

**HYATT CENTRIC, 1619 AND 1711 KING STREET
ARCHAEOLOGICAL INVESTIGATION**

ALEXANDRIA, VIRGINIA

PREPARED FOR:

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AECOM conducted archaeological investigations within two parcels at 1619 and 1711 King Street in Alexandria, Virginia, proposed for construction of the Hyatt Centric hotel that together amount to approximately 0.5 acres. . Work was conducted pursuant to the City of Alexandria's *Archaeological Protection Code* (1989) and in accordance with the *City of Alexandria Archaeology Standards* (Alexandria Archaeology 2007). The archaeological investigation included demolition monitoring, mechanical excavation of 12 test trenches, and hand excavation of six shovel test pits and one 3-x-3-foot test unit. The investigation resulted in recovery of 349 historic artifacts, documentation of two historic features, and identification of one historic site: 44AX0234.

Site 44AX0234 is a multi-component historic site dating from the late eighteenth through mid-twentieth century. The site components are stratigraphically distinct. The late eighteenth to early nineteenth century component consists of a yard scatter identified within a truncated buried A horizon and a small soil stain (Feature 2). The mid-nineteenth through mid-twentieth century component includes a mixed yard deposit likely associated with two former dwellings in the vicinity and a demolition debris pit (Feature 1) associated with a third former nineteenth century dwelling. Site 44AX0234 does not retain a high level of integrity and has low research potential. It is recommended not eligible for listing in the National Register of Historic Places. No further archaeological investigation is recommended prior to construction of the proposed hotel.

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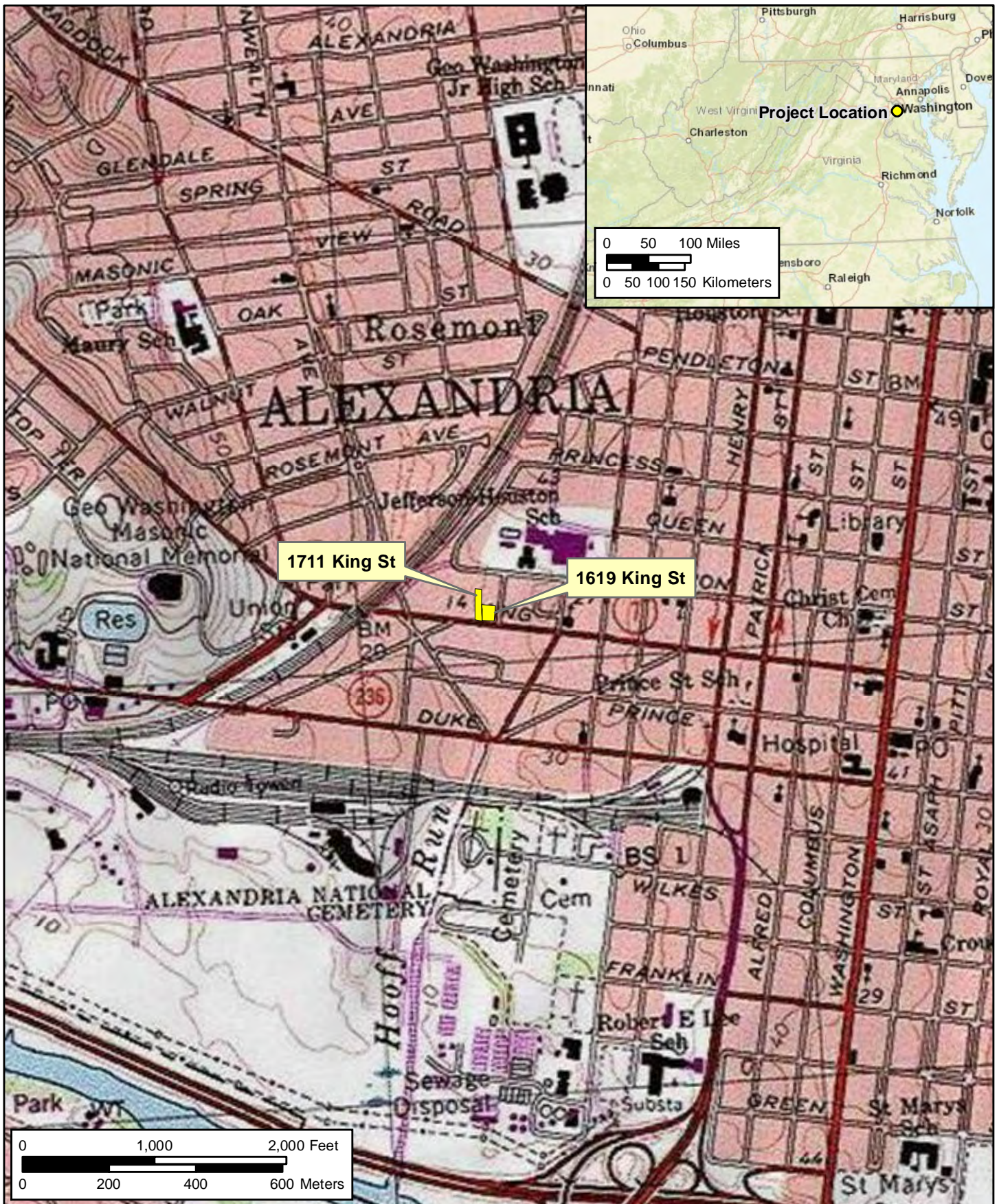
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1.0 INTRODUCTION



MHF King Street V LLC is planning to construct a Hyatt Centric hotel in the City of Alexandria, Virginia, at 1619 King Street near its intersection with Harvard Street on two parcels: 1619 King Street and 1711 King Street (Figures 1-1 and 1-2). Documentary Studies completed for both parcels resulted in a recommendation from Alexandria Archaeology for archaeological demolition monitoring, trenching, and reporting to determine if the parcels contain significant archaeological deposits (Carroll and Mullen 2016; Regan 2017).

Work was conducted pursuant to the City of Alexandria's *Archaeological Protection Code* (1989) and in accordance with the *City of Alexandria Archaeology Standards* (Alexandria Archaeology 2007). Work was conducted under an Archaeological Preservation Certificate originally approved on November 30, 2017, and subsequently extended. No consultation with the Virginia Department of Historic Resources (DHR) was conducted because there is no federal involvement in the private development project.

Demolition monitoring took place during the week of February 26, 2018, and archaeological testing was conducted during the weeks of March 12 and March 19, 2018. Scott Seibel served as the Principal Investigator. Heather Crawl was the Field Director, assisted by Field Technicians Kayla Marciniszyn and Kara Saffos. Carey O'Reilly and Kayla Marciniszyn conducted the laboratory processing. Peter Regan served as the Historian, and Kathleen Furgerson served as the GIS Specialist. Following this Introduction, the report contains six sections of text: Project Location and Description; Cultural Context; Research Design; Results; Conclusions and Recommendations; and References Cited. Appendices follow the body of the report; Appendix A contains the mechanical trench profiles, Appendix B is the artifact catalog, and Appendix C contains the qualifications of the investigators.



CLIENT	MHF King Street
PROJ	Hyatt Centric
SCALE	1:12,000
SOURCE	Esri 2018
C:\Users\kathy.furgerson\Documents\Stuff\PROJECTS\King St Alexandria\920 GIS\Fig 1-1_project loc_1619-1711.mxd	

	TITLE		
	Project Location		
	 12420 Milestone Center Dr. Germantown, MD 20876		PROJ NO 60552643
			FIGURE 1-1



CLIENT	MHF King Street
PROJ	Hyatt Centric
SCALE	1:1,000
SOURCE	Esri 2018; City of Alexandria 2017
C:\Users\kathy.furgerson\Documents\Stuff\PROJECTS\King St Alexandria\920 GIS\Fig 1-2_project area_1619-1711.mxd	



TITLE		Project Area Boundaries	
		12420 Milestone Center Dr. Germantown, MD 20876	
		PROJ NO	60552643
		FIGURE	1-2

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2.0 PROJECT LOCATION AND DESCRIPTION

2.1 PROJECT AREA DESCRIPTION

The project area consists of two parcels, 1619 and 1711 King Street, that together amount to approximately 0.5 acre (ac) in western Alexandria, Virginia. Prior to initiation of demolition activities, three buildings were standing in the project area. The 1711 King Street parcel included a ca. 1950s two-story brick commercial building fronting King Street and a heavily modified ca. 1915 dwelling converted to commercial use and attached to the rear of the mid-century building. A modified ca. 1927 three-story brick commercial building fronted King Street within the 1619 parcel. Parking lots were located within the project area to the north and east of the commercial buildings. The project area as a whole naturally slopes slightly down towards the southwest and King Street.

The surrounding neighborhood includes a mix of historic twentieth century and modern commercial and residential buildings. An alley drive separates the project area from a row of townhomes to the north and east of the project area. Harvard Street forms the eastern boundary of the southern portion of the project area, and King Street bounds the south side of the project area. Two large commercial buildings abut the west side of the project area.

2.2 GEOLOGY AND TOPOGRAPHY

The project area is located within the Atlantic Coastal Plain physiographic province, which consists of low-relief terrain characterized by terraced landscapes rising west from the Atlantic Ocean to a maximum elevation of around 250 feet (ft) above mean sea level near the Fall Line. The landscape is the product of geologically recent oceanic advances and retreats that have sculpted it over the last few million years. The Coastal Plan consists of unconsolidated sediment layers including sand, sandstone, silt, clay, and gravels that gradually thicken from the Fall Line to the Atlantic Ocean (Virginia Department of Conservation and Recreation 2016).

The project area is located within what was historically a low broad terrace associated with Hooff's Run, which historically flowed approximately 450 ft to the west of the project area. To the west of Hooff's Run, the landform rises up to Shuter's Hill and generally continues to rise as it approaches the Fall Line. To the east the landscape briefly rises before gradually descending to the Potomac River.

2.3 HYDROLOGY

The closest drainage to the project area is Hooff's Run, which historically was located approximately 450 ft to the west. The drainage currently flows south from Duke Street into Hunting Creek and the Potomac River. North of Duke Street, Hooff's Run runs through conduit in the vicinity of Dangerfield Road but historically flowed openly from its origin north of Braddock Road. The Potomac River is the nearest major waterbody, draining 14,670 square miles (mi) in Virginia, Maryland, West Virginia, Pennsylvania, and the District of Columbia. The river flows 383 mi from its headwaters near Fairfax Stone, West Virginia, to its discharge near Point Lookout, Maryland. Forested and agricultural areas make up most of the watershed, with developed areas accounting for less than 5 percent (Interstate Commission on the Potomac River Basin 2009).

2.4 SOILS

The United States Department of Agriculture's Natural Resources Conservation Service (USDA NRCS 2017a) has mapped the Urban Land-Grist Mill soil unit within the project area. This unit consists of a combination of Urban Land and Grist Mill soils. Urban land consists of disturbed deposits with a high degree of taxonomic variability and may be redeposited from local material or entirely exogenous. Because urban soil structure and formation cannot be predicted, it is not possible to define the structure of a typical soil column, though it is expected that non-native urban soils will present as mottled, compacted horizons possibly containing modern debris, cobbles, and gravel superposed above natural strata. Grist Mill soils are well-drained fluvio-marine deposits that occur on slopes of 0 to 25 percent and which are typically found on the slopes, shoulders, or summits of marine terraces. Table 2-1 provides a summary of the typical Grist Mill pedon (USDA NRCS 2017b). The official series description notes that common variations to the typical pedon may include C horizon soils with hues of 5YR to 2.5Y, values of 4 to 8, chroma of 1 to 8, and textures ranging from loamy sand to clay (USDA NRCS 2017b).

Table 2-1. Grist Mill Soils Typical Pedon

Horizon	Depth (in)	Color	Texture
A1	0–6	Very Dark Grayish Brown (10YR 3/2)	Loam
C1	6–17	Strong Brown (7.5YR 5/6)	Sandy Clay Loam
C2	17–40	Yellowish Brown (10YR 5/6)	Sandy Clay Loam
C3	40–45	Dark Yellowish Brown (10YR 4/6)	Sandy Clay Loam
2C4	45–52	Gray (2.5Y 5/1)	Clay
3C5	52–58	Yellowish Red (5YR 4/6)	Clay
4C6	58–60	Grayish Brown (2.5Y 5/2)	Sandy Loam

3.0 CULTURAL CONTEXT

The DHR has developed historic contexts that provide a framework for the description and analysis of known or expected cultural resources and the basis for evaluating the significance of those resources. These contexts are organized by geographic region, time/developmental period, and theme.

3.1 PREHISTORIC CONTEXT

The prehistory of the Middle Atlantic region is traditionally divided into the Paleoindian (10,000–8000 B.C.), Archaic (8000–1000 B.C.), and Woodland (1000 B.C.–A.D. 1600) periods. The Archaic and Woodland periods are further subdivided into Early, Middle, and Late periods. These periods are defined by changes in subsistence strategies, settlement patterns, and material culture, such as projectile point styles, and the introduction and development of ceramics and agriculture. A brief summary of the prehistoric era is presented because there is a low potential for intact prehistoric archaeological deposits to be present within the project area.

3.1.1 Paleoindian Period (10,000–8000 B.C.)

While definitive evidence of human occupation in the Middle Atlantic region is generally attributed to the Clovis culture with its signature fluted points, beginning about 10,000 B.C., traces of earlier occupations are present at a number of regional sites. The Cactus Hill site in southern Virginia (McAvoy and McAvoy 1997), the Meadowcroft Rockshelter site in southwestern Pennsylvania (Adovasio et al. 1998), and the Barton site in western Maryland have all yielded carbon-dates pre-dating Clovis occupation, although no clear diagnostic artifacts have been identified in the earliest deposits at these sites. Although there is much to be learned about the pre-Clovis toolkit, micro-blade technology appears to be a defining characteristic.

The Paleoindian period represents the earliest definitive prehistoric occupation in Virginia. Paleoindian sites are defined by the presence of diagnostic lithic tools, including fluted projectile points and end scrapers manufactured from lithic raw materials such as jasper, chert, chalcedony, quartz, and quartzite (Dent 1995). The traditional view of Paleoindian settlement and subsistence in Virginia is that inhabitants were idealized foragers, with small bands moving through the landscape hunting, fishing, and foraging for other materials and food stuffs (Binford 1980). Smaller bands may have come together to form larger groups during certain times of the year at valuable resource sites such as lithic outcrops (Dent 1995).

3.1.2 Archaic Period (8000–1000 B.C.)

The Archaic period is conventionally divided into the Early (8000–6500 B.C.), Middle (6500–3000 B.C.), and Late (3000–1000 B.C.) periods. Archaic sites in the Middle Atlantic area are more numerous, larger, and richer in artifacts than earlier Paleoindian sites. The Archaic period as a whole is defined by a series of adaptations that include increased sedentism and a shift in settlement focus to larger rivers and major tributaries.

The Archaic period represents the gradual shift from a foraging subsistence base toward a more collector-based system characterized by large base camps and smaller resource procurement sites. Resources obtained at smaller sites were brought back to larger base camps, which moved resources to the consumer rather than the consumer to the resource. The Paleoindian foraging system is believed to have continued through the Early and into the Middle Archaic period with the shift towards a collector-based system occurring in the late Middle through Late Archaic

periods (Dent 1995). Custer (1990) interpreted Early Archaic settlement as a cyclical settlement system designed to exploit regionally and seasonally available resources. Technological innovation in the Early Archaic included the development of notched projectile points, which reflects the development of the atlatl, or spear thrower, and detachable shaft lances (Gardner 1980). Increased reliance on seasonally available plant foods from newly emerging environments is reflected in the addition of ground stone tools to the toolkit in the Middle Archaic (Barse and Harbison 2000; Chapman 1975). Increasing territoriality and regional diversity throughout the Archaic period are reflected in the increased variety of artifacts, especially projectile points.

The Late Archaic period in the Middle Atlantic is characterized by the exploitation of riverine and estuarine resources, including upstream anadromous fish runs resulting from rising sea levels. Late Archaic semi-sedentary base camps appear to represent multi-seasonal occupations near stable, predictable riverine/estuarine resources (Barse et al. 2006; Klein and Klatka 1991). These sites were occupied for longer periods of time, and Late Archaic populations began to invest labor in constructing permanent features, such as platform hearths, storage pits, and fish weirs, that were used year after year (Dent 1995). The appearance of the Broad Blade or Broadspear Tradition ca. 2,500 B.C. in the Middle Atlantic marks a departure from previous settlement and technological systems. New projectile point types, ground stone implements, steatite bowls, and shifts in settlement patterns associated with the appearance of this tradition have caused many authors to argue for a separate period, the Transitional period, separating the Late Archaic and Early Woodland. Steatite bowls recovered from Late Archaic sites represent the first archaeologically visible, durable container technology in the Middle Atlantic region.

3.1.3 Woodland Period (1000 B.C.–A.D. 1600)

The Woodland period dates from 1000 B.C. to A.D. 1600, and is conventionally divided into the Early (1000 B.C.–A.D. 500), Middle (A.D. 500–1000), and Late (A.D. 1000–1600) periods based on changes in ceramic types, lithic technologies, subsistence patterns, and social development. The Woodland period is marked by the introduction of ceramics, population growth, and an increasingly sedentary way of life. An increased focus on estuarine resources, especially shellfish, is manifested in numerous shell middens, especially in the lower reaches of the Potomac estuary. Natural floral and faunal resources remained important, but horticulture, based on maize cultivation, eventually formed an important part of the Woodland period subsistence base.

Settlement patterns in the Early Woodland period were similar to those of the Late Archaic, and at numerous sites Early Woodland occupations succeed earlier Late Archaic occupations with little to no evidence of a break in occupation. Sites are typified by large base camps located in riverine settings, especially near the junction of fresh and brackish water streams (Barse and Harbison 2000). The earliest ceramic types from the area are the steatite-tempered Marcey Creek and Selden Island varieties, which are followed by sand or crushed quartz-tempered Accokeek wares. These ceramics are associated with fishtail and corner-notched projectile point/knife types (Wesler et al. 1981).

The introduction of net-impressed ceramics and the development of new vessel sizes and forms characterize the Middle Woodland period. Two distinctive ceramic types characterize the period: sand or crushed quartz-tempered, net-impressed Popes Creek wares; and shell-tempered Mockley wares with net-impressed, fabric-impressed, and/or cordmarked exteriors (Barse and Harbison 2000). Middle Woodland settlement and subsistence patterns are viewed as a transition

between the more mobile collectors of earlier periods and the fully sedentary villages of the Late Woodland period (Sperling 2008).

Major changes that define the Late Woodland period in the Chesapeake region include: the appearance of large villages made possible by the cultivation of maize; a shift towards the use of local lithic resources and triangular point production, and the use of ossuaries in mortuary practice. Hunting, gathering, and fishing were still practiced but to a lesser extent than before. The trend toward a more sedentary lifestyle culminated in the first large villages in the region during the Late Woodland period. Subsistence based on agriculture supported these large village communities (Barse et al. 2006). There is also evidence of chiefdom-level socio-political units within the Coastal Plain of Virginia and Maryland after A.D. 1500 (Dent 1995; Potter 1993). The shell-tempered, fabric-impressed ceramic tradition that began with Middle Woodland Mockley wares continued with the appearance of shell-tempered Townsend wares ca. A.D. 950 (Barse et al. 2006; Egloff and Potter 1982). Potomac Creek ceramics appeared along the lower Potomac River Valley ca. A.D. 1300 (Egloff and Potter 1982; Potter 1993). Potomac Creek is interpreted as an intrusive quartz/stone-tempered ceramic in areas where shell temper was dominant for a minimum of 1,000 years.

3.1.4 Contact Period

The contact period begins with the first European exploration of the Chesapeake Bay region in the A.D. 1520s and ends with the establishment of the English colony at Jamestown in 1607. English exploration of the Chesapeake Bay area began in 1585 with an expedition sent by Roanoke colony governor Ralph Lane (Dent 1995). This group spent the majority of its time around the mouth of the James River, but they are believed to have sailed as far north as the Chesapeake Bay (Potter 1993).

The earliest European contact with Middle Atlantic native populations consisted of sporadic landfalls made by European explorers, traders, missionaries, and slavers. These early forays had two significant impacts on Native peoples: the introduction of European trade goods and the introduction of European disease. New diseases devastated native populations that lacked European immunities (Hodges 1993), but the scale of this depopulation has been called into question (Dent 1995; Potter 1993).

The impact of European trade goods on native societies is another hotly debated issue. The introduction of these goods may have caused large-scale social change and population movements. Axtell (1988) suggests that competition over European trade goods led to increased conflict and the rise of Native confederacies in Virginia. Pendergast (1991) suggests that the primary reason for the migration of the Susquehannocks into the lower Susquehanna Valley was to gain access to European goods.

Potter (1993) questions both assertions by citing the archaeological evidence of the appearance of chiefdom-level societies in Virginia and Maryland prior to the mid-sixteenth century, and the relatively low number of European trade goods found at Contact period sites. Potter suggests that exchange in, and conflict over, European trade goods may have accelerated the formation of the large-scale Powhatan chiefdom, but the cultural framework for chiefdom-level, sociopolitical organization was the result of a cultural pattern that had developed prior to contact.

3.2 REGIONAL HISTORIC CONTEXT

3.2.1 Settlement to Society (A.D. 1607–1750)

In 1607, the first permanent English colony was established at Jamestown, Virginia, and European exploration and settlement of the Chesapeake area continued from that time onward. Captain John Smith's explorations of the Chesapeake Bay area during the years 1608 to 1610 marked the first documented contact between European explorers and Native Americans in the region. Captain Smith's journal describes his travels and maps Indian village sites along the extensive estuaries of the Potomac River. Captain Smith noted six tribes living on the northern side of the Potomac River, with the largest population of Native Americans found at the community of Moyaone (Clark 1980; Toogood 1969). By the 1650s, European settlers were taking an aggressive role in claiming lands and driving out Native Americans. Disease and warfare virtually exterminated the chiefdoms of Maryland and Virginia, and those that survived were eventually forced out of their homelands or lived among the Europeans.

The location of the City of Alexandria was originally part of a 700-ac patent that was issued to Margaret Brent (1601–1671) of Maryland on September 6, 1654, by Virginia Royal Governor Richard Bennett. Although Brent had re-patented her 700 ac “in the Freshes of Potomac River beginning at the Mouth of Hunting Creek” in 1662, Governor Berkeley had also issued an overlapping patent of 6,000 ac to Robert Howson, a Welsh sea captain in October 1669 (Moxham 1974:6-7; 262). Howson quickly resold his real estate to John Alexander, a Stafford County planter, on November 13, 1669, for 6,000 pounds of crop tobacco. Alexander, who did not realize that Brent's 700 ac were encompassed in his grant, had to pay for the parcel twice. He paid the heirs of Margaret Brent 10,500 pounds of tobacco in 1674 for a clear title to the same. John Alexander leased the land to tenant farmers (Barse and Harbison 2000). Upon John Alexander's death, his holdings were devised to his two sons, Robert and Philip, and a portion became the site of Hugh West's Hunting Creek Warehouse, thence Alexandria.

Virginia quickly became an important tobacco-producing colony, and the Tidewater Potomac River area was intrinsic in the development of the Chesapeake tobacco culture (Kulikoff 1986; Middleton 1984). In 1730, the Virginia Legislature passed a tobacco inspection act that called for the construction of tobacco warehouses along the major tributaries to allow for the regulated inspection, packaging, and shipping of tobacco to Great Britain. The first tobacco station in Alexandria, then known as West's Point, was established in 1732. The station consisted of a tobacco warehouse to be used as a public inspection facility. The construction of this facility occurred after a protracted battle over the proposed location. Charles Broadwater petitioned for the tobacco station to be built on his land south of Hunting Creek. This location was found to be insufficient as it lacked deep water for ocean going vessels. Instead, the tobacco warehouse was built on 220 ac of Hugh West's land approximately 1 mi up the Potomac (City of Alexandria 2015a).

In 1748, a dispute arose when the residents of Fairfax County petitioned the Virginia House of Burgesses for a charter to build a town near the tobacco inspection site. The location of the town was debated, and a decision was finally reached in May of 1749 (City of Alexandria 2015b). John West, Jr., assistant surveyor for Fairfax County, laid out the town on 60 ac formerly owned by Philip and John Alexander and Hugh West; the town was divided into 84 one-half-ac lots (Figure 3-1).

3.2.2 Colony to Nation (A.D. 1750–1789)

The eighteenth century saw a significant increase in population and wealth in Fairfax County, including the formation of port towns like Colchester and Alexandria. The population of the county increased by 85 percent between the 1742 formation of Fairfax County and 1754 (Netherton et al. 1992). The population of Fairfax County increased by an additional 95 percent between 1757, when Loudon County was formed from western Fairfax County, to 1773 (Netherton et al. 1992).

As a port city, Alexandria took a central place in the commerce, trade, and economy of Fairfax County. The Fairfax County courthouse was moved to Alexandria in 1753, encouraging new business and settlement in the town. Alexandria boasted a courthouse, jail, six ordinaries, warehouses, a kiln, and both small, rustic houses and more substantial brick, Georgian style houses owned by wealthy men, like John Carlyle in the 1750s. By the 1760s, the town included carpenters, merchants, doctors, wig makers, and a school. Shipbuilding also became a thriving industry along the Potomac, and shipyards were first established in Alexandria at West's Point and Point Lumley in the 1760s. By the end of the eighteenth century, Alexandria ranked third in traffic among port cities in the new United States (Miller 1998).

Tobacco was the chief export of the Alexandria region prior to the Revolution, but grain production increased throughout the second half of the century (Barse et al. 2006; Netherton et al. 1992). Grain, most notably wheat, soon surpassed tobacco as the primary export. Exported grains frequently made their way to the British West Indies, although new markets in Europe opened once independence was declared (Barse et al. 2006). In order to process this grain, grist mills sprang up along the Fall Line across the region. These mills continued to be prevalent in the region well into the nineteenth century. The water-powered mills often spawned new communities as other merchants began to locate near the mills. The landscape underwent change as cultivated fields replaced forests and new infrastructure led to the development of burgeoning communities (Netherton et al. 1992).

On July 18, 1774, several townsmen including George Washington met at the courthouse in Alexandria to approve the Fairfax Resolves. Penned by George Mason, these resolutions were a firm statement of the Colonists' position regarding their constitutional rights under British law. With the outbreak of hostilities at Lexington, Massachusetts, on April 19, 1775, many Alexandrians enlisted in the Continental Army. The town soon became a logistical supply center for the American forces, including supplying grain and foodstuffs to the army. The advent of the Revolutionary War altered the landscape, including construction of a gun battery on Jones Point for the protection of Alexandria (Barse and Harbison 2000; Miller 1984). Generals Washington and Rochambeau and their troops traveled along the King's Highway en route to and from the battle of Yorktown. They camped at Alexandria and Colchester in Fairfax County (Rochambeau 1782).

