



**HERON HOTEL CONSTRUCTION
MONITORING, 699 PRINCE AND 114 S.
WASHINGTON STREETS, ALEXANDRIA,
VIRGINIA**

July 2024

Prepared for:

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7200 Wisconsin Avenue, Suite 500
Bethesda, Maryland 20814

Prepared by:

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July 2024

MANAGEMENT SUMMARY

This report documents the results of construction monitoring undertaken by Stantec Consulting Services Inc. (Stantec) and EHT Tracerics, Inc. (Tracerics) for the Heron Hotel Project in Alexandria, Virginia. Aparium Hotel Group, May Riegler Companies, and Potomac Investment Properties plan to redevelop the properties at 699 Prince and 114 S. Washington Streets for a new six-story hotel called Hotel Heron. The Project will involve the adaptive reuse of the historic George Mason Hotel and construction of a new building following demolition of the adjacent parking garage. Construction monitoring was required by the City of Alexandria Department of Planning and Zoning Archeology Protection Code (Section 11-411) and operationalizes a Scope of Work based on discussions with members of the Office of Historic Alexandria/Alexandria Archaeology. The approach taken for the construction monitoring and this report are in accord with the City of Alexandria's *Archaeological Standards* (Alexandria Archaeology 2021), the Virginia Department of Historic Resources' (VDHR) *Guidelines for Conducting Historic Resources Survey in Virginia* (VDHR 2017), and with the standards and guidelines set forth in the Secretary of the Interior's *Standards and Guidelines for Archeological and Historic Preservation* (Federal Register 1983).

According to historic documents, the subject parcels were first improved in the 1840s, when a Methodist Church was constructed on the lot at 114 S. Washington Street. Historic maps illustrate buildings existed on Prince Street by the 1870s, perhaps earlier. The George Mason Hotel at 699 Prince Street was built in 1926. The church building was dismantled and moved during the World War II era and was eventually replaced with an underground parking structure.

Stantec archaeological monitors documented extensive subsurface disturbances beneath the demolished semi-subterranean 1970s era garage structure that stood at 114 S Washington Street. Nevertheless, an isolated brick pier associated with the western wall of the expanded Trinity United Methodist Church building which stood on the property from the 1890s to the 1920s was recorded. Furthermore, brick lined vaults were found only several inches beneath the sidewalk south of the property at 699 Prince Street. The age and function of the vaults remains unknown.

Stantec does not recommend additional archaeological oversight at 114 S Washington Street, as the property does not retain historical integrity, and the single remaining brick footer is an archaeological isolate that is likely not eligible for listing in the National Register of Historic Places (NRHP). The vaulted arches have been registered as archaeological site 44AX0261. Stantec recommends the vaulted arches are formally documented as they may be eligible for listing in the NRHP.



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PUBLIC SUMMARY

Aparium Hotel Group, May Riegler Companies, and Potomac Investment Properties plan to redevelop the properties at 699 Prince and 114 S. Washington Streets for a new six-story hotel called Hotel Heron. Construction monitoring was required by the City of Alexandria Department of Planning and Zoning.



1880s photo of the Trinity Methodist Church

According to historic documents, the subject parcels were first improved in the 1840s, when a Methodist Church was constructed on the lot at 114 S. Washington Street. The church was expanded around the 1880s. Historic maps illustrate buildings existed on Prince Street by the 1870s, perhaps earlier. The George Mason Hotel at 699 Prince Street was built in 1926. The church building was dismantled and moved during the World War II era and was eventually replaced with an underground parking structure.

Demolition of the garage at 114 S. Washington Street and renovation of the building at 699 Prince Street began in the summer of 2022. Stantec archaeologists monitored construction related excavations at both properties to identify any potential historic structures or deposits, that might be recovered. Construction of the 1970s garage structure had destroyed most historic soil layers at 114 S. Washington Street;

however, archaeologists were able to identify a single isolated brick footer that was deeply buried beneath the soil. The footer was probably a foundation pier from the 1880s expansion of the church. No artifacts were found in association with the footer.

Stantec archaeologists also documented the tops of two arched brick-lined vaults in a slit-trench cut into the sidewalk beneath 699 Prince Street. The two parallel structures appear to run perpendicular to the building on the property and appear to flank either side of the Prince Street entrance to the building. The vaults were not fully excavated, and their form, size, function, and age remain unknown. They have been registered as archaeological site 44AX0261. Stantec recommends that the vaults may be eligible for listing in the National Register of Historic Places.



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ABBREVIATIONS

asl	above sea level
AD	Anno Domini
BC	Before Christ
bs	below surface
cm	centimeter
ft	feet
km	kilometer
m	meter
mi	mile
NRHP	National Register of Historic Places
SHPO	State Historic Preservation Office
Stantec	Stantec Consulting Services Inc.
Tracerics	EHT Tracerics, Inc.
USDA NRCS	United States Department of Agriculture Natural Resources Conservation Service
WSS	Web Soil Survey



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1.0 INTRODUCTION

Under contract to EHT Tracerics, Inc. (Tracerics), Stantec Consulting Services Inc. (Stantec) conducted archaeological monitoring during construction activities on the properties at 699 Prince and 114 S. Washington Streets in Alexandria, Virginia (Figure 1), for the Heron Hotel Project (the Project). The construction monitoring was required under the City of Alexandria Department of Planning and Zoning Archeology Protection Code (Section 11-411) and operationalizes a Scope of Work based on discussions with members of the Office of Historic Alexandria/Alexandria Archaeology. The approach taken for the construction monitoring and this report are in accord with the City of Alexandria's *Archaeological Standards* (Alexandria Archaeology 2021), the Virginia Department of Historic Resources' (VDHR) *Guidelines for Conducting Historic Resources Survey in Virginia* (VDHR 2017), and with the standards and guidelines set forth in the Secretary of the Interior's *Standards and Guidelines for Archeological and Historic Preservation* (Federal Register 1983).

1.1 PROPOSED UNDERTAKING

Aparium Hotel Group, May Riegler Companies, and Potomac Investment Properties plan to redevelop the properties at 699 Prince and 114 S. Washington Streets for a new six-story hotel called Hotel Heron. The Project will involve the adaptive reuse of the historic George Mason Hotel constructed in 1926 at 699 Prince Street. Additionally, the adjacent parking garage at 114 S. Washington Street will be demolished for construction of a new building. Hotel Heron will include 134 guest rooms, a fitness center, meeting rooms, a hotel restaurant, a cocktail lounge, and a rooftop bar. Alexandria Archaeology requested archaeological monitoring during ground disturbing activities according to with the Project in order to record anticipated foundations of historic structures documented in the area.

1.2 PROJECT AREA DESCRIPTION

The Project area includes the southwest corner of block containing the George Mason Hotel building at 699 Prince Street and an adjacent parking garage at 114 S. Washington Street in Alexandria, Virginia. The city block containing the Project area is bound to the north by King Street, to the east by S. St. Asaph Street, to the south by Prince Street, and to the west by S. Washington Street. The block primarily consists of commercial establishments. The Limits of Disturbance (LOD) for the Project includes the parking garage and the exterior areas for the George Mason Hotel building, including the sidewalks (Figure 2).

The Project area is located within a mixed residential-commercial area of the south portion of the Old Town Alexandria neighborhood. The Potomac River and waterfront lie approximately 0.4 miles (mi) (0.7 kilometers [km]) to the east. US Route 1 is three blocks to the west and Interstate 95/495 and the Wilson Bridge are to the south. Elevations range from 38 feet (ft) (11.6 meters [m]) above mean sea level (amsl) at the northeast corner of the LOD to 43 ft (13.1 m) amsl at the southeast corner.



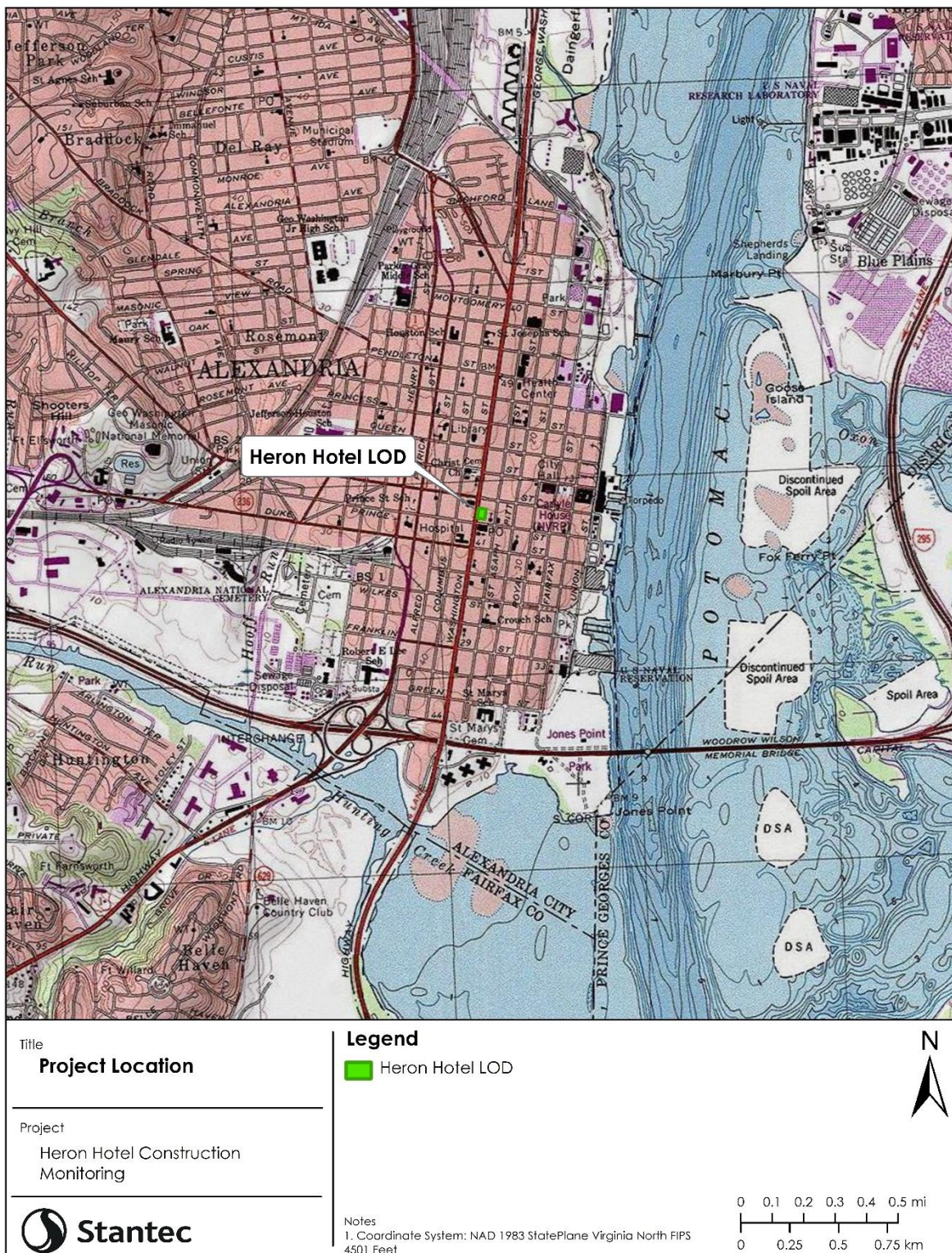


Figure 1. Alexandria, VA 7.5-minute quadrangle showing the general project location (base map from Esri 2024a).



