, PhD	property boundaries map overlay with excavation features on the adjacent parcel at the west side of the property (1317 Duke Street)
1987	Historic Map Overlay	conjectural plan.jpg	Conjectural Plan - Engineering Science - 1987	Benjamin A. Skolnik, PhD	property boundaries map overlay with historic "slave pen" campus map
1851-1011	Historic Map Overlay	1851-1011 Proposed Property Divisions.jpg	Proposed Property Division at 1315 Duke Street - Advertised in Alexandria Gazette - October 11, 1851	Benjamin A. Skolnik, PhD	Proposed property divisions as advertised in Alexandria Gazette
1853-1223	Historic Map Overlay	1853-1223 Proposed Property Divisions.jpg	Proposed Property Division at 1315 Duke Street - Advertised in Alexandria Gazette - December 23, 1853	Benjamin A. Skolnik, PhD	Proposed property divisions as advertised in Alexandria Gazette
1812	Conjectural Plans	1315 Duke Street Conjectural Plan 1812-1828	1315 Duke Street Conjectural Plan, Residence (1812-1828)	Benjamin A. Skolnik, PhD	Shows original kitchen wing, and the main block of the house
1836	Conjectural Plans	1315 Duke Street Conjectural Plan c.1836	1315 Duke Street Conjectural Plan, Franklin & Armfield Slave Jail Complex, c. 1836	Benjamin A. Skolnik, PhD	Addition of jail components: shows women's and men's yard, possible passage ways and possible fenced yard and enclosed yard areas, two story building
1861	Conjectural Plans	1315 Duke Street Conjectural Plan 1861-1866	1315 Duke Street Conjectural Plan, Military Occupation During the Civil War (1861-1866)	Benjamin A. Skolnik, PhD	Removal of fenced yard, the rest is left mostly intact
1870	Conjectural Plans	1315 Duke Street Conjectural Plan 1870s	1315 Duke Street Conjectural Plan, Boarding House and Tenement, circa 1870s	Benjamin A. Skolnik, PhD	shows the addition of adjacent townhouses; the property was significantly altered with the removal of many components from the jail complex
1984	Conjectural Plans	1315 Duke Street Conjectural Plan 1984-2020	1315 Duke Street Conjectural Plan, Offices (1984-2020)	Benjamin A. Skolnik, PhD	conversion to offices, a new addition to the property enclosed the original kitchen wing and passageway



DATE	DOCUMENT TYPE	TITLE OF FILE	TITLE OF DOCUMENT	AUTHOR	DESCRIPTION
1836	Historic Image/ Photo	1836 Alexandria with Slave Ship Receiving Cargo of Slaves.png	View of a section of Alexandria, with a slave ship receiving her cargo of slaves	unknown	photo
1836	Historic Image/ Photo	1836 Franklin & Armfield's Slave Prison.png	Franklin & Armfield's Slave Prison	unknown	photo
1836	Historic Image/ Photo	1836 Slave Market of America - American Anti-Slavery Society.tif	Slave market or America	Published by the American Anti-Slavery Society	newspaper article regarding public and private prisons in the District of Columbia area
1844	Historic Image/ Photo	1844 Featherstonhaugh - Excursion through the Slave States.JPG	Excursion through the Slave States	published by John Murray	Book or article cover
1861	Historic Image/ Photo	1861 Captain Ball's Surrender at the Slave Pen.pdf			