3.2.3 Early National and Antebellum Periods (A.D. 1789–1860)

In 1789, Alexandria and a portion of Fairfax County were ceded by the State of Virginia to become a component of the newly created 10-square-mi District of Columbia. The first cornerstone of the District was laid at Jones Point in Alexandria on April 15, 1791 (Barse et al. 2006; Brockett and Rock 1883). Formally accepted by the U.S. Congress in 1801, Alexandria remained under the aegis of the new federal government until it was retroceded back to Virginia in 1847 (Brockett and Rock 1883). It then became the seat of government for the newly formed

Alexandria County (Hurd 1989). Alexandria became a chartered city in the 1850s, and the city limits were expanded (Barse et al. 2006).

Alexandria's position as a major Virginia seaport made it vulnerable to epidemics during the late eighteenth and early nineteenth centuries. Residents of Alexandria were stricken with malaria, typhoid, yellow fever, and smallpox, some of which were brought on arriving merchant vessels (Miller 1984). The strong economy was gone by the late 1820s and 1830s, and a depression extended to 1843. As grain and flour exports waned, the export of shad and herring became a major industry.

Alexandria was retroceded to Virginia in 1847. This action corresponded with a period of economic prosperity and the rise of industries. The completion of a number of railroads, including the Orange and Alexandria, the Manassas Gap, the Alexandria, Loudoun and Hampshire, and the Alexandria and Washington, further spurred economic development (Hurst 1991). The railroads transported the agricultural riches of the Virginia hinterland to the docks and wharves at Alexandria. In addition to these four railroads, Alexandria was home to the Smith and Perkins Locomotive Works. Located on Wolfe Street near the Potomac River, the Smith and Perkins Locomotive Works employed between 160 and 200 men and expended from \$12,000 to \$15,000 per month.

From 1850 to 1860, Alexandria experienced another period of growth. The city's population increased from 8,795 to 12,652, and more than 500 houses were constructed in the five year period from 1850 to 1860 (Hurst 1991). Among the many internal improvements during this epoch were a new gas and waterworks. The Alexandria Water Company was incorporated in March 1850, and by summer 1852, water flowed from the reservoir on Shuter's Hill to downtown through 7 mi of pipelines (Hurst 1991). Gas lighting soon followed.

3.2.4 The Civil War (A.D. 1861–1865)

On May 24, 1861, one day after Alexandrians voted to withdraw from the Union, federal forces occupied the city. Because of its strategic importance, Alexandria became a major logistical supply center for the federal Armies fighting in Virginia. Private homes, land, churches, and local public buildings were commandeered for military barracks, hospitals, and prisons. The U.S. quartermaster department built substantial warehouses along the bustling waterfront, and it was during this era that several forts were constructed in Alexandria as a part of the defenses of the City of Washington (Barber 1988). The African-American population grew during the war as people came to the city for protection; this resulted in establishment of several new African-American communities on the edges of the city (Miller 1987). By the war's end, Alexandria's economy and commerce were ruined, its harbor damaged, and many of its buildings destroyed.

3.2.5 Reconstruction and Growth (A.D. 1865–1914)

The post-Civil War period was a difficult time for Virginia. Although efforts were made to repair the damage caused by the war, the devastation was too extensive to make that task either easy or short. Farmers resumed production, but the cash needed to rebuild the buildings and for necessary improvements was not always available. The labor force had also been severely stressed by losses during the war and by the loss of slave labor. Plantation agriculture was replaced with tenant farming. For the first post-war years, farm produce brought good prices. Prices fell to pre-war levels within a few years. As time passed, improvements were made in

agricultural techniques and machinery, and new animal breeds were introduced. The state began to improve its economic situation by the last decades of the nineteenth century.

Although Alexandria was slow to recover from the Civil War, once the Alexandria Canal and the railroads began operation again, the city once again saw significant merchant and manufacturing activity (Miller 1987). By 1882, Alexandria industries included tanneries, iron foundries, shoe factories, machine shops, paper mills, breweries, railroad car works, cement mills, textile mills, bakeries, brickmaking, and other industries employing up to 2,480 people (Brockett and Rock 1883). During the 1880s Alexandria began to acquire modern conveniences with the introduction of the telephone in 1881, rural free mail delivery in 1887, and electricity by 1889.

As Alexandria prospered and became more populous, housing developments and suburban communities sprang up in the environs surrounding the city. Among the neighborhoods were the Uptown and Parker-Gray districts, within which the project area is situated. While the street plan of this area was laid out by 1797, most of the land was developed after the Civil War (Necciai and Drumond 2007).

3.2.6 WWI to Present (A.D. 1915–Present)

The Alexandria of the early twentieth century was a town of many manufacturing industries and commercial enterprises, including glass works and the Potomac Yards, the nation's largest railroad classification facility at that time (Miller 1987). World War I resulted in an influx of workers to the city to support new industries, such as the U.S. Naval Torpedo Factory and the Virginia Shipbuilding Company (Barse et al. 2006).

In 1915, a segment of what had been Alexandria County was annexed into the City of Alexandria. After World War I, Alexandria's restoration was facilitated during the "New Deal" era, resulting in the flow of money into the city's economy. World War II provided economic opportunities for Alexandria through the placement of government military installations and industries of defense in the city. Cameron Station, built between 1941 and 1945, was a large war-period addition to the western Alexandria landscape. The station functioned as a quartermaster depot during the war and upgraded and enhanced Alexandria's rail transportation.

The growth of the federal government in the twentieth century resulted in an increase in suburban development. To protect its historic resources, Alexandria created an old and historic district in 1946. Modeled after Charleston, South Carolina's preservation ordinance, Alexandria's law created the third such historic district in the country. Today, Alexandria is a vibrant community which boasts boutiques and shops, historical museums, art galleries, and delightful gourmet restaurants. Each year thousands of tourists crowd Alexandria's cobblestone streets and alleys to enjoy the city's living history.

3.3 PROJECT AREA HISTORY

Prior to 1789, the project area was part of Fairfax County before it was enclosed within the original District of Columbia boundaries between 1789 and 1847. After 1847, the project area was part of the no-longer-extant Alexandria County until the portion of the county containing the project area was annexed by the City of Alexandria in 1915. During the eighteenth century, the area was in an agricultural region outside of the city limits, and no direct evidence for development within the project area was found in the historic records. As projected onto George Gilpin's 1798 plan of Alexandria, the project area was located in an open space east of what is

now Hooff's Run and west of the city's surveyed lots (Figure 3-2). It lay beyond the western end of King Street, and the map does not show any roads, structures, or other developments within its immediate vicinity. This map, however, is a schematic of the major existing and planned improvements associated with the city's early development. Therefore, the sparse detail within the vicinity of the project area does not necessarily reflect a characterization of its use, improvements, or occupation at the time.

Records suggest that the eighteenth century Eastern Ridge Rolling Road, which ran along a ridge in a similar location to Route 7, was redirected to Alexandria via King Street by the end of the eighteenth century (Crowl 2002:58). This road is shown running from Alexandria to Vestal's Gap on the Fry et al. 1755 map (Figure 3-3). As Alexandria grew, traffic between the city and western settlements increased. In the early nineteenth century, the main routes to Alexandria were transformed into for-profit turnpikes, including Little River Turnpike (Routes 236 and 50) to Duke Street and the Leesburg, or Middle, Turnpike (Route 7) to King Street (Crowl 2002:119). The property's ownership is unclear during this period given vague deed descriptions, incomplete references in available land transfer records, and missing archival documents.

The two parcels that make up the project area were at various times owned by the same people and at other times followed separate ownership trajectories. Prior to Benjamin Baggett's ownership of the entire project area in the 1870s, it is unclear if the 1711 King Street portion of the project area was part of the same parcel as 1619 King Street or if the 1711 portion was instead part of the property to the west. Both land ownership scenarios are presented. Table 3-1 provides a simplified summary of the ownership histories.

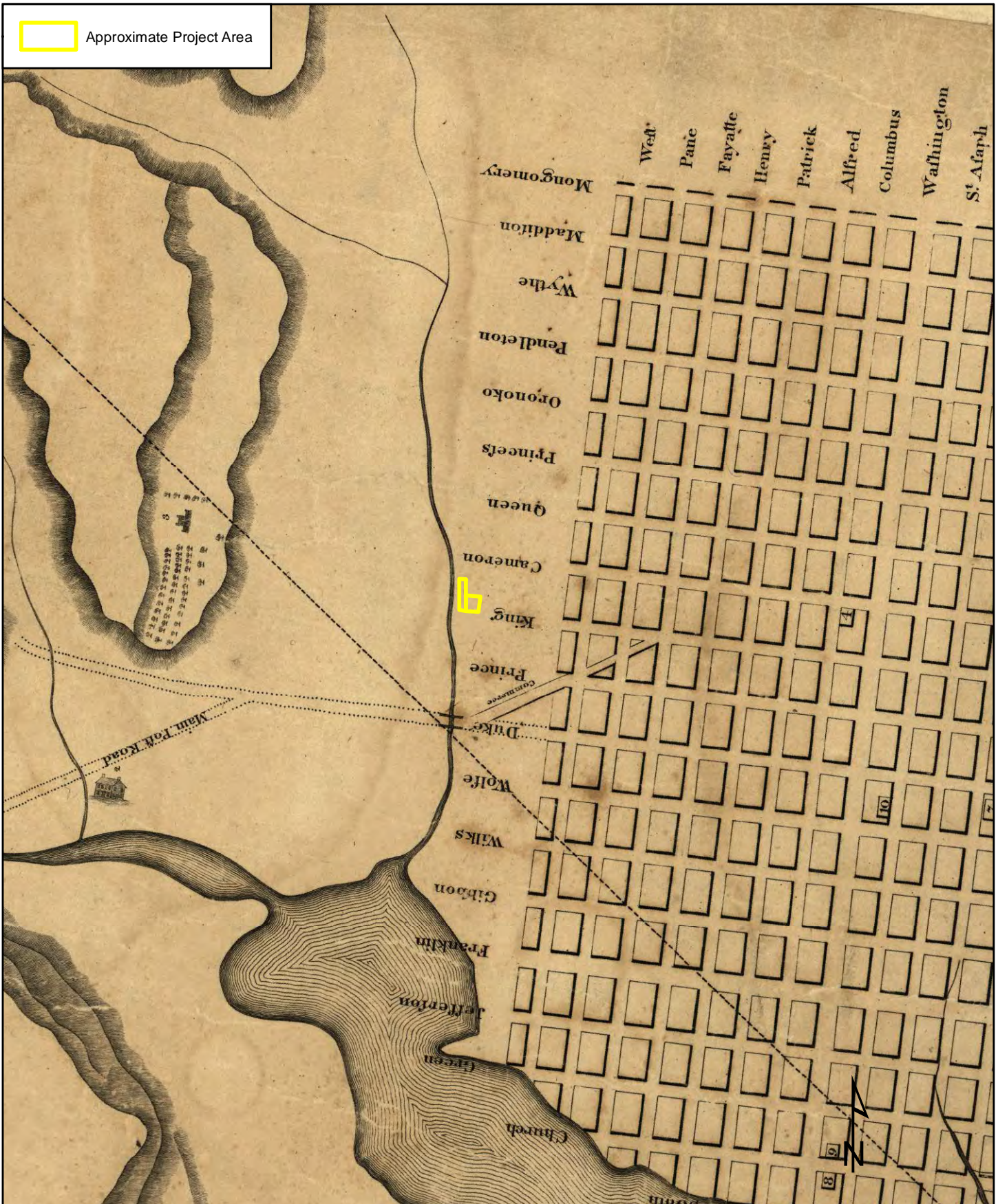
3.3.1 1711 King Street Project Area History Scenario A, ca. 1800–1871

Scenario A accounts for the 1711 portion of the project area as part of an 8-ac tract that Benjamin Baggett acquired from Woodbury and Clara Wheeler for \$5,000 in a deed dated August 13, 1871 (Alexandria County Deed Book [ACDB] A4:446-447). The earliest confirmed deed reference for this tract's chain-of-title was registered in Alexandria County on August 23, 1848, in which Ann E. Ramsey received 36 ac from Richard and Sarah Claggett, William and Mary Page, and Frederick Foole for \$5.00 (ACDB K3:242-247). This deed was created to allow sisters Ann Ramsey, Sarah Claggett (née Ramsey), and Mary Page (née Ramsey) to settle their interests in the estate of their late father, John Ramsey. John Ramsey's vast land holdings were devised to his children, of whom the three sisters were the surviving heirs by this time. The deed partitioned Ann Ramsey's portion of the estate, which included a 36-ac tract near the west end of King Street and described as containing a "dwelling house and tenement and lot of ground thereto adjacent and belonging, now occupied by the said William Page" (ACDB K3:242).

John Ramsey or his heirs acquired portions of this property during the early nineteenth century via a combination of up to five real estate transactions, none of which provides enough descriptive clarity to determine if any could have contained the project area. Of these, three reference adjacent property boundaries with frontage along what was commonly referred to as "King Street extended" or "King Street continued." Given that King Street partially bounds the project area, it is possible that any of these three deeds included some or all of the project area. These deeds include 26 ac John Ramsey received from Colin Auld on May 22, 1817 (ACDB E2:296-298); an unknown acreage John Ramsey's heirs received from Lawrence Hooff on February 19, 1822 (ACDB L2:397-402); and an unknown amount of acreage John Ramsey's heirs received from Lawrence and Ann Hooff on November 13, 1824 (ACDB O2:45-48).



Approximate Project Area



CLIENT MHF King Street

PROJ Hyatt Centric

SCALE 1:12,000

SOURCE Gilpin 1798

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TITLE

1798 Gilpin Map

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO 60552643

FIGURE 3-2



Approximate Project Area

CLIENT	MHF King Street
PROJ	Hyatt Centric
SCALE	1:400,000
SOURCE	Fry and Jefferson 1755
C:\Users\kathy.furgerson\Documents\Stuff\PROJECTS\King St Alexandria\920 GIS\Fig 3-3_1755 map.mxd	

	TITLE	
	1755 Fry and Jefferson Map	
	AECOM 12420 Milestone Center Dr. Germantown, MD 20876	
	PROJ NO	60552643
	FIGURE	3-3

Table 3-1. Property Ownership Summary

	1711 King Street	1619 King Street	
		Lots 1 & 2	Lots 3 & 4
1800	John Ramsey (1817/1824-1848)	Lawrence Hooff (1790s-1834)	
1810			
1820			
1830		Ann Hooff (1834-1836)	
1840		Lewis and Philip Hooff (1836-1842)	
1850		Philip Hooff (1842-1877)	
Ann Ramsey (1848-1850)			
Edmund B. Addison (1850-1855)			
1860	James L. Addison (1855-1868)		
1870	W. Wheeler & C.Bayne (1868-1871)	Benjamin Baggett (1871/1877 - 1912)	
1880			
1890			
1900			
1910	Charles Baggett (1912-1918)	Sarah Baggett (1912-1915/1920)	
1920	Donald A. Campbell (1918-1946)	L.M. Johnston (1920-1922)	William Woolls (1915-??)
1930			
1940		Hopkins Furniture Co. (1946-1948)	Abe Mendelson and heirs (1922-1983)
1950	Otto B. Hopkins/trustees (1948-1974)	E.D. Kane and heirs (1950s-1983)	
1960			
1970			
	Rockland Devel. Corp. (1974-1977)		
1980	Roy and Betty Edwards (1977-1982)		
1990	Various commercial (1982-2017)	Naval Reserve Association (1983-2017)	
2000			
2010			
2018	MHF King Street V, LLC (2017-present)		

Portions of this property were acquired by John Ramsey or his heirs during the early nineteenth century via a combination of up to five real estate transactions, none of which provides enough descriptive clarity to determine if any could have contained the project area. Of these, three reference adjacent property boundaries with frontage along what was commonly referred to as “King Street extended” or “King Street continued.” Given that King Street partially bounds the project area, it is possible that any of these three deeds included some or all of the project area. These deeds include 26 ac John Ramsey received from Colin Auld on May 22, 1817 (ACDB E2:296-298); an unknown amount of acreage John Ramsey’s heirs received from Lawrence Hooff on February 19, 1822 (ACDB L2:397-402); and an unknown amount of acreage John Ramsey’s heirs received from Lawrence and Ann Hooff on November 13, 1824 (ACDB O2:45-48).

The latter two deeds lack the information necessary to devise either parcel’s earlier land transfer history. The 1817 deed from Colin Auld to John Ramsey can be traced to Auld’s acquisition of 26 ac on August 4, 1807, from Charles Lee and Thomas Swann (ACDB O:364-370). Lee and Swann acted as commissioners of sale under a District of Columbia circuit court decree to sell the land, formerly owned by William Wilson, following his failure to settle a mortgage owed to Robert Milligan. The deed notes that Wilson and John Potts received several tracts of land from General Henry Lee, Richard Arell, Sr., and Richard Arell, Jr., but original records of Wilson’s and Pott’s acquisition were unavailable. It should be noted that the 1807 deed indicated that 8 of the 26 ac were “improved as a garden...[and] in the tenure of Thomas Purkis” and possibly another individual with the last name of Workman (ACDB O:367). This provides the earliest available information on land use and possible occupancy within the immediate vicinity of the project area.

In whichever fashion John Ramsey and his heirs acquired the property, it was in his daughter Ann Ramsey’s possession by 1848. Her 36 ac were vaguely described as being “situated on the north side of King Street, extended...and on the east of Hooff’s Run”, suggesting it was either inclusive of or adjacent to the current project area (ACDB A4:242).

Maskell C. Ewing’s 1845 plan of Alexandria shows the 1711 King Street portion of the project area as a vacant swath between two buildings along King Street, west of a property known as Peyton’s Grove and east of Hooff’s Run (Figure 3-4). The project area and both buildings are enclosed within what appears to be an irregular property boundary represented by a dashed line extending west to Hoof’s Run from several city blocks. While this seems to suggest the buildings and project area fell within one consolidated tract of land, deed records indicate that this was not the case. Though the majority of the area was probably in the possession of the Ramsey family, contemporary property descriptions repeatedly reference 2 ac within these boundaries that were owned by members of the Hooff family, which included the 1619 King Street portion of the project area (Carroll and Mullen 2016). Therefore, the Ewing map is somewhat misleading, though it does provide the earliest available graphic representation of built improvements within the project area.

Ann Ramsey sold her 36 ac to Edmund B. Addison for \$6,000 in a deed dated June 27, 1850 (ACDB M3:585-587). The property was described as being “bound on the west side by Hooffs Run and on the east by Aspen Grove lately owned by Peyton” and given the estate name of “Currie Moor” (ACDB M3:585). Though vague, the description seems to comport with the 1845 Ewing map that shows a large tract stretching between Hooff’s Run and Peyton’s property, but this is also misleading. While some portion of Ramsey’s east property line probably abutted



Approximate Project Area



ALEXANDRIA, D.C.
NEAR
the Shipping channel, wharves, Hunting C&C.
all C. Ewing Civ. Eng.

CLIENT MHF King Street

PROJ Hyatt Centric

SCALE 1:12,000

SOURCE Ewing 1845

C:\Users\kathy.furgerson\Documents\Stuff\PROJECTS\King St Alexandria\920
GIS\Fig 3-4_1845 map.mxd



TITLE

1845 Ewing Map

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO 60552643

FIGURE 3-4

Petyon's west property line, it is evident from other property descriptions that part of the Hooff family's small King Street property also abutted Peyton's west line. Therefore, the Ewing map and the 1850 deed language oversimplify the property boundaries, and both omit reference to the Hooff property for unknown reasons.

Edmund Brice Addison was born October 5, 1794, in Prince George's County, Maryland and died February 14, 1878, in Alexandria. He married Eliza Duckett Addison who was born on October 19, 1808, in Prince George's County and died in Baltimore, Maryland on April 20, 1846 (Ancestry.com 2017a and 2017b). The 1850 Census noted that Edmund B. Addison was a 54-year-old head of household in possession of \$6,000 of real estate. His household included 10 other individuals: William B. (21), E.H. (19), Walter D. (18), Edmund B. (16), John H. (15), Catharine D. (13), Mary A. (10), Charles G. (8), and Thomas D. (6) Addison, as well as Mary Hull, a 12-year-old African-American girl (U.S. Census 1850). He was noted as "clerk in land office," though later historic documents referred to him as Dr. Addison. He may have retired from being a physician to work in the land office by the time of the 1850 Census, or he may have subsequently left the land office to pursue a late career as a doctor. The 1870 U.S. Census noted that he was a "retired DM," presumably meaning a "doctor of medicine" (U.S. Census 1870).

In a deed dated August 10, 1855, Edmund Addison sold 8 of his 36 ac to James L. Addison for \$3,000 in trust for a promissory note drawn on the same day and payable to John H. Bayne (ACDB R3:272). James Addison died without executing the trust, upon which the county court appointed Woodbury Wheeler as trustee on September 7, 1868. The property was sold at auction to Clara Bayne for \$2,250 on October 1, 1868, and recorded in a deed dated August 23, 1869 (ACDB X3 to Z3 No. 7:534-535). The property was described as "embracing all buildings," but the deed does not provide additional information on their number, location, or function (ACDB X3 to Z3 No. 7:534). A notice in the October 9, 1868, edition of the *Evening Star* briefly described the sale of "the handsome house in Alexandria belonging to Dr. Addison...[with] several acres of land attached to it" (*Evening Star* 1868:4). The article notes that it was purchased by Dr. John H. Bayne, but the 1869 deed gives Clara Bayne as the grantee.

The United States Coast Survey's 1862 plan of Alexandria, which appears to be based largely on Ewing's 1845 map, shows no appreciable changes to the project area and its immediate vicinity (Figure 3-5). The 8-ac property that Clara Bayne acquired likely contained the building immediately west of the project area, as the one within the east part of the project area was owned by the Hooff family as will be described below. As with all other contemporary documents, the 1862 map lacks clearly depicted property boundaries, making it very difficult to assess what portion, if any, of the project area was included with Bayne's property.

The buildings as shown on the 1845 and 1862 maps are also depicted in an undated Civil War-era photograph of the west end of King Street (Figure 3-6). Both appear to be dwellings separated by a short white picket fence and an intervening open space that presumably represents the 1711 portion of the project area. The easternmost of the two houses, which would have been within the 1619 portion of the project area, is located closer to King Street and seems to be a one-and-a-half story, gable end dwelling, though the photographic resolution is too low to provide much additional detail. The westernmost house appears to be a two-and-a-half-story, gable end dwelling with a projecting front porch accessed by a long flight of stairs. This is probably the "handsome house" described in the 1868 *Evening Star* notice. A fence originating at the southwest corner of this dwelling's front yard is shown running east along King Street to where it appears to adjoin the picket fence separating the properties. Because the fence seems to



Approximate Project Area



CLIENT MHF King Street

PROJ Hyatt Centric

SCALE 1:6,000

SOURCE United States Coast Guard 1862

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GIS\Fig 3-5_1862 map.mxd



TITLE

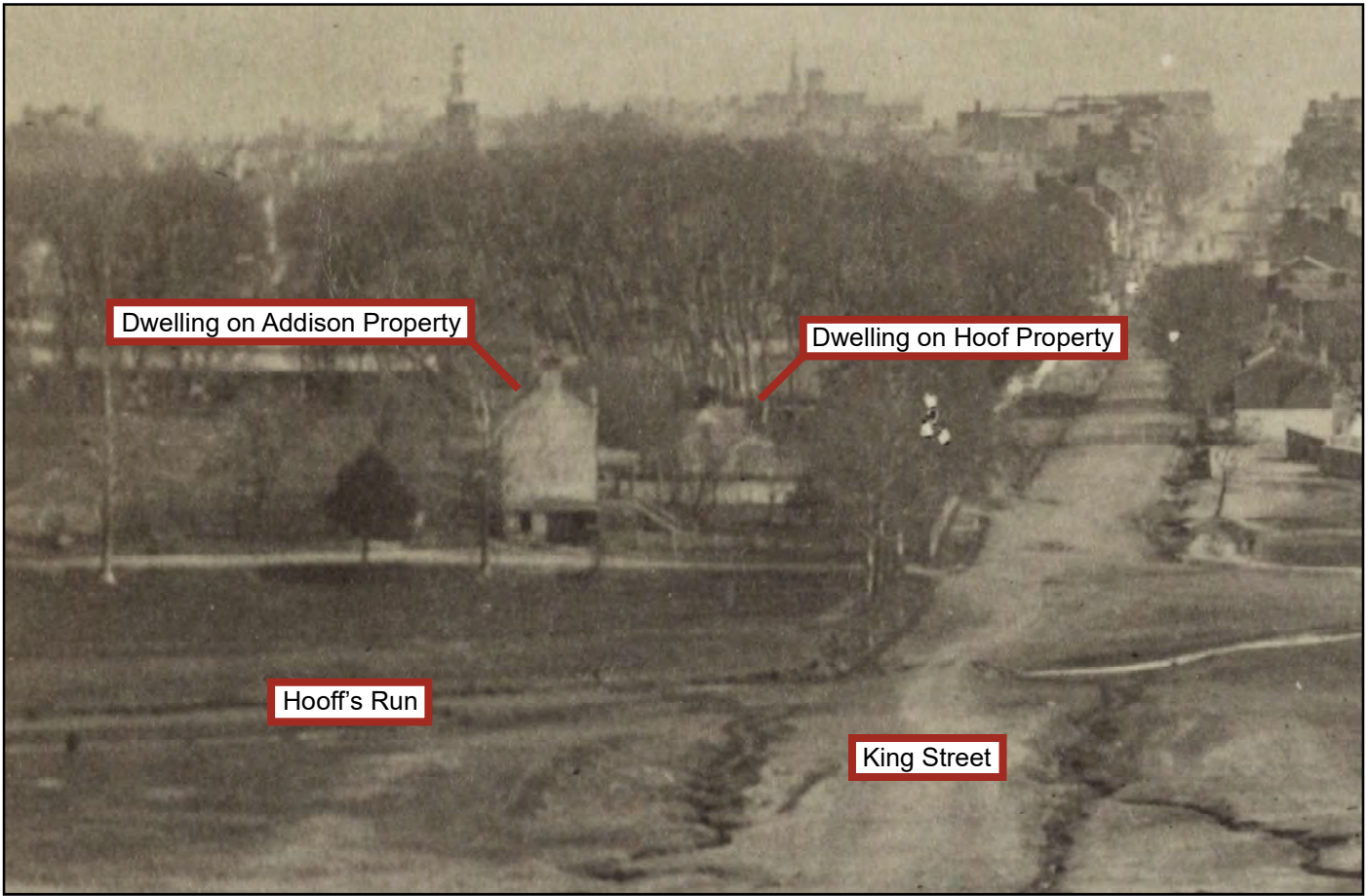
1862 United States Coast Guard Map

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO 60552643

FIGURE 3-5



CLIENT	MHF King Street		TITLE		Detail of Civil War-Era King Street Photograph, Facing East	
PROJ	Hyatt Centric		AECOM		PROJ NO	60552643
SCALE	n/a				FIGURE	3-6
SOURCE	Unknown 1861-1865					
Q:\Projects\ENV\IAP\CRM\60552643_1619 King Street\900-GIS and Graphics\930 Graphics\931 Illustrator\Doc Study			12420 Milestone Center Dr. Germantown, MD 20876			

pass in front of the project area and is inclusive of the front yard of the Bayne property, it might be an indication that it was part of the Bayne property. However, the photograph's awkward perspective and poor resolution only suggest the possibility and provide no definitive indication of the project area's relationship to either of the two properties.