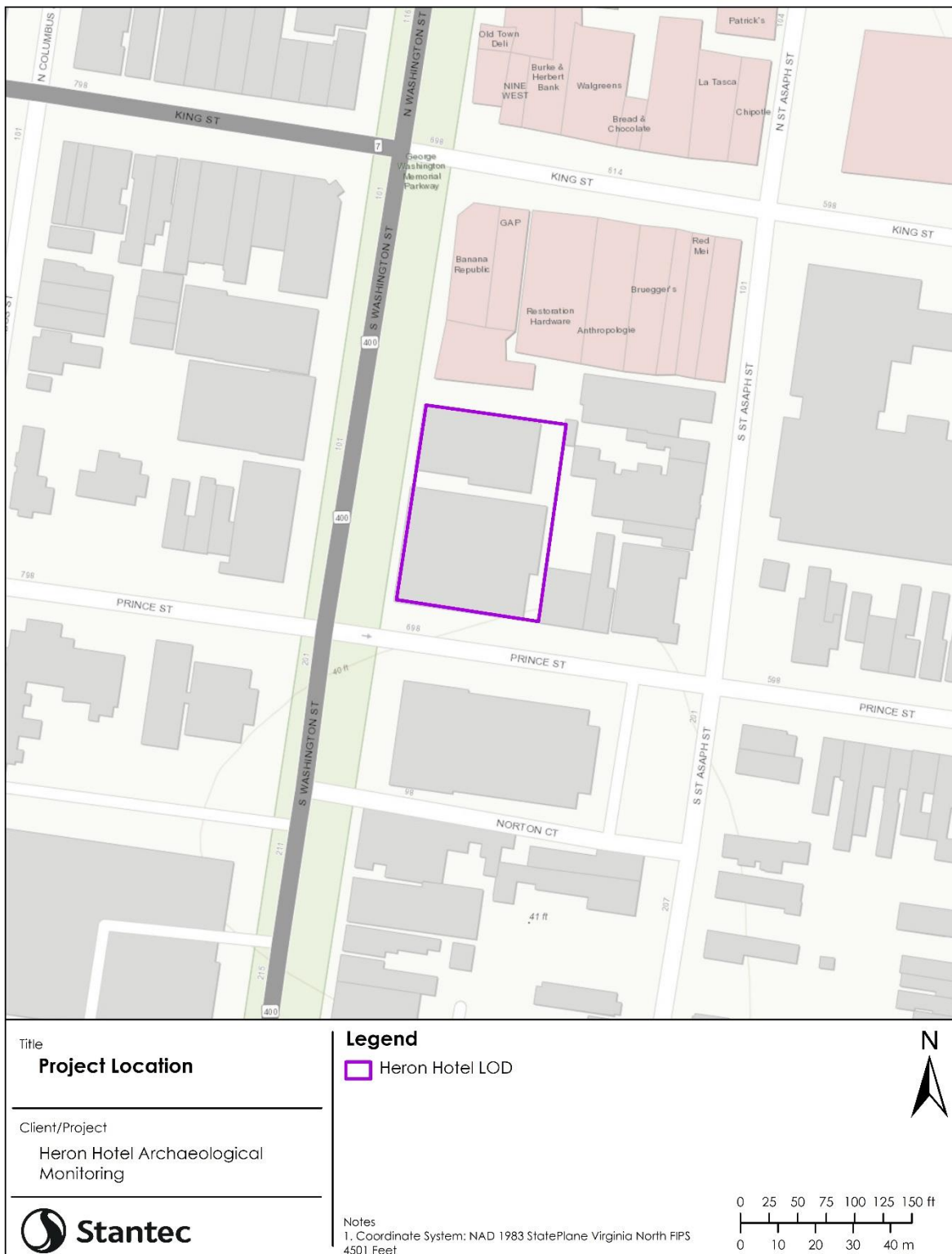


Figure 2. Project location (base map from Esri 2024b).



1.3 GENERAL SETTING

The Project area is in the Lowland Subprovince of the Atlantic Coastal Plain Physiographic Province, an area characterized by flat, low relief along major rivers and Chesapeake Bay (Bailey 1999). In this area, the Lowland Subprovince consists of Cretaceous sediments (Figure 3; Virginia Department of Mines, Minerals, and Energy 2014). According to Virginia Energy's Geology Mineral Resources interactive map, the project area is underlain by the Shirley Formation, characterized by interbedded gravel, sand, silt, clay, and peat (Virginia Energy 2021). The Shirley Formation is of the Quaternary period, specifically Middle Pleistocene, and is composed of basal, gravelly sand that grades upward into a medium gray to reddish-brown fine to coarse sand, and an upper unit of light to medium gray clayey silt or clayey, silty fine sand (Johnson and Berquist 1989).

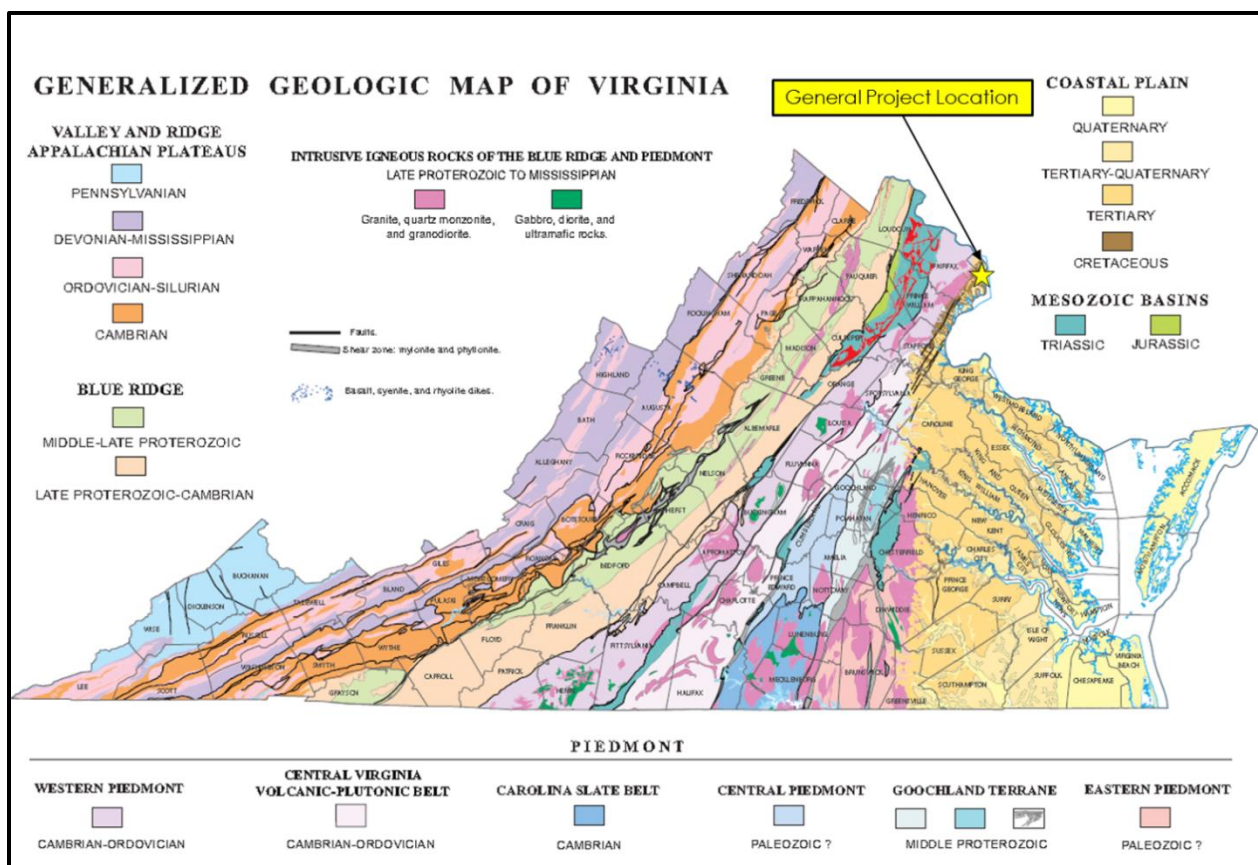


Figure 3. Virginia geologic regions (after Virginia Department of Mines, Minerals, and Energy 2014).

Soils are classified as Urban land-Grist Mill within the Project area (USDA, NRCS 2024a). Grist Mill series soils are very deep, well drained soils found on uplands of the Coastal Plain (USDA, NRCS 2024b). The parent material is marine sediments. Table 1 includes a typical Grist Mill series soil profile.

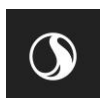


Table 1. Representative Grist Mill soil series profile

<i>Horizon</i>	<i>Depth (cm)</i>	<i>Depth (inches)</i>	<i>Description</i>
A1	0–15	0–6	Very dark grayish brown (10YR 3/2) loam
C1	15–43	6–17	Strong brown (7.5YR 5/6) sandy clay loam
C2	43–102	17–40	Yellowish brown (10YR 5/6) sandy clay loam
C3	102–114	40–45	Dark yellowish brown (10YR 4/6) sandy clay loam; mottled with light brownish gray (10YR 6/2)
2C4	114–132	45–52	Gray (2.5Y 5/1) clay; mottled with yellowish brown (10YR 5/6)
3C5	132–147	52–58	Yellowish red (5YR 4/6) clay
4C6	147–152	58–60	Grayish brown (2.5Y 5/2) sandy loam

1.4 REPORT ORGANIZATION

Following this introduction, the report is presented in five additional sections: Project Methods, Cultural Context, Results of Field Investigations, Summary and Recommendations, and References Cited. Qualifications of Key Personnel are presented in Appendix A.



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2.0 PROJECT METHODS

Stantec consulted with Alexandria Archaeology on the project parcels' archaeological potential. It was decided that construction monitoring was necessary during any excavations in the S. Washington and Prince Streets sidewalks and during construction activities in the western portion of the parking garage property. Field investigations included monitoring of construction excavations and documentation of features.

3.1 FIELD METHODS

Based on discussions with Alexandria Archaeology, a Stantec archaeologist monitored construction activities when the concrete slab was cut and pulled at 114 S. Washington Street, and when the basement was dug on the west side of the lot. Stantec also monitor excavations that took place in the S. Washington and Prince Streets sidewalks. As the excavation proceeds, the soils and exposed surface were examined for the presence of features or artifact deposits. If potential features were identified during excavation, construction activities were halted to allow for proper documentation and evaluation of the features.

When structural features were encountered, and when feasible, Stantec used the excavator to uncover one vertical profile without damaging the feature and cleaned the vertical profile to expose the base for photographic documentation. Measurements of all exposed surfaces (length, width, thickness) were taken, and a sketch plan map and profile were prepared. Stantec documented brick dimensions and manufacturing technique (machine-made or hand-made), stone type(s) if present, construction pattern/technique (course and placement descriptions), and mortar types. Any anomalies and inclusions present were described, as well as the surrounding soil types (most typically either fill, intact deposits, or B-horizon soils).

The monitoring work was documented with digital photographs and daily field notes. The daily field notes included any architectural materials (brick, mortar, plaster, window glass, etc.), modern glass, slag, coal, clinker, or shell and their provenience from obvious modern fill deposits. No artifacts were retained from obvious modern fill deposits and no artifacts were found in non-fill deposit soils. The archaeologist also regularly updated a project map showing the extent of daily monitoring.



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3.0 CULTURAL CONTEXT

This section presents a general outline of pre-Contact Native American and Euroamerican cultural development in the Mid-Atlantic region in general, and more specifically in northern Virginia. It is based on specific studies that form the sequence of regional Native American history and analysis of Historic period maps and documents that are presented below. These contexts provide an interpretive framework for defining the types of Native American and Historic period archaeological sites and remains that could be present in the Project LOD.

3.1 PRE-CONTACT NATIVE AMERICAN CONTEXT

Pre-Contact Native American chronology in Virginia is traditionally divided into three broad periods defined by environmental conditions and cultural manifestations of material culture, settlement systems, and social institutions. These broad periods are commonly known as Paleoindian, Archaic, and Woodland. Most archaeologists divide the Archaic and Woodland periods into Early, Middle, and Late components. Recent discoveries indicate the possibility of occupation of the region prior to the appearance of fluted points in the archaeological record. For this reason, a pre-Clovis discussion typically precedes the traditional tripartite division of Native American history in the region. As there was no evidence for indigenous occupation of the Project property, no additional discussion of pre-Contact period history is included in this report.

3.2 HISTORIC PERIOD CONTEXT

3.2.1 Early History of Alexandria

The area now encompassing the City of Alexandria was originally part of a 6,000-acre (2,428-hectares [ha]) patent, granted to the tobacco merchant Robert Howson in 1669 by William Berkley, the Royal Governor of the Colony of Virginia. The property included the oldest part of Alexandria, which today includes Ronald Reagan Washington National Airport, Crystal City, the Pentagon, and Arlington Cemetery. Also in 1669, a Scottish immigrant named John Alexander purchased the patent acreage from Howson for 6,000 pounds of tobacco. When Alexander died in 1677, the land was passed to his descendants, Phillip Alexander, Sr., and Robert Alexander I, who settled in present-day Alexandria during the late seventeenth century. In Robert Alexander's will, he devised 400 acres (162 ha) of his holdings along the Potomac River to his daughter Sarah. Sarah died without any heirs, and by the mid-eighteenth century, the land was divided between her two brothers Gerrard and John Alexander (Pulliam 2011:7-8).

Alexandria's beginning as a riverfront settlement occurred as early as 1730, when the General Assembly established a tobacco inspection station at the point of land owned by Simon Pearson, who had already constructed a warehouse there (Pulliam 2011: 8-9). A "rolling house" for tobacco was established at the banks of the Potomac River on present day Oronoco Street, which was located at the north end of a bay near Hunting Creek. This area later became the location of several tobacco warehouses, later known as the Hunting Creek warehouses, and Hugh West, a Stafford County native, established a ferry crossing of the Potomac from this location (Shephard 1989:3).



