# Final

# Documentary Study of Lots 1604—1614 King Street, Alexandria, Virginia

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# **FINAL**

# DOCUMENTARY STUDY OF LOTS 1604—1614 KING STREET, ALEXANDRIA VIRGINIA: PHASE IA ARCHAEOLOGICAL ASSESSMENT

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#### MANAGEMENT SUMMARY

Faison & Associates is assessing the archaeological potential of lots 1604 through 1614 King Street in Alexandria, Virginia prior to the construction of a new residential development. The proposed residential development would consist of a six story building with underground parking. Townhouses located on lots 1604 through 1612 King Street would be retained, while the townhouse at 1614 King Street would be removed to allow construction of an access lobby for the proposed residential structure. The residential structure would be constructed in an area currently used as a parking lot to the rear of the townhouses situated on lots 1604 through 1614 King Street. Greenhorne & O'Mara, Inc. was contracted by Faison & Associates to conduct this assessment of the impact of the proposed undertaking upon archaeological deposits, as specified in the Scope of Work prepared by Alexandria Archaeology. The initial assessment included historical and archaeological background research, a field visit to the subject properties, analysis of the proposed construction plans, recommendations for additional investigations, and the preparation of a public summary describing the results of the project.

Based on this research, the proposed construction of the 1604-1614 King Street residential structure in the City of Alexandria could possibly impact as yet unrecorded archaeological deposits within the area of potential effects. This parcel is located within approximately 230 feet west of Hooff's Run; landforms within 300 feet to 650 feet of sources of permanent water are typically considered to have a high potential for prehistoric Native American archaeological sites in the Mid-Atlantic region. Historic Period resources may also be present in the subject parcel. A structure is depicted on an 1845 map in the vicinity of the subject property and a will dated 1887 also makes reference to a structure. Remains of historical structures have been preserved under urban development elsewhere in Alexandria.

Based on the results of this review, archaeological field investigations are recommended for the 1604-1614 King Street properties. As of the writing of this report, the structures located on lots 1604 through 1612 are to be retained. Based on this proposed plan, only that area to the rear of the structures will be impacted. It is recommended that a work plan be developed, in consultation with Alexandria Archaeology, that focuses on subsurface excavations to the rear of the extant structures. The results of these investigations can then be used to determine whether monitoring of excavations associated with the removal of the structure at 1614 King Street is warranted.

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#### 1.0 INTRODUCTION

This *Phase IA Archaeological Assessment* has been prepared to evaluate the effects on archaeological resources of the proposed construction of a residential structure at lots 1604 to 1614 King Street, Alexandria, Virginia (Figure 1). The goal of this project is to provide a recommendation as to whether an archaeological investigation of the property is required prior to development. The Alexandria Archaeology scope of work requested that a site visit be conducted and the plans of the proposed development be analyzed with respect ground disturbing activities; that a documentary study be conducted that will include examination of census, tax, directories, and deed records; that based on an analysis of the documentary records, a recommendation as to the potential for the presence of subsurface features within the subject properties be made; and finally, that a public summary of the results of this research be prepared. This report fulfills in part the Faison & Associates obligations under the Archaeological Protection Code of the City of Alexandria Zoning Ordinance adopted on 24 June 1992.

This report begins with the introductory section, which describes the subject properties, the proposed undertaking, and places the subject properties into broader geographic and physiographic contexts. The following section presents an overview of the methods used and sources consulted for this study. The third section presents the prehistoric and historic contexts for both the general project area and the specific subject properties. Section 4 details the results of previous archaeological survey and excavation efforts that have been conducted within approximately 0.5-miles of the King Street properties. Based on the historic and prehistoric contexts, archival research, and the results of previously conducted archaeological investigations in the vicinity of the King Street properties, Section 5 presents an assessment as to whether the subject properties have the potential to contain archaeological resources. This report is concluded with Section 6, which is followed by references cited. Five sections are appended to this report. Appendix A presents the qualifications of key personnel, Appendix B is the public summary that has been submitted to Alexandria Archaeology, while Appendix C provides copies of ECS Ltd. soil boring logs for the subject property. The final two sections, Appendices D and E, present the tax records that include the 1604-1614 King Street properties, and the results of the chain of title research, respectively. The results of these final two appendices are presented in a narrative form in Section 3.4.