In a deed dated August 13, 1871, Woodbury Wheeler and his wife Clara (née Bayne) sold the 8-ac tract to Benjamin F. Baggett for \$5,000 (ACDB A4:446-447). The property was described as "bound on the south by King Street, and Hooff's lot on the west by Hooff's Run, on the east by the grove formerly Peytons, and by Hooff's lot, on the north by Cameron Street extended to Hooff's Run...lately occupied by Dr. Edmund B. Addison" (ACDB A4:446). This property was eventually combined with smaller adjacent tracts that Baggett acquired via the transactions described below for 1619 King Street.

3.3.2 1619 King Street Project Area History and 1711 King Street Scenario B History, ca. 1800–1877

Scenario B accounts for both the 1619 and 1711 parcels together being part of a 2-ac tract that Benjamin Baggett acquired from C.W. Wattles, commissioner of sale for Philip Hooff, for \$1,000 in a deed dated October 13, 1877 (ACDB D4:363-364). This tract's origins are vague, but it appears to have been part of Lawrence Hooff's late eighteenth century real estate acquisitions in and around Alexandria. While records of some of these acquisitions are extant, none provides enough detail to theorize which could have potentially included the current project area. In 1792, Hooff purchased land on the western outskirts of Alexandria from John West and established a slaughterhouse in the vicinity of present-day Hooff's Run, located near the project area (Fairfax County Deed Book [FCDB] X:548). He also purchased land in the vicinity of the project area around the same time, but its previous ownership and the date/mechanism of transfer into Hooff's possession are not known. Though speculative, the land may have belonged to William Wilson, John Potts, the Ramsey family, and/or the Arell family prior to Hooff's acquisition (FCDB A2:507; T:57).

Lawrence Hooff was born to German immigrant Lorenz Hooff, who was born sometime before 1714 and arrived in Lancaster, Pennsylvania as an indentured servant in 1730. Between 1755 and 1760, Lorenz, his second wife, Margaret, and their children left Lancaster for Alexandria. Lorenz Hoff left all of his real and personal property to his wife, Margaret, as devised in a will dated August 5, 1776 (Lemons 1980). Margaret's will, dated October 22, 1793, left a small lot in Alexandria to her children, which was to be sold upon her death and distributed for their benefit. Their son, Lawrence Hooff, served as executor. These records do not include any specific mention of the land that might have contained the project area, but due to inherently vague land record details of the period, it is possible that it was included in his portion of his parents' estate.

Lawrence Hooff was born December 19, 1754, in Lancaster, Pennsylvania and died on May 26, 1834, in Alexandria, Virginia. He married Mary Ann Gretter (July 1760 to June 8, 1836) of Alexandria around 1776, with whom he had 12 children. In addition to operating a slaughterhouse, Hooff was an active Alexandria merchant who began his career by 1783 and became politically involved in the economics of trade. He signed a petition to Congress in 1785 to enlarge congressional trade powers and petitioned the Virginia Assembly in 1793 to create a bank within the burgeoning town. He was heavily involved in real estate in Fairfax County and the City of Alexandria. He may have built the Bunch of Grapes Tavern at 201 North Fairfax Street and built a townhouse on property at what is now 521 Duke Street, where George

Washington's nephew, Bushrod Washington, was a tenant (Lemons 1980). The 1791 *Alexandria City Directory* listed Lawrence Hooff as an owner/occupier located on King Street. In addition to the tenement occupied by Bushrod Washington, Hooff had another property located somewhere on King Street occupied by William Keech (Tallichet 1986a). Because King Street was not extended west to the project area at this time, it is unlikely that Keech's residence was located within the vicinity of the project area.

According to historic records drawn from the 1810 census for Alexandria City and the property tax assessments for the same year, Lawrence Hooff was listed as a farmer whose household included 11 free white people and six enslaved people. He lived on King Street "round to Pit" at the time (Alexandria Archaeology Museum n.d.).

Lawrence and Mary Ann belonged to and held pews in Christ Episcopal Church, where perhaps as many as four of their children were buried before interments within city limits ceased after 1809. Along with other congregants, the Hooffs left Christ Church in 1810 to help found St. Paul's Episcopal Church where Lawrence was its first Senior Warden. Here again they held a pew (Pew 24) for which Lawrence paid \$22.00 per year. In 1912, the church's pulpit was dedicated to the memory of Lawrence, Mary Ann, and several of their surviving children (Lemons 1980).

Lawrence Hooff's obituary appeared in the *Alexandria Gazette* on May 29, 1834, lamenting his death and celebrating him as a good man who "manifested that guileless manner and integrity of purpose which could not fail to endear him to all who had the pleasure of his acquaintance" (quoted in Lemons 1980:26). He devised all of his property, real and personal, to his wife Ann in a will dated May 19, 1834 (Alexandria County Will Book [ACWB] 4:70-71). The will does not include any specific mention of his real estate holdings.

Within just over two years, Ann died as well. In her will dated June 24, 1836, she left "the slaughtering house, hog-house, stable, and hay house, with yards attached thereto as now enclosed under post rail fencing" to her sons Lewis and Philip, noting that their brother Lawrence Hooff, Jr., would be permitted use of these appurtenances with the condition that he pay an annual rent of one dollar and keep the premises in good repair (in failure of which the property is to be divided among her heirs equally) (ACWB 4:116). Apart from the slaughter house property, she presumably devised her other real estate holdings to her sons Lewis and Philip as subsequent documents suggest.

If the project area was within Lawrence and Ann's possession and thence devised to Lewis and Philip Hooff, it may have been included in an 1842 sale. In a deed dated September 17, 1842, Lewis Hooff transferred his interest in a 2-ac parcel to Philip for \$655.00 (ACDB B3:463-465). The deed noted that the property was bound by the lands of Colin Auld to the north and west, to the east by the lands of Frances Peyton, and to the south by King Street. The property also included a house, which is presumably that shown on the 1845 and 1862 maps within the 1619 portion of the project area (Figures 3-4 and 3-5). The house is also likely the one-and-a-half-story dwelling depicted in the Civil War era photograph described above (Figure 3-6). As noted in the deed, Lewis conveyed his share to Philip to settle a debt incurred by their late father and which passed to their late mother before falling to the brothers as her trustees. The sale occurred at auction on September 16, 1842, and was advertised in the previous week's edition of the *Alexandria Gazette* (ACDB B3:463-465). The September 7, 1842, *Alexandria Gazette* advertisement simply noted that Lewis Hooff offered for sale "a Tenement and Lot of ground,

supposed to contain about two acres, lying and being on the north side of King street extended” (*Alexandria Gazette* 1842:3).

While Lewis Hooff was a relatively brief joint-owner of the land that may have included the project area, it is worth providing some details of his life. He was born on June 20, 1791, died January 1, 1874, and married Eliza Maria Rapley (1798/1799, Norfolk, Virginia to September 16, 1873, Alexandria) on June 10, 1821, in Norfolk, Virginia. They had six children, of whom at least two died before reaching one year of age. Lewis served as a commission merchant, a St. Paul’s Episcopal Church vestryman, and Teller for the Exchange Bank of Virginia’s Alexandria branch. He lived within the City limits his entire adult life and is not presumed to have occupied the house within the project area (Lemons 1980).

Philip Hooff owned the land that may have included the project area longer than any other member of his family. Philip Henry Hooff (February 23, 1801, to February 7, 1888) originally married Jane Baxter Hammond (ca. 1801, Jefferson County, Virginia to June 7, 1844, Alexandria) on June 23, 1823, in Charles Town, Virginia. Together they had nine children, including Mary Ann (b. 1824), James Lawrence (b. 1825), Virginia (b. 1827), Philip Henry (b. 1829), John Vowell (b. 1831), Gertrude (b. 1833), Victoria (b. 1838), Gertrude Heywood (b. 1840), and Victoria (b. 1843). Upon Jane’s death, Philip H. Hooff married Elizabeth (Bettie) Blincoe (ca. 1820, around Leesburg, Virginia, to December 28, 1899, Baltimore, Maryland) on February 19, 1847, in Loudoun County, Virginia. Together they had four children, including Lucien (b. 1848), Norborne (b. 1851), Constance (no date recorded), and Bettie Rosa (b. 1853) (Lemons 1980).

Philip Hooff lived at 916 Prince Street and owned property elsewhere within the city. He served as a commission merchant engaged in the exchange of various commodities at a Prince Street warehouse (Lemons 1980). He was listed as a merchant in the 1850 Census and described as a 50-year-old white male born in the District of Columbia and living with Elizabeth (30), Virginia (22), and Gertrude H. (9) Hooff, all of whom were born in Virginia (Tallichet 1986b).

Tax records associated with Philip Hooff’s ownership of the project area were reviewed to chart changes in property valuation that could be attributed to the construction or demolition of buildings. As noted, the project area was included within the bounds of the District of Columbia prior to 1847, and the tax records from this period are not known to exist. Therefore, tax data are limited to those years from 1847 onward. The 1847 tax record simply shows Hooff as owning 1 ac of land “adjoining town” with a total value of \$500; unlike later records, the tax roll for this year gave only an aggregate sum and did not parse out property values into land and building valuations. The following year, however, land and building values were given separately, and Hooff’s property was given a total value of \$700, including \$200 worth of built improvements. By 1851, the property was valued at \$1,100, including \$300 for buildings, and was described as “House + Lot King St. Extension”. The house referenced in these records was likely that which was located within what is now the 1619 King Street parcel, but it is unknown if the entire project area would have been included in the referenced lot. The tax data for Hooff’s property remained relatively consistent throughout the remaining years of his ownership, which ceased to be referenced in the tax records after 1875 following a sale to Benjamin Baggett (Ballentine n.d.a, n.d.b, and n.d.c).

In a deed dated October 13, 1877, Benjamin Baggett formally acquired Philip Hooff’s 2-ac parcel from C.W. Wattles, acting as commissioner of sale, for \$1,000 (ACDB D4:363-364).

Following a chancery suit between D.F. Hooe's administrators at Philip Hooff, the property was sold at public auction on September 26, 1874. The deed notes that original decree for the property's sale was announced during the November 1870 corporation court session. Wattles reported to the court's October 1874 session that Baggett was the highest bidder, further reporting to the October 1877 session that Baggett had paid the sale price in full. The parcel description is nearly identical to the one given in Lewis Hooff's 1842 deed to Philip Hooff.

3.3.3 1619 and 1711 King Street Project Area History, 1870s–Present

By the 1870s, the entire project area was within Benjamin Baggett's possession. He began paying taxes on the 8-ac parcel he purchased in 1871 and beginning in 1876, he was taxed for two other adjacent parcels that presumably represent some or all of the approximately 2-ac tract formerly owned by Philip Hooff. One tract was described on the 1876 tax roll as 1.25 ac adjoining what was formerly Peyton's grove and while the other was given as a 0.2-ac parcel described as "1 Lot" also adjoining Peyton's grove. It is possible that the 2 ac Baggett purchased from Wattles was simply an approximation of the parcel's size, which could have been reassessed as 1.25 ac when Baggett purchased it (Ballentine n.d.c). He may have also cleaved the 0.2-ac parcel from the approximately 2-ac parcel deeded to him in 1877. There are occasional variances in the size of the two smaller parcels, which are consistently appraised at 1.1 ac and 0.32 ac, respectively, by 1881 (Ballentine n.d.d). The 8-ac tract still retained the dwelling as conveyed to Baggett in 1871, but the 1876 tax roll does not clearly mention buildings on the two smaller parcels. The 1.25-ac tract was only valued at \$500, while the much smaller 0.2-ac parcel was valued at \$1,000, presumably on account of unspecified built improvements (Ballentine n.d.c).

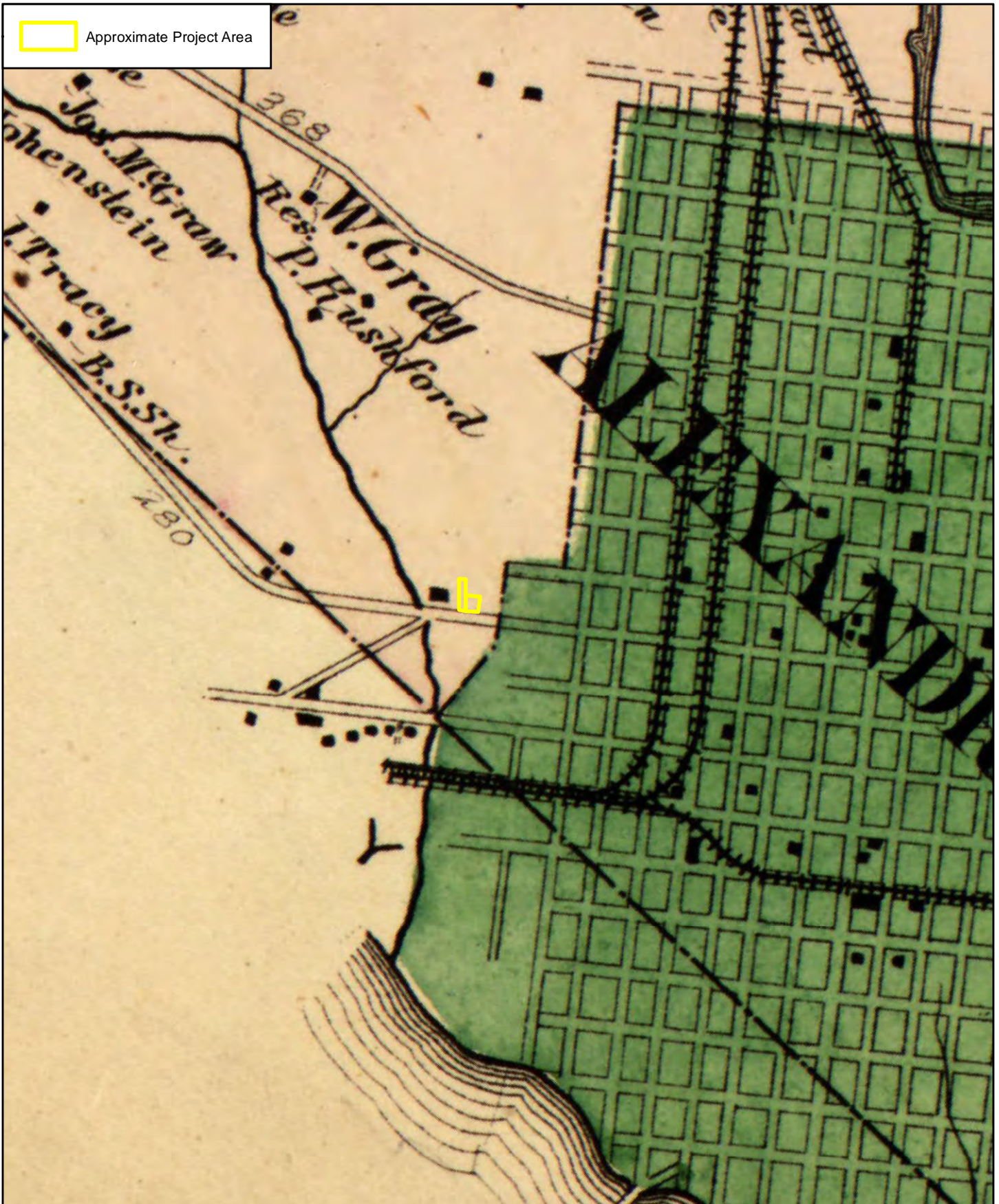
G.M. Hopkins' 1878 atlas shows one building immediately west of the project area and which almost certainly represents the westernmost of the two dwellings shown in the 1845 and 1862 maps as well as the Civil War era photograph (Figure 3-7). Because the Hopkins' atlas did not include renderings of every extant building, the omission of the dwelling east of the project area is not necessarily a reflection of its demolition. Rather, it might have been too unsubstantial to warrant illustration in the atlas. Alternatively, it could have been demolished shortly after Baggett acquired Hooff's former property as Carroll and Mullen (2016) have proposed.

The taxable values of Baggett's properties along the King Street extension remained relatively stable, and the 1881 tax roll noted that the smaller parcel, whose area was redefined as 0.32 ac, included \$300 worth of built improvements (Ballentine n.d.d). This parcel disappeared from Baggett's real estate taxation in 1884, and its disposition is currently unknown. Between 1884 and 1888, Baggett was taxed for an 8-ac and a 1.1-ac parcel along the King Street extension, to which he added 26.3 ac of his late father's estate by 1888 and which contained no structural improvements (Ballentin n.d.d).

The tax roll for 1890 shows that Baggett's land along King Street had been consolidated into one parcel of approximately 36 ac. The total value was given as \$6,500, including \$1,050 for the house on what was formerly the 8-ac parcel and \$800 for a new barn (Ballentine n.d.e). The following year, Baggett added 3.5 ac received from E.R. Addison, and the value of unspecified built improvements was given as \$2,000. These figures remained steady through the remainder of the nineteenth century (Ballentine n.d.e). The 1900 Howell and Taylor map of Alexandria County shows how extensive Baggett's landholdings were at the turn of the twentieth century (Figure 3-8).



Approximate Project Area



CLIENT MHF King Street

PROJ Hyatt Centric

SCALE 1:12,000

SOURCE Hopkins 1878

C:\Users\kathy.furgerson\Documents\Stuff\PROJECTS\King St Alexandria\920
GIS\Fig 3-7_1878 map.mxd



TITLE

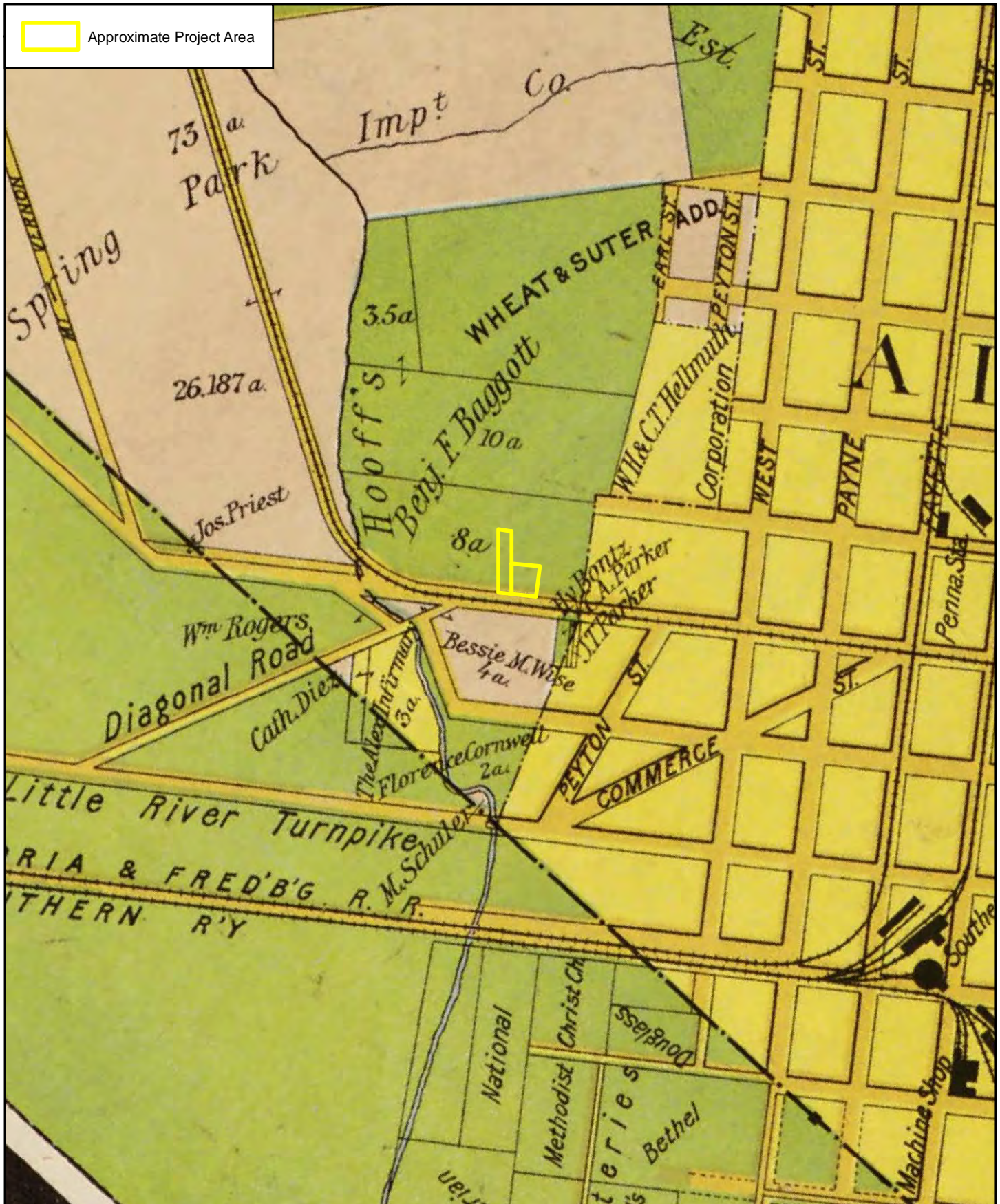
1878 Hopkins Map

AECOM



12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO 60552643

FIGURE 3-7



CLIENT	MHF King Street
PROJ	Hyatt Centric
SCALE	1:6,000
SOURCE	Howell and Taylor 1900
C:\Users\kathy.furgerson\Documents\Stuff\PROJECTS\King St Alexandria\920 GIS\Fig 3-8_1900 map.mxd	

	TITLE 1900 Howell and Taylor Map	
	 12420 Milestone Center Dr. Germantown, MD 20876	PROJ NO 60552643 FIGURE 3-8

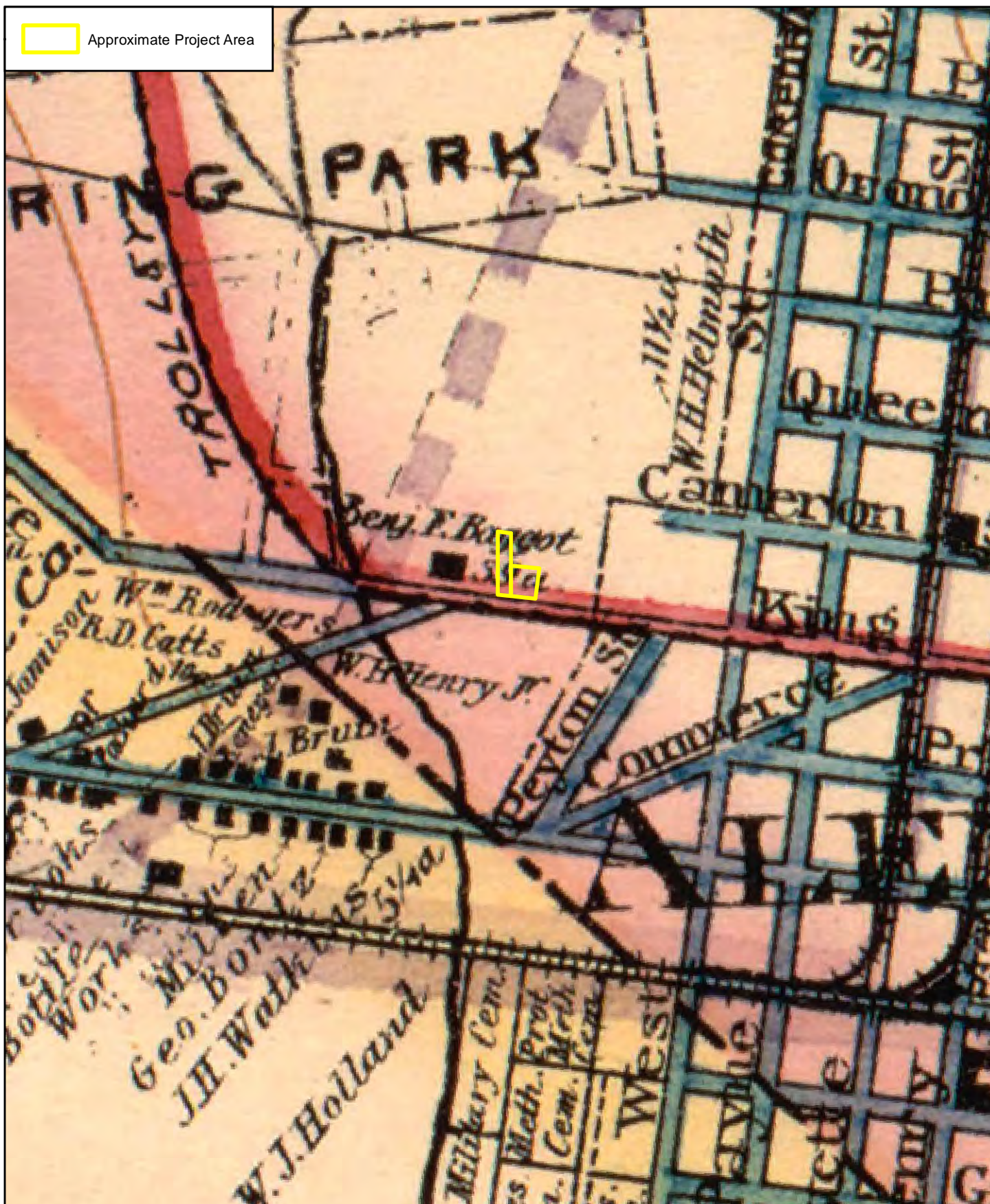
Along with his father Townsend Baggett, Benjamin F. Baggett was one of Alexandria's late nineteenth century west end butchers. As chain-of-title and tax records show, Benjamin Baggett owned considerable real estate west of the city's corporate boundaries and certainly possessed the project area by the 1870s. He and his family resided at what contemporary records referred to as 1612 King Street by 1873, which represents the house shown immediately west of the project area in the 1845 and 1862 maps and the Civil War era photograph (Carroll and Mullen 2016). According to the 1880 Census records, 40-year-old Benjamin Baggett was listed as a butcher and his wife, who is given as Emma (probably a nickname for Sarah M. Baggett), was noted as "keeping house" (U.S. Census 1880). Their household included their four children Florence (13), Viah (11), Charles (8), and Benjamin T. (2), as well as Benjamin's nephew Edward Beach (14) and the family's farmhand Albert B. Wharton (18).