In 1749, the city was formally laid out on 60 acres (24 ha) of worn tobacco fields, bordered on the east by 15- to 20-foot (ft) (4.6- to 6.1-meter [m]) bluffs, which dropped sharply to the shores of a bay of the Potomac River (Pulliam 2011:11). The new town was divided into 84 lots; however, the original layout only extended four and a half blocks to the west of the river, and north only to Oronoco and Pendleton Streets (Figure 4). Beyond this, remnants of the earlier land division, including the Project area, remained intact. Early maps depict town lots and grids with three streets extending north and south, parallel to the Potomac River, and seven streets extending west away from the Potomac River. The streets were named in honor of nobility, royalty, and the Fairfax family, except for Water Street, located nearest the river, and Oronoco, named after a type of tobacco. The newly laid out town was named Alexandria after the Alexander family, and it rapidly grew in both economic and political importance during the eighteenth century (Pulliam 2011:11).

In November of 1762, the Virginia General Assembly approved plans to enlarge the town, which was expanded the following year. The new boundaries extended south to Wolfe Street, west to Pitt Street, and north to Madison Street (Pulliam 2011:16). This expansion included the Project area; however, the lot remained unimproved into the late eighteenth century (Figure 5). The lot was retained by John Alexander until his death in 1775. John Alexander's will granted all of the lands he held in the County of Fairfax, including the Project area, to his son William Thornton Alexander (Alexandria Land Records [ALR] 1785). In 1785, William Thornton Alexander rented 0.5 acre (0.2 ha) of that land, on lots laid out by Robert Boggess, to William Hartshorne for 61 pounds. The lot was bound on the east by Washington Street, extending 123 ft 5 inches (37.6 m) north to Prince Street, where it extended 176.5 ft (53.8 m) eastward (ALR 1785). In 1794, Alexander conveyed the lot to Hartshorne, who was to erect a dwelling house of at least 400 square ft (37.2 square m) within three years, which he never completed (ALR 1794).

William Hartshorne was a local merchant, who was commissioner of the Potowmack Company and treasurer from its inception in 1785 until 1800. Hartshorne had been born in New Jersey in 1742, and he moved south to Virginia in 1774. In 1775 he established a partnership with local merchant John Harper, and in the 1780s, he opened his own general store where he sold a variety of imported goods and agricultural products. In response to an increase in grain production in the 1790s, Hartshorne established a mill on the outskirts of town which he called the Strawberry Hill plantation. The mill became the centerpiece of his business activities, and in 1803, he moved his residence to the plantation.

Hartshorne also invested heavily in Alexandria real estate, as evidenced by his purchase of the lot along S. Washington Street. At his peak, Hartshorne owned 18 town lots within Alexandria, during which time he became an active member of the political life of the town. Following Alexandria's incorporation in 1780, he served in the town government, beginning as a tax commissioner and street surveyor, and eventually serving on the city council during the late 1780s and early 1790s (Crothers 2005:48). Hartshorne faced financial difficulties in the early nineteenth century as evidenced by an advertisement he posted in a local paper in 1800 announcing that his firm could no longer make payments to creditors due to substantial losses in Baltimore. In 1801, his mill at Strawberry Hill burned entirely, and he tried unsuccessfully to rebuild (Crothers 2005:74). It was during the period of economic strife that Hartshorne began to sell his properties along Prince and Washington Streets.



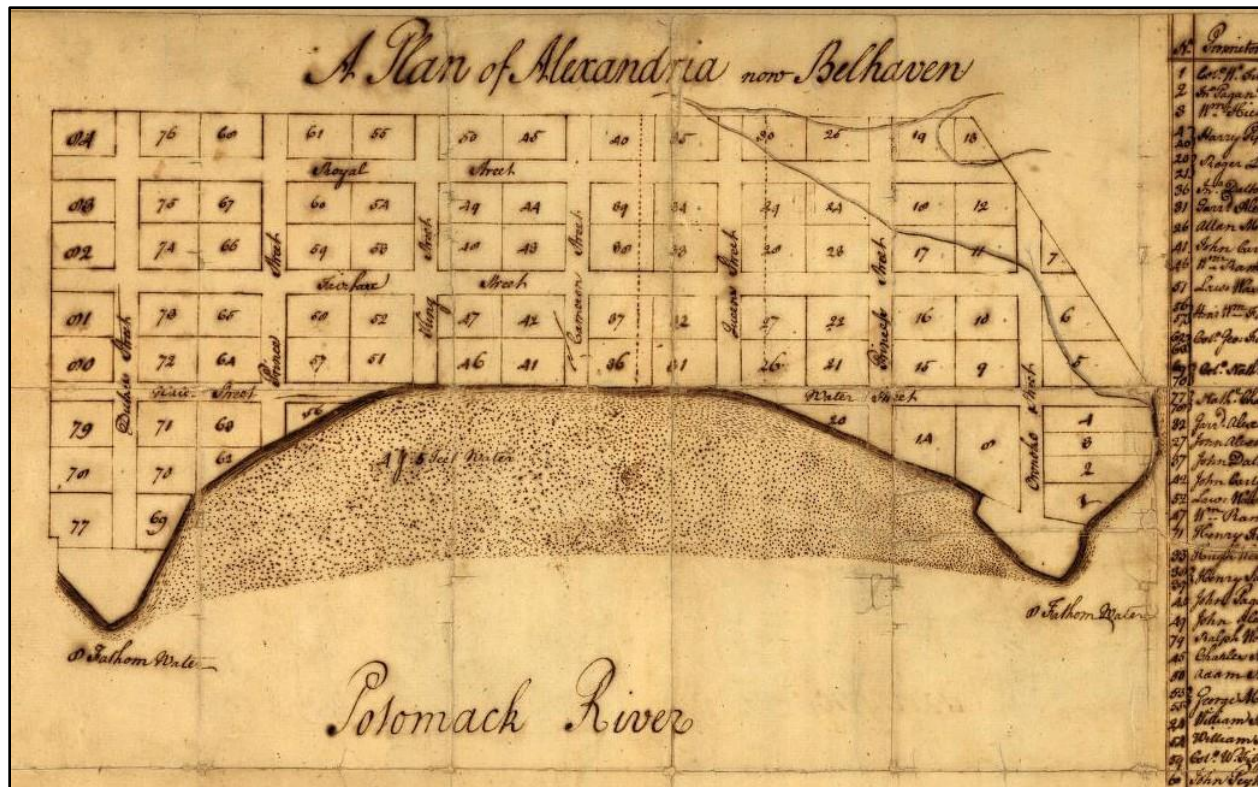


Figure 4. A 1749 plan of Alexandria (Washington 1749).



Figure 5. 1763 map depicting city of Alexandria (West 1796).

3.2.2 Nineteenth Century Development of the Project Area

In December of 1800, Hartshorne listed three lots for sale for 350 dollars each. The lots were located partially within the Project area, on the east side of Washington Street, between King and Prince Streets. In addition, he listed three lots within the Project area, located on the north side of Prince Street, near the corner of Washington Street, for 320 dollars each (*Alexandria Advertiser and Commercial Intelligencer* 1800). In 1803, Hartshorne sold a lot on Washington Street, the future site of the Trinity Methodist Church, to the trustees of the Methodist Episcopal Church for one thousand dollars (ALR 1803). The church is later depicted on the 1845 plan of Alexandria (Figure 6; Ewing and Sinclair 1845).

As seen from Magnus' 1863 *Bird's Eye View of Alexandria* (Figure 7; Magnus 1863), the land surrounding the project area was densely populated by the time. Two Methodist churches were located along South Washington Street, and a Presbyterian Church (circa 1840) was situated to the east, just outside the Project area. On the block to the south were dwellings and the Alexandria Post Office and Customs House, constructed in 1858 (Bertsch 2009a). According to the Hopkin's *Atlas of Alexandria* (Figure 8; Hopkins 1877), five homes fronted on the north side of Prince Street within the Project area by 1877. An alley was located just north of the buildings, separating their rear yards from the property of the Methodist Church. The four westernmost dwellings (No. 151 through 145 Prince Street) were three stories, with two-story rectangular portions at the rear that extended north. No. 145 Prince Street also had a two-story shed at the rear, located adjacent to the alley. No. 143 Prince Street, located at the eastern extent of the Project area, was two stories,



Figure 6. 1845 Plan of the Town of Alexandria, D.C. (Ewing and Sinclair 1845). Approximate Project area outlined in red.

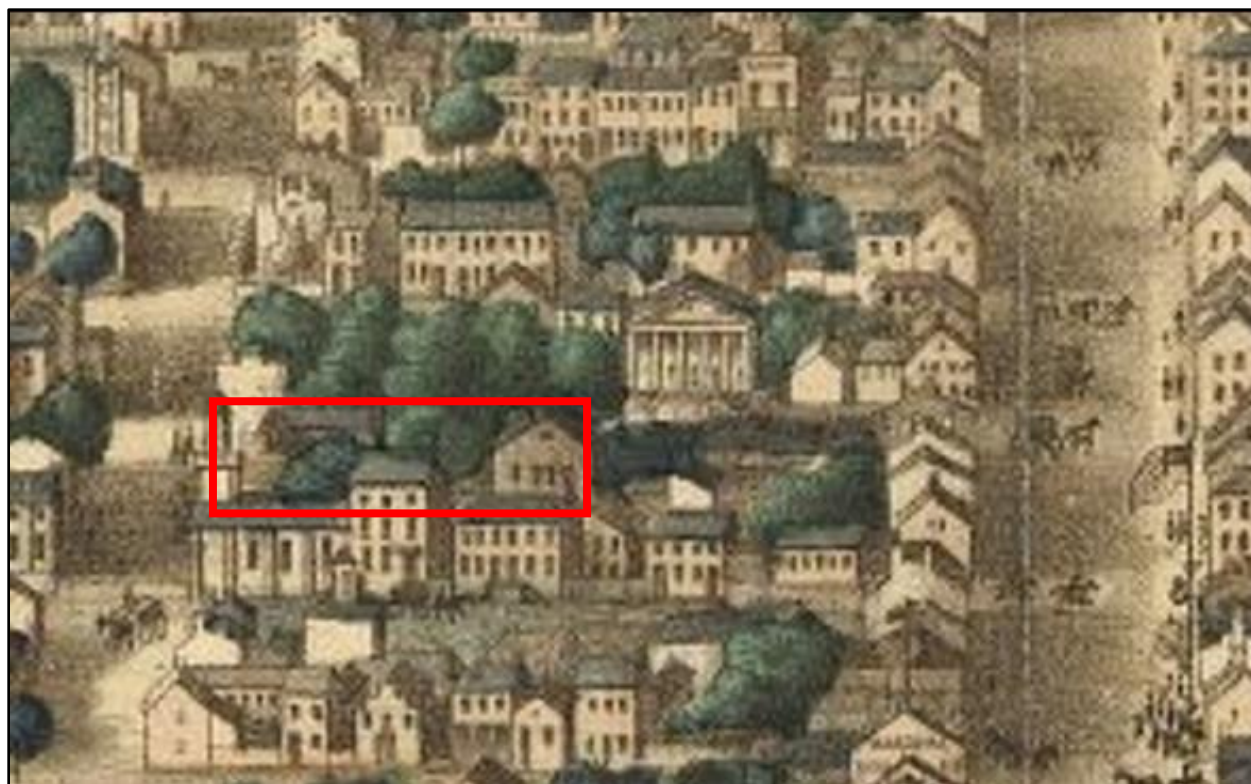


Figure 7. Detail from Bird's Eye View of Alexandria (Magnus 1863). Approximate Project area outlined in red.