## 1.1 Site Description

The Faison & Associates 1604-1614 King Street properties development parcel consists of a 17,480 square foot (1,624 square meters or 0.4 acres) parcel that consists of the 1604 to 1614 King Street lots (Figures 2 and 3). The current condition of the site includes six early twentieth-century townhouses built between 1913 and 1918, which are located on the northern lot boundary and front along King Street (Figure 3). The five contiguous townhouses that number 1604 through 1612 were built concurrently in 1913 and were outside the city limits at the time of construction. The sixth townhouse, at 1614 King Street, was built separately in 1918 and was located within the city limits at the time of its construction. This latter building was gutted by fire in 1999 and remains condemned due to significant structural damage. The remainder of the site, which is accessed from Dechantel Street along the southern property line, is covered by an asphalt parking lot (Figure 3).

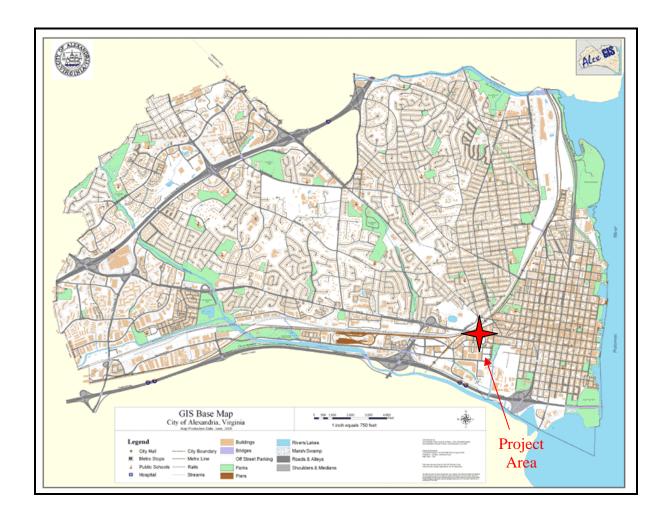


Figure 1. General location of the 1604-1614 King Street properties.

# 1.2 Proposed Project Description

The project plan is to retain and restore the five contiguous townhouses at 1604-1612 King Street, with modifications to the rear of the buildings that will remove the more recent 1990s wooden additions and up to five feet or less of the original brick structures. The sixth building at 1614 King Street is to be partially or entirely demolished, though it is very likely that the façade of this building will be retained and adapted to form the lobby entrance to the proposed new structure. The surface parking lot will be entirely removed and a two-level below-grade parking structure will be built in its stead (Figure 4). The underground parking lot will not overlap the location of the existing townhouses at 1604-1612 King Street and their existing basement structures will remain intact and undisturbed in their current state. The basement of the building at 1614 King Street will be completely removed and replaced with a portion of an underground structure which will be used to house mechanical systems.

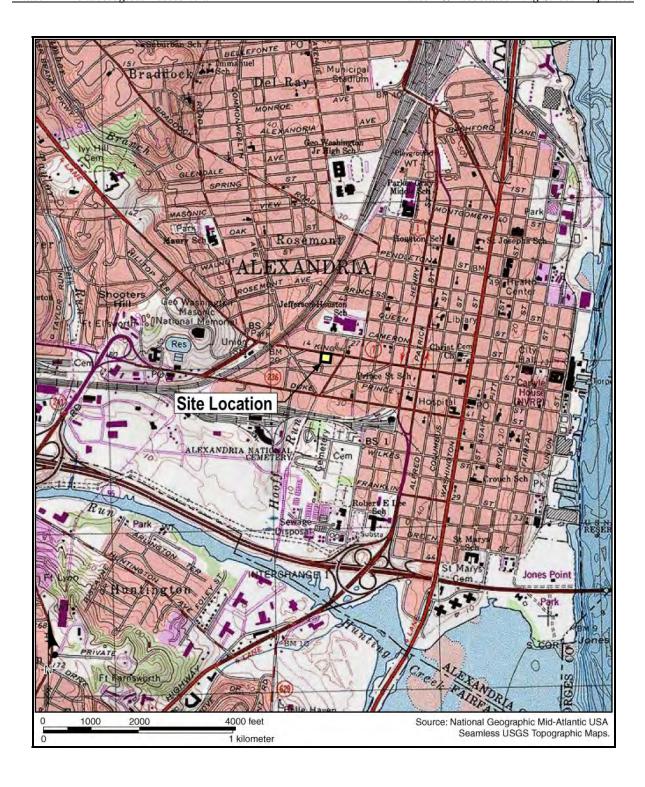


Figure 2. Location of the 1604-1614 King Street properties.