1861	Historic Image/ Photo	1861 Slave Pen - drawn from Pywell photo.tif	Exterior of Alexandria Slave Pen	Drawing by G.W. Peters	Book page scan; view from Duke street of the "slave pen"
1861	Historic Image/ Photo	1861 Slave Pen - Pywell (1).tif	none	Pywell	front view of the "slave pen"
1861	Historic Image/ Photo	1861 Slave Pen - Pywell (2).tif	none	Pywell	front view of the "slave pen"
1861	Historic Image/ Photo	1861 Slave Pen - Pywell (3).JPEG	Slave Pen Alexandria VA	Pywell	front view of the "slave pen"
1861	Historic Image/ Photo	1861 Slave Pen - Pywell (4).tif	none	Pywell	front view of the "slave pen"
1861	Historic Image/ Photo	1861 Slave Pen - Pywell (5).tif	none	Pywell	front view of the "slave pen"
1861	Historic Image/ Photo	1861 Slave Pen - Pywell (6).tif	Slave Pen Alexandria Virginia	Pywell	front view of the "slave pen"
1861	Historic Image/ Photo	1861 Slave Pen - Pywell (7).tif	Incidents of the War. Slave Pen Alexandria, VA	Pywell	front view of the "slave pen"
1861	Historic Image/ Photo	1861 Slave Pen Exterior - Womens Yard(1).tif	none	unknown	woman carrying a basket standing at the women's yard
1861	Historic Image/ Photo	1861 Slave Pen Exterior - Womens Yard(2).tif	none	unknown	woman lady carrying a basket standing at the women's yard
1861	Historic Image/ Photo	1861 Slave Pen Exterior - Womens Yard(3).tif	Photographic History. The war for the Union.	unknown	woman lady carrying a basket standing at the women's yard
1861	Historic Image/ Photo	1861 Slave Pen Interior View (1).tif	none	unknown	view of the men's yard cells
1861	Historic Image/ Photo	1861 Slave Pen Interior View (2).tif	none	unknown	view of the men's yard cells
1861	Historic Image/ Photo	1861 Slave Pen Interior View (2A).tif	Photographic History. The war for the Union.	unknown	view of the men's yard cells

DATE	DOCUMENT TYPE	TITLE OF FILE	TITLE OF DOCUMENT	AUTHOR	DESCRIPTION
1861	Historic Image/ Photo	1861 Slave Pen Interior View (3).tif	Photographic History. The war for the Union.	unknown	view of the men's yard cells
1861	Historic Image/ Photo	1861 Slave Pen Interior View (3A).tif	Photographic History. The war for the Union.	unknown	view of the men's yard cells
1861	Historic Image/ Photo	1861 Slave Pen Interior View (3B).jpg	none	unknown	view of the men's yard cells
1861	Historic Image/ Photo	1861 Slave Pen Interior View (4).tif	none	unknown	view of the men's yard cells
1861	Historic Image/ Photo	1861 Slave Pen Interior View (5).tif	none	unknown	view of the men's yard cells
1861	Historic Image/ Photo	1861 Slave Pen Interior View (5A).tif	Photographic History. The war for the Union.	unknown	view of the men's yard cells
1861	Historic Image/ Photo	1861 Slave Pen Interior View (5B).tif	none	unknown	view of the men's yard cells
1861	Historic Image/ Photo	1861 to 1865 44th New York Infantry Camp.tif	none	unknown	view of the New York Infantry Camp
1861	Historic Image/ Photo	1861 to 1865 Slave Pen - Russell or Brady.png	none	Russell or Brady	front view of the "slave pen"
1861	Historic Image/ Photo	1861 to 1865 Slave Pen - Russell or Brady.tif	none	Russell or Brady	front view of the "slave pen"