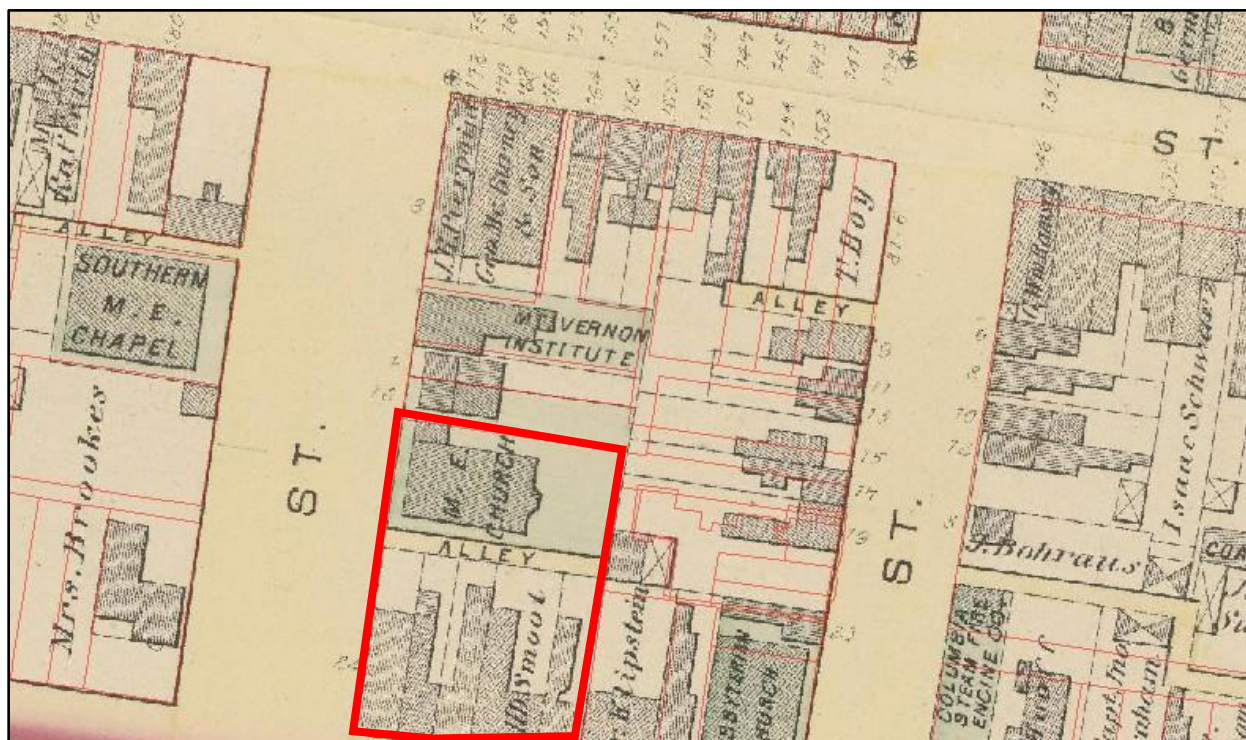


Figure 8. Detail of 1877 Hopkins map (Hopkins 1877). Approximate Project area outlined in red.



with a two-story rectangular portion at the rear, extending northward towards the alley (Figure 9; Sanborn 1885). By 1887, an additional dwelling was constructed within the project area, at 122 S. Washington Street (*Alexandria Gazette* [AG], 25 July 1887:3). The two-story building was located at the rear of 151 and 149 Prince Street, adjacent to the alley (Figure 10; Sanborn 1896).

The building at the northeast corner of Prince and S. Washington Streets was originally numbered 157 Prince Street and would become No. 617 after the addresses were renumbered in 1888. The building had multiple entrances and served as both a dentist office and residence (Figure 10; Sanborn 1896). In June of 1876, Dr. D. N. Rust moved his dental office to 157 Prince Street, occupying a portion of the building. The entrance to his office fronted Prince Street, while the residence of Eliza C. Adam was accessed at the entrance at 128 South Washington Street (U.S. Bureau of the Census 1900).

Dr. Rust remained in his office at 157 Prince Street office until July of 1887, when he relocated it to 122 S. Washington Street, a small two-story building that he constructed in 1887 (AG, 25 July 1887:3). The building was located to the rear of 157 Prince Street, abutting the alley to the south (Figure 10; Sanborn 1896). After Rust removed his office from 157 Prince Street, Dr. W.G. Asby moved his dental practice to the building. The building continued to serve as a dentist office into the twentieth century, changing operations between various local dentists (AG, 23 September 1902:1). By 1902, the building had been divided into three residences. An entrance remained along Prince Street, and two entrances were located along South Washington Street. By 1921, the entire building, now numbered 617 Prince Street, was used as a lodging house (Figure 11; Sanborn 1921).

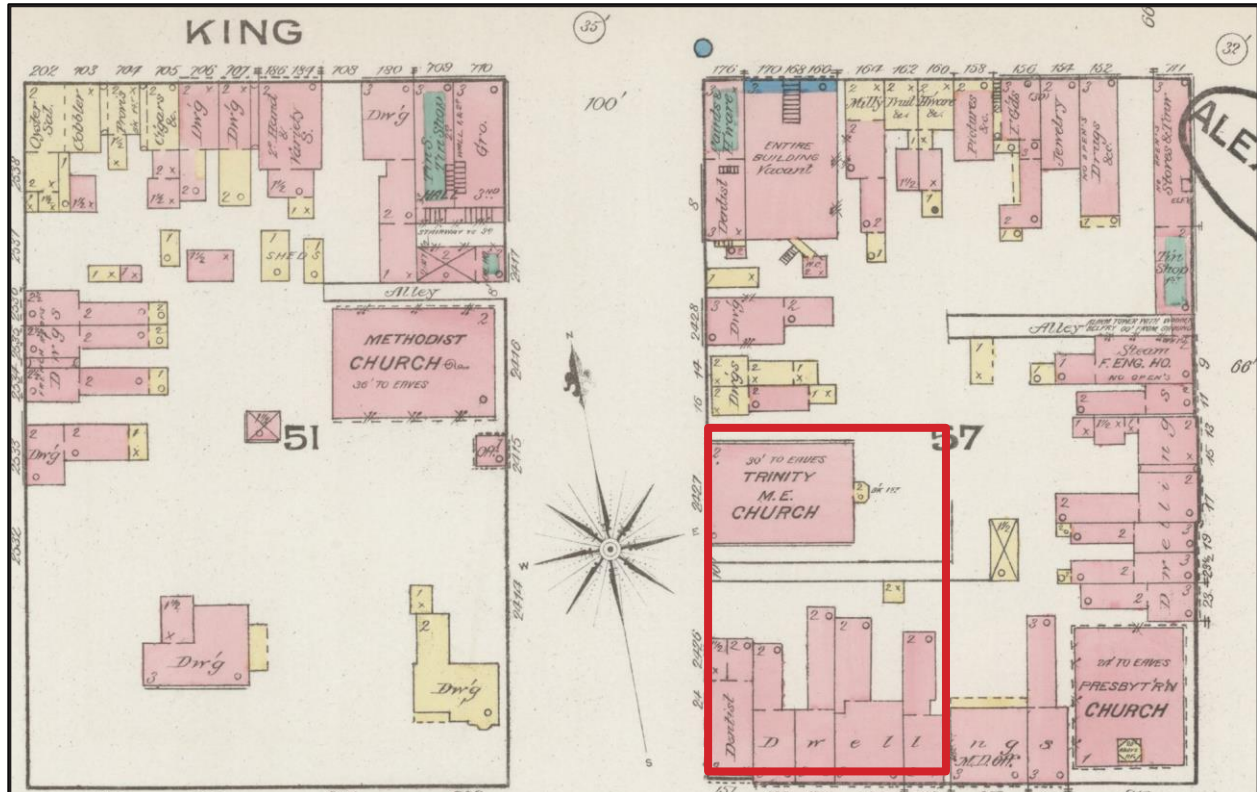


Figure 9. Detail of 1885 Sanborn map (Sanborn 1885:Sheet 7). Approximate Project area outlined in red.

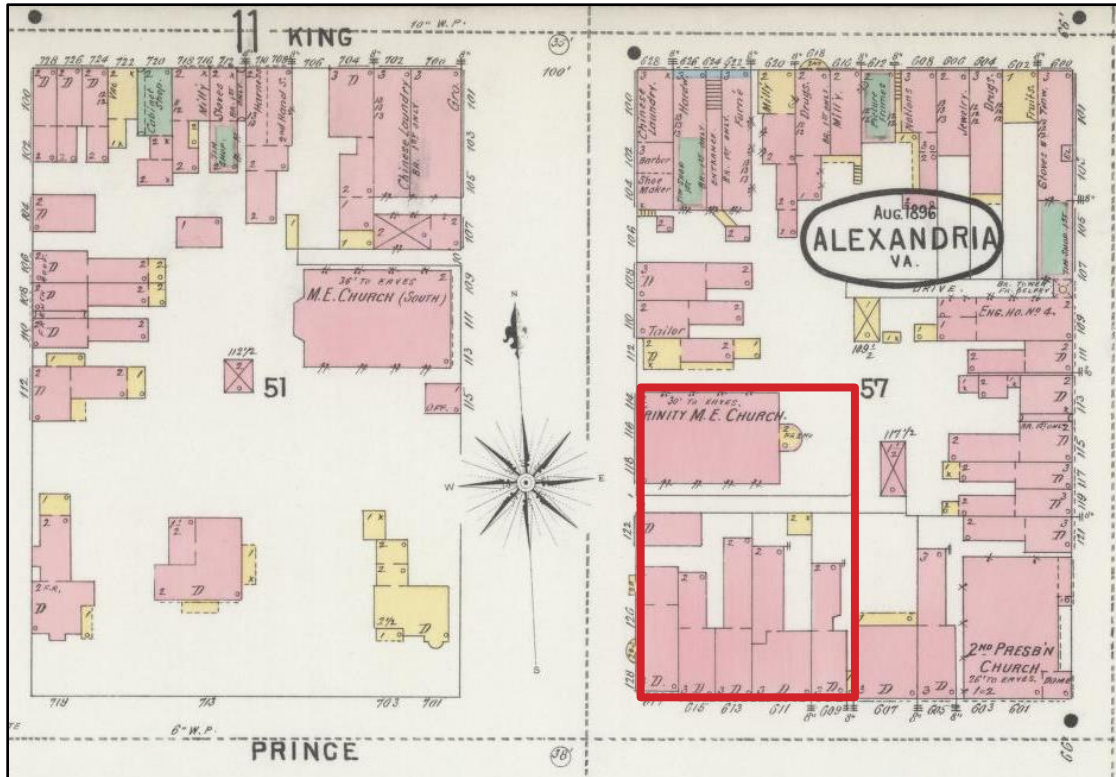


Figure 10. Detail of 1896 Sanborn map (Sanborn 1896:Sheet 6). Approximate Project area outlined in red.

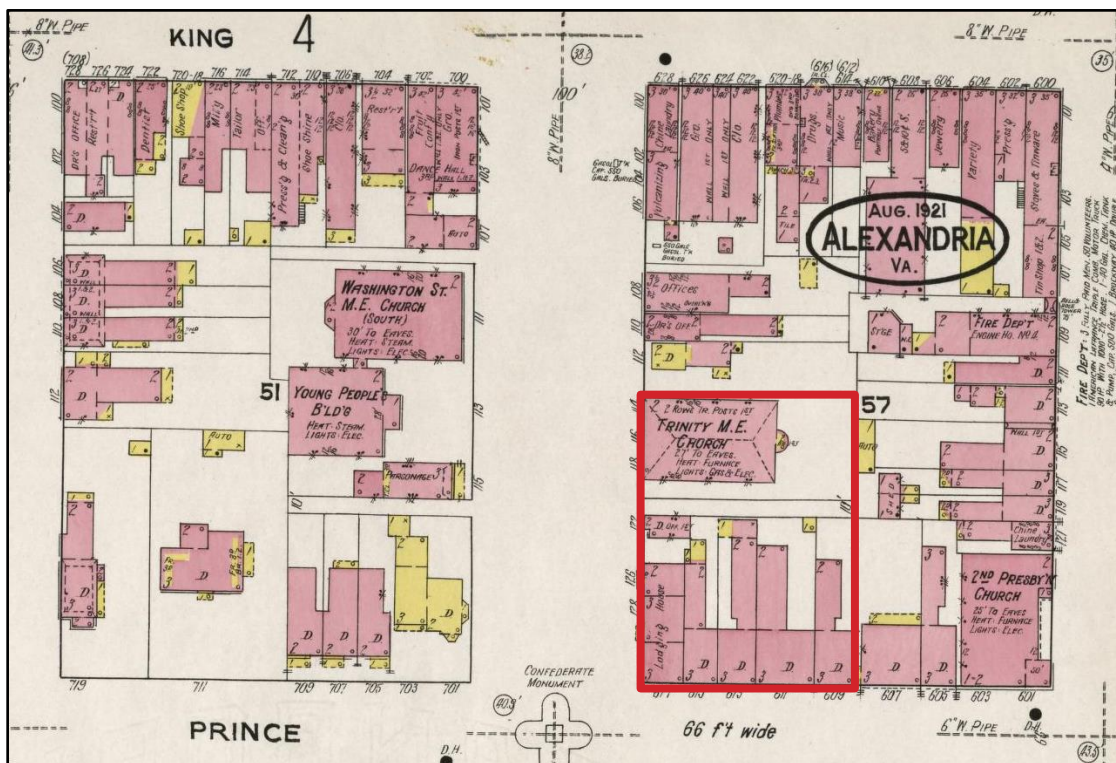


Figure 11. Detail of 1921 Sanborn map (Sanborn 1921:Sheet 9). Approximate Project area outlined in red.