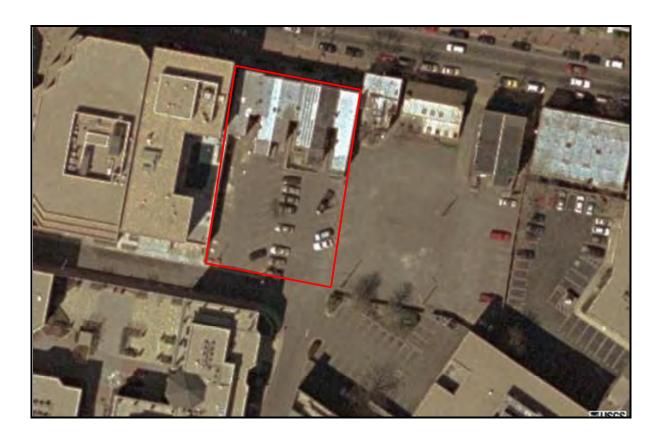


Figure 3. Aerial view of the 1604-1614 King Street properties (King Street properties outlined in red).

The above-grade component of the project will consist of an interior courtyard at the rear of the existing townhouses and a six-story residential building located at the southern portion (current parking lot) of the site (Figure 5). The multifamily residential building will include 38 for-sale condominium units in addition to the 5 townhouses, which will also be sold as condominiums.

## 1.3 General Setting

The City of Alexandria is located along the south bank of the Potomac River south of Washington, D.C. within the Commonwealth of Virginia. The properties lie between the western boundary of the historic Alexandria street grid and the West End, to the west of a small waterway known as Hooff's Run. The subject property is located in a flat, residential and commercial setting quite close to the eighteenth century area known as the West End. The West End neighborhood was an early suburb, but was not incorporated into the City of Alexandria until the early twentieth century. The King Street lots are also west of the historic urban grid of the City of Alexandria. The location of the lots, between West End and Old Town, is mirrored in their land use history, which is discussed in greater detail in Section 3 of this report. The King Street properties lie three blocks north of the Norfolk Southern Railroad yards, about one-third of a mile east of the George Washington Masonic National Memorial, and north of the Alexandria

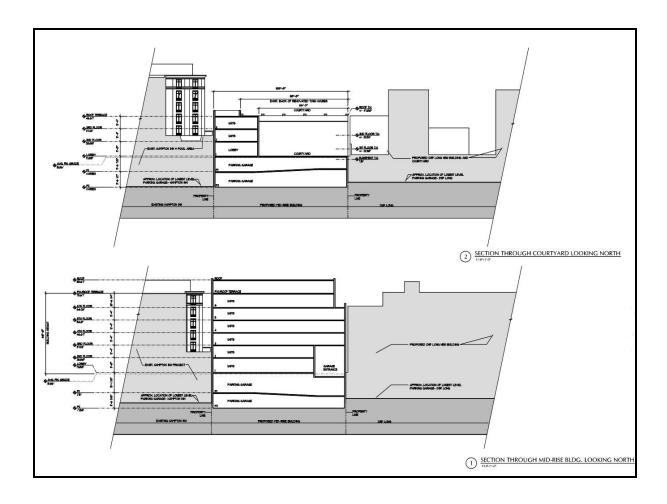


Figure 4. Proposed vertical site plan.

National Cemetery. Residential and commercial settings continue to the north and east of the King Street properties.