1861	Historic Image/ Photo	1861 to 1865 Slave Pen (1).tif	none	unknown	southeast corner view of the "slave pen" campus
1861	Historic Image/ Photo	1861 to 1865 Slave Pen (1A).png	none	unknown	southeast corner view of the "slave pen" campus
1861	Historic Image/ Photo	1861 to 1865 Slave Pen (2).tif	none	unknown	Photographic History.
1861	Historic Image/ Photo	1861 to 1865 Slave Pen (2A).tif	Photographic History. The war for the Union.	unknown	front view of the "slave pen"
1861	Historic Image/ Photo	1861 to 1865 Slave Pen (3).tif	1861 Photographic War History. 1861 The War for the Union. Slave Pen, Alexandria, VA	unknown	front view of the "slave pen"
1861	Historic Image/ Photo	1861 View from Fort Farnsworth.jpg	View from Fort Farnsworth (or from south shored hunting CK) Looking North	unknown	View of the City of Alexandria
1861-0615	Historic Image/ Photo	1861-0615 Company of Secession Cavalry Surrendering in front of Slave Pen.jpg	Company of Secession Cavalry Surrendering to Colonel Wilcox, of the first Michigan Regiment, in front of the Slave-Pen at Alexandria	unknown	slave pen complex view at the back of the military men

DATE	DOCUMENT TYPE	TITLE OF FILE	TITLE OF DOCUMENT	AUTHOR	DESCRIPTION
1862	Historic Image/ Photo	1862 Hdqtrs of Major General Heintzelman.jpg	Headquarters of Major General Heintzelman, III Corps; Head of King Street and slave pen, Alexandria, VA., September 3, 1862	unknown	military headquarters
1862	Historic Image/ Photo	1862 Slave Pen.jpg	Slave Pen Alexandria Virginia	unknown	rendered front view of the "slave pen" complex
1863	Historic Image/ Photo	1863 Birds Eye View of Alexandria - Magnus.tif	Birds Eye View of Alexandria	Magnus	rendered aerial view of the City of Alexandria
1863	Historic Image/ Photo	1863 Slave Pen - Magnus.jpg	Slave Pen Alexandria, VA	Magnus	rendered front view of the "slave pen" complex
1863	Historic Image/ Photo	1863 Slave Pen in Distance - Russell (1).jpg	Commissary Department, Alexandria	Russell	photograph near the railroad that shows the slave pen in the distance and the City of Alexandria
1863	Historic Image/ Photo	1863 Slave Pen in Distance - Russell (2).jpg	Commissary Department, Alexandria	Russell	photograph near the railroad that shows the slave pen in the distance and the City of Alexandria
1863	Historic Image/ Photo	1863 Peculiar Institution - Merrick.bmp	A "Peculiar Institution" Used as a Prison by the City Marshall	Merrick	rendered view from the southeast corner of the slave pen complex
1863-0514	Historic Image/ Photo	1863-0514 Peculiar Institution - Merrick.jpg	A "Peculiar Institution" Used as a Prison by the City Marshall	Merrick	rendered view from the southeast corner of the slave pen complex
1864	Historic Image/ Photo	1864 General View of Alexandria.tif	General View of the City of Alexandria	unknown	aerial view of Alexandria
1900	Historic Image/ Photo	1900 circa View Reproduced by Artemel.pdf	Alexandria Slave Pen	Artemel	photo looking at the southwest corner of the slave pen complex
2015	Research/ Reading	Ball 2015 - Retracing Slavery's Trail of Tears _ History _ Smithsonian.pdf	Retracing Slavery's Trail of Tears	Smithsonian Magazine, Edward Ball	
1931	Research/ Reading	Bancroft Frederic 1931 Slave Trading in the Old South. pdf	Slave Trading in the Old South	Frederic Bancroft	
1900	Research/ Reading	Clephane, Walter 1900 The Local Aspect of Slavery in the District of Columbia.pdf	The Local Aspect of Slavery in the District of Columbia	Walter Clephane	
2001	Research/ Reading	Corrigan Mary Beth 2001 A History of the Slave Trade in Washington DC.pdf	A History of the Slave Trade in Washington DC	Mary Beth Corrigan	
1943	Research/ Reading	Howell, Isabel 1943 John Armfield, Slave-trader.pdf	John Armfield, Slave-trader	Isabel Howell	

DATE	DOCUMENT TYPE	TITLE OF FILE	TITLE OF DOCUMENT	AUTHOR	DESCRIPTION
1944	Research/ Reading	Howell, Isabel 1944 John Armfield of Beersheba Springs.pdf	John Armfield of Beersheba Springs	Isabel Howell	
1944	Research/ Reading	Howell, Isabel 1944 John Armfield of Beersheba Springs (Continued).pdf	John Armfield of Beersheba Springs (continued)	Isabel Howell	