No. 149 (615 after 1888) Prince Street was adjacent to No. 157 to the east. The building was likewise present on the 1877 Hopkins map (Figure 8; Hopkins 1877). By 1896, Dr. William M. Smith lived and operated his doctor's office at the first level of the building, which continued to function as a residence into the twentieth century (AG, 1 February 1896:1).

As early as September 1863, 145 Prince Street (No. 611 after 1888), to the east of No. 149, was occupied by a dentist named Julius Dienelt. Dienelt retained his office at 145 Prince Street until April 1867, at which time he relocated to 88 Duke Street (AG, 18 April 1867:1). Dienelt was likely renting the property from George H. Smoot. The Smoot family were well known in Alexandria where Smoot established a successful lumber trading business. Smoot entered the trade at the age of fourteen, as apprentice to Josiah H. Davis. Smoot's lumber business prospered in Alexandria until 1918, at which time the United State Naval Torpedo Station was erected on the site (Alexandria Archaeology 2010:86).

Upon Smoot's death in 1868 he willed the lot and building at 145 Prince Street to his son and business partner Josiah Smoot (District of Columbia Orphan's Court 1868). It appears that prior to this, Josiah's brother, Alleghany Smoot, and his wife Susan, had been living in the house in 1862. Josiah resided in the house until his death in 1888, after which time his wife, Frances, remained at the property (Richmond & Company 1900). Frances resided at 611 Prince Street until her death in 1906 (AG, 25 April 1906:3). In 1908, Harrie White moved into 611 Prince Street with his family, operating an insurance agency out of the building. The building continued to function as a dwelling into the twentieth century, with the 1921 Sanborn Map depicting it as a boarding house (Figure 11; Sanborn 1921).

No. 147 Prince Street (No. 613 after 1888), likewise functioned as a dwelling, with the lower floor occupied by a doctor's office by the late nineteenth century. By 1895, John Perry, business partner of Jason Rector Smoot, resided in the home with his wife Mary Anna, until his death in 1893 (AG, 26 April 1893:3). Mary Anna lived there until her death two years later, and the building continued to function as a dwelling into the twentieth century (Figure 11; Sanborn 1921).

3.2.3 History of Methodism in Alexandria

Methodism began as a revival movement within the Church of England, founded by brothers John (1703-1791) and Charles Wesley (1707-1788). Both brothers were educated at Oxford University and joined the ministry, with John ordained as an Anglican priest. While at Oxford in the 1720s, they formed a club dedicated to the study of Christian theology and pursuit of leading a devout Christian life. Considered by many of their classmates as religious fanatics, the members were known as "Methodists" for their use of rules and method in their lives. Despite the criticism, the circle expanded to welcome new members, among which included George Whitefield, another founding member of religious sect (First United Methodist Church 2024).

The Wesley brothers and George Whitefield conducted missionary visits to North America in the mid-eighteenth century, and the first Methodist societies were formed in New York City and Philadelphia by the 1760s. Methodism emerged closer to Alexandria in 1764, when Robert Strawbridge, a native of Ireland, constructed a chapel along Pipe Creek near Frederick, Maryland. For the next twenty years, Strawbridge traveled to Pennsylvania, Delaware, and the Eastern shore of Maryland, spreading the Methodist faith. It is also speculated that Strawbridge helped to launch



a Methodist society in Leesburg, Virginia, when land was purchased in the town in 1766 for the construction of the Old Stone Church, the earliest Methodist meeting house in the state (Stukenbroeker 1974:36-37).

Joseph Pilmore, a minister sent by John Wesley from England to America in 1769, was the first known Methodist minister to visit Alexandria. In 1772, Pilmore embarked on a tour of the South, and while returning to Philadelphia in May of 1773, he stopped in Alexandria. In 1774, two additional Methodist ministers, John King and William Duke, arrived in Alexandria. Duke preached what was known as the Frederick circuit, which ran from Frederick, Maryland, to Leesburg, Georgetown, Alexandria, and then back to Frederick. He visited Alexandria 14 times in 1774 and 1775, further solidifying the practice of the faith by town residents (Stukenbroeker 1974:23-28).

Presbyterians and Episcopalians had established churches in Alexandria by the 1760s, making the Methodists the third denomination to begin meeting in the town. In 1791, Alexandria officially became “a station” of the Methodist Faith, meaning that the town’s congregation had grown large enough to support a permanent minister. The first Alexandria minister was Ezekiel Cooper, a circuit preacher who served the Fairfax area. Cooper was originally from the Eastern Shore of Maryland and was 27 years old when he became the first minister of the Alexandria Station of the Methodist Church (Stukenbroeker 1974:76).

In 1792 the newly established station built its first church, with funds raised by Cooper. The building, often referred to as a meeting house, was located along Duke Street between Royal and Fairfax Streets on a 56 by 43-ft (17.1 by 13.1-m) lot donated by society member William Bushby (Blakemore 1943:7). The new meeting house served not only Alexandria, but other portions of Fairfax County, and the first trustees were John Moss, William Adams, Samuel Adams, James Morrison, William Rhodes, William Watters, and William Hickman (Stukenbroeker 1974:78). Few records remain detailing early membership, however it is known that early members included both white and African American merchants, tradesmen, artisans, and farmers. In 1793, the Methodist Society in Alexandria recorded its membership as including 60 White and 40 Black members (Blakemore 1943:8).

In 1792, Cooper was transferred to the Methodist station in Charleston, South Carolina, leaving a vacancy at the ministry in Alexandria. Two ministers, George Cannon and Stewart Redman, were appointed in Cooper’s place, and for the next 151 years, new ministers would be appointed every one or two years (Stukenbroeker 1974:88).

3.2.4 Trinity Church at 114 S. Washington Street

After religious revivals in the fall and winter of 1802 and 1803, membership in the Methodist Society began to increase significantly. In December of 1802, John Robbins, a local preacher in Alexandria recorded:

The society increased gradually until the winter of 1802, when at a quarterly meeting about Christmas, under a sermon of the Rev. Daniel Hitt, presiding elder...the door was shut, a gracious and extensive revival of religion commenced



which resulted in the conversion of hundreds of precious souls and their admission to membership.

The revival continued into 1803, and by the end of the year, 352 new members reportedly joined the church that previously only had 133 members (Stukenbroeker 1974:108-109).

Prior to the Great Revival, the church had been considering an expansion of its First Meeting House, having purchased a small adjacent lot. The dramatic increase in membership, however, necessitated a larger building. On 24 June 1803, trustees of the Methodist Episcopal Church in the Town of Alexandria, including Jacob Hoffman, Charles Slade, William Rhodes, Bernard Bryan, John Slone, John Bryam and Henry Stanton Earl, purchased the 0.5-acre (0.2-ha) lot at 114 S. Washington Street from Hartshorne for 1,000 dollars (ALR 1803).

There is little information regarding the construction or appearance of the early building constructed on the lot. It is known that work on the one-story brick building was rushed to prepare for the arrival of minister Francis Asbury in April of 1804, at which point the building was not entirely completed and a work bench was used as a pulpit. During this period the Old Meeting House at Chapel Alley was occasionally still used for religious services, as the new building was not equipped to handle inclement weather. On 27 March 1807, the Old Meeting House was sold for 850 dollars to a group from the O'Kelly faction of the Methodist church which had formed in 1792 (Stukenbroeker 1974: 116).

By the 1840s, membership had reached roughly 1,000, and many activities were held at the church on S. Washington Street. In addition to regular services, the building was occupied for Sunday schools, women's groups, and board meetings (Trinity United Methodist Church [UMC] of Alexandria 2024).

In 1844, a bitter debate erupted within the Methodist Episcopal Church when a resolution was introduced demanding the resignation of a southern bishop who owned slaves. The resolution passed, and by 1845, the Methodist Episcopal Church South was formed by the pro-Southern members who supported the institution of slavery. A legal battle ensued over church property, and the meeting house at 114 S. Washington Street was closed for roughly a year. On 17 June 1850, the Court ruled in favor of restoring the church to the Baltimore Conference and the southern defectors were left with no recourse but to find land and build their own church. With the help of the Virginia Conference, money was obtained and a property across S. Washington Street was acquired. Trinity Church, as the church at 114 S. Washington Street was named, became known as the Northern Church, with the church on the opposite side of the street known as the Southern Church (Trinity UMC of Alexandria 2024). The cornerstone of what became known as the Washington Street Church was laid on 12 September 1850 (Stukenbroeker 1974:166-167). The schism that occurred between the Northern and Southern churches had a significant impact on Trinity's membership. Prior to 1849, the church had approximately 700 members, however after the defection of southern members, numbers declined to 290 (Stukenbroeker 1974: 173).

Alexandria served as an important supply and transportation center for the Union Army during the Civil War. In addition to access to the wharves, at the start of the war, the city was serviced by three rail lines. As the war continued, wounded soldiers from nearby battles including First Manassas, Second Manassas, the Peninsula, and Fredericksburg were transported to Alexandria



for treatment. The Union Army commandeered over 20 of the city's largest buildings, converting them into hospitals (Pulliam 2011:41). During this time, federal authorities occupied the Washington Street Church, across from Trinity Church, in part due to its southern sympathies. Trinity Church, however, was not commandeered, and worshipers continued regular services at 114 S. Washington Street throughout the war.

By 1865, it had become evident the one-story building, constructed in 1804 needed a remodel. After two years of raising funds and planning, the last services were held in the original church building on 12 April 1883. The 1804 building was entirely dismantled, with the exception of the side and rear walls, which were raised to create a second story. The front elevation was extended 6 ft (1.8 m) west to meet the street line (Figure 12). The top floor became the sanctuary, and the first floor included a lecture room and a number of smaller rooms to serve the Sunday School. During renovations, the congregation met in the Quaker Meeting House, and the remodeled building was opened in March 1884 (Stubenbroeker 1973:183).

Additional improvements were made to the interior of the building throughout the coming years. In 1903, new pews were purchased, and in 1911, a new organ was obtained through public subscription and a donation from Andrew Carnegie. In 1929, the building was temporarily closed for extensive interior redecorating (Stubenbroeker 1973:183). The church building remained the only structure on the lot, as Trinity Church's parsonage, which was used since 1800, was located at 609 Prince Street. In 1914, there was a movement to construct a new parsonage, nearer the church on 112 S. Washington Street; however, the project was abandoned, and the old parsonage was sold in 1924 (Stubenbroeker 1973:187-188).

Throughout the close of the nineteenth and beginning of the twentieth century, Trinity Church struggled greatly, as budgets were small and membership decreased. By 1867, membership had reached an all-time low of 125. It rose to 200 in 1876, and reached 300 by 1914, only to drop to a mere handful in 1939 (Stubenbroeker 1973:182). That year, the three main branches of Methodism, including the Methodist Episcopal Church North, the Methodist Episcopal Church South, along with the Methodist Protestant Church merged to form a singular Methodist Church. However, Trinity retained the reputation of the "Northern Methodist Church" in a city that had a strong southern heritage, leading many to instead favor the Washington Street Church, which continued to thrive (Stubenbroeker 1974:198). A young minister named John H. Blakemore was assigned to Trinity Church by Virginia Bishop W.W. Peele, with the task of merging with the Washington Street Church. However, Trinity Church refused to merge. Instead, the church decided to relocate from downtown Alexandria to the Beverly Hills-Braddock neighborhood. The church was rebuilt there using bricks, pews, and stained glassed windows from the previous building (Trinity UMC of Alexandria 2024).

3.2.5 *The George Mason Hotel*

The six dwellings at the corner of Prince and S. Washington Street, along with their associated outbuildings, were present within the Project area until 1925. The Northern Virginia Hotel Corporation, which was incorporated in July 1924, intended to fund the construction of a hotel in Alexandria by selling stock to Alexandria citizens. The Board of Directors planned to purchase a site on King Street; however, prices in the area rose after this intent became known. Instead, the Board selected the parcel of seven lots at the corner of Prince and Washington Streets (Bertsch





Figure 12. Late 1880s View of Trinity United Methodist Church (Alexandria Library Special Collections).

2009b). In 1925, the townhouses were demolished to make way for the George Mason Hotel (Figure 13).



Figure 13. Demolition and clearing of northeast corner of S. Washington and Prince George Street for George Mason Hotel (Alexandria Library Special Collection).

Groundbreaking for the hotel occurred in April 1925. Observing the construction, the *Washington Post* noted that the building would be “the first strictly modern hotel in Alexandria (*Washington Post* [WP], 2 June 1925:3). Construction of the building took seven months, with an estimated cost of \$500,000. The George Mason Hotel opened on 1 February 1926 accompanied by four days of celebratory events. The program featured two banquets, a flag-raising, an inspection by stockholders, and a dance. An orchestra from Philadelphia was also brought in to celebrate the grand opening (WP, 19 January 1926:2).