The topography in the general vicinity of the subject parcel is flat, especially to the south, north, and east. Elevation rises to the west and northwest. The flat topography of the King Street and adjacent areas reflects its physiographic setting consisting of terrace and floodplain formations associated with the Potomac River and Great Hunting Creek. Floodplains associated with Great Hunting Creek are generally 30 feet above mean sea level, while terraces are 50 feet above mean sea level (Schwiegert n.d.:2-1). At between 20 feet and 30 feet above mean sea level, it would appear that the 1604-1614 King Street properties could be located either on a terrace or within a floodplain setting. Analysis of soil characteristics (see Appendix C) also suggests the subject parcel was part of a floodplain landform. However, Ewing (1845) depicts the general project area as being elevated, such as in a terrace formation.

The Potomac River is approximately 0.9 miles to the east while Great Hunting Creek is 0.8 miles to the south. Hooff's Run, a tributary of Great Hunting Creek, historically flowed approximately

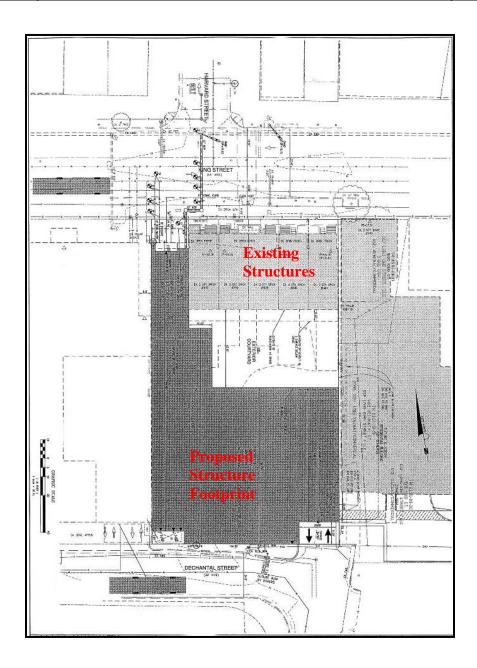


Figure 5. Proposed site plan.

230 feet west of the King Street properties. Currently, the Hooff's Run channel is only expressed on the surface south of the Norfolk Southern Railroad yards.

The King Street properties lie within the Atlantic Coastal Plain physiographic province (Woodard 1994). The Coastal Plain geological materials consist of relatively unconsolidated sand, silt, clay, and gravel that range from the Cretaceous to the Recent period. As mentioned above, the most prominent physiographic feature in the King Street area is the Great Hunting Creek valley. Great Hunting Creek drains into the Potomac River approximately 0.5 miles to the east. Schweigert (n.d.) indicates that prior to Euroamerican settlement, much of the area that was to become the West End was covered by a dense deciduous forest.

In general, modern soil surveys for the City of Alexandria are absent. However, Faison & Associates commissioned a study of the underlying soils at the subject property (see Appendix C). The report concluded that the subject property has deposits typical of the area that include recent alluvial deposits of interbedded silt, sand, clay, and gravel near the surface, transitioning to alluvial deposits of the Potomac Formation which are Cretaceous Age silts and clays. Of interest are two boring locations that were excavated in the rear parking lot portion of the subject parcel. Fill was encountered in the initial 8.5 to 10 feet (2.6 to 3 meters) below the ground surface. This fill consisted of sands, silts, and clays intermixed with bricks and asphalt fragments. Below the fill, to a depth of 20 feet (6 meters) below surface, a sand layer with silt and clay was encountered. The final layer consisted of clay that likely equates with the local Cretaceous Age silt and clay layer. Ground water was encountered between 4 feet and 15 feet (1.2 to 4.6 meters below surface). These depths are interpreted to represent an upper perched ground water table and a lower artesian water table associated with the sand stratum.

#### 2.0 METHODOLOGY

The methods used to conduct this Phase IA archaeological assessment of the proposed 1604 through 1614 King Street residential structure in Alexandria include background and archival research, analysis of proposed construction plans, and a field visit to the proposed location. These methods are described in greater detail below and the area of potential effects is defined.

# 2.1 Background Research

The identification of the potential for archaeological resources within the Area of Potential Effects of the proposed 1604 through 1614 King Street residential facility began with background research. The initial literature search consisted of a review of previously conducted archaeological surveys that was conducted at the offices of Alexandria Archaeology. Contract reports documenting the results of previous archaeological investigations conducted in the vicinity of the City of Alexandria were reviewed as part of the background research conducted for this project. This determined the level of previous identification studies and the nature of archaeological sites in and around the City of Alexandria. This process also included a review of the files and maps at the offices of Alexandria Archaeology and on the Virginia Department of Historic Resources (VDHR) website.