2013	Research/ Reading	McInnis Maurie 2013 Mapping the Slave Trade in Richmond and New Orleans.pdf	Mapping the Slave Trade in Richmond and New Orleans	Maurie McInnis	
1976	Research/ Reading	Ridgeway Michael 1976 A Peculiar Business Slave Trading in Alexandria.pdf	A Peculiar Business Slave Trading in Alexandria	Michael Ridgeway	
2014	Research/ Reading	Schermerhorn Calvin 2014 Capitalisms Captives The Maritime US Slave Trade 1807-1850.pdf	Capitalisms Captives The Maritime US Slave Trade 1807-1850	Calvin Schermerhorn	
unknown	Research/ Reading	Teaching Slavery Handout.docx	Teaching Slavery Online Resources	unknown	
1937	Permit Record Document	1937 - Permit #2415.pdf	Application for Permit for Repairs, Alterations, etc.	City of Alexandria, VA	Permit for Replacing of Siding above 3rd Floor and Repair dormer windows
1962	Permit Record Document	1962 - Permit #18178.pdf	Application for Permit for Repairs, Alterations, etc.	City of Alexandria, VA	Permit for Fee adjustment on building Permit #7267
1978	Permit Record Document	1978 - Housing Violation.pdf	Notice of Housing Hygiene Violation	Alexandria Health Department	Presents a list of deficiencies and items that needed repair, like rotten floor areas, damaged tiles, and other finishes including plaster cracking, loose plaster and falling, etc.
1978	Permit Record Document	1978 - Permit #34857.pdf	Application for Repairs and Alterations	City of Alexandria, VA	Permit for General maintenance and repair of existing facilities to conform with the Health Department requirements
1984	Permit Record Document; Drawings, Forms	1984 - Permit #1451 (with plans).pdf	Dunston Property Construction Drawings; Code Modification Requests	Vello Dinas Architect, P.C.; City of Alexandria	Building renovations, including interior alterations, the addition of a fire suppression system, a new stair in the basement to match the dimensions of the existing stair, and requests for alternative modifications to code requirements to allow the main stair remain without alteration, etc.; documents include demolition and new work plans; the demolition drawings provide floor plans of the existing conditions when in the 1984 renovation began;

DATE	DOCUMENT TYPE	TITLE OF FILE	TITLE OF DOCUMENT	AUTHOR	DESCRIPTION
1985	Permit Record Document; Contract, Letters	1985 - Permit #1451 (no plans).pdf	Standard Form of Agreement Between Owner and Contractor	Kephart & Chan; Neil T Hitchcock General Contractors; Vello Dinas Architect, P.C.	Owner- Contractor contract; Site boundaries survey; water pressure calculations
1985	Permit Record Document; Drawings; Permit Applications; Inspection Tickets	1985 - Permit #6071 (with plans).pdf	The addition of non-bearing partitions in existing sprinkled building 1315 Duke Street; Construction Permit Applications	Vello Onas Architect, P.C.; The Crawford Group, Inc; City of Alexandria	Construction drawings for elevator addition and interior alterations; MEP construction permit applications
1988	Permit Record Document; Permit Applications; Inspection Tickets	1988 - Permit #6071 (no plans).pdf	Application for Alterations and Repairs	Kephart & Chan; The Crawford Group Inc.; City of Alexandria	multiple permit applications for elevator addition, for MEP and inspection reports
1989	Permit Application	1989 - Permit #8900664 - Electrical.pdf	Electrical Permit Application	City of Alexandria	change service to underground
2002	Permit Record Document; applications, permits and inspection tickets; report and product data sheets	2002 - Permit 00316 - HVAC.pdf	Inspection Ticket; Fire Alarm Permit Application; Mechanical Permit; Fire Alarm Scope of Work report and Fire Alarm Equipment Datasheets	City of Alexandria; Urban League	permit applications and inspection results, fire alarm scope of work documents
2007	Permit Record Document	2007 - Permit 01535.pdf	Electrical Application; Noise Ordinance Affidavit; Inspection Ticket	City of Alexandria	replacement of lights, switches and outlets
2011	Permit Record Document; Material data sheets	2011 - Permit 02012.pdf	Construction Application; Material Safety Data Sheets; Asbestos affidavit	City of Alexandria	removal and replacement of existing roof and gutters

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