Once completed, the ground floor at South Washington Street provided storefront retail and soon became the home of the Alexandria Chamber of Commerce (Bertsch 2009b). Special events and civic meetings were often held at the hotel. The completion of the George Washington Memorial Parkway in 1930 likely saved the hotel from entering receivership during the Great Depression as the roadway passed through Alexandria along Washington Street (Andrik Associates 1978).

3.2.6 Late Twentieth Century Land Use

Following the closure and subsequent dismantling of the Trinity Church at 114 S. Washington Street in 1942, the ownership of the lot become more complex, changing hands numerous times within a 50-year period. On April 10, 1942, the surviving trustees of the Trinity Methodist Church of Alexandria, deeded the lot to Robert S. Barrett (ALR 1942). Barrett, who was a philanthropist and Grand Exalted Ruler of the Elks, did not hold the lot long (*New York Times*, 25 February 1959:31). On 18 May 1943, about a year after acquiring the lot from Trinity Church, Barrett deeded it to Vaughn B. Connelly and John Barton Phillips (ALR 1943). Connelly and Phillips were instrumental in the development of Annapolis in the mid-twentieth century. Connelly was responsible for the development of the Colony Motel, Alexandria Roller Rink, and Hunting Towers. Connelly often worked with Phillips, who was a prominent lawyer, businessman and first chairman of Alexandria’s redevelopment authority. Phillips was likewise involved in numerous real estate ventures throughout Alexandria, working alongside Phillips on the development of apartments, motels, and other ventures (WP, 5 August 1972:B10).

The pair held the lot at 114 S. Washington Street until 2 July 1947, when they deeded the property to the Barco Corporation, which owned the adjacent George Mason Hotel (ALR 1947). Barco Corporation retained the lot until 18 May 1953, at which time it was deeded back to Robert S. Barrett (ALR 1953). Barrett held the lot for another three years, before deeding the property back to the Barco Corporation in 1956 (ALR 1956). During this time, it appears the northern half of the Project area remained undeveloped after the dismantling of the church. Historic aerials do not depict new construction on the property, which was likely used as a small parking lot as depicted in the 1957 aerial (Figure 14; City of Alexandria, Virginia 2024).

By the late 1960s, business at the George Mason Hotel had declined significantly, and the hotel closed its kitchen at the beginning of the 1970s. In 1971, the hotel filed for bankruptcy, and after nine months in bankruptcy court, it was forced to close (Scharff 1971). Both the hotel and the lot at 114 S. Washington Street were granted to Henry B. Crockett, a trustee of the Northern Virginia Hotel Corporation. While Crockett is listed as the grantee in the deed, John B. Phillips had obtained a promissory note from the corporation for the sale. Phillips died on 4 August 1972 (WP, 5 August 1972:B10), and in December of that year, his property was auctioned off to pay his debt to the Barco Corporation (ALR 1972).





Figure 14. 1957 aerial image with Project area outlined in red (City of Alexandria, Virginia 2024).

On 20 August 1973, the National Homeowners Sales Services Corporation, an Atlanta-based investment group, purchased a deed of trust for both Parcel 1 (George Mason Hotel) and Parcel 2 (the former location of Trinity Church) (ALR 1973). The group planned to renovate the interior of the hotel to open it for school students visiting the Washington Area (Omang 1973). However, the Northern Virginia Hotel Corporation filed for bankruptcy on 25 August 1975, as its assets of \$672,031 exceeded its debts by approximately \$80,000 (WP 25 December 1971:C8). The hotel and the lot at 114 S. Washington Street were subsequently repurchased by Hue R. Lee, the president of the National Homeowners Sales Services Corporation for more than twice what the company had paid for the building in 1973 (Kiernan 1975). In 1976, following a lengthy legal battle by Lee, the George Mason Hotel and the parking lot at 114 S. Washington Street were purchased by Savage-Fogarty Companies, Inc., which converted the hotel into an office building (ALR 1976). As part of this conversion, the main entrance was relocated from South Washington Street to Prince Street and a marquee at the top of the building was removed. The cost of the interior renovation and exterior alterations was estimated at two million dollars (Valente 1976).

In 1977, during ownership by Savage-Fogarty, a two-story, brick parking garage was constructed within the Project area (City of Alexandria, Virginia 2006). The parking garage fronted west onto S. Washington Street, where it was accessed by garage and pedestrian doors (Figure 15). On the north, it was adjoined to the building at 112 S. Washington Street. At the south elevation, the garage was separated from 699 Prince Street by an asphalt alley, which extended to and wrapped around the rear, or east elevation of building, allowing access to parking on top of the garage.



Figure 15. 2006 Street View of 114 S. Washington Street garage and adjacent alley (Google 2024).

On 30 November 1998, Savage-Fogarty Companies, Inc. deeded the property, including the building at 699 Prince Street and the parking lot at 114 S. Washington Street, to the National Center for Missing and Exploited Children (ALR 1998). The organization occupied the former hotel building at 699 Prince Street and utilized the parking garage at 114 S. Washington Street until 2018.

In 2018, the National Center for Missing and Exploited Children deeded the building at 699 Prince Street and the lot at 114 S Washington Street to J. River 699 Prince Street LLC (ALR 2018). In 2022, the two-story brick parking garage at 114 S Washington Street was demolished as part of the current Project (Figure 16).

3.3 PREVIOUS INVESTIGATIONS NEAR THE PROJECT AREA

Stantec reviewed archaeological survey and site data from VDHR's online V-CRIS database system and from Alexandria Archaeology indicates no previous archaeological investigations have occurred with the Heron Hotel Project area. However, several archaeological investigations have occurred within a 0.25-mi (0.4-km) research radius of the Project area. Additionally, 63 archaeological sites have been registered within the research radius; none are within the Project area.





Figure 16. 2022 Street View depicting demolition of two-story brick parking garage at 114 S. Washington Street (Google 2024).

One of the earliest modern excavations near the project area dates to 1974, prior to restoration work at Gadsby's Tavern (44AX0002) located on North Royal Street (Foss 1974). The work centered on locating and excavating any wells in the basement, removing fill from a 1792 ice well, excavating and recording any features in part of the courtyard, and recovering artifacts for interpretive and exhibition purposes. No well was identified in the basement, and the ice well investigations were terminated when the feature was determined to be within unstable sands. In the courtyard, the remains of four structures were identified, two of brick and two of post construction. Based on documentary research, the archaeologists suggested that the post structures represented the remains of a kitchen and coach house dating to the late eighteenth century. One of the brick structures might have related to the original tavern, and the other was likely associated with improvements made in 1802. Artifacts recovered from the excavations dated from the mid-eighteenth century through the twentieth century.

Between 1973 and 1975, archaeologists associated with the City of Alexandria completed excavations at the John Carlyle House (44AX0033), located east of the 615-621 King Street LOD (Faubert 1980; Gyrisco 1977; Tolson 1980). Five shaft features were identified, including two exterior wells, one exterior privy, an interior cistern, and an interior well or cold storage pit.

Artifacts recovered from excavations indicate the features range in age from the eighteenth century to the early twentieth century.

Between 1979 and 1987, John Milner Associates (JMA) and Alexandria Archaeology performed several investigations at Christ Church (44AX0088) associated with renovations and additions at the Parish House (Creveling 1987; Creveling and Cressey 1986; DeRossi 1985; John Milner Associates 1978, 1979). Test excavations revealed evidence of a number of eighteenth-century burials in the churchyard, including gravestones and heavily decayed human remains. Recent work at the church includes three monitoring projects associated with construction projects. The first project entailed monitoring of the reconstruction of the fence wall along North Washington Street and identified 12 graves and a brick footing (Ward and McCarthy 2000). The second project was monitoring of a wall replacement along North Columbus Street, which revealed 33 graves (Clem 2002). Finally, monitoring of the installation of a handicap ramp identified at least five grave shafts and two other potentially burial-related features (LeeDecker 2008). No human remains were identified within the grave features in these projects.

In 1990, Alexandria Archaeology partnered with Doell & Doell for excavations at the NHRP-listed Lloyd House (44AX0034) at 220 North Washington Street (Doell & Doell 1990). Limited excavations occurred as part of an effort to document the property's history, existing condition, and archaeological resources. The archaeological investigations identified a planting bed, a stone path, and a bricked area within the backyard. In 2001, a historic structure report was prepared for the property prior to its conversion into administrative offices for the Office of Historic Alexandria (Dennée 2001).

In the early 1990s, Parsons Engineering Science, Inc. conducted terrestrial and underwater archaeological investigations for the Woodrow Wilson Bridge improvement project (Stevens et al. 1996). The survey was conducted in Maryland and Virginia within several proposed right-of-way alternatives and identified two archaeological sites, neither of which is within 0.25 mi (0.4 mi) of the Heron Hotel Project area. URS Greiner Woodward Clyde conducted a supplemental historic architectural survey for the project in 1999 (URS 1999).

Engineering Science conducted archaeological investigations at the historic Alfred Street Baptist Church (44AX0161) in 1991 (Walker et al. 1992). Systematic shovel testing and test unit excavations occurred in the south and west yard area and additional test units were excavated along the north and south walls within the basement. Excavations identified interior and exterior builder's trenches. Excavations in the yard area uncovered a possible nineteenth-century stratum beneath later fill deposits.

In 2002, Karell Archeological Services, Inc. conducted archaeological investigations for a proposed addition to 111 N. Alfred Street which will affect site 44AX0096, the Sugar House factory (Koski-Karell 2002). Alexandria Archaeology conducted initial excavations at the site in the late 1980s and early 1990s (Barr et al. 1994) and identified brick foundations and artifact assemblages associated with the sugar house. Excavations for the proposed addition identified brick footings for a former porch, a brick foundation, brick paving, and a circular brick shaft.

In 2003, Thunderbird Archeological Associates conducted excavations in the yard areas around the Elliot House (Jirikowic et al. 2003). The investigation identified two shaft features (well and



cistern) dating to the construction of the house or earlier. Both features were filled with miscellaneous household refuse when they were abandoned. Additional features were associated with improvements and alterations to the house, as well as usage of the yard areas.

In 2007, JMA conducted archaeological investigations prior to construction of a new affordable housing building for senior citizens (Traum et al. 2007). The property is associated with the L'Ouverture Hospital, which treated African Americans and Native American soldiers during the Civil War. The excavations determined the property had been graded prior to construction of the two-story dwelling which stood on the property at the time of the survey. No evidence of the Civil War occupation of the property was identified.

In 2013, R. Christopher Goodwin & Associates initiated archaeological investigations for the Wilkes Residences at 711 Wilkes Street, located southwest of the Project area. The initial documentary study suggested a high potential for intact archaeological deposits within the northern portion of the study area (Williams 2013). Subsequent archaeological excavations revealed deep subsurface disturbances associated with the mid-twentieth century conversion of the property to a parking lot (Child and Williams 2018).

In 2014, Thunderbird Archaeology conducted archaeological investigations at 206-212 South Patrick Street (Mullen et al. 2014). The investigations uncovered brick walls and an arched brick fireplace/chimney within a portion of a brick cellar or basement attributed to the former building at 212 South Patrick Street. The building remnants were registered as archaeological site 44AX0227. Due to the identified disturbance of the site, it was recommended not eligible for listing on the NRHP.

Alexandria Archaeology excavated a shaft feature (44AX0226) uncovered during construction activities at 200 North Royal Street in 2014 (Fesler and Nasca 2014). The shaft is a possible well abandoned before it was fully excavated. Artifacts recovered from the fill date to ca. 1790 to ca. 1820, suggesting the shaft was open for only a brief period. Alexandria Archaeology also excavated two well shafts (44AX0238) at 123 South Pitt Street in 2019 (Fesler et al. 2019). Artifacts recovered from the wells generally date between 1840 and 1880.

3.4 ARCHAEOLOGICAL SITES IDENTIFIED NEAR THE PROJECT AREA

No archaeological sites have been recorded within the Heron Hotel Project area. A total of 63 archaeological sites have been recorded within the 0.25-mi (0.4-km) research radius of the Project Area (Table 2). Many were identified during limited archival and archaeological investigations conducted in the 1970s and 1980s for various grant or city projects. Others were identified during compliance archaeological investigations mandated by the *City of Alexandria Archaeological Standards* (Alexandria Archaeology 2021).

Four sites (44AX0002, 44AX0003, 44AX0034, 44AX0044) are associated with NRHP-listed properties but have not been evaluated for contribution to the listings. Site 44AX0002 coincides with Gadsby's Tavern, which was constructed in 1752 and had a large addition added in 1792. Site 44AX0003 is the Carlyle House, a mid-Georgian mansion constructed ca. 1752. Excavated features associated with the site include wells, a privy, a cistern, and a possible cold storage pit. Site 44AX0034 is associated with former landscape features at the Lloyd House, which was



constructed in 1796. Site 44AX0044 is associated with the Stabler-Leadbeater Apothecary Shop but has not been archaeologically verified. Eligibility determinations have not been made for the remaining 59 registered sites, 9 of which have been at least partially, if not completely, destroyed by construction.