As part of his trade as a butcher, Benjamin Baggett owned a slaughterhouse on the site of what is now the Jefferson-Houston School one block north of the project area. Baggett operated this business from at least 1873 until its sale to William and Charles Hellmuth in 1884. While the slaughterhouse may have remained operational after this point, it is not mentioned in subsequent historic records (Crowl and Schwarz 2013). Baggett received 25 ac from his father's estate in 1884, which adjoined the northern boundary of his preexisting King Street acreage as documented in the foregoing chain-of-title. At least some portion of this inherited land was once used as a fair grounds, and it is likely that Benjamin Baggett used at least some portion of his overall King Street property for grazing cattle in hay fields. He offered bulk hay in an 1899 advertisement in the *Alexandria Gazette* and offered two first-class "milch cows" for sale at 1612 King Street in a 1904 *Alexandria Gazette* advertisement (Crowl and Schwarz 2013).

The 1900 Census Baggett as a 60-year-old butcher, and his household included his wife Sarah (50), Viah (28), Benjamin T. (22, butcher), and Roberta (17) Baggett. His home was described as a farm owned outright, providing additional evidence that even at the turn of the century, this section of King Street's agricultural character sharply contrasted the bustling urban area only a few blocks to the east (U.S. Census 1900). G. William Baist's 1904 map of the Washington, D.C., vicinity shows the project area as part of Benjamin Baggett's 39-ac property, immediately east of his residence (Figure 3-9).

By the time of the 1910 Census, Benjamin Baggett was retired. He was listed as a 69-year-old head of household whose occupation was simply given as "own income" (U.S. Census 1910). An announcement in a 1910 edition of the *Alexandria Gazette* confirmed his retirement, noting that his son Charles Baggett was taking over the market stall founded by his grandfather, Townsend Baggett, for the sale of meat (Crowl and Schwarz 2013).

Though Benjamin Baggett died on October 3, 1913, his last will and testament was entered into the Alexandria County Will Book on September 14, 1909 (ACWB 3:270). This document simply stated that everything, except for a \$100 allotment to each of his children, conveyed to his wife Sarah M. Baggett. Subsequent to this will and prior to his death, Benjamin Baggett transferred a 12,163-square-ft parcel to his son Charles F. Baggett for \$10 in a deed dated February 3, 1912 (ACDB 131:521-522). This parcel conforms to the current boundaries of 1711 King Street. Charles F. Baggett (October 29, 1872, to May 14, 1948) was a butcher by trade, following the occupational traditions of his father and grandfather (Ancestry.com 2017c).



CLIENT	MHF King Street		TITLE		
PROJ	Hyatt Centric		1904 Baist Map		
SCALE	1:6,000			PROJ NO	60552643
SOURCE	Baist 1904			FIGURE	3-9
C:\Users\kathy.furgerson\Documents\Stuff\PROJECTS\King St Alexandria\920 GIS\Fig 3-9_1904 map.mxd				12420 Milestone Center Dr. Germantown, MD 20876	

Sarah Baggett subdivided 2.867 acres into two sections of 14 and 15 lots each. The subdivision included four lots within the 1619 King Street parcel (Lots 1 through 4 of Block 2) and an additional 10 lots in two blocks east and north of the project area (City of Alexandria Deed Book [CADB] 64:34; Figure 3-10). The other section with 15 lots is on the east side of Harvard Street. Though difficult to read, “Chas. F. Baggett” is shown as the owner of what is now 1711 King Street on the subdivision plat. Sarah Baggett had a sewer system built under Harvard Street and sought to sell it to the city. She began selling parcels in the subdivision in 1915 after the City of Alexandria annexed the West End. Covenants placed on the property specified the types of construction that could take place within the subdivision and specified that lots were only to be sold to Caucasians, reflecting “Jim Crow” era practices of codified segregation and racism (Carroll and Mullen 2016:32).

The 1914 subdivision plat provides no detail on any built improvements, but William T. Carter’s 1915 soil map of Fairfax and Alexandria counties shows a building in the center of the 1711 property (Figure 3-11). A 1913 notice published in the *Evening Star* briefly stated that Charles Baggett and his wife received guests from New York “at their home, on King Street” (*Evening Star* 1913:60). This may indicate that the dwelling on the 1915 Carter map was present by 1913.



In a deed dated April 1, 1918, Charles F. Baggett and his wife Rosa Wools Baggett sold the 1711 portion of the project area to Donald A. Campbell for \$8,350 (CADB 66:554). Donald Campbell was listed in the 1919 *Alexandria City Directory* as an engineer residing at his home on what was listed at the time as 1621 King Street (*Alexandria City Directory* 1919). The 1938 directory more specifically described him as a locomotive engineer, at which time he resided at the same address with his wife, Ethyl (*Alexandria City Directory* 1938).

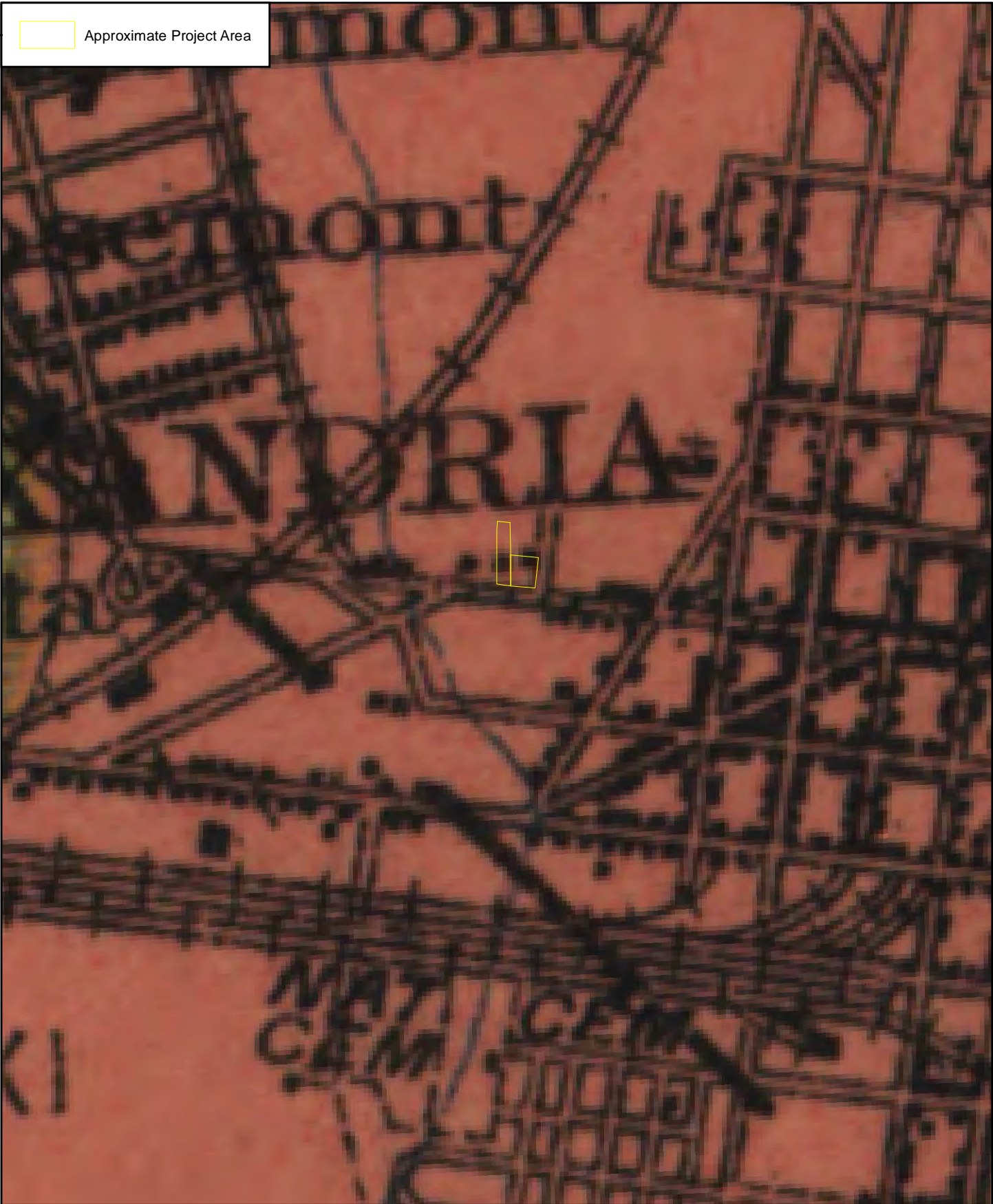
Sarah Baggett sold Lots 3 and 4, representing the western lots within 1619 King Street, to C.W. Hall in 1915, who shortly thereafter sold the lots to William Woolls (ACDB 64:297). After William Woolls’ death on January 9, 1920, his wife, Mattie Virginia Woolls, and subsequently his nephew and niece, William P. Woolls and Nora Woolls Baggett, were named as heirs with authority to sell the subdivision properties (City of Alexandria Will Book [CAWB] 2C:72). Record of the sale of the property was not found, but the Woolls were not taxed for the land after the mid-1920s (Carroll and Mullen 2016:37).

Lots 1 and 2, representing the eastern lots within 1619 King Street, were sold to Abe L. Cohen in 1920, who immediately sold the lots to L. Morgan Johnston (CADB 70:216). Johnston acquired many of the other lots within Sarah Baggett’s subdivision, and in 1920 along with the Woolls, subdivided the lots further into smaller parcels. The lots within the project area, however, were not altered (Carroll and Mullen 2016:34). In March of 1922, Johnston sold Lots 1 and 2 to Abe and Celia Mendelson. Census and city directory records indicate that the Mendelsons were a Russian-born Jewish family who operated a grocery store across Harvard Street from Lots 1 and 2 (Carroll and Mullen 2016:37; *Alexandria City Directory* 1920).

After the project area was included within the boundaries of Alexandria’s corporate limits in 1915, it began to be shown on Sanborn Company (Sanborn) fire insurance maps. The 1921 Sanborn map provides significantly better resolution on the 1711 King Street property building depicted in the 1915 Carter map, showing it as a stuccoed, two-story brick dwelling with a shingle roof and single-story frame additions shown in yellow (Figure 3-12). An unidentified, single story frame building with a composition roof is depicted at the rear of the property. Rough outlines of two buildings are shown within the 1619 King Street portion of the project area, possibly indicating the buildings were under construction.



CLIENT	MHF King Street		TITLE		
PROJ	Hyatt Centric		1914 Baggett Subdivision Map		
SCALE	1:600		 12420 Milestone Center Dr. Germantown, MD 20876	PROJ NO	60552643
SOURCE	CADB 64 1914			FIGURE	3-10
C:\Users\kathy.furgerson\Documents\Stuff\PROJECTS\King St Alexandria\Fig 3-10_1914 map.mxd					



Approximate Project Area

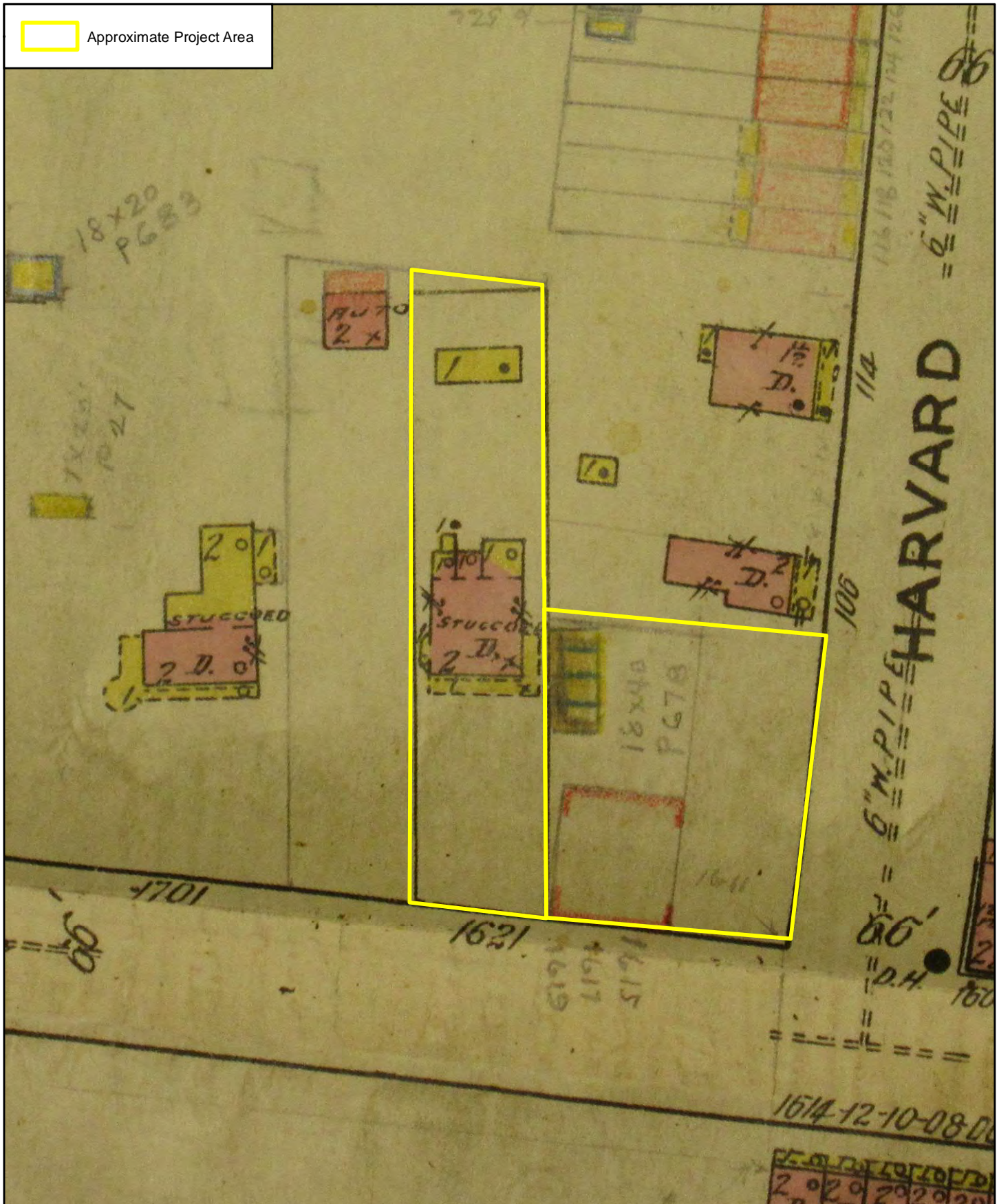
CLIENT	Magna Hospitality Group
PROJ	Documentary Study of 1711 King Street
SCALE	1:6,000
SOURCE	Carter 1915
C:\Users\kathy.furgerson\Documents\Stuff\PROJECTS\King St Alexandria\920 GIS\Fig 3-11_1915 map.mxd	



TITLE		1915 Carter Map	
AECOM 12420 Milestone Center Dr. Germantown, MD 20876		PROJ NO	60552643
		FIGURE	3-11



Approximate Project Area



CLIENT MHF King Street

PROJ Hyatt Centric

SCALE 1:600

SOURCE Sanborn 1921

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TITLE

1921 Sanborn Map

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO 60552643

FIGURE 3-12

A 1927 aerial photograph shows a long front walk leading to the dwelling within the 1711 parcel from King Street and what appears to be a wooded rear yard/garden. Lots 3 and 4 of the 1619 parcel contain a multi-story mixed use building. The *Alexandria City Directory* identifies the building as including the Washington & Kane business and Marinello Beauty Shop with the Gunston Apartment above (Carroll and Mullen 2016:40).

A 1941 Sanborn map showed the 1711 parcel dwelling in a similar configuration to the earlier Sanborn, though the addition on the east side was extended north to a new bay and the former one-story frame addition at the dwelling's northeast corner was enlarged to include a second story with exterior stair access (Figure 3-13). The single story frame building formerly shown at the rear of the property was removed at some point prior to the issuance of the 1941 Sanborn map. The office and store building within Lots 3 and 4 remained, and the smaller building sketched in on the 1921 Sanborn map to the rear of the commercial building was identified as a 4-car garage. Lots 1 and 2 were shown as a used car lot with a small building used as the dealership office. It is likely that the car dealer leased the land from the owners at that time, the Mendelsons (Carroll and Mullen 2016:37).

Donald Campbell and his wife Ethyl Carson Campbell sold the 1711 property to the Hopkins Furniture Company, Inc. for \$10.00 as recorded in a deed dated October 11, 1946 (CADB 234:485-486). Fewer than two years later, the Hopkins Furniture Company sold the property to company president Otto B. Hopkins for \$10.00 in a deed dated August 23, 1948 (CADB 270:107-108). An advertisement for the Hopkins Furniture Company that appeared in a 1911 edition of the *Richmond Times Dispatch* noted that the company had been operational for 12 years and included “nine stores, all progressive and thoroughly up-to-the-minute in serving a constantly increasing trade” (*Richmond Times Dispatch* 1911:63). The stores were located in the District of Columbia, Virginia, and West Virginia. Otto Hopkins’ will, dated December 12, 1952, indicated that upon his death, his real estate interests were to be placed in a trust managed by the Lincoln National Bank and his son, O. Frank Hopkins, to be disposed of as seen fit (City of Alexandria Will Book 92:739-756). The will further noted that the Hopkins Furniture Company had expanded into Maryland by this time, with its Maryland headquarters located in Annapolis. The company’s Virginia headquarters were located in Alexandria. The city directory for 1953–1954 noted that Otto Hopkins was still the company president, which the directory advertised as being located at 810 to 812 King Street (*Alexandria City Directory* 1953). Otto Hopkins died on April 3, 1954 (*Evening Star* 1954:21).

The 1958 Sanborn map indicates that the former dwelling was being used as a furniture warehouse and a new commercial building had been built within the southern half of the 1711 King Street parcel (Figure 3-14). The overall structure was constructed of brick-faced cinder blocks and incorporated concrete floors, a concrete roof, and a steel joist construction system. Two pocket stairwells are shown at the southeast and southwest corners, and the overall building was partitioned into two equal halves along its north-south axis. The east half contained an unidentified store, though the presence of an iron oven at the rear of this section could indicate it served as something like a bakery. The west half contained a business college. This Sanborn map shows little change to the 1619 King Street parcel with Lots 1 and 2 continuing to house a used car business and Lots 3 and 4 continuing a store/office building and garage.

Otto Hopkins’ former King Street property remained with his trustees until the property was sold as 1711-1713 King Street to Rockland Development Corporation for \$10.00 in a deed dated May



Approximate Project Area



CLIENT MHF King Street

PROJ Hyatt Centric

SCALE 1:600

SOURCE Sanborn 1941

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TITLE

1941 Sanborn Map

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO 60552643

FIGURE 3-13



Approximate Project Area



CLIENT	MHF King Street
PROJ	Hyatt Centric
SCALE	1:600
SOURCE	Sanborn 1958
C:\Users\kathy.furgerson\Documents\Stuff\PROJECTS\King St Alexandria\Fig 3-14_1958 map.mxd	



TITLE		1958 Sanborn Map	
AECOM		12420 Milestone Center Dr. Germantown, MD 20876	PROJ NO 60552643
			FIGURE 3-14

16, 1974 (CADB 777:278-280). The grantors were named as the Riggs National Bank of Washington, D.C., (successor to the Lincoln National Bank) and J.M. Poulson, both assigned as trustees of the Otto B. Hopkins Trust pursuant to Circuit Court of Alexandria Fiduciary No. 5726. Prior to the sale, Hopkins Furniture Company, Inc., executed a deed of correction and quit claim to the estate of Otto B. Hopkins that resolved any deficiencies in the 1948 deed by which Otto Hopkins acquired the property (CADB 763:486-487). Specifically, the original deed apparently contained no provision for authorizing the property's transfer from the Hopkins Furniture Company to one of its officers. This quit claim surrendered the company's interest in or claim to the property, enabling its sale the following year.

Rockland Development Corporation executed a deed of trust on May 17, 1974, that transferred the property to the United Virginia Bank/National to secure a loan for \$58,000 that the Rockland Development Corporation arranged to pay to the Otto B. Hopkins Trust in monthly installments of \$447.66 for 10 years (CADB 777:281-283). That same day, Rockland Development Corporation transferred the property to Greenham Associates, Inc., for \$10.00 (CADB 777:284-285). Two days later, Greenham Associates, Inc., conveyed it to S.L. King and Hugh A.M. Schafer, Jr., as trustees (CADB 777:286-288). This deed of trust was executed to secure the payment of \$15,500 to First Realty Mortgage Corporation.

In a deed dated January 19, 1977, Graphic Arts, Inc., transferred the property to Roy D. Edwards and his wife Betty L. Edwards for \$10.00 (CADB 846:604:606). It is not clear how Graphic Arts, Inc., acquired the property, but the deed noted that the property was subject to the deed of trust between the Rockland Development Corporation and the United Virginia Bank/National as trustees for securing payments to the Otto B. Hopkins Trust, as well as a separate deed of trust between Greenham Associates, Inc., and S.L. King and Hugh A. M. Schafer, Jr., as trustees for securing payments to First Realty Mortgage Corporation. In both cases, the grantees were responsible for any residual balance on the trust amount. Roy D. and Betty L. Edwards transferred the property to the Potato Chip/Snack Food Association for \$10.00 in a deed dated May 26, 1982 (CADB 1055:374). Two years later, the Potato Chip/Snack Food Association received a deed of easement from the Naval Reserve Association, Inc., subsequent to a November 28, 1983, survey of Lots 3 and 4 of Block 2, Section 1 of Sarah Baggett's 1914 subdivision, which were owned by the Naval Reserve Association, Inc. The survey revealed that the building on 1711 King Street encroached on Lot 4 immediately to its east, the overlap measuring "0.18 feet at the north line of King Street and a distance of 0.24 feet at the north rear corner of the building" (CADB 1115:764). The easement was to remain effective as long as the extant building remained standing at 1711 King Street, but would become null and void in the event of the building's removal.

The Potato Chip/Snack Food Association transferred the property to 1711 King Street Associates, LLC, for \$10.00 in a deed dated December 30, 2004 (City of Alexandria Deed Instrument [CADI] 040050653:1538-1541). A note in the margin indicates that this special warranty deed was in consideration of the sum of \$2,700,000.00.

In a deed of trust dated January 21, 2016, E&A Group, LLC granted the property to Sally B. Robertson and Angela F. Smith as trustees of Business Finance Group, Inc., "to secure the payment of a promissory note of this date payable to the Beneficiary, in the principal sum of \$1,750,000.00" (CADI 160001402:236). This deed of trust was accompanied by an assignment of leases and rents between E&A Group, LLC, and Business Finance Group, Inc., (CADI 160001404:247-255) as well as a third party lender agreement between Access National Bank of

Reston, Virginia, and E&A Group, LLC, of the one part and Business Finance Group, Inc., of the other part (CADI 160001405: 256-265). The most recent available deed was executed between E&A Group, LLC, and MHF King Street V, LLC, on July 14, 2017, in which the property was transferred to MHF King Street V, LLC, for \$10.00 under a special warranty (CADI 17001073:230-233).

For the 1619 portion of the project area, Eppa Davenport Kane purchased Lots 3 and 4 in the mid-twentieth century and owned the property along with other extensive holdings in Alexandria until his death in 1975 (CAWB 108:758). The heirs of E.D. Kane sold the property to Charles T. Akre in 1979 (CADB 955:699). On December 27, 1983, Akre sold Lots 3 and 4 to Port City Builders, who immediately sold it to the Industrial Development Authority of the City of Alexandria (CADB 1114:1417; CADB 1114:1420). On December 26, 1983, the heirs of Abe and Celia Mendelson sold Lots 1 and 2 to the Industrial Development Authority of the City of Alexandria (CADB 1114:1421). On those same dates, December 26 and 27, 1983, the Industrial Development Authority of the City of Alexandria sold the four lots to the Naval Reserve Association (CADB 1114:1420). The Naval Reserve Association significantly renovated the c. 1920s commercial building within Lots 3 and 4 of 1619 King Street (formerly 1615, 1617, and 1619 King Street; Carroll and Mullen 2016:40). The Naval Reserve Association changed its name to the Association of the United States Navy (AUSN). The 1619 parcel was sold to MHF King Street V, LLC, in 2017.

3.4 PREVIOUS INVESTIGATIONS

Research on previous investigations in the project vicinity was conducted using the Virginia Cultural Resource Information System (V-CRIS) electronic database. The primary goal of this research was to identify previous cultural resource investigations and previously recorded archaeological sites and above-ground resources within a 0.5-mi radius of the project area. These data comprise a cultural resources profile of the surrounding area and aid in the contextualization of the project area's archaeological potential and interpretation of results.

3.4.1 Previous Cultural Resource Surveys

Seventeen cultural resource surveys have been registered with DHR within 0.5 mi of the project area as of April 2018 (Table 3-2). No cultural resource surveys have included investigation of the current project area other than the documentary studies. In 2016, Thunderbird Archeology conducted archival research to develop a historic context and model the archaeological potential for the 1619 King Street property in advance of a previous iteration of the overall Magna development encompassing 1619 and 1711 King Street (Carroll and Mullen 2016). The study concluded that there was a potential for encountering intact nineteenth century features and living surfaces due to minimal twentieth century redevelopment. The authors recommended that an archaeological investigation be conducted on the property, including mechanical and manual excavations. In 2017, AECOM completed a similar study for the 1711 King Street property (Regan 2017). The results of the documentary studies are incorporated into the current report document.