Both primary and secondary archival sources were consulted to conduct the historical background research for this project. These sources included grantor-grantee indexes and original deeds for chain-of-title research, tax lists, wills, federal census population schedules, maps, and city directories. Research was conducted at Alexandria Archaeology, the Alexandria Public Library, the Alexandria City Courthouse, the Arlington County Courthouse, and the Library of Virginia. The federal censuses were examined on-line at the Ancestry.com website, which has posted images of the microfilmed census, not transcriptions (MyFamily.com 2006). Background research also entailed discussions with individuals and organizations knowledgeable about local history and resources.

# 2.2 Survey Methodology

No archaeological field survey activities, other than visual inspection, were conducted during this phase of investigations to determine the presence of archaeological resources within the proposed 1604 through 1614 King Street location. Activities were restricted to a review of reports on archaeological surveys and sites located near the proposed undertaking and the examination of several historic maps dating between 1810 and 1996. Based on these activities, a model of archaeological site potential within the 1604-1614 King Street properties has been created, and is discussed in greater detail in Section 4 of this report.

#### 2.3 Area of Potential Effects

The Area of Potential Effects (APE) for the proposed 1604 through 1614 King Street residential structure is defined as the boundary of the property being developed by Faison & Associates. The 1604 through 1614 King Street property is roughly rectangular in shape with dimensions of approximately 180 feet north-to-south by 100 feet east-to-west, for an area of approximately 0.4

acres. The residential structure will be constructed in the rear of lots 1604 through 1614 King Street within an area totaling approximately 8,000 square feet, or approximately 0.2 acres. This footprint is illustrated in Figure 5. No ground disturbing activities are currently contemplated for areas outside of this footprint, totaling approximately 0.2 acres. The existing structures located on the 1604-1612 King Street lots will not be impacted by the proposed project. As such, the potential for impact to archaeological deposits by the proposed undertaking is restricted to the 1614 King Street structure and to the rear of the existing 1604 to 1614 King Street structures (see Figure 5).

#### 3.0 PREHISTORIC AND HISTORIC CONTEXTS

This section presents a general outline of prehistoric and historic cultural developments in the Mid-Atlantic region in general and in the Alexandria area in particular. This overview is based on a series of prehistoric contexts and other regional reports that provide a framework for the description and analysis of all known or expected archaeological resources, and the basis for evaluating the significance of those resources (VDHR 1991). The Historic Context is based on previously published histories of Alexandria, while that for the subject properties is based on a review of several historic maps, deeds, and census research.

#### 3.1 Prehistoric Context

<u>Paleoindian Period (12,000 - 10,000 BC)</u>. The Paleoindian Period exhibits a pattern of cultural adaptation based on environmental conditions that marked the shift from the Late Pleistocene to the Early Holocene. During this period of glacial warming, the climate was considerably colder and wetter than at present. The vegetation consisted of spruce and pine, infused with grasslands (Petraglia et al. 1993).

Prehistoric settlements at this time consisted of small hunting camps that were tethered to sources of high quality lithic raw materials. The primary means of subsistence in the tundra and mountainous regions was large game such as mammoth, mastodon, caribou, bison, moose, elk, and deer. In the archaeological record, early Paleoindian sites are usually characterized by the presence of large, fluted, lanceolate shaped projectile points such as Clovis, while later Paleoindian components are identified with projectile point types such as the Dalton/Hardaway. Preferred lithic materials for these projectile points were high-quality cryptocrystalline stones such as jasper and chert. As of twenty years ago, 700 fluted points had been recovered in Virginia (Brennan 1977), primarily in isolated contexts. Clovis points have been found throughout North America, from the West to the East Coast, and as far north as Nova Scotia.