Two sites (44AX0208-001 and 44AX0208-002) are temporary camps from the Revolutionary War; neither has been archaeologically verified and both are based on general map projections. Other sites include the Alfred Street Baptist Church (44AX0161) and 200 North Royal Street Bathhouse (44AX0226). Site types include three cemeteries, a fire station, an open air market, four pottery kilns, a sugar refinery, two stores, three tavern/inns, four sites with shaft features (wells, privies, cisterns, etc.), 34 single dwellings, and 11 multiple dwellings. The multi-type sites include a property with a sugar factory and later single dwelling, a single dwelling with a Woodland lithic scatter, multiple dwellings with outbuildings and shaft features, and multiple dwellings with a store and a tavern/inn.

Table 2. Previously recorded archaeological sites within 0.25-mi research radius.

Site No.	Site Name	Site Type	Period	Comments
44AX0001	500 Block Site	Multiple dwellings, outbuilding, well, privy, cistern	1750-1974	Destroyed by construction
44AX0002	Gadsby Tavern	Tavern/Inn	18th–20th century	Not evaluated but associated with NRHP Listed Property
44AX0003	Carlyle House	Single dwelling	18th–20th century	Not evaluated but associated with NRHP Listed Property
44AX0005	SE Corner Dip Block 5	Single dwelling	19th century	Destroyed by construction
44AX0007	Plum Site	Pottery kiln	19th century	
44AX0018	SW Corner Dip Block 5	Multiple dwellings	19th century	
44AX0019	DIP Block 11	Multiple dwellings	19th century	
44AX0029	Swan-Smith-Milburn	Pottery kiln	1800–1849	
44AX0033	East Courtyard City Hall	Open air market	19th century	
44AX0034	Lloyd House	Single dwelling	20th century	Not evaluated but associated with NRHP Listed Property
44AX0044	Stabler-Leadbeater Apothecary Shop	Store	18th–19th century	Not evaluated but associated with NRHP Listed Property; not verified archaeologically
44AX0047	Yeaton-Fairfax House	Single dwelling	1825–1849	
44AX0049	Ramsey House	Single dwelling	1725–1774	Not verified archaeologically
44AX0051	Muddiman Tavern	Tavern/Inn	19th century	
44AX0057	315 S. Columbus St.	Single dwelling	19th–20th century	
44AX0058	318 S. Alfred St.	Single dwelling	19th century	
44AX0059	316 S. Alfred St.	Single dwelling	19th–20th century	
44AX0060	600-602 Cameron St.	Single dwelling	19th–20th century	
44AX0062	Lloyd's Row	Single dwelling	19th–20th century	
44AX0063	818-820 Wolfe St.	Single dwelling	19th century	
44AX0066	217 N. Royal St.	Single dwelling; Unknown pre-Contact	Woodland; 19th–20th century	
44AX0067	601 Duke St.	Single dwelling	19th–20th century	
44AX0069	Carter House	Single dwelling	18th–19th century	
44AX0070	711 Prince St.	Single dwelling	19th–20th century	
44AX0073	1010 King St.	Single dwelling	18th–20th century	
44AX0074	213 S. Pitt St.	Single dwelling	19th–20th century	
44AX0077	609 Cameron St.	Single dwelling	19th century	
44AX0079	Anchorage House	Multiple dwellings	1850–1899	Not verified archaeologically



<i>Site No.</i>	<i>Site Name</i>	<i>Site Type</i>	<i>Period</i>	<i>Comments</i>
44AX0080	Fisher Pottery	Pottery kiln	1750–1799	
44AX0082	Morrison House	Multiple dwellings	19th century	Destroyed by construction
44AX0085	212 S. Fairfax St.	Single dwelling	1775–1825	
44AX0087	Piercy Pottery	Pottery kiln	19th–20th century	
44AX0088	Christ Church Cemetery	Cemetery	1760s–1809	
44AX0091	4KS	Multiple dwellings	1775–1849	Destroyed by construction
44AX0092	Bank Block	Wells	1800–1825	Destroyed by construction
44AX0093	Gadsby's Block	Multiple dwellings; Store; Tavern/Inn	1800–1825	Destroyed by construction
44AX0094	Market Block	Tavern/Inn	1775–1849	Destroyed by construction
44AX0095	3KS	Store; Industrial	1775–1849	Destroyed by construction
44AX0096	Sugar House	Single dwelling; Factory	18th–20th century	
44AX0097	809 Duke St.	Well	19th century	
44AX0102	807 Duke St.	Single dwelling	19th century	
44AX0106	Hoe House	Single dwelling	1775–1799	
44AX0107	306 S. Fairfax St.	Single dwelling	1750–1849	
44AX0108	307 S. St. Asaph St.	Single dwelling	1775–1799	
44AX0110	207 Prince St.	Single dwelling; Stable	18th century	
44AX0113	900 King St.	Single dwelling	1750–1945	
44AX0115	306 Duke St.	Single dwelling	1770s–20th century	
44AX0117	124 S. Fairfax St.	Multiple dwellings	1775–1849	Not verified archaeologically
44AX0125	312–314 1½ S. Alfred St.	Multiple dwellings	1875–1924	
44AX0129	Friendship Fire Company	Fire station	1850–1874	
44AX0132	Old Quaker Cemetery	Cemetery	1725–1774	
44AX0133	Old Quaker Cemetery	Cemetery	1750–1799	
44AX0142	811 Duke St. Well	Well	19th century	
44AX0143	Francis L. Smith House	Single dwelling; Hospital	18th–19th century	Civil War hospital
44AX0147	Smyth(e) Site	Single dwelling	1800–1849	Destroyed by construction
44AX0156	Joseph Ingle Cabinet Shop	Store	1750–1849	
44AX0157	George Seaton House	Single dwelling	19th century	
44AX0161	Alfred Street Baptist Church	Church	1825–1874	
44AX0170	Hoffman Sugar Refinery	Sugar refinery	19th century	
44AX0171	708 Wolfe St.	Single dwelling	1800–1874	
44AX0192	---	Single dwelling	19th–20th century	
44AX0208- 001	French Infantry Campsite No. 16	Temporary camp	1775–1799	Not verified archaeologically
44AX0208- 002	Campsite No. 8 Lauzun's Legion	Temporary camp	1775–1799	Not verified archaeologically
44AX0226	200 N. Royal St. Bathhouse	Tavern/Inn	1811–1825	
44AX0227	212 S. Patrick St.	Single dwelling	1810–1961	
44AX0238	123 S. Pitt St.	Single dwelling	1830–1880	
44AX0254	317 Prince St.	Multiple dwellings	18th–20th century	
44AX0257		Multiple dwellings	Mid-1800s–20th century	



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4.0 RESULTS OF INVESTIGATIONS

Monitoring occurred during multiple sessions between July 13, 2022, and November 2023. Initial monitoring occurred during drilling for pilings in the sidewalk area on the east side of South Washington Street. Bricks were removed from the sidewalk exposing a thin sandy fill soil. Piling excavations exposed yellowish brown (10YR 5/8) fine sandy loam subsoil beneath the fill deposit. No artifacts were recorded at the excavations.

Stantec monitors returned to 114 S. Washington Street in April and June 2023 for removal of the concrete floor of the demolished parking garage structure at the address. A decision was made to monitor only removal of the western half of the foundation. The garage had been constructed with a floor sloping down from west to east, with the east end of the floor being more than 12 feet (3.7 m) below street grade. Any historic surfaces below the eastern portions of the garage would have been destroyed during its construction in 1977. The eastern side of the concrete floor was removed first, and concrete support pillars were inserted into a yellowish brown (average 10YR 5/8) fine sand subsoil horizon.

On June 27, 2023, Stantec was notified that construction crews on the project had encountered a brick feature while excavating trenches below the western half of the now demolished garage structure. Stantec had not received prior notification of trench excavations. Upon arrival, Stantec archaeologists noted the northwest portion of the garage floor had been removed, and approximately 2 ft (0.6 m) of soil had been excavated from much of the northwest area (Figure 17 and 18). Exposed soils were mostly a yellowish brown (10YR 5/8) sand, with some areas of a strong brown (7.5YR 5/8) sandy clay. These appeared to be intact subsoil strata. A small remnant soil profile visible in the south wall of the excavated area indicated there had been approximately 1 ft (0.3) of dark yellowish brown clayey fill between the concrete garage floor and the exposed subsoil layer.

When Stantec archaeologists arrived, a deeper trench had been excavated into the center of the exposed area. This trench measured approximately 20-x-50 ft (6-x-15.25 m). Much of the trench appeared to have been excavated approximately an additional 3 ft (1 m) below the surrounding grade. Much of the trench had already been backfilled with a loose matrix of disarticulated bricks, mortar, and fragments of copper sheeting (Figure 19). A spoil pile of soil and bricks was also observed to the north of the trench. This pile measured approximately 5-x-13 ft (1.5-x-4 m) and was approximately 4 ft (1.2 m) high (Figure 17).

The bricks appeared to be the same size and paste type, which is typical of machine-made bricks. The bricks in both concentrations were not articulated. However, several had a coating of mortar, and mortar powder comprised a large part of the soil matrix around the bricks. Construction crews did not indicate that the bricks were from a structure demolished during the current undertaking, and suggested the bricks were present in the foot of fill soil beneath the concrete garage floor. No other artifacts were recorded.

In the deepest part of the partially backfilled trench, Stantec archaeologists documented a partially intact brick pier, approximately 12.6 ft (3.9 m) east of the east edge of the S Washington Street sidewalk, and 35 ft (10.7 m) south of the south wall of the building at 112 S Washington Street (Figure 18). The pier was exposed at approximately 4.1 ft (1.25 m) below the surrounding grade. The pier was cleared in total, to a depth 6.8 ft (2.07 m) below grade. The pier consisted of 9 courses of brick cemented with sand mortar. The two deepest courses were cemented with concrete. The main part of the pier measured 1.8-x-1.8 ft (0.6-x-0.6 m), but each of the bottom three courses of brick extended progressively further to the north from the main pier (Figures 20 and 21).





Figure 17. Trench excavations in northeast of 114 S Washington Street. View to the north.

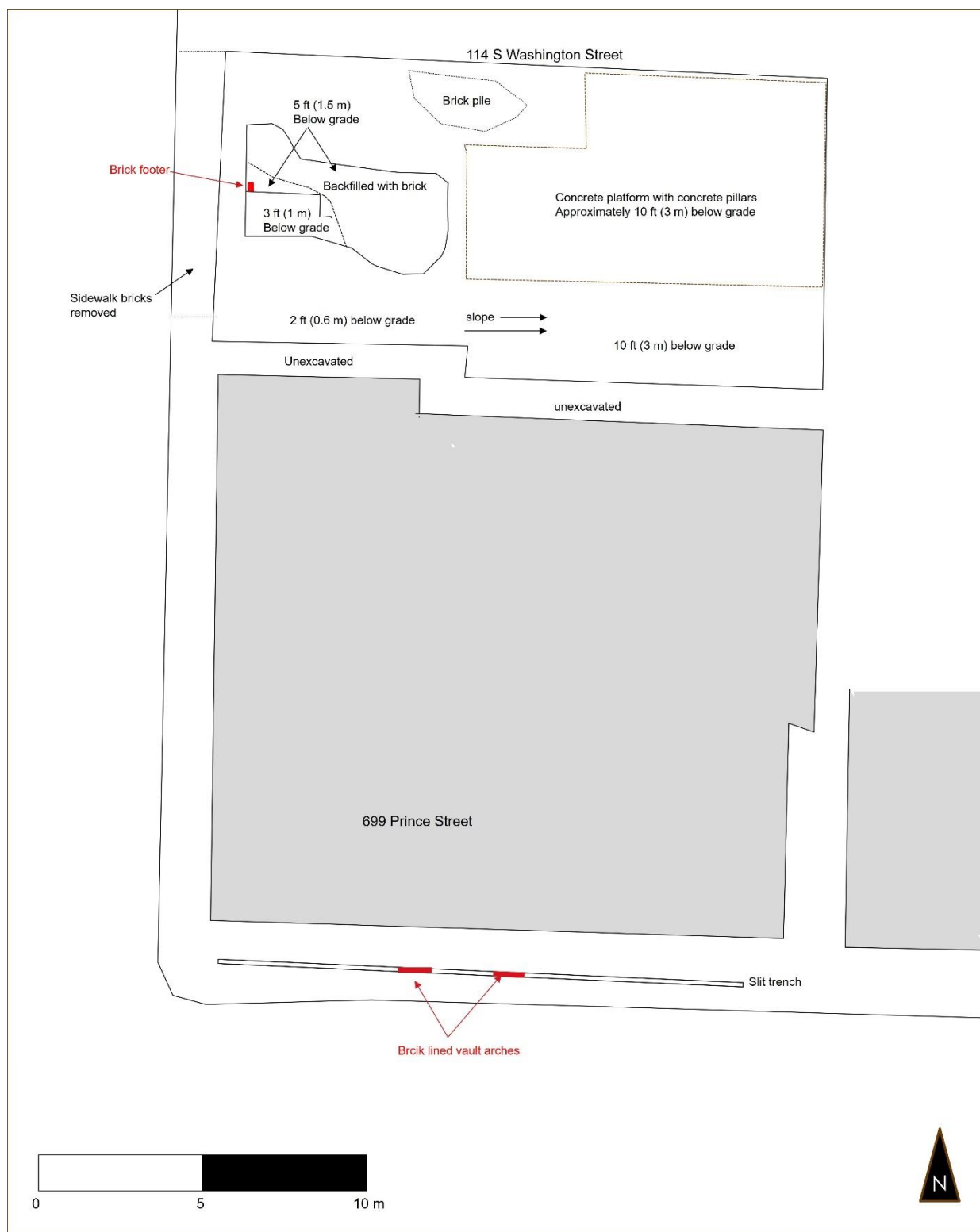


Figure 18. June 2023 Excavations plan map.