Table 3-2. Previous Cultural Resources Surveys within 0.5 Mile of the Project Area

Report No.	DHR Report Title	Year	Report Author(s)
AX-010	A Phase I Cultural Resources Investigation of the Proposed Widening of Route 236, Duke Street, City of Alexandria, VA	1986	Charles D. Cheek
AX-013	Archaeological Reconnaissance Survey: Hoff's Run, Alexandria, VA	1978	Terry H. Klein
AX-017	Phase I Cultural Resources Survey of Proposed Improvements to King Street, Route 7, City of Alexandria, VA	1988	Douglas C. McLearen, Elizabeth Hoge
AX-020	Further Archaeological Investigations of Proposed Improvements to King Street, Route 7, City of Alexandria, VA	1989	L. Daniel Mouer, Katharine C. Harbury
AX-037	Phase I Cultural Resource Survey of the Proposed Braddock Road Improvement in the City of Alexandria, VA	1992	Dr. Kay Simpson
AX-052	Woodrow Wilson Bridge Improvement Study, Integrated Cultural Resources Technical Report (and Appendices)	1996	J. Sanderson Stevens, Alice Crampton, Diane Halsall, Elizabeth Crowell and J. Lee Cox Jr.
AX-056	Phase I Cultural Resource Survey of the United States Postal Service Memorial Station Branch Property, Alexandria, VA	2003	Martha Williams, David Soldo, Katherine Grandine
AX-057	Archaeological Monitoring and Phase II Archaeological Investigations of Block F, United States Patent and Trademark Office (USPTO) Relocation Site, Alexandria, VA	2002	Martha Williams, David J. Soldo, Joshua S. Roth
AX-068	Supplemental Historic Architectural Survey of the Revised Area of Potential Effects for the Woodrow Wilson Bridge Improvement Project, I-95/I-495 from Telegraph Road to MD 210, VA, MD, and DC	1999	Mary Sayers
AX-082	VA Glass Company Bottle Factory Site 44AX181, Phase I and Phase II/III Archaeological Investigations, Alexandria, VA	1999	Cynthia Pfanstiehl, Heather Cowl, Richard O'Connor, Rachel Grant
AX-087	Archaeological Evaluation of the 1700 Duke Street Property, Alexandria, VA	2004	Charles LeeDecker, John Bedell
AX-108	Documentary Study, Archaeological Evaluation and Resource Management Plan for 1323 Duke Street, Alexandria, VA	2007	Sarah Traum, Bryan Corle, Joseph Balicki
AX-112	Results of Construction Monitoring of the 1300 Block of Duke Street, Alexandria, VA	2008	Edward Johnson, John Mullen
AX-114	Archeological Evaluation of the King Street Properties in Alexandria, VA: Phase I/II Archeological Investigations and Phase III Data Recovery of Site 44AX0202	2009	John Mullen, Boyd Sipe, Christine Jirikowic, Johnna Flahive, Edward Johnson
AX-128	Archaeological Investigations of the Colross Site (44AX0197), Alexandria, VA	2012	Suzanne Sanders, Martha Williams, Lori Ricard
AX-137	Archaeological Investigations, 621 North Payne Street, Alexandria, VA	2012	Kerri Holland, Lynn Jones, Charles Cheek

3.4.2 Previously Recorded Archaeological Resources

Forty-one archaeological sites have been registered with DHR within 0.5 mi of the project area (Table 3-3). These include 40 historic sites and one multicomponent site. The historic sites include dwellings, commercial facilities, cemeteries, hospitals, transportation infrastructure, and prisons among other site types and collectively date from the mid-eighteenth through the twentieth centuries. The multicomponent site includes a late eighteenth to early nineteenth century dwelling/farmstead/fort as well as an unspecified prehistoric component lacking any

clear temporal affiliation. According to the V-CRIS records, DHR has not evaluated any of these sites for listing in the NRHP.

Table 3-3. Previously Recorded Archaeological Sites within 0.5 Mile of the Project Area

Site Number	Site Name	Site Type	Temporal Affiliation
44AX0005	SE Corner Dip Block 5	Dwelling, Single	19 th Century (C.)
44AX0018	Unspecified	Dwelling, Multiple	19 th C.
44AX0035	Unspecified	Brewery	19 th to Early 20 th C.
44AX0061	Unspecified	Dwelling, Multiple	19 th C.
44AX0073	Unspecified	Dwelling, Single	18 th to 20 th C.
44AX0075	Unspecified	Hospital/Prison	19 th to 20 th C.
44AX0076	Unspecified	Kiln/Pottery	19 th C.
44AX0082	Unspecified	Dwelling, Multiple	19 th C.
44AX0083	Unspecified	Dwelling, Single	Mid-19 th to Early 20 th C.
44AX0086	Unspecified	Kiln/Pottery	Early 19 th C.
44AX0096	Unspecified	Dwelling, Single/Factory	Late 18 th to Mid-20 th C.
44AX0097	Unspecified	Well	19 th C.
44AX0102	Unspecified	Dwelling, Single	19 th C.
44AX0103	Unspecified	Unspecified	Unspecified
44AX0105	Unspecified	Dwelling, Single/Military Base/Railroad	19 th to 20 th C.
44AX0113	Unspecified	Dwelling, Single	Mid-18 th to Mid-20 th C.
44AX0129	Unspecified	Other (Fire Station)	Mid- to Late 19 th C.
44AX0131	Unspecified	Dwelling, Multiple	Early to Mid-19 th C.
44AX0134	Unspecified	Cemetery	Late 18 th to 20 th C.
44AX0136	Unspecified	Cemetery	Late 19 th C.
44AX0139	Unspecified	Cemetery	Early to Mid-19 th C.
44AX0140	Unspecified	Cemetery	Late 19 th C.
44AX0141	Unspecified	Blacksmith Shop	Early to Mid-19 th C.
44AX0145	Unspecified	Dwelling, Single/Store	Unspecified
44AX0147	Unspecified	Unspecified	Early to Mid-19 th C.
44AX0148	Unspecified	Railroad Bridge	Mid- to Late 19 th C.
44AX0154	L'Overture Hospital	Hospital	19 th C.
44AX0161	Alfred Street Baptist Church	Church	Mid-19 th C.
44AX0172	Bruin Slave Jail	Dwelling, Single/Other	19 th C.
44AX0175	Shuter's Hill, Fort Ellsworth	Dwelling, Single/Farmstead/Fort	Unspecified Prehistoric/ Late 18 th C. to 19 th C.
44AX0181	Virginia Glass Company	Factory	Late 19 th to Early 20 th C.
44AX0188	Unspecified	Other	19 th to Early 20 th C.
44AX0189	Rotchford Barn/Southern Railroad Yard Site	Barn/Railroad	Mid-19 th to Mid-20 th C.
44AX0190	Unspecified	Dwelling, Single	Late 18 th to Mid-20 th C.
44AX0197	Colross	Dwelling, Single	Late 18 th to 20 th C.
44AX0202	Unspecified	Dwelling, Multiple	19 th C.

Site Number	Site Name	Site Type	Temporal Affiliation
44AX0208-0001	French Infantry Campsite No. 16	Camp, Temporary	Late 18 th C.
44AX0208-0002	Campsite No. 8 of Lauzun's Legion	Camp, Temporary	Late 18 th C.
44AX0209	French wagon Train Camp No. 1	Camp, Temporary	Late 18 th C.
44AX0219	Townsend Baggett Slaughterhouse	Dwelling, Multiple/Meat House/Other	19 th to 20 th C.
44AX0227	212 South Patrick Street	Dwelling, Single	Early 19 th to Mid-20 th C.

3.4.3 Previously Recorded Above-Ground Resources

In total, 216 above-ground resources have been registered with DHR within 0.5 mi of the project area. These include a variety of residential, commercial, transportation, religious, municipal, and other resources dating from the eighteenth through twentieth centuries. In addition, 1,000 properties have been registered as contributing elements of several NRHP-listed historic districts, including the Rosemont Historic District, the Uptown/Parker-Gray Historic District, and the Alexandria Historic District. Other properties individually listed on the NRHP within 0.5 mi of the project area include: boundary markers of the original District of Columbia; the Bruins Slave Jail; the Franklin and Armfield Office; the Alexandria Union Station; the George Washington Mason Lodge National Memorial; Alexandria National Cemetery; and the Orange and Alexandria Railroad Hooff's Run Bridge.

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4.0 RESEARCH DESIGN

4.1 OBJECTIVES

The objective of the archaeological investigation was to determine if potentially significant archaeological resources are present that may be affected by the proposed hotel development.

4.2 METHODS

4.2.1 Background Research

Background research was conducted to provide a context for project area and to aid in the determination of its archaeological potential. This research consisted of the examination of previous documentary studies, cultural resource files registered with DHR within 0.5 mi of the project area, a review of historic maps and photographs, and a detailed study of archival materials and other documents. Archival research was conducted to develop a chain-of-title for the 1711 King Street property and to provide additional site history details using deeds, wills, plats, chancery court suits, census records, and tax rolls among other archival material. The history of the 1619 King Street property relied on chain-of-title information contained within the previous documentary study (Carroll and Mullen 2016). Additional background research was conducted using a wide variety of electronic resources and materials available from the following repositories:

- Alexandria Archaeology Museum
- Kate Waller Barrett Branch Public Library
- Clerk of Circuit Court Offices for the City of Alexandria
- Clerk of Circuit Court Offices for Fairfax County
- Clerk of Circuit Court Offices for Arlington County
- Library of Congress
- Library of Virginia

4.2.2 Monitoring

An AECOM archaeologist monitored mechanical demolition of the twentieth century buildings on the property to the base of the foundations. In addition, archaeologists monitored removal of the existing parking lot pavement. The purpose of the monitoring was to identify archaeological features or historic surfaces and deposits, if present, exposed during demolition-related activities.

4.2.3 Archaeological Testing

The Phase I archaeological testing was primarily accomplished through mechanical trench excavation. In addition, limited hand excavation was conducted in areas that appeared to contain intact soils or features.

4.2.3.1 Mechanical Trenching

Archaeological trenching was accomplished with the use of a mechanical mini-excavator with a smooth bucket. Twelve trenches were excavated, including seven within the 1619 King Street parcel and five on the 1711 King Street parcel. The trench layout generally corresponded to the planned layout proposed in the approved Archaeological Preservation Certificate, although trench locations, orientation, and size varied from the plan where necessary based on conditions in the field. Mechanical trenches were 5-ft wide and averaged 34.9 ft in length, for a total of 419

linear ft and 2,095 square ft. One planned mechanical trench was not excavated and instead replaced with hand testing because excavation of an adjacent trench suggested natural soil may be present close to the surface.

Archaeologists monitored all mechanical excavations in order to identify archaeological features or historic surfaces and deposits, if present. In trenches where no historic features were seen at the top of what appeared to be natural subsoil, excavation continued to ensure the soils did not represent fill. Trenches averaged 4.7 ft in depth. Identified features were left in place. A sample of datable artifacts observed in trenches was retained, noting the estimated origin stratum where possible. Following excavation, each trench was profiled, photographed, and backfilled.

4.2.3.2 Hand Survey Testing

Mechanical excavation of Trench 12 resulted in the identification of natural soils containing artifacts from the nineteenth and early twentieth century immediately below the parking lot gravel underlayment within the northern end of 1711 King Street. In consultation with Alexandria Archaeology, it was decided that the final planned mechanical trench in this area would not be excavated. Instead, the area would be investigated through hand excavation. The goal of the hand excavation was to assess soil integrity and determine more precisely where artifacts were originating. Six shovel test pits (STPs) and one 3-x-3-ft test unit (TU) were excavated. STPs and TUs were excavated stratigraphically, extending 0.3 ft into subsoil. Soils were screened through 0.25-inch (in) hardware mesh in order to ensure uniform artifact recovery. Recovered artifacts were sealed in plastic bags labeled with provenience data. Field data were recorded on standard field forms and in notes, maps, and photographs.

4.2.3.3 Feature Excavation

Two historic features were identified during the mechanical trenching. Features were photographed and drawn in plan and profile. Features were sampled through hand excavation in order to determine their nature and date, to the extent possible. Soils were screened through 0.25-in hardware mesh.

4.2.4 Laboratory Processing

Artifacts were transported to the AECOM archeological laboratory in Gaithersburg, Maryland, where they were cleaned, cataloged, and analyzed in accordance with the guidelines set forth in the City of Alexandria Archaeological Standards. The objectives of laboratory analysis and cataloging were to determine the date, function, cultural affiliation, and significance of the artifacts to the extent possible, as well as to prepare the artifacts for curation with Alexandria Archaeology.

Artifact data were entered into a Microsoft Access 2010 database. Historic artifacts were classified using Orser's (1988) functional typology (Table 4-1), which provides a means for interpreting the function of specific historic artifact classes. Within Orser's system, historic artifacts were analyzed according to material type and function, when possible. The same attributes were recorded for all artifacts, including bag number (corresponding to provenience); artifact number (sequential numbers arbitrarily assigned within a bag); count; material (i.e., the main material composition of the artifact); and form (i.e., the object name reflecting intended use). The original form was often difficult to determine given the fragmentary nature of the artifacts, resulting in the form designation of "fragment." Identical, or nearly identical, artifacts

within a provenience were grouped together under the same catalog number. (Note: catalog number = bag number plus artifact number.) Whenever possible, mendable artifacts were grouped together. Dates of manufacture for diagnostic artifacts were determined using Miller (2000), South (1977), Sprague (1983), and Visser (2017).

Table 4-1. Functional Typology (Modified from Orser 1988)

Category	Subcategory	Examples
1. Foodways	a. Procurement	Ammunition, fishhooks, fishing weights
	b. Preparation	Baking pans, cooking vessels, large knives
	c. Service	Fine earthenware, flatware, tableware
	d. Storage	Coarse earthenware, stoneware, glass bottles, canning jars, bottle stoppers
	e. General Foodways	Unidentified glass and ceramic containers
	f. Floral	Nut shells, seeds, fruit pits, phytoliths, pollen
	g. Faunal	Animal bones, antlers, horns, shells and other remains
2. Clothing	a. Fasteners	Buttons, eyelets, snaps, hooks, eyes
	b. Manufacture	Needles, pins, scissors, thimbles
	c. Other	Shoe leather, metal shoe shanks, clothes hangers
3. Household/Structural	a. Architectural/ Construction	Nails, flat glass, spikes, mortar, bricks, slate
	b. Hardware	Hinges, tacks, nuts, bolts, staples, hooks, brackets
	c. Furnishings/ Accessories	Stove parts, furniture pieces, lamp parts, fasteners
4. Personal	a. Medicinal	Medicine bottles, droppers
	b. Cosmetic	Hairbrushes, hair combs, jars
	c. Recreational	Smoking pipes, toys, musical instruments, souvenirs
	d. Monetary	Coins
	e. Decorative	Jewelry, hairpins, hatpins, spectacles
	f. Other	Pocketknives, fountain pens, pencils, ink wells
5. Labor	a. Agricultural	Barbed wire, horse shoes, harness buckles, hoes, plow blades, scythe blades
	b. Industrial	Tools
	c. Household	Household cleaning products, iron
	d. General	Coal, slag, clinker

4.3 BUILT HISTORY SUMMARY AND EXPECTED RESULTS

Based on the documentary studies prepared for 1619 and 1711 King Street, it was expected that historic resources, particularly building and yard deposits associated with nineteenth century land use, may be present within the project area.

The first mention of improvements potentially within the project area comes from an 1842 auction sale from Ann Hooff's executors to Philip H. Hooff that mentions a house on a two-acre lot (Alexandria County Deed Book B3:463). An 1845 map shows the Hooff dwelling within 1619 King Street and a larger dwelling to the west of 1711 King Street on John Ramsey's property. These buildings are also depicted in a Civil War era photograph. By this time, the house to the west was owned by the Addison family. It is possible that Benjamin Baggett

demolished the nineteenth century house within 1619 King Street after acquiring the project area and moving into the dwelling to the west of 1711 King Street (Carroll and Mullen 2016:28). Charles Baggett built a new house within the center of 1711 King Street around 1915. Based on Sanborn Maps, by 1921 a small outbuilding of unknown function was present to the rear of the dwelling; this outbuilding was no longer extant by 1941 based on Sanborn maps.

While it was not expected that the remains of the two dwellings depicted in the area during the nineteenth century would be found during the investigation (due to one being outside of the project area and the other likely destroyed by later disturbance), it was expected that yard deposits or features, such as refuse pits, may be found during the investigation. It was hoped that a comparison of artifacts from deposits or features would provide information about the lives of people from different socio-economic backgrounds living on King Street at the same time.

The 1921 Sanborn map indicates rough outlines of two buildings within 1619 King Street, possibly suggesting the buildings were under construction. The three-story commercial building fronting King Street and a four-car garage at the rear of the building were complete by 1927. The 1941 Sanborn map shows a small dealership office building within Lots 1 and 2 of 1619 King Street (in addition to the commercial building and garage within Lots 3 and 4 of 1619 King Street and the dwelling noted within 1711 King Street). By 1958, a large commercial building was erected along King Street, occupying the entirety of the front yard of the 1711 King Street dwelling. At the start of the current demolition project, the project area contained the c. 1915 brick dwelling, c. 1921 three-story commercial building, and the c. 1955 commercial building.

5.0 RESULTS

The archaeological investigation included demolition monitoring, mechanical trenching, and hand excavation. The investigation resulted in recovery of 349 historic artifacts, documentation of two historic features, and identification of one historic site: 44AX0234 (Figure 5-1). No prehistoric features or artifacts were found.

5.1 MONITORING

Demolition monitoring included observing the mechanical removal of foundations and paving, including: the concrete slab and foundation of the ca. 1950s commercial building fronting King Street within the 1711 King Street parcel; the concrete foundations of the ca. 1920s commercial building fronting King Street within the 1619 parcel; the brick and concrete block foundations of the ca. 1915 former dwelling within 1711 King Street; and the asphalt parking pavement within both parcels. Monitoring did not result in identification of any potentially significant historic resources, although an older mortared brick sewer drain opening that had been buried under the ca. 1950s building concrete slab was exposed (Figure 5-2); the bricks that line the feature appear to date to the mid-twentieth century. In addition, one twentieth century brick foundation/footer likely associated with a building on the property immediately west of the project area was noted and left in place (Figure 5-3).

The twentieth century building foundations were found to extend approximately 4 ft below the surface close to King Street and up to 6 ft below the surface towards the back of the 1711 parcel (Figure 5-4). It appears that construction of the buildings required excavation into natural soils in order to install foundations, utilities, and basement/crawlspace areas. This resulted in the ground surface after building demolition appearing up to 2 ft lower than the adjacent parking lot surfaces, although the project area as a whole sloped down toward King Street. Stripping of the asphalt parking lot paving extended to the base of the recent asphalt and top of gravel underlayment, limiting ground surface visibility (Figure 5-5).

5.2 TRENCHING

Twelve mechanical test trenches were excavated following completion of the demolition activities. The trenches were 5 ft in width and of varying lengths (Table 5-1). While isolated historic artifacts were found in the vicinity of trenches, only two trenches (8 and 12) contained historic deposits or features.

Table 5-1. Trench Summary

Trench	Length (ft)	Maximum Depth (ft)	Historic Resources
1	35	4	
2	40	5	
3	35	4.5	
4	40	4	
5	40	4	
6	30	4.5	
7	35	5	
8	38	3.5	Feature 1: late 19 th to 20 th ca. debris pit
9	42	5	
10	20	5	
11	27	3	
12	37	3.5	Feature 2: small late 18 th to early 19 th ca. trench-shaped soil stain



Figure 5-2. Sewer Opening, View to the West



Figure 5-3. Foundation Observed During Demolition, View to the Southwest

CLIENT	MHF King Street		TITLE	Project Photographs	
PROJ	Hyatt Centric				
SCALE	N/A				
SOURCE	AECOM				
Q:\Projects\ENV\IAP\CRM\60552643_1619 King Street\900-GIS and Graphics\930 Graphics\931 Illustrator\MS				12420 Milestone Center Dr. Germantown, MD 20876	PROJ NO 60552643
					FIGURE 5-2 and 5-3



Figure 5-4. Foundation Removal, View to the Southwest



Figure 5-5. Asphalt Paving Removal, View to the Southwest

CLIENT	MHF King Street		TITLE		
PROJ	Hyatt Centric		Project Photographs		
SCALE	N/A				
SOURCE	AECOM				
Q:\Projects\ENV\IAP\CRM\60552643_1619 King Street\900-GIS and Graphics\930 Graphics\931 Illustrator\MS					
			12420 Milestone Center Dr. Germantown, MD 20876	PROJ NO 60552643	
		FIGURE 5-4 and 5-5			

Trench profiles varied depending on the level of prior disturbance, presence of utility trenches, and location within the project area. The typical trench profile can be generalized as follows. Stratum I consisted of 0.5-ft deep very dark grayish brown (10YR 3/2) to olive brown (2.5Y 4/4) sandy clay with rounded quartz gravels, concrete, asphalt, and mottling. The second stratum averaged 0.5 ft in depth and varied widely in color and texture. Below these was found a series of banded sand, loamy sand, and sandy clay resembling the C horizons expected for Grist Mill series soils mapped in the area. Figures 5-6 and 5-7 are example trench photographs. The results of each trench excavation are summarized below, and Appendix A includes all trench profiles.

5.2.1 Trench 1

Trench 1 was placed in the southwest corner of the project area, within 1711 King Street. The trench was 35 ft long and a maximum of 4 ft deep. The trench crossed the former commercial building foundation location, which was evident as an area of disturbance 8 ft wide and 3 ft deep. Outside of this disturbance, modern gravelly fill and paving fragments overlay C horizon sand encountered an average of 1 ft below the surface. One shell four-hole button (1855-1950s) was found on surface in vicinity of Trench 1, and no artifacts were observed during excavation.

5.2.2 Trench 2

Trench 2 was placed 35 ft north of Trench 1 near the southwest corner of the project area, within 1711 King Street. The trench was 40 ft long and a maximum of 5 ft deep. The soil profile included three distinct sandy clay fill deposits over C horizon sand, encountered an average of 4 ft below the surface. No artifacts were observed during excavation of Trench 2. Seven historic artifacts were recovered from the ground surface within approximately 15 feet of the trench. Artifacts dated to the late eighteenth to nineteenth century, including two mendable fragments of a debased scratch blue “GR” medallion (1765-1795), one sherd of blue underglaze painted Chinese porcelain (seventeenth century-present), a sherd of plain porcelain (seventeenth century-present), a sherd of annular slip-decorated creamware (1775-1820), and a sherd of undecorated pearlware (1775-1840).

5.2.3 Trench 3

Trench 3 began 35 ft east of Trench 1 within the southern portion of the project area and southwest corner of the 1619 King Street parcel. The trench was 35 ft long and a maximum of 4.5 ft deep. An area of disturbance extending for 16 ft in length and 4.5 ft in depth is likely associated with removal of the twentieth century building foundations. Outside of the disturbance, modern gravelly soils overlay C horizon loamy sand soils encountered an average of 0.5 ft below the surface. No artifacts were observed within or in the vicinity of Trench 3.

5.2.4 Trench 4

Trench 4 was initially begun 40 ft north of Trench 3. Initial excavation determined that a drain pipe running towards the storm drain to the east ran lengthwise through the western end of the trench. It was understood that if possible the pipe was to be left in place, so the trench was relocated an additional 10 ft north and reoriented in a more east-west direction to cover the area that would have been at the end of the planned trench location; an additional short trench (Trench 10) was added north of Trench 4 to cover the area left untested as a result of the Trench 4 orientation. Trench 4 was 40 ft long and extended to a depth of 4 ft.



Figure 5-6. Trench 9, View to the North



Figure 5-7. Trench 3, View to the South with Disturbance from Foundation Removal

CLIENT	MHF King Street		TITLE	Project Photographs	
PROJ	Hyatt Centric				
SCALE	N/A				
SOURCE	AECOM				
Q:\Projects\ENV\IAP\CRM\60552643_1619 King Street\900-GIS and Graphics\930 Graphics\931 Illustrator\MS			AECOM	12420 Milestone Center Dr. Germantown, MD 20876	PROJ NO 60552643
					FIGURE 5-6 and 5-7

Trench 4 included multiple areas of modern disturbance related to removal of foundations and the presence of utility pipes. A layer of asphalt and concrete was found at the top of the east end of the trench. C horizon sands were found within most of the trench at a depth of approximately 1.5 ft below the surface. No artifacts were observed within Trench 4.

5.2.5 Trench 5

Trench 5 was placed 35 ft east of Trench 3 within the southern portion of the project area. The trench began within the former footprint of the ca. 1920s commercial building on the west and extended into the former parking lot to the east. The surface of the west end of the trench prior to excavation was 2 ft lower than the surface of the east end. Trench 5 was 40 ft long and 4 ft deep. It exhibited extensive disturbance as a result of the former building foundation and removal, gravel-filled drainage trenches on both sides of the foundation, and other utility trenches. Outside of disturbance, C horizon loamy sand soils were encountered less than a foot below the surface of the west end of the trench and approximately 1.2 ft below the surface of the east end. An area of silty clay loam found at the east end of the trench at the same depth as the loamy sand appeared to be a natural variation (i.e., was not mottled and did not contain debris), but may have represented an older pit. No artifacts were observed within Trench 5.

5.2.6 Trench 6

Trench 6 was placed 35 ft east of Trench 5 within the former parking lot in the southeast corner of the project area. The trench was 30 ft long and 4.5 ft deep. With the exception of a disturbance potentially associated with a utility trench, the soil profile was consistent. Layers of C horizon loamy sand were found below asphalt and gravelly clay at a depth of 1 ft below the surface. No artifacts were observed within Trench 6.

5.2.7 Trench 7

Trench 7 began 35 ft north of the southwest end of Trench 2. The 35-ft long trench fell within the footprint of the recently demolished ca. 1915 brick dwelling within 1711 King Street. Two areas of disturbance extending at least 4 ft in depth were encountered within roughly 10-ft sections on both ends of the trench. Between the disturbances, C horizon soils were encountered at depth of 2 ft. No artifacts were observed within Trench 7.

5.2.8 Trench 8

Trench 8 was initially placed 45 ft north of Trench 5, but had to be off-set to the northeast due to a pipe leading to the storm drain and an area of thick concrete. The trench was 38 ft long and a maximum of 3.5 ft deep. Most of the soil profile was fairly consistent, including mottled yellowish brown sandy clay overlying C horizon loamy sands. Feature 1 was encountered in the southwest end of the trench immediately below a layer of concrete and a pipe. The concrete appeared to have been poured directly on the brick rubble that distinguished Feature 1, and the two may be related. The feature appeared to be a pit containing primarily architectural debris with artifacts dating to the late nineteenth to twentieth century. The feature is discussed in more detail in the hand excavation section (Section 5.3.1). No artifacts were observed within Trench 8 outside of Feature 1.