Figure 19. View to the west showing close-up view of brick fill in the excavated trench.



Figure 20. Brick pier feature, plan view from 4.1 ft below grade.



Figure 21. Brick pier feature in plan, viewed from the north.

The pier appears to be set into intact yellowish brown (10YR 5/8) sandy loam subsoil. A narrow builder's trench was visible east of the brick pier and consisted of redeposited subsoil and small gravels (Figure 21). No artifacts were found in association with the brick pier or its builder's trench. Stantec archaeologists were onsite for the remainder of excavations at 114 S. Washington Street in June 2023, but no additional finds were recorded.

On November 10, 2023, Stantec archaeologists were notified by Deputy City Archaeologist, Dr. Garrett Fesler, that utility trench excavations in the sidewalk on the north side of Prince Street, had encountered a brick feature below the sidewalk. On November 14, 2023, a Stantec archaeologist recorded a slit trench in the sidewalk, approximately 0.25 ft (0.07 m) wide and

approximately 84 ft (25.6 m) long, beginning east of the northeast corner of Prince and S Washington Streets, and ending before the alleyway that is east of the Heron Hotel (Figure 18). Trench depth was approximately 2.5 ft (0.8 m) below sidewalk grade. The tops of two brick-lined barrel vaults were visible in cross section in the trench. The midline ridges of the vaults were located 42 ft (12.8 m) and 58 ft (17.7 m) east of the southwest corner of the Heron Hotel building, flanking either side of the building entry on Prince Street. The bricks lining the tops of the structures were set with their longer surfaces oriented vertically to form the arches (Figure 22). The insides of the vaults appeared to be filled with sand.

The tops of the brick lining of the vaults were 0.56 ft (0.17 m) below current grade. The top 0.25 ft (0.07 m) of that depth was the concrete sidewalk. Soil around the brick linings was a variegated brownish yellow (10YR 6/6) and light brownish gray (10YR 6/2) coarse sand, with clay inclusions throughout. The insides of the vaults appeared to be filled with a dark grayish brown sand; however, the uppermost several inches appeared hollow, suggesting they were not completely filled. The soils in and around the vaults resembled construction fill, indicating the vault area was buried after it was built, rather than being tunneled beneath the surface.

Approximately 5.5 ft (1.6 m) of arc width of each vault was exposed by the excavation of the slit trench. If the vault arches form a full hemisphere, then each vault might be approximately 16 ft (4.8 m) in width. Given the estimated width and the interval between the tops of both vaults, they may converge further beneath the ground surface, into a single double vaulted structure. Stantec archaeologists were allowed to briefly enter the ground floor of the Heron Hotel to see if the interior wall on either side of the entrance evidenced any connections to the vaults, but no indications were noted.

The function or age of the vaults could not be ascertained from the available data. No artifacts were seen in the slit trenches or spoil piles. A small metal bar running from north to south was recorded immediately west of the western vault. No additional excavations were planned under the Prince Street sidewalk. The vaults have been registered as archaeological site 44AX0261.





Figure 22. Eastern barrel vault showing vertically lined bricks and hollows near the vault ceiling, view to the south.

5.0 SUMMARY AND RECOMMENDATIONS

Aparium Hotel Group, May Riegler Companies, and Potomac Investment Properties plan to redevelop the properties at 699 Prince and 114 S. Washington Streets for a new six-story hotel called Hotel Heron. Stantec and Traceries provided archival and archaeological services for this effort. Construction monitoring was required by the City of Alexandria Department of Planning and Zoning Archeology Protection Code (Section 11-411). The approaches taken for the construction monitoring and this report are in accord with the City of Alexandria's *Archaeological Standards* (Alexandria Archaeology 2021), the VDHR's *Guidelines for Conducting Historic Resources Survey in Virginia* (VDHR 2017), and with the standards and guidelines set forth in the Secretary of the Interior's *Standards and Guidelines for Archeological and Historic Preservation* (Federal Register 1983).

Stantec archaeological monitors identified an isolated brick pier that is likely part of the rebuilt Trinity United Methodist Church. The location of the pier corresponds broadly with the western elevation of the building, which was built after 1883. The standardized bricks observed in the pier also correspond to machine made bricks which would have been available at the time. The remnants of a builder's trench were found by the pier, but no artifacts were recovered from the fill or from surrounding subsoil strata. Stantec recommends that this isolated feature does not possess historical integrity and has limited potential to contribute significant archaeological or historical data.

Stantec archaeologists also recorded the tops of two brick lined barrel vaults beneath the sidewalk at 699 Prince Street. The two vaults are parallel to one another and run from north to south. Their northern and southern termini are unknown, but each vault may have been as much as 16 ft (4.8 m) wide and may have formed parts of the same subterranean structure. The age and function of the vaults could not be ascertained from the very small section exposed during construction, and no documentary data were found. The vaults have been registered as archaeological site 44AX0261. Stantec recommends that vaults are evaluated for significance should future undertakings have a potential adverse effect. Damage to the resource from this undertaking has been limited to the uppermost portion vaults exposed in the slit trench cut into the sidewalk. The resource may be otherwise intact, and Stantec recommends the vaults may be eligible for listing in the NRHP.



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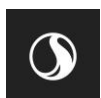
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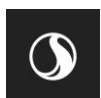
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APPENDIX A / QUALIFICATIONS



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EMILY L. SWAIN, MAA, RPA. Archaeologist

MAA, Applied Anthropology, University of Maryland, 2010

BS, Anthropology/Archaeology, Mercyhurst University, 2007

Register of Professional Archaeologists (RPA)

Ms. Swain joined Stantec in 2015 and has 17 years of archaeological experience in the Mid-Atlantic region, as well as in Kentucky, Ohio, Texas, and Puerto Rico. She has performed and supervised fieldwork, artifact analysis, archival research, GIS-based research and analysis, and report production for all phases of archaeological investigation. She also has experience in NEPA and Section 106 compliance, preparing documents such as Environmental Assessments and Environmental Impact Statements.

RALPH KOZIARSKI, PhD, RPA. Principal Investigator

PhD, Anthropology, University of Wisconsin-Milwaukee, 2012

MA, Anthropology, University of Wisconsin-Milwaukee, 2004

Register of Professional Archaeologists (RPA)

Dr. Koziarski has 19 years of experience in cultural resources management and exceeds the Secretary of Interior's Professional Qualifications Standards for Archaeology (prehistoric and historic) and History. He has extensive experience in the design, management, and technical execution of hundreds of historical and archaeological investigations, and faunal analyses and has overseen and participated in archaeological and environmental assessment and compliance projects across in the Mid-Atlantic, Pacific Northwest, Desert Southwest, Great Lakes/Midwest, Plains, and Southeast. He has experience working with federal, state, tribal, and municipal governmental clients and with private sector developers and historic preservation interest groups.



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APPENDIX B / 44AX0261 SITE FORM



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Snapshot

Date Generated: December 04, 2024

Site Name: Double Brick Vault
Site Classification: Terrestrial, open air
Year(s): No Data
Site Type(s): Other
Other DHR ID: No Data
Temporary Designation: Heron-1

Site Evaluation Status

Not Evaluated

Locational Information

USGS Quad: ALEXANDRIA
County/Independent City: Alexandria (Ind. City)
Physiographic Province: Coastal Plain
Elevation: No Data
Aspect: Flat
Drainage: Potomac
Slope: 0 - 2
Acreage: 0.010
Landform: Urban
Ownership Status: Local Govt
Government Entity Name: No Data

Site Components

Component 1

Category: Indeterminate
Site Type: Other
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Early National Period, Reconstruction and Growth
Start Year: No Data
End Year: No Data

Comments: On November 14, 2023, a Stantec archaeologist recorded a slit trench in the sidewalk, approximately 0.25 ft (0.07 m) wide and approximately 84 ft (25.6 m) long, beginning east of the northeast corner of Prince and S Washington Streets, and ending before the alleyway that is east of the Heron Hotel (Figure 18). Trench depth was approximately 2.5 ft (0.8 m) below sidewalk grade. The tops of two brick-lined barrel vaults were visible in cross section in the trench. The midline ridges of the vaults were located 42 ft (12.8 m) and 58 ft (17.7 m) east of the southwest corner of the Heron Hotel building, flanking either side of the building entry on Prince Street. The bricks lining the tops of the structures were set with their longer surfaces oriented vertically to form the arches (Figure 22). The insides of the vaults appeared to be filled with sand. The tops of the brick lining of the vaults were 0.56 ft (0.17 m) below current grade. The top 0.25 ft (0.07 m) of that depth was the concrete sidewalk. Soil around the brick linings was a variegated brownish yellow (10YR 6/6) and light brownish gray (10YR 6/2) coarse sand, with clay inclusions throughout. The insides of the vaults appeared to be filled with a dark grayish brown sand; however, the uppermost several inches appeared hollow, suggesting they were not completely filled. The soils in and around the vaults resembled construction fill, indicating the vault area was buried after it was built, rather than being tunneled beneath the surface. Approximately 5.5 ft (1.6 m) of arc width of each vault was exposed by the excavation of the slit trench. If the vault arches form a full hemisphere, then each vault might be approximately 16 ft (4.8 m) in width. Given the estimated width and the interval between the tops of both vaults, they may converge further beneath the ground surface, into a single double vaulted structure. Stantec archaeologists were allowed to briefly enter the ground floor of the Heron Hotel to see if the interior wall on either side of the entrance evidenced any connections to the vaults, but no indications were noted. The function or age of the vaults could not be ascertained from the available data. No artifacts were seen in the slit trenches or spoil piles. A small metal bar running from north to south was recorded immediately west of the western vault. No additional excavations were planned under the Prince Street sidewalk.

Bibliographic Information

Bibliography:

no historic documentation found

Informant Data:

None available

CRM Events

Event Type: Archaeological Monitoring

Project Staff/Notes:

No Data

Project Review File Number:

No Data

Sponsoring Organization:

No Data

Organization/Company:

Stantec 2034

Investigator:

Ralph Koziarski

Survey Date:

8/1/2023

Survey Description:

Ongoing construction monitoring at 114 S. Washington Street, Alexandria VA

Current Land Use

Road

Date of Use

11/13/2023 12:00:00 AM

Comments

No Data

Threats to Resource:

None Known

Site Conditions:

Subsurface Integrity

Survey Strategies:

Observation

Specimens Collected:

No

Specimens Observed, Not Collected:

No

Artifacts Summary and Diagnostics:

No Data

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository:

na

Permanent Curation Repository:

na

Field Notes:

Yes

Field Notes Repository:

Alexandria Archaeology

Photographic Media:

Digital

Survey Reports:

Yes

Survey Report Information:

Swain, Emily, Ralph Koziarski, Emily Pelesky

2024 HERON HOTEL CONSTRUCTION MONITORING, 699 PRINCE AND 114 S. WASHINGTON STREETS, ALEXANDRIA, VIRGINIA

Survey Report Repository:

Alexandria Archaeology

DHR Library Reference Number:

No Data

Significance Statement:

not formally evaluated for NRHP

Surveyor's Eligibility Recommendations:

Recommended for Further Survey

Surveyor's NR Criteria Recommendations, :

No Data

Surveyor's NR Criteria Considerations:

No Data