5.2.9 Trench 9

Trench 9 was placed in the northwest corner of the 1619 King Street parcel. It extended for 42 ft in length and 5 ft in depth. With the exception of a utility trench, the soil profile was consistent

across the length and resembled that of Trench 6. Layers of C horizon loamy sand were found below asphalt and dark grayish brown sandy clay with rounded gravel at a depth of 0.5 ft below the surface. A thick layer of concrete on the southwest end of the trench, assumed to be associated with the nearby storm drain, prevented further excavation in this direction. Two artifacts were observed within the gravelly dark grayish brown soils immediately below the asphalt, consisting of a Bromo-seltzer bottle (1916-1971) and a small cast-iron toy airplane (1930s or 1940s).

5.2.10 Trench 10

Trench 10 was 50 ft north of Trench 4 and oriented parallel to Trench 4 in order to fill in the testing of the northwest corner of 1619 King Street due to the adjusted orientation of Trench 4. Trench 10 was 20 ft long and a maximum of 5 ft deep. Although trenching began after the modern asphalt parking lot had been stripped, the upper layer of the trench included a 0.7-ft thick layer of concrete. A small pipe trench and a larger pit-like disturbance of unknown function encompassed most of trench. It is possible that the disturbance is related to the four-car garage that was located in this vicinity from the 1920s through the 1950s. No artifacts were observed within Trench 10.

5.2.11 Trench 11

Trench 11 began 35 ft north of Trench 7 in the vicinity of the recently demolished ca. 1915 building within the center of the 1711 King Street parcel. The trench was 27 ft long and 3 ft deep. The southwest end of the trench was in the vicinity of the demolished building's former foundation, which was evident as a 7-ft wide disturbance extending more than 3 ft below the surface. In rest of the trench, C horizon loamy sand soils were found 2 ft below the surface and below a layer of mottled sandy clay. One sherd of annular slipped white refined earthenware (1770s-1920s) was found in the back dirt of Trench 11.

5.2.12 Trench 12

Trench 12 began 35 ft north of Trench 11 within the former parking lot in the north end of 1711 King Street. The trench was 37 ft long and up to 3.5 ft deep. Soils observed within the trench appeared natural, but truncated. The profile included a thin, brown (10YR 3/4) sandy clay A horizon below the gravelly pavement underlayment. Below the 0.5-ft thick underlayment and A horizon was a light yellowish brown (2.5Y 6/4) sandy clay E horizon overlying dark yellowish brown (10YR 6/4) sandy clay B horizon. The C horizon loamy sand found across most of the project area was encountered 3 ft below the surface.

Fourteen artifacts were recovered during trenching. It was difficult to determine with certainty which stratum the artifacts came from, although it appeared that a hexagonal tile and a twentieth century bottle came from the gravelly pavement underlayment, while earlier artifacts were found in the thin A horizon or E horizon. The bottle was a 1951 Coke bottle from the Alexandria bottling facility, which began operation in 1906 (Coca-Cola Bottling Company United 2014); the date for the bottle was determined based on an embossed date code. Other recovered artifacts included a tobacco pipe stem, a terra cotta flower pot fragment, and 10 food-related ceramic fragments dating from the late eighteenth to nineteenth century. Ceramic sherds included one creamware (1762-1820), four pearlware (1780-1840), one light blue transfer-printed transitional pearlware/whiteware (1830-1880), one annular slipped whiteware (1830-1920), one plain whiteware (1820-present), and two undatable painted porcelain. In addition to the recovered

artifacts, a colorless bottle glass fragments and small, white, hexagonal tiles were observed during trenching.

One feature (Feature 2) was found in the southeast wall at the base of the A horizon 9 feet from the southwestern end of Trench 12. This small trench-shaped feature appeared to date to the late eighteenth to early nineteenth century. The feature is discussed in more detail in Section 5.3.1.

Due to the presence of what appeared to be natural soils containing artifacts close to the surface in Trench 12, a decision was made to replace the final planned mechanical trench with limited hand testing to better assess integrity and artifact density.

5.3 HAND EXCAVATION

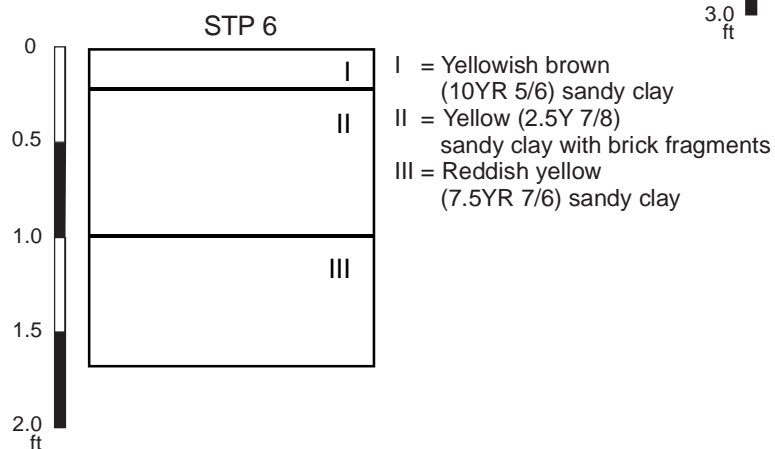
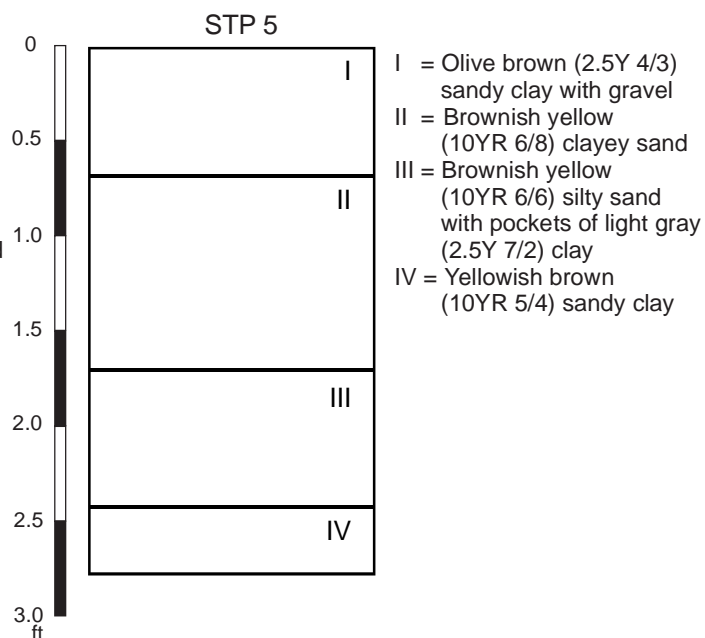
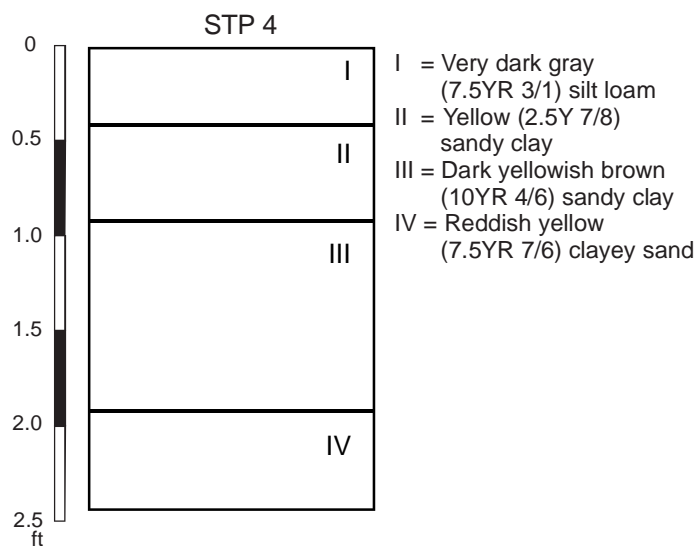
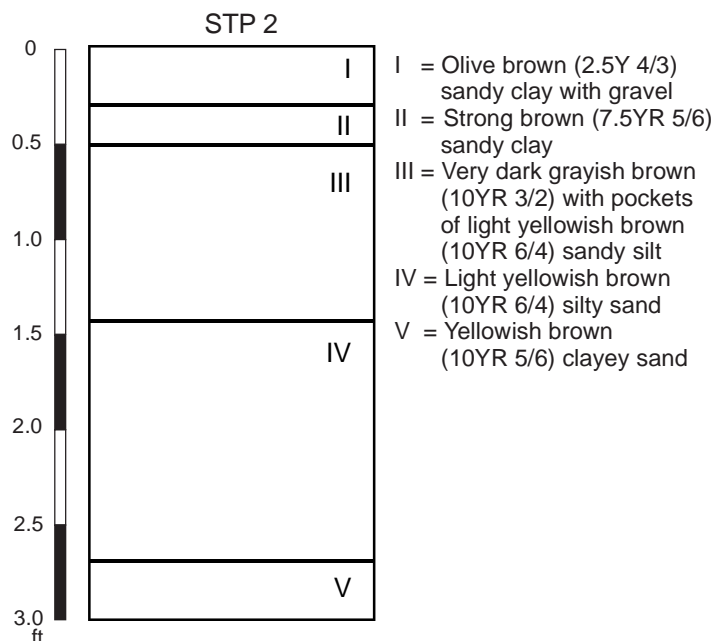
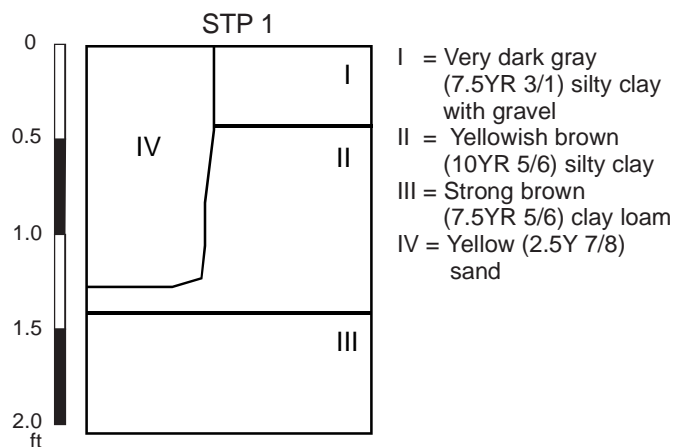
5.3.1 Survey and Testing

Six STPs and one 3-x-3-ft TU) were excavated in the vicinity of Trench 12 in the northern end of 1711 King Street (Figure 5-1). The goal of the hand excavation was to determine if soils retain integrity and to obtain a better understanding of artifact distributions and density. Prior to the hand excavation, the excavator was used to push the modern gravelly pavement underlayment off of the area to be tested. Soil profiles varied. In total, 68 artifacts were recovered from the STPs, ranging in date from the late eighteenth through twentieth century.

STPs 1 and 3 exhibited similar profiles, including three strata and a fourth stratum appearing as disturbance within the western portion of the STPs (Figure 5-8). Stratum I consisted of very dark gray (7.5YR 3/1) silty clay with rounded gravel, Stratum II was yellowish brown (10YR 5/6) silty clay, and Stratum III was strong brown (7.5YR 5/6) clay loam. The western half of the STPs was yellow (2.5Y 7/8) sand to a depth of 1.2 ft below the surface. Most of the 13 artifacts from STP 1 were recovered from Stratum I, including seven glass fragments, an oyster shell, a sherd of whiteware, a window glass fragment, and a cut nail (Table 5-2). One whiteware sherd and a small hexagonal porcelain tile likely dating to the twentieth century were recovered from upper portions of Stratum II. The artifacts from STP 1 were mixed, including items dating from the nineteenth to twentieth century. No artifacts were found in STP 3.

Table 5-2. STP 1 Artifacts

Group	Material	Form	Color	Date Range	Strat. I	Strat. II	Total
Foodways	Glass	Fragment	Aqua		1		1
			Brown		3		3
			Colorless		2		2
			White	Late 19th c.-present	1		1
	Shell	Oyster			1		1
	Whiteware	Fragment		1820-present	1	1	2
Household/Structural	Glass	Window	Aqua		1		1
	Iron	Cut nail		1790-1900s	1		1
	Porcelain	Tile	White	20th century		1	1
Total					11	2	13



CLIENT MHF King Street

PROJ Hyatt Centric

SCALE As Shown

SOURCE AECOM

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TITLE

STP Profiles

AECOM

12420 Milestone Center Dr.
Germantown, MD 20876

PROJ NO 60552643

FIGURE

5-8

The profiles of STPs 2 and 5 were similar although the depths of the various strata varied (Figure 5-8). While STP 2 contained 47 artifacts, no artifacts were recovered from STP 5. STP 2 is described here as the example. Stratum I was olive brown (2.5Y 4/3) sandy clay with rounded gravel. Modern glass observed in Stratum I was discarded in the field. Stratum II consisted of strong brown (7.5YR 5/6) sandy clay with pebbles, which contained no artifacts. Stratum III, extending to 1.4 ft below the surface, consisted of very dark grayish brown (2.5Y 3/2) with pockets of light yellowish brown (10YR 6/4) sandy silt. Forty-five artifacts ranging in date from the late eighteenth century through the twentieth century were recovered from this mixed stratum (Table 5-3). Stratum IV consisted of light yellowish brown (10YR 6/4) silty sand extending to 2.7 ft below the surface and yielded one brown bottle glass and one aqua window glass. Stratum V was a sterile yellowish brown (10YR 5/6) clayey sand that appeared to be subsoil.

Table 5-3. Artifacts from STP 2

Group	Material	Form	Color	Date Range	Strat. III	Strat. IV	Total
Foodways	Bone	Mammal			1		1
	Glass	Bottle/jar, automatic machine made	Brown	1920-present	1		1
		Fragment	Aqua		2		2
			Brown		6	1	7
			Colorless		5		5
			Dark olive green		2		2
	Glass, white metal	Bottle with screw cap	Colorless	1925-present	1		1
	Pearlware	Fragment		1780-1830	12		12
	Shell	Oyster			1		1
Household/ Structural	Brick	Fragment			2		2
	Glass	Window	Aqua		2	1	3
	Iron	Nail			1		1
Miscellaneous	Clinker	Clinker			1		1
	Glass	Unidentified, possible clock or picture face			1		1
	Iron	Can			7		7
Total					45	2	47

STPs 4 and 6 contained soil profiles somewhat resembling the Trench 12 profile and the eastern half of STPs 1 and 3 (Figure 5-8). Stratum I appeared to be a modern deposit; in STP 4 Stratum I was a thin layer of very dark gray (7.5YR 3/1) silt loam and gravel, which contained a fragment of aqua vessel glass and a small brick fragment. Stratum I of STP 6 was yellowish brown (10YR 5/6) clay loam overlying a thin layer of asphalt; no artifacts were found in Stratum I of STP 6. Stratum II was yellow (2.5Y 7/8) sandy clay. One sherd of creamware and an aqua vessel glass fragment were recovered from Stratum II in STP 4, and Stratum II of STP 6 contained a sherd of creamware, a redware sherd, a brown bottle glass fragment, and a window glass fragment.

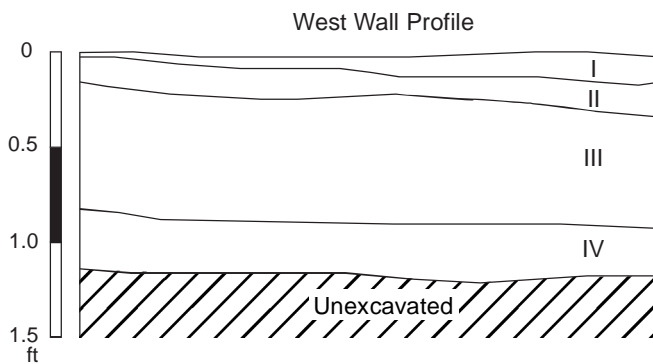
Stratum III consisted of dark yellowish brown (10YR 4/6) sandy clay, and Stratum IV was reddish yellow (7.5YR 7/6) clayey sand. No artifacts were recovered from Strata III or IV.

TU 1 was placed within an area likely to contain natural soils based on the STPs and trench. TU 1 included four strata (Figure 5-9), closely resembling the Trench 12 profile. Stratum I was very dark gray (10YR 3/1) sandy clay with gravel. Stratum II consisted of a brown (10YR 5/3) sandy clay Ab horizon with charcoal flecking and small brick bits; this layer was 0.4 ft in thickness. A rodent burrow was found at the base of Stratum II. Stratum III consisted of a light yellowish brown (10YR 6/4) clayey sand E horizon. Stratum IV was a dark yellowish brown (10YR 4/6) sandy clay loam B horizon.

In total, 111 artifacts were recovered from TU 1 (Table 5-4). Artifacts from Stratum I included a mix of late eighteenth through mid-twentieth century materials, with bottle glass fragments constituting 58 percent of the stratum assemblage. Artifacts from Stratum II dated to the late eighteenth to early nineteenth century. No artifacts were recovered from Strata III or IV.

Table 5-4. Artifacts from TU 1

Group	Material	Form	Color	Date Range	Strat. I	Strat. II	Total
Foodways	Bone	Unidentified			4		4
	Creamware	Fragment		1762-1820		2	2
	Pearlware	Fragment		1780-1830	2	14	16
		Tea cup/bowl		1780-1830		1	1
	Whiteware	Fragment		1820-present	1		1
	Yellowware	Fragment		1830-1940	1		1
	White paste refined earthenware	Fragment		18th c.-present		1	1
	Porcelain	Fragment		17th c.-present	1		1
	Porcelain, Chinese	Fragment	Blue	17th c.-present		3	3
	Redware	Fragment			1		1
	Glass	Bottle, automatic machine made	Brown	1920-present	1		1
		Bottle, liquor	Aqua, light	1940-present	1		1
			Colorless	1933-1964	4		4
		Bottle/jar, Duraglas mark	Colorless	1940-1955	1		1
		Fragment	7up green	20th century	2		2
			Aqua		1		1
			Brown		11		11
			Colorless		23		23
			Dark olive		1	1	2
Household/ Structural	Glass	Window	Aqua		3	3	6
	Iron	Cut nail		1790-1900s	1		1
		Nail			1	5	6
	Mortar	Mortar				1	1
Misc.	Iron	Machine part			1		1
		Unidentified			15	3	18
	Slag	Slag			1		1
Total					77	34	111



- I Very dark gray (10YR 3/1) sandy clay with gravel
- II Brown (10YR 5/3) sandy clay
- III Light yellowish brown (10YR 6/4) clayey sand
- IV Dark yellowish brown (10YR 4/6) sandy clay loam

CLIENT	MHF King Street		TITLE		
PROJ	Hyatt Centric		TU 1 West Profile		
SCALE	As Shown				
SOURCE	AECOM				
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			12420 Milestone Center Dr. Germantown, MD 20876	PROJ NO 60552643	
				FIGURE 5-9	

5.3.2 Feature Excavation

5.3.2.1 Feature 1, Trench 8

Feature 1, a debris pit, was found in the southwestern end of Trench 8. A 6-x-4-ft section of Feature 1 was exposed in the trench, with only the eastern edge of the feature uncovered (Figure 5-10). Further exposure of the feature was hampered by the presence of thick concrete, which increased in thickness towards the south. An iron pipe ran across the surface of the feature below the concrete. Concrete appears to have been laid directly on the brick rubble that makes up the upper portion of Feature 1, and it appears the concrete intentionally capped the feature (Figure 5-11). A 4-ft wide section of the feature was excavated to its base 3.6 ft below the ground surface (Figure 5-12). Artifacts from Feature 1 primarily consisted of architectural debris, including brick fragments, mortar, cut nails, and metal artifacts that may have been hinges or brackets. Domestic artifacts included a few fragments of bottle glass and whiteware. It seems likely that the feature is associated with construction of the commercial building in 1927 and demolition or redeposition of the remains of the building that had been present in the nineteenth century.

In total, 125 artifacts were recovered from the excavated section of Feature 1 (Table 5-2). Artifacts included 56 architectural artifacts, 50 miscellaneous group artifacts (primarily iron fragments), and 19 foodways artifacts. The architectural count does not include the brick fragments, most of which were the size of half or quarter bricks, noted in the field. Datable artifacts suggest a late nineteenth to early twentieth century date for the deposit.

Table 5-5. Artifacts from Feature 1, Trench 8

Group	Material	Form	Date Range	Count
Foodways	Bone	Large mammal		2
		Unidentified mammal		8
	Shell	Oyster		1
	Glass	Fragment, dark olive green		2
		Table glass, colorless		1
	Porcelain	Fragment	17th c.-present	1
	Whiteware	Fragment, light blue transfer print	1820-1867	1
		Fragment	1820-present	3
Household/ Structural	Agate (ceramic)	Doorknob	1850-1900	1
	Brick	Fragment		4
	Glass	Window		3
	Iron	Wrought nail	Pre-1816	1
		Cut nail	1790-1900s	17
		Nail		24
	Mortar	Mortar		2
	Slate	Roofing slate		4
Miscellaneous	Clinker	Clinker		3
	Copper alloy	Possible aglet		1
		Fragment		1
	Iron	Can		4
		Fragment		41
Total				125

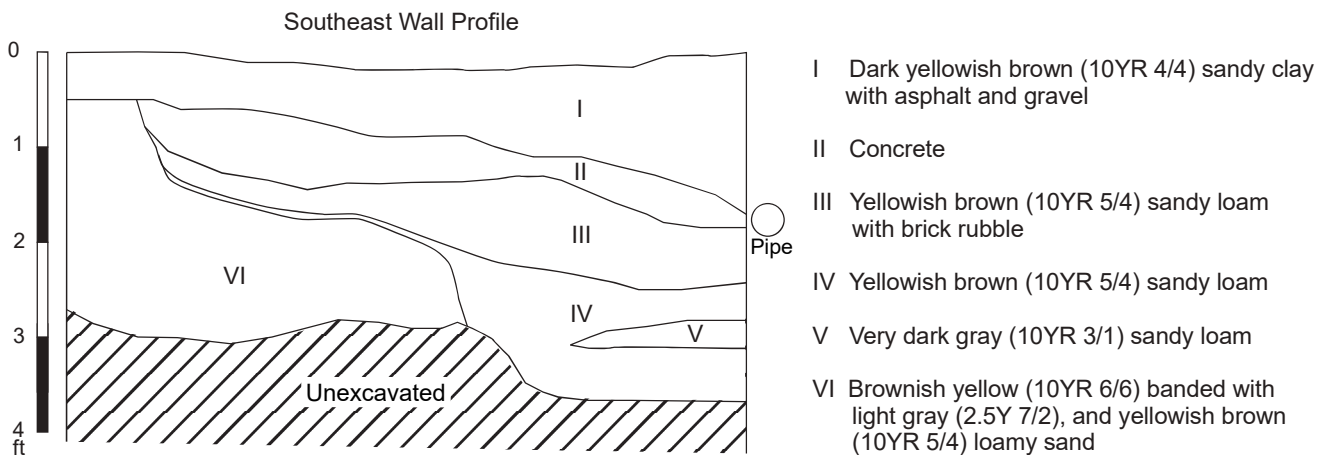


Figure 5-10. Feature 1 in Trench 8, View to the South



Figure 5-11. Feature 1, View to the West

CLIENT	MHF King Street		TITLE		
PROJ	Hyatt Centric		Project Photographs		
SCALE	N/A				
SOURCE	AECOM				
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			12420 Milestone Center Dr. Germantown, MD 20876	PROJ NO 60552643	
				FIGURE 5-10 and 5-11	



CLIENT	MHF King Street		TITLE		
PROJ	Hyatt Centric		Feature 1 Southeast Profile		
SCALE	As Shown		 12420 Milestone Center Dr. Germantown, MD 20876		PROJ NO 60552643
SOURCE	AECOM				FIGURE 5-12
Q:\Projects\ENV\IAP\CRM\60552643_1619 King Street\900-GIS and Graphics\930 Graphics\931 Illustrator\MS					

5.3.2.2 Feature 2, Trench 12

Feature 2 was found in the southern wall of Trench 12 below Stratum I at a depth of 0.6 ft below the surface (Figure 5-13). The feature was a trench-shaped soil stain consisting of dark grayish brown (10YR 4/2) mottled with yellowish brown (10YR 5/6) sandy clay. The portion of the feature within Trench 12 was 1 ft wide and 2 ft long, but extended further to the east. Feature 2 was 1-ft deep with a flat floor.

Twenty-one artifacts were recovered from Feature 2, consisting primarily of mammal bone fragments (n=15). Other artifacts included two small brick fragments, a shard of window glass, an olive green vessel glass fragment, a sherd of pearlware (1780-1830), and a split tobacco pipe stem fragment. Artifacts generally suggest a late eighteenth to early nineteenth century date for the feature.

5.4 RESULTS SUMMARY

One multi-component historic site was identified through trenching and hand excavation: site 44AX0234. The site encompasses one historic feature within 1619 King Street, and a historic feature and artifact scatter within the northern portion of 1711 King Street. Historic artifacts found dispersed across the remaining portions of the project area are not considered part of the site since they were found out of context.

The early component of 44AX0234 dates to the late eighteenth to early nineteenth century. It is located in the northern portion of 1711 King Street within an area approximately 30 by 40 feet in size that encompasses Trench 12, TU 1, and STPs 4 and 6. In total, 61 artifacts were recovered from a truncated buried A horizon and Feature 2 (Table 5-6). Additional pearlware, creamware, olive green glass, and a pipe stem were recovered from mixed contexts in association with twentieth century materials within upper strata of the hand excavation units and from the trench excavation. Few architectural materials were found, and the artifacts as a whole appear to represent a yard deposit associated with a former dwelling that was located somewhere nearby.

Table 5-6. Summary of Artifacts from Buried A Horizon and Feature 2

Group	Artifact	Date Range	Count
Foodways	Creamware	1762-1820	4
	Pearlware	1780-1830	16
	White paste refined earthenware		1
	Porcelain, Chinese	17th c.-present	3
	Redware		1
	Glass, dark olive green		2
	Glass, aqua		1
	Glass, brown		1
	Bone, small fragments		15
Household/ Structural	Window glass		5
	Nail		5
	Small brick fragments		2
	Mortar		1
Personal	Pipe stem		1
Misc.	Iron fragment		3
Total			61



Figure 5-13. Feature 2 in Trench 12, View to the Southeast

CLIENT	MHF King Street		TITLE		
PROJ	Hyatt Centric		Project Photographs		
SCALE	N/A		 12420 Milestone Center Dr. Germantown, MD 20876		PROJ NO 60552643
SOURCE	AECOM				FIGURE 5-13
Q:\Projects\ENV\IAP\CRM\60552643_1619 King Street\900-GIS and Graphics\930 Graphics\931 Illustrator\MS					

Little documentation of the west end of Alexandria exists in historical records for the eighteenth century, although it seems likely that the precursor to King Street existed by the mid-eighteenth century. The first indication of a building being present near site 44AX0234 comes from deed references and maps dating to the 1840s. By the 1840s, a dwelling set back from King Street was located adjacent to and west of the project area, and a second dwelling was located closer to King Street within the 1619 parcel. Based on the recovered artifacts, it seems likely that the dwelling to the west of the project area, or a precursor, was present by the early nineteenth century.

The later component of 44AX0234 dates to the mid-nineteenth through early twentieth century. This component includes an artifact scatter across the northern portion of the 1711 King Street parcel and Feature 1 within 1619 King Street. Artifacts such as whiteware, yellowware, cut nails, and blown-in-mold vessel glass were found mixed with automatic-machine made glass and twentieth century hexagonal tiles in the A horizon found immediately below the parking lot underlayment within 1711 King Street. These artifacts likely include a mix of yard deposits associated with the nineteenth century house to the west of the project area and the house built in the center of 1711 King Street around 1915, as well as more recent materials. The Addison family owned the house to the west of the project area during the middle to late nineteenth century. Benjamin Baggett acquired the property in 1871, and the Baggett family had the house in the center of 1711 King Street built by 1915.

Feature 1 appears to represent a demolition refuse pit possibly associated with the house that was built by the Hooff family within 1619 King Street by the middle of the nineteenth century. Most artifacts in the feature consisted of architectural debris, including cut nails, window glass, a doorknob, and brick fragments. Few foodways or other domestic artifacts were found in Feature 1. Datable artifacts suggest a mid-nineteenth through early twentieth century date for the feature. Feature 1 was capped with concrete suggesting it was filled in the early twentieth century, possibly in association with construction of the commercial building within the footprint of the former dwelling in the 1920s. No intact foundations or yard deposits associated with the nineteenth century dwelling were found.

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6.0 CONCLUSIONS AND RECOMMENDATIONS

AECOM conducted archaeological investigations within two parcels located at 1619 and 1711 King Street in Alexandria, Virginia, that are proposed for construction of a hotel. Work was conducted pursuant to the City of Alexandria's *Archaeological Protection Code* (1989) and in accordance with the *City of Alexandria Archaeology Standards* (Alexandria Archaeology 2007). The archaeological investigation included demolition monitoring, mechanical trenching, and hand excavation. The investigation resulted in recovery of 349 historic artifacts, documentation of two historic features, and identification of one historic site: 44AX0234.

Site 44AX0234 is a multi-component historic site dating from the late eighteenth through mid-twentieth century. The site components are stratigraphically distinct. The early component includes a small soil stain feature (Feature 2) and a low-density yard deposit likely related to occupation of a dwelling that was located to the west of the project area by the early nineteenth century. It is not known who owned the property in the beginning of the nineteenth century, although John Ramsey acquired it by 1817. Ann Ramsey sold the property to Edmund Addison in 1850. The yard deposit appears as a thin, truncated buried A horizon within an area approximately 30 by 40 ft in size and surrounded by later disturbances. Excavations conducted as part of the current investigation, including the 40-ft long and 5-ft wide Trench 12, further reduced the area containing the buried A horizon that remains. The low-density historic scatter does not have potential to provide significant information about the lives of people living in the area in the late eighteenth and early nineteenth century.

The later component consists of a mix of artifacts dating from the mid-nineteenth through twentieth century. It includes A horizon soils containing artifacts likely representing yard deposits related to continued occupation of the dwelling to the west of the project area and the ca. 1915 dwelling in the center of 1711 King Street that was demolished in preparation for the proposed development. The Addison family occupied the property to the west from 1850 to 1868, when it was briefly sold to W. Wheeler and C. Bayne. Benjamin Baggett acquired the land in the 1870s, and his son Charles Baggett had the house within 1711 King Street built by 1915. Nineteenth century artifacts were found mixed with early twentieth century and modern materials in a shallow stratum immediately below the parking lot underlayment. These artifacts do not have potential to yield significant information about the lives of the historic occupants due to the mixed nature of the deposit.

The later site component also includes a pit feature (Feature 1) containing demolition debris likely associated with a dwelling that was built within 1619 King Street by the 1840s by the Hooff family and likely demolished in the 1920s. While historic maps after 1878 do not depict the dwelling within 1619 King Street, the discovery of a layer of concrete poured directly on top of the brick rubble in Feature 1 suggests the dwelling may have been demolished during construction of the commercial building encompassing the former dwelling footprint in the 1920s. Few domestic artifacts that would provide information about lives of people who occupied the dwelling in the nineteenth century were found in Feature 1, suggesting the building had been abandoned for a time before demolition.

Site 44AX0234 has low integrity and limited research potential. No historic structural features were identified. The site is recommended not eligible for the NRHP. In addition, it is recommended that no archaeological monitoring be required for the future deep excavation for an underground parking garage because trenching has demonstrated that in all cases C horizon

soils were reached. No further archaeological investigation is recommended prior to the proposed hotel project.

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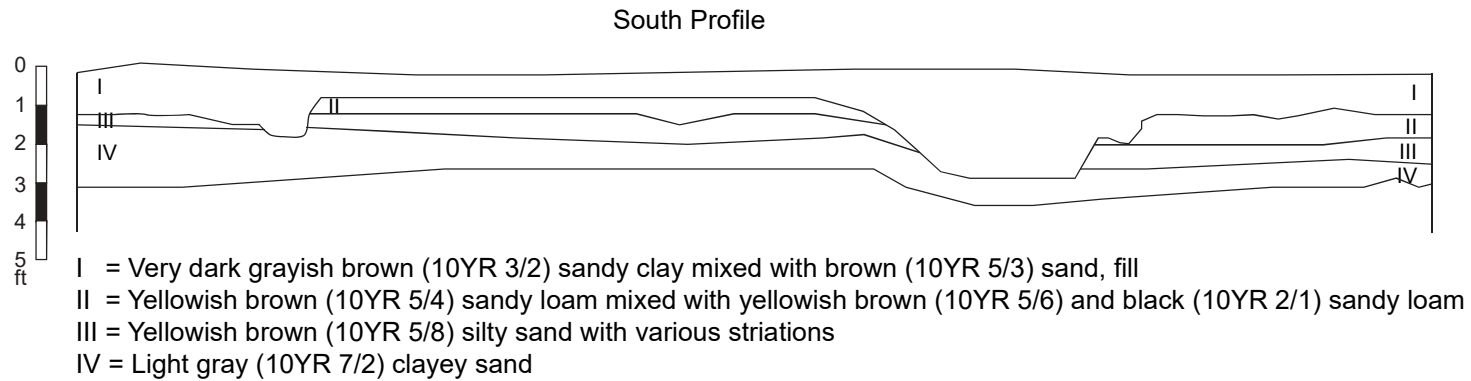
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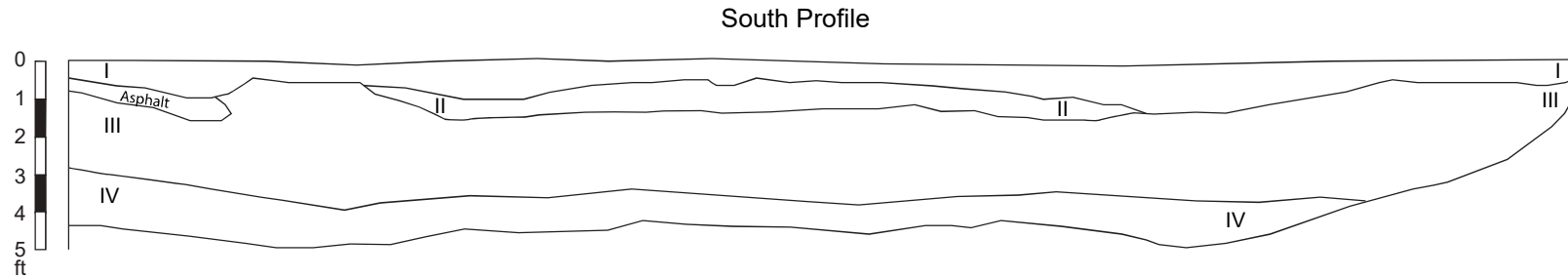
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Appendix A:

Trench Profiles



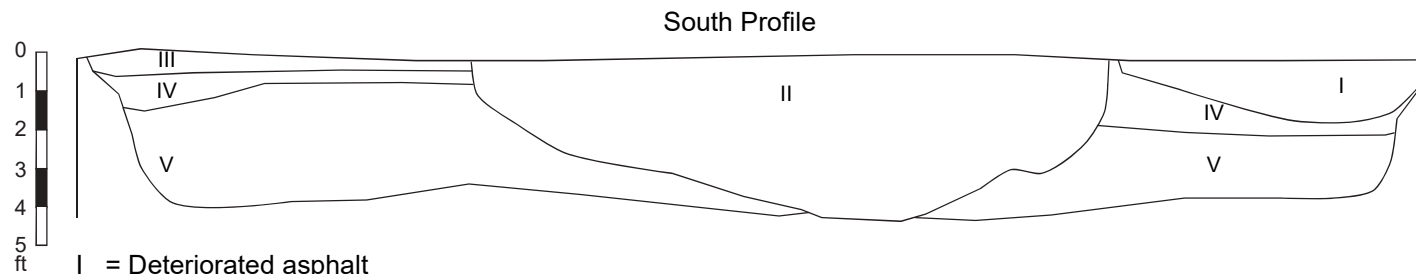
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			PROJ NO	60552643
			FIGURE	A1



- I = Very dark grayish brown (10YR 3/2) sandy loam with asphalt, wooden boards, and debris
 II = Gray (5Y 6/1) mottled with olive gray (5Y 4/2) and yellowish brown (10YR 5/6) sandy clay
 III = Yellowish brown (10YR 5/4) clayey sand mottled with strong brown (7.5YR 5/6) and light yellowish brown (2.5Y 6/4) sandy clay
 IV = Light gray (10YR 7/2) sand banded with yellowish brown (10YR 5/8) sandy loam



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			PROJ NO	60552643
			FIGURE	A2



I = Deteriorated asphalt

II = Light olive brown (2.5Y 5/4) mixed with yellowish brown (10YR 5/6) and other colors, with brick, wire, plastic, PVC pipe

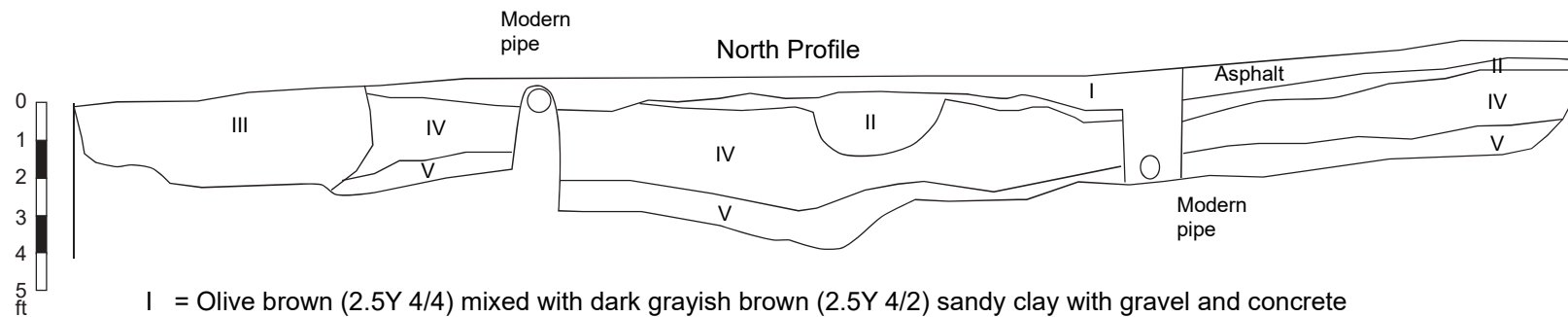
III = Yellowish brown (10YR 5/4) sandy loam with rounded gravel

IV = Brownish yellow (10YR 6/8) silty sand with bands of yellowish red (5YR 5/6) sandy clay

V = White (10YR 8/1) banded with light yellowish brown (10YR 6/4), yellowish brown (10YR 5/6) loamy sand



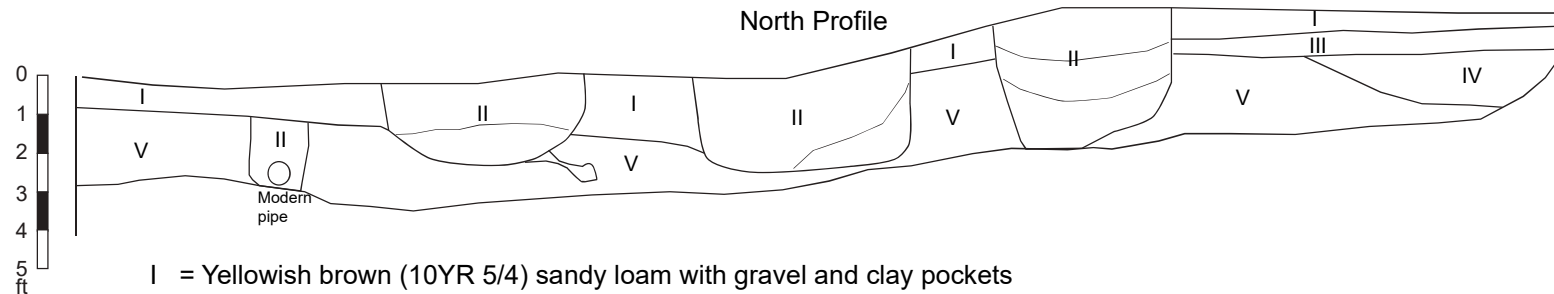
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			PROJ NO	60552643
			FIGURE	A3



- I = Olive brown (2.5Y 4/4) mixed with dark grayish brown (2.5Y 4/2) sandy clay with gravel and concrete
 II = Very dark grayish brown (10YR 3/1) sandy clay
 III = Dark yellowish brown (10YR 4/4) sandy clay with concrete and debris
 IV = Brownish yellow (10YR 6/6) sandy loam with bands of light gray (2.5Y 7/3) sand and yellowish brown (10YR 5/8) sandy loam
 V = Strong brown (7.5YR 5/6) clayey sand banded with light gray (2.5Y 7/3) sand



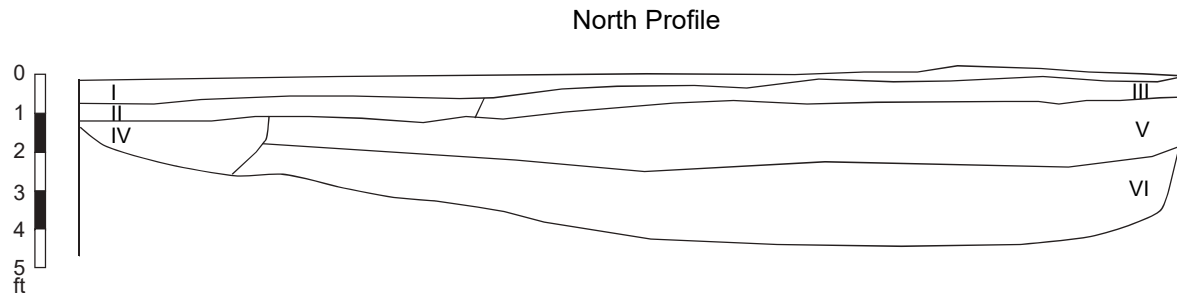
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			PROJ NO 60552643	FIGURE A4



- I = Yellowish brown (10YR 5/4) sandy loam with gravel and clay pockets
- II = Dark yellowish brown (10YR 4/4) sandy clay with pockets of dark grayish brown (10YR 4/2), yellow (10YR 7/6) and other colors, sandy clay fill with pockets of gravel
- III = Very dark grayish brown (2.5Y 3/2) sandy clay
- IV = Dark yellowish brown (10YR 4/6) silty clay loam
- V = Yellowish brown (10YR 5/6) loamy sand banded with very pale brown (10YR 8/2) sand, yellowish brown (10YR 5/8) clayey sand, and gray (5Y 6/1) clay




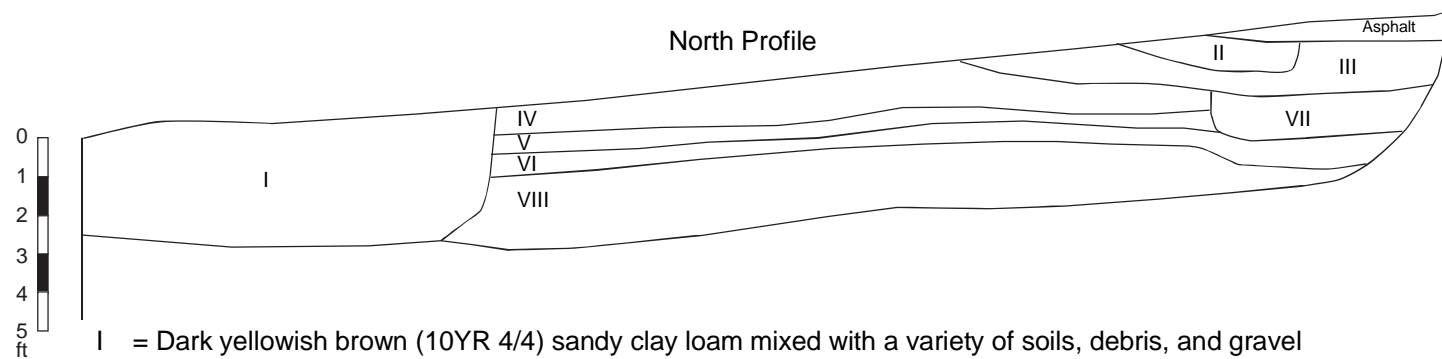
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- I = Dark grayish brown (10YR 4/2) mottled with dark yellowish brown (10YR 4/4) sandy loam with gravel
- II = Black (10YR 2/1) asphalt
- III = Very dark grayish brown (2.5Y 3/2) sandy clay
- IV = Olive brown (2.5Y 4/3) mottled with yellowish brown (10YR 5/8) sandy clay
- V = Dark yellowish brown (10YR 4/6) silty sand
- VI = Very pale brown (10YR 7/3) silty sand



CLIENT	MHF King Street		TITLE		Trench 6
PROJ	Hyatt Centric		 12420 Milestone Center Dr. Germantown, MD 20876		
SCALE	1" = 5'				
SOURCE	AECOM				
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			FIGURE		A6

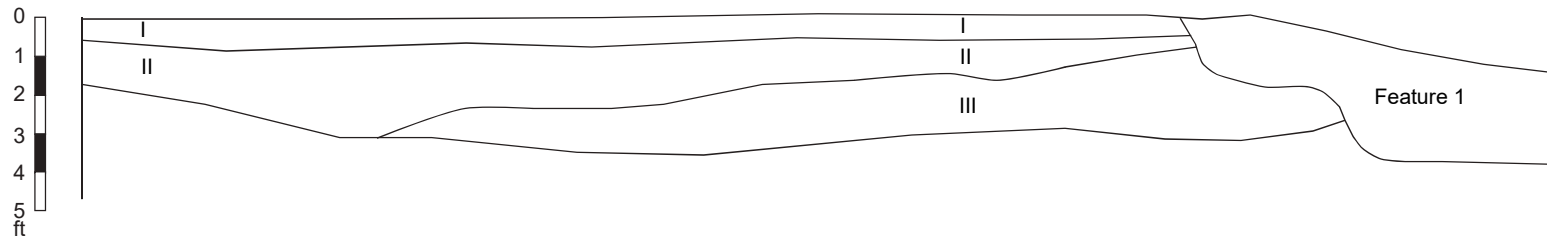


- I = Dark yellowish brown (10YR 4/4) sandy clay loam mixed with a variety of soils, debris, and gravel
 II = Strong brown (7.5YR 5/6) sandy clay layered with light yellowish brown (2.5Y 6/3) sandy clay
 III = Yellowish brown (10YR 5/6) silty sand
 IV = Mottled light yellowish brown (2.5Y 6/4) clayey sand
 V = Strong brown (7.5YR 5/6) sandy clay banded with very pale brown (10YR 7/4) sand
 VI = Light olive brown (2.5Y 5/3) clayey sand
 VII = Light yellowish brown (10YR 6/4) silty sand
 VIII = Brownish yellow (10YR 6/6) sand banded with light gray (10YR 7/1) silty sand, pale brown (10YR 6/3) silty sand and white (10YR 8/1) sand



CLIENT	MHF King Street		TITLE		Trench 7
PROJ	Hyatt Centric				
SCALE	1" = 5'				
SOURCE	AECOM				
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					FIGURE A7

South Profile



I = Dark yellowish brown (10YR 4/4) sandy clay with asphalt and gravel

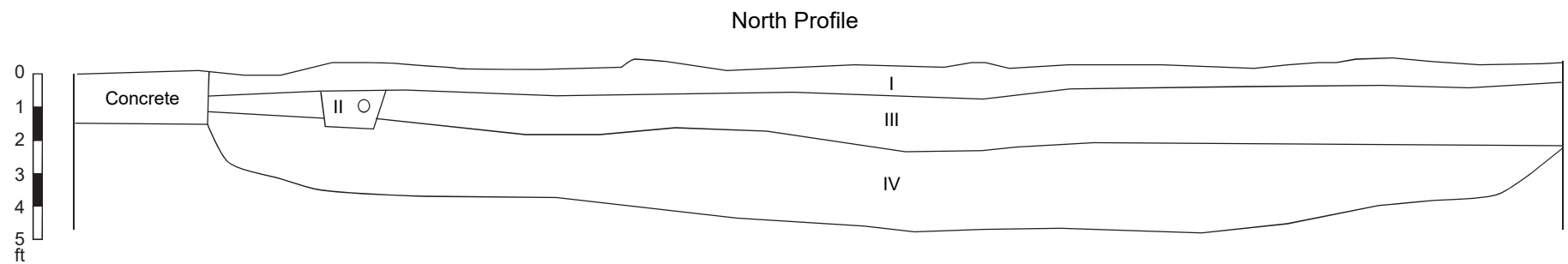
II = Yellowish brown (10YR 5/6) sandy clay mottled with light yellowish brown (10YR 6/4) sandy clay

III = Brownish yellow (10YR 6/6) silty sand banded with strong brown (7.5YR 5/8) clayey sand, light yellowish brown (2.5Y 6/4) and light gray (2.5Y 7/2) sand

Feature 1: See Feature 1 Figure



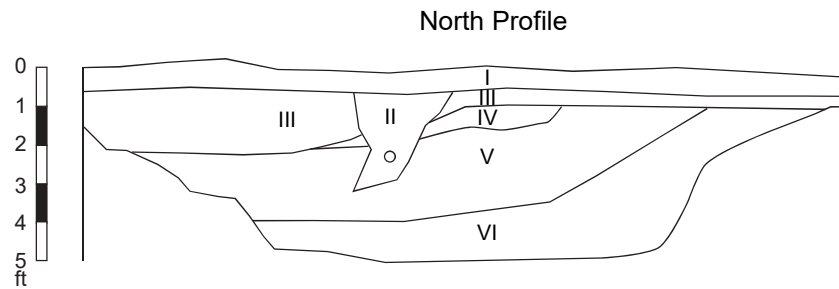
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SOURCE	AECOM				
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		FIGURE		A8	



- I = Dark grayish brown (10YR 4/2) sandy clay with asphalt and gravel
 II = Very dark grayish brown (10YR 3/2) sandy clay mixed with others, modern gas line
 III = Yellowish brown (10YR 5/8) clayey sand
 IV = Yellow (10YR 7/6) silty sand



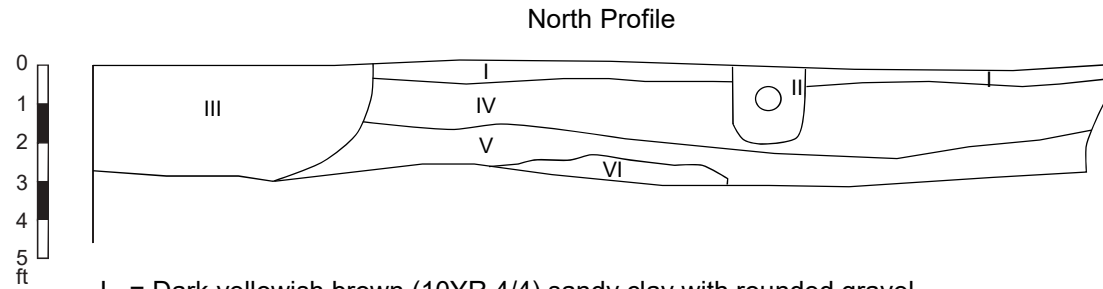
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			PROJ NO	60552643
			FIGURE	A9



- I = Concrete
- II = Modern pipe trench, mixed soils
- III = Brown (10YR 4/3) mixed with dark yellowish brown (10YR 4/4) and very dark grayish brown (10YR 3/2) sandy clay
- IV = Black (2.5Y 2.5/1) sandy clay
- V = Yellowish brown (10YR 5/8) sandy clay mottled with brownish yellow (10YR 6/6) sandy clay
- VI = Light gray (10YR 7/2) sand banded with brownish yellow (10YR 6/6) silty sand, strong brown (7.5YR 5/8) clayey sand, and light yellowish brown (2.5Y 6/4) silty sand



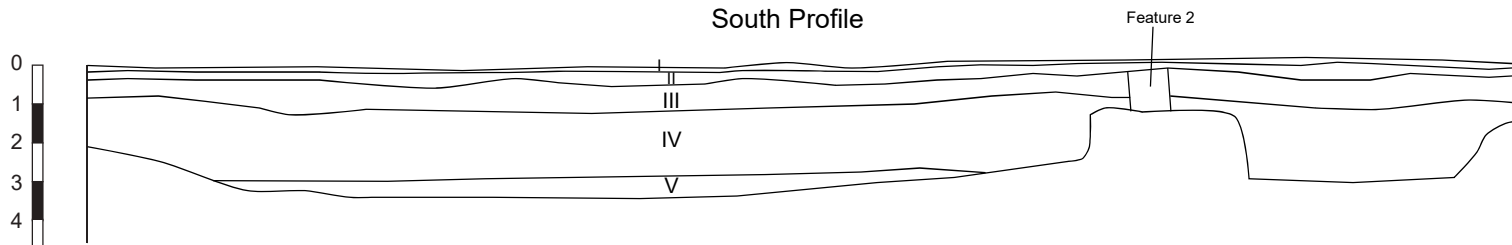
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			 12420 Milestone Center Dr. Germantown, MD 20876	PROJ NO	60552643
				FIGURE	A10



- I = Dark yellowish brown (10YR 4/4) sandy clay with rounded gravel
- II = Modern pipe trench, mixed soils
- III = Mixed soils within former foundation location
- IV = Yellow (10YR 7/6) sandy clay mottled with light yellowish brown (10YR 6/8) sandy clay
- V = Light yellowish brown (2.5Y 6/3) silty sand
- VI = Reddish yellow (7.5YR 6/8) sandy clay with iron staining



CLIENT	MHF King Street		TITLE Trench 11	
PROJ	Hyatt Centric			
SCALE	1" = 5'			
SOURCE	AECOM			
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			PROJ NO	60552643
			FIGURE	A11



- I = Dark yellowish brown (10YR 3/4) sandy clay with rounded gravel
- II = Brown (10YR 5/3) sandy clay
- III = Light yellowish brown (2.5Y 6/4) sandy clay
- IV = Strong brown (7.5YR 5/6) sandy clay
- V = Light gray (10YR 7/2) silty sand
- Feature 2 = Dark grayish brown (10YR 4/2) mottled with yellowish brown (10YR 5/6) sandy clay



CLIENT	MHF King Street		TITLE Trench 12	
PROJ	Hyatt Centric			
SCALE	1" = 5'			
SOURCE	AECOM			
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			PROJ NO	60552643
			FIGURE	A12

Appendix B:

Artifact Catalog

Hyatt Centric King Street Phase I Catalog

Bag #	Site #	Count	Group	Subgroup	Trench	TU #	STP	Stratum	Feat.	Material	Form/ Taxon	Segment	Color	Decoration Technique	Manufact. Technique
1		1	Foodways	Service	1 and 2			Surface		Creamware	Fragment	Body		Annular slip	
1		1	Foodways	Service	1 and 2			Surface		Pearlware	Fragment	Body			
1		2	Foodways	Service	1 and 2			Surface		White salt glaze stoneware	Fragment	Body		Debased scratch blue	
1		1	Foodways	Service	1 and 2			Surface		Porcelain, Chinese	Plate	Base		Painted	
1		1	Foodways	Service	1 and 2			Surface		Porcelain	Fragment	Body		Overglaze painted	
1		1	Household/ Structural	Architectural/ Construction	1 and 2			Surface		Porcelain	Tile	Fragment			
1		1	Clothing	Fasteners	1 and 2			Surface		Shell	Button	Complete			
2		1	Personal	Medicinal	9			Surface		Glass	Medicine bottle	Almost complete	Blue, cobalt		Auto machine made
3		1	Foodways	Service	11			Surface		White paste refined earthenware	Fragment	Body		Annular slip	
4	44AX0234	1	Foodways	Service	12			Surface		Pearlware	Plate	Body (marley/ brim)		Transfer printed	
4	44AX0234	2	Foodways	Service	12			Surface		Porcelain	Fragment	Base		Painted	
4	44AX0234	1	Household/ Structural	Architectural/ Construction	12			Surface		Ceramic	Tile	Fragment			
4	44AX0234	1	Personal	Recreational	12			Surface		Ball clay	Tobacco pipe	Stem			
4	44AX0234	1	Foodways	Storage	12			Surface		Glass	Bottle, soda	Almost complete	Green, light		Auto machine made
4	44AX0234	1	Household/ Structural	Furnishings/ Accessories	12			Surface		Terracotta	Flower pot	Body			
4	44AX0234	1	Foodways	Service	12			Surface		Creamware	Fragment	Body			
4	44AX0234	2	Foodways	Service	12			Surface		Pearlware	Fragment	Body			
4	44AX0234	1	Foodways	Service	12			Surface		Pearlware	Plate	Rim		Shell edge	
4	44AX0234	1	Foodways	Service	12			Surface		Whiteware	Fragment	Body			
4	44AX0234	1	Foodways	Service	12			Surface		Whiteware	Possible bowl	Body		Annular slip	
4	44AX0234	1	Foodways	Service	12			Surface		Pearlware/ whiteware	Fragment	Body		Transfer printed	
5	44AX0234	1	Foodways	Service	8				1	Whiteware	Fragment	Body		Transfer printed	
5	44AX0234	1	Foodways	Service	8				1	Whiteware	Plate	Base			
5	44AX0234	2	Foodways	Service	8				1	Whiteware	Fragment	Body			
5	44AX0234	1	Foodways	Service	8				1	Porcelain	Fragment	Body			
5	44AX0234	2	Foodways	General	8				1	Glass	Fragment	Body	Olive green, Dark		
5	44AX0234	1	Foodways	Service	8				1	Glass	Tableglass	Rim	Colorless	Frosted	
5	44AX0234	3	Household/ Structural	Architectural/ Construction	8				1	Glass	Window	Fragment	Aqua		
5	44AX0234	3	Misc.	Unknown	8				1	Clinker	Clinker	Fragment			

Hyatt Centric King Street Phase I Catalog

Bag #	Site #	Count	Group	Subgroup	Trench	TU #	STP	Stratum	Feat.	Material	Form/ Taxon	Segment	Color	Decoration Technique	Manufact. Technique
5	44AX0234	4	Household/ Structural	Architectural/ Construction	8				1	Brick	Brick	Fragment			
5	44AX0234	2	Household/ Structural	Architectural/ Construction	8				1	Mortar	Mortar	Fragment			
5	44AX0234	4	Household/ Structural	Architectural/ Construction	8				1	Slate	Roofing slate	Fragment			
5	44AX0234	1	Household/ Structural	Architectural/ Construction	8				1	Agate (ceramic)	Doorknob	Fragment			
5	44AX0234	1	Household/ Structural	Architectural/ Construction	8				1	Iron	Wrought nail	Complete			
5	44AX0234	2	Household/ Structural	Architectural/ Construction	8				1	Iron	Cut nail	Complete			
5	44AX0234	3	Household/ Structural	Architectural/ Construction	8				1	Iron	Cut nail	Complete			
5	44AX0234	1	Household/ Structural	Architectural/ Construction	8				1	Iron	Cut nail	Complete			
5	44AX0234	6	Household/ Structural	Architectural/ Construction	8				1	Iron	Cut nail	Complete			
5	44AX0234	4	Household/ Structural	Architectural/ Construction	8				1	Iron	Cut nail	Fragment			
5	44AX0234	1	Household/ Structural	Architectural/ Construction	8				1	Iron	Cut nail	Complete			
5	44AX0234	24	Household/ Structural	Architectural/ Construction	8				1	Iron	Nail	Fragment			
5	44AX0234	4	Misc.	Unknown	8				1	Iron	Can	Fragment			
5	44AX0234	41	Misc.	Unknown	8				1	Iron	Unidentified	Fragment			
5	44AX0234	1	Misc.	Unknown	8				1	Copper alloy	Possible aglet	Fragment			
5	44AX0234	1	Foodways	Remains	8				1	Bone	Large mammal				
5	44AX0234	1	Foodways	Remains	8				1	Bone	Large mammal				
5	44AX0234	1	Foodways	Remains	8				1	Bone	Unidentified mammal				
5	44AX0234	6	Foodways	Remains	8				1	Bone	Unidentified mammal				
5	44AX0234	1	Foodways	Remains	8				1	Bone	Unidentified				
5	44AX0234	1	Foodways	Remains	8				1	Shell	Crassostrea virginica				
5	44AX0234	1	Misc.	Unknown	8				1	Copper alloy	Unidentified	Fragment			
6	44AX0234	1	Foodways	Service	12				2	Pearlware	Fragment	Body			
6	44AX0234	1	Foodways	General	12				2	Glass	Fragment	Body	Olive green		
6	44AX0234	1	Household/ Structural	Architectural/ Construction	12				2	Glass	Window	Fragment	Aqua		
6	44AX0234	1	Personal	Recreational	12				2	Ball clay	Tobacco pipe	Stem			

Hyatt Centric King Street Phase I Catalog

Bag #	Site #	Count	Group	Subgroup	Trench	TU #	STP	Stratum	Feat.	Material	Form/ Taxon	Segment	Color	Decoration Technique	Manufact. Technique
6	44AX0234	15	Foodways	Remains	12				2	Bone	Unidentified mammal				
6	44AX0234	2	Household/ Structural	Architectural/ Construction	12				2	Brick	Brick	Fragment			
7	44AX0234	1	Foodways	Storage		1		I		Redware	Fragment	Body			
7	44AX0234	1	Foodways	Service		1		I		Pearlware	Fragment	Body		Transfer printed	
7	44AX0234	1	Foodways	Service		1		I		Pearlware	Fragment	Body		Indeterminate	
7	44AX0234	1	Foodways	Service		1		I		Whiteware	Fragment	Body			
7	44AX0234	1	Foodways	Preparation		1		I		Yellowware	Fragment	Body			
7	44AX0234	1	Foodways	Service		1		I		Porcelain	Fragment	Body			
7	44AX0234	1	Foodways	General		1		I		Glass	Fragment	Body	Olive green, Dark		
7	44AX0234	2	Foodways	General		1		I		Glass	Fragment	Body	7up green		
7	44AX0234	1	Foodways	Storage		1		I		Glass	Bottle	Near finish	Brown		Auto machine made
7	44AX0234	11	Foodways	General		1		I		Glass	Fragment	Body	Brown		
7	44AX0234	1	Foodways	Storage		1		I		Glass	Bottle/ jar	Base	Colorless		Auto machine made
7	44AX0234	23	Foodways	General		1		I		Glass	Fragment	Body	Colorless		
7	44AX0234	1	Foodways	Storage		1		I		Glass	Bottle, liquor	Base	Aqua, light		Auto machine made
7	44AX0234	4	Foodways	Storage		1		I		Glass	Bottle, liquor	Body	Colorless		Auto machine made
7	44AX0234	1	Foodways	General		1		I		Glass	Fragment	Body	Aqua		
7	44AX0234	3	Household/ Structural	Architectural/ Construction		1		I		Glass	Window	Fragment	Aqua		
7	44AX0234	1	Household/ Structural	Architectural/ Construction		1		I		Iron	Cut nail	Fragment			
7	44AX0234	1	Household/ Structural	Architectural/ Construction		1		I		Iron	Nail	Fragment			
7	44AX0234	15	Misc.	Unknown		1		I		Iron	Unidentified	Fragment			
7	44AX0234	4	Foodways	Remains		1		I		Bone	Unidentified				
7	44AX0234	1	Misc.	Unknown		1		I		Slag	Slag	Fragment			
7	44AX0234	1	Misc.	Unknown		1		I		Iron	Machine part	Fragment			
8	44AX0234	2	Foodways	Service		1		II		Creamware	Fragment	Body			
8	44AX0234	1	Foodways	Service		1		II		Pearlware	Fragment	Base			
8	44AX0234	12	Foodways	Service		1		II		Pearlware	Fragment	Body			
8	44AX0234	1	Foodways	Service		1		II		Pearlware	Tea cup/ bowl	Rim		Overglaze painted	
8	44AX0234	1	Foodways	Service		1		II		Pearlware	Fragment	Body		Transfer printed	
8	44AX0234	1	Foodways	Service		1		II		White paste refined earthenware	Fragment	Body			

Hyatt Centric King Street Phase I Catalog

Bag #	Site #	Count	Group	Subgroup	Trench	TU #	STP	Stratum	Feat.	Material	Form/ Taxon	Segment	Color	Decoration Technique	Manufact. Technique
8	44AX0234	1	Foodways	Service		1		II		Porcelain, Chinese	Plate	Base to near rim		Painted	
8	44AX0234	2	Foodways	Service		1		II		Porcelain, Chinese	Fragment	Body		Painted	
8	44AX0234	1	Foodways	General		1		II		Glass	Fragment	Body	Olive green, Dark		
8	44AX0234	3	Household/ Structural	Architectural/ Construction		1		II		Glass	Window	Fragment	Aqua		
8	44AX0234	5	Household/ Structural	Architectural/ Construction		1		II		Iron	Nail	Fragment			
8	44AX0234	3	Misc.	Unknown		1		II		Iron	Unidentified	Fragment			
8	44AX0234	1	Household/ Structural	Architectural/ Construction		1		II		Mortar	Mortar	Fragment			
9	44AX0234	1	Foodways	Service			1	I		Whiteware	Fragment	Body			
9	44AX0234	1	Foodways	General			1	I		Glass	Fragment	Body	White		
9	44AX0234	3	Foodways	General			1	I		Glass	Fragment	Body	Brown		
9	44AX0234	1	Foodways	General			1	I		Glass	Fragment	Body	Colorless		
9	44AX0234	1	Foodways	General			1	I		Glass	Fragment	Body	Colorless		
9	44AX0234	1	Foodways	General			1	I		Glass	Fragment	Body	Aqua		
9	44AX0234	1	Household/ Structural	Architectural/ Construction			1	I		Glass	Window	Fragment	Aqua		
9	44AX0234	1	Household/ Structural	Architectural/ Construction			1	I		Iron	Cut nail	Complete			
9	44AX0234	1	Foodways	Remains			1	I		Shell	Crassostrea virginica				
10	44AX0234	1	Foodways	Service			1	II		Whiteware	Fragment	Body			
10	44AX0234	1	Household/ Structural	Architectural/ Construction			1	II		Porcelain	Tile	Fragment			
11		1	Foodways	Service			2	III		Pearlware	Fragment	Base			
11		6	Foodways	Service			2	III		Pearlware	Fragment	Body			
11		2	Foodways	Service			2	III		Pearlware	Fragment	Rim		Painted	
11		1	Foodways	Service			2	III		Pearlware	Fragment	Rim		Painted and edge molded	
11		2	Foodways	Service			2	III		Pearlware	Fragment	Body		Transfer printed	
11		2	Foodways	General			2	III		Glass	Fragment	Body	Olive green, Dark		
11		1	Foodways	Storage			2	III		Glass	Bottle/ jar	Base	Brown		Auto machine made
11		6	Foodways	General			2	III		Glass	Fragment	Body	Brown		
11		1	Foodways	Storage			2	III		Glass and white metal	Bottle with cap	Finish	Colorless		Auto machine made
11		5	Foodways	General			2	III		Glass	Fragment	Body	Colorless		
11		1	Misc.	Unknown			2	III		Glass	Unidentified	Fragment	Colorless		
11		2	Foodways	General			2	III		Glass	Fragment	Body	Aqua		

Hyatt Centric King Street Phase I Catalog

Bag #	Site #	Count	Group	Subgroup	Trench	TU #	STP	Stratum	Feat.	Material	Form/ Taxon	Segment	Color	Decoration Technique	Manufact. Technique
11		2	Household/ Structural	Architectural/ Construction			2	III		Glass	Window	Fragment	Aqua		
11		2	Household/ Structural	Architectural/ Construction			2	III		Brick	Brick	Fragment			
11		1	Household/ Structural	Architectural/ Construction			2	III		Iron	Nail	Fragment			
11		7	Misc.	Unknown			2	III		Iron	Can	Fragment			
11		1	Misc.	Unknown			2	III		Clinker	Clinker	Fragment			
11		1	Foodways	Remains			2	III		Bone	Unidentified mammal				
11		1	Foodways	Remains			2	III		Shell	Crassostrea virginica				
12		1	Foodways	General			2	IV		Glass	Fragment	Body	Brown		
12		1	Household/ Structural	Architectural/ Construction			2	IV		Glass	Window	Fragment	Aqua		
13	44AX0234	1	Foodways	Service			4	II		Creamware	Fragment	Body			
13	44AX0234	1	Foodways	General			4	II		Glass	Fragment	Body	Aqua		
14	44AX0234	1	Foodways	General			4	I		Glass	Fragment	Body	Aqua		
14	44AX0234	1	Household/ Structural	Architectural/ Construction			4	I		Brick	Brick	Fragment			
15	44AX0234	1	Foodways	Storage			6	II		Redware	Fragment	Body			
15	44AX0234	1	Foodways	Service			6	II		Creamware	Plate	Rim		Edge molded	
15	44AX0234	1	Foodways	General			6	II		Glass	Fragment	Body	Brown		
15	44AX0234	1	Household/ Structural	Architectural/ Construction			6	II		Glass	Window	Fragment	Aqua		

Appendix C:

Qualifications of Investigators

Heather Crowl, MA is a Registered Professional Archaeologist with 23 years of professional experience in prehistoric and historic archaeology in the region. She exceeds the *Secretary of the Interior's Professional Qualification Standards* (36 CFR Part 61) for archaeology and history. She has extensive experience in the design, management, and execution of all phases of historical and archaeological investigations. Her responsibilities include project management, field direction, and cemetery delineation, artifact analysis, report writing, graphic preparation, and archival research for a variety of private, public, and federal clients. She is experienced in complying with federal, state, and local regulations. Ms. Crowl received her BA degree in Anthropology from the College of William and Mary in 1994, and her MA in Anthropology from American University in 2002.

Peter Regan, MA, is a Registered Professional Archaeologist with over 11 years of experience in cultural resource management and exceeds the *Secretary of the Interior's Professional Qualification Standards* (36 CFR Part 61) for archaeology and history. He has worked extensively on excavations in the Mid-Atlantic, providing support on historic and prehistoric excavations in all phases of archaeological investigation for municipal, state, and federal clients. Among his responsibilities are project direction and execution, artifact analysis, and generating technical reports. Mr. Regan received his BA degrees in History and Anthropology from St. Mary's College of Maryland in 2007 and his MA in Historical Archaeology from the College of William and Mary in 2010.

Scott Seibel, MSc, is a Registered Professional Archaeologist with over 20 years of experience in archaeological excavations, research, and compliance studies who exceeds the *Secretary of the Interior's Professional Qualification Standards* (36 CFR Part 61). A Principal Archaeologist for AECOM, Mr. Seibel has extensive cultural resource management experience, having served as Principal Investigator or Field Director for tens of thousands of acres of Phase I archaeological survey across the country, dozens of Phase II evaluations, and 12 Phase III data recovery excavations within the Mid-Atlantic, Southeast, and Central U.S. He received his BA in Archaeological Studies at the University of Texas at Austin in 1996 and his MSc in Archaeomaterials at the University of Sheffield in England in 1997.

Appendix D: Site Form

Snapshot

Date Generated: September 16, 2025

Site Name: Hyatt King Street 1
Site Classification: Terrestrial, open air
Year(s): 1770 - 1840, 1840 - 1920
Site Type(s): Artifact scatter, Other
Other DHR ID: No Data
Temporary Designation: 44AXHyatt1

Site Evaluation Status

Not Evaluated

Locational Information

USGS Quad: ALEXANDRIA
County/Independent City: Alexandria (Ind. City)
Physiographic Province: Coastal Plain
Elevation: 25
Aspect: Facing Southwest
Drainage: Potomac
Slope: 2 - 6
Acreage: 0.040
Landform: Terrace, First
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Domestic
Site Type: Artifact scatter
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Colony to Nation, Early National Period
Start Year: 1770
End Year: 1840
Comments: Artifact scatter including creamware, pearlware, Chinese porcelain, pipe stems, and minimal architectural debris. Likely a domestic yard scatter.

Component 2

Category: Indeterminate
Site Type: Other
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Reconstruction and Growth, World War I to World War II
Start Year: 1840
End Year: 1920
Comments: Demolition refuse pit and artifact scatter associated with 19th century building demolished around the turn of the 20th century and possible yard deposits.

Bibliographic Information

Bibliography:

Crowl, Heather, Peter Regan, and Scott Seibel, 2018, Hyatt Centric, 1619 And 1711 King Street Archaeological Investigation, Alexandria, Virginia. Report prepared for MHF King Street V, LLC, by AECOM, Germantown, Maryland.

Informant Data:

No Data

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

No Data

Project Review File Number:

No Data

Sponsoring Organization:

No Data

Organization/Company:

AECOM Germantown

Investigator:

Heather Crowl

Survey Date:

3/12/2018

Survey Description:

Demolition monitoring and archaeological testing to determine if potentially significant sites may be affected by proposed hotel development. Project has no Federal involvement and was done according to City of Alexandria requirements and guidelines. Survey included excavation of 12 mechanical trenches and hand excavation of 6 STPs and one test unit.

Current Land Use

Store

Date of Use

2/28/2018 12:00:00 AM

Comments

Commercial buildings now demolished

Threats to Resource:

Demolition, Development

Site Conditions:

25-49% of Site Destroyed

Survey Strategies:

Historic Map Projection, Subsurface Testing

Specimens Collected:

Yes

Specimens Observed, Not Collected:

No

Artifacts Summary and Diagnostics:

Diagnostic artifacts from the late 18th/early 19th century component include creamware, pearlware, and Chinese porcelain. The later component included cut nails, whiteware, yellowware, and vessel glass.

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository:

AECOM lab, Gaithersburg, MD

Permanent Curation Repository:

Alexandria Archaeology

Field Notes:

Yes

Field Notes Repository:

Alexandria Archaeology

Photographic Media:

Digital

Survey Reports:

Yes

Survey Report Information:

Crowl, Heather, Peter Regan, and Scott Seibel, 2018, Hyatt Centric, 1619 and 1711 King Street Archaeological Investigation, Alexandria, Virginia. Report prepared for MHF King Street V, LLC, by AECOM, Germantown, MD.

Survey Report Repository:

Alexandria Archaeology

DHR Library Reference Number:

No Data

Significance Statement:

The late eighteenth to early nineteenth century component appears to represent a yard deposit associated with a dwelling that was located in the vicinity. Minimal architectural materials were recovered in association with domestic artifacts. The only feature identified is a small rectangular soil stain. The A horizon soils containing the early artifacts are shallow and truncated. In addition, the area that retains the remnant historic A horizon is limited in size as a result of later disturbance. The mid-19th to early 20th century component includes a pit filled with demolition debris likely related to a dwelling that had been present by the Civil War and likely demolished in preparation for construction of a commercial building in the 1920s. The artifact scatter across the rest of the site is mixed, with artifacts dating from the late 18th through late 20th century. The site does not retain a high level of integrity, does not have potential to yield significant information, and is recommended not eligible.

Surveyor's Eligibility Recommendations:

Recommended Not Eligible

Surveyor's NR Criteria Recommendations, :

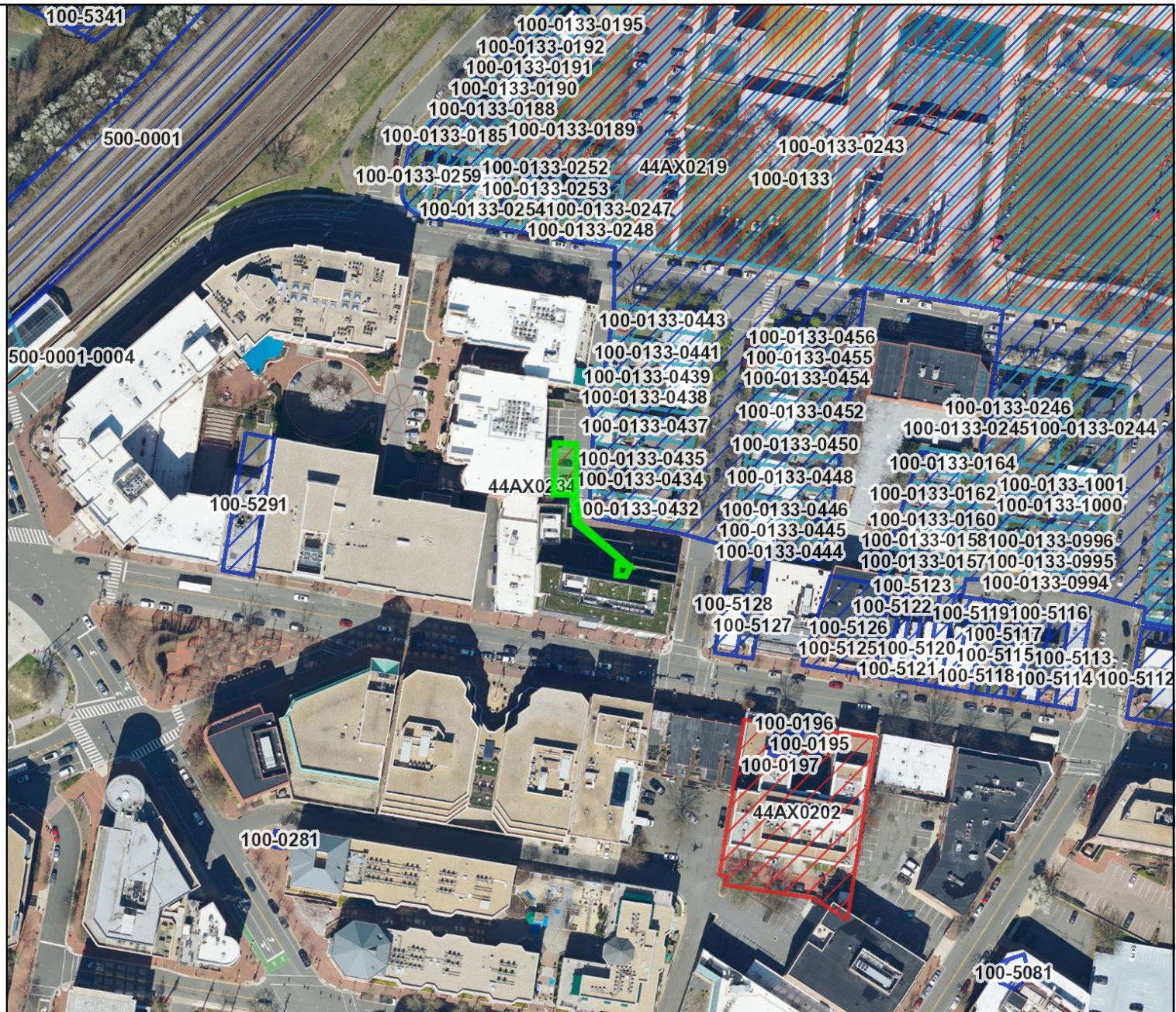
No Data

Surveyor's NR Criteria Considerations:

No Data

**Legend**

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



Feet

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

Title: Archaeological Resources**Date: 9/16/2025**

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

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