Paleoindian hunter-gatherers probably traveled long distances to obtain food and the raw materials for tool production, as has been shown by studies of lithic procurement systems centered on the Thunderbird site in Virginia and other Middle Atlantic sites (Custer 1984; Gardner 1977). A study of fluted projectile points in northwestern Pennsylvania showed that most were made of cherts imported from 250 miles away (Lantz 1985). At the Lamb site in western New York, one Clovis point was made of Knife River chert from North Dakota, over 1,000 miles away, and other Clovis points made of chert from Indiana, a distance of 400 - 500 miles away. Evidently the local Onondaga chert was not used at this time at the Lamb site (Gramly 1988). Many Paleo-Indian sites have not been discovered or documented because they are located on submerged portions of the continental shelf (Kraft and Chacko 1978). Post-glacial rise in sea level and sedimentation of the Piedmont zone of the Potomac River may have destroyed or obscured most sites. While extensive surveys have uncovered these sites and isolated finds, it is evident that occupation was minute compared to other temporal periods.

<u>Early Archaic Period (9000 - 6500 BC)</u>. During the Early Archaic Period, environmental conditions were not drastically different from Paleoindian times. Glacial recession continued and deciduous forests expanded, possibly leading to a greater proliferation of game species

during this period. The most distinctive cultural characteristic of the Early Archaic was the appearance of notched projectile points, most notably the Kirk varieties. In addition, local types also included Palmer, MacCorkle, St. Albans, LeCroy, and Kanawa, which maintained a form that was consistent with materials found throughout the eastern and midwestern United States (Fitting 1964; Broyles 1971; Stewart 1981; Johnson 1983, 1986; Kavanagh 1983; Rust 1986). The use of different projectile styles possibly reflects the shift in hunting strategies to accommodate for more varied game selection, such as bear, white-tailed deer, squirrel, otter and fowl (DeSanto et al. 1982).

Foraging and hunting also expanded into more diverse ecological niches. In the Monocacy River valley, most sites tended to be concentrated around the river, in order to exploit various food resources (Kavanagh 1983). Surveys on Lowes Island concluded that Early Archaic sites tended to be located on fans and marsh edges, indicating riverine resource exploitation (Larson et al. 1980).

Both Gardner (1974) and Custer (1980) have hypothesized that during the Early and Middle Archaic periods, people banded together into macro-base camps, or groups of families in the spring and summer, and divided into smaller, micro-base camps in the fall and winter months. The larger base camps were located in the valley floodplains while the smaller autumn and winter encampments were located in upland regions.

Middle Archaic Period (6500 - 3000 BC). The start of the Middle Archaic Period coincides with the beginning of the Atlantic climatic episode: a warm, humid period with a gradual rise in sea level that led to the development of inland swamps (Barse and Beauregard 1994). The warmer and drier climate led to a period marked by an increase in summer drought, sea level rise, grassland expansion into the Eastern Woodlands, and the appearance of new plant species (Carbone 1976; Hantman 1990). A greater variety of plant resources allowed for an increase in general foraging as a supplement to hunting (Kavanagh, 1982). Settlements consisted of small base camps located in or near inland swamps that were convenient to seasonally available subsistence resources, as well as smaller temporary upland hunting camps.

The warming trend declined ca. 4000-3500 B.C. and the record indicates a rise in population centered within the Middle Atlantic region. Components dating to Paleoindian and Early Archaic times are almost nonexistent at Middle Archaic sites, as the "local ecology of very few sites was able to transcend the changes between the Pleistocene and latter part of the Early Holocene" (Gardner 1989). Tool types, which were common to Paleoindian and Early Archaic lithic assemblages, such as unifacial tools and formal end scrapers, decreased substantially during the Middle Archaic (Egloff and McAvoy 1990). The bifurcate tradition of projectile points began at this time, and ground stone tools also became widely utilized as subsistence and settlement patterns shifted. Some projectile point styles dating to this period include Stanly Stemmed/Neville, Morrow Mountain I and II, Guilford, and Halifax (Coe 1964; Ritchie 1971; Justice 1987; Reinhart and Hodges 1990).

<u>Late Archaic Period (3000 - 1000 BC)</u>. The Late Archaic environment is characterized by a warmer and drier climate, a continued rise in sea level, and the "reappearance of open grassy areas" (Carbone 1976) as well as the establishment of the faunal assemblage seen today.

Seasonal hunting and foraging continued, but exploitation of riverine resources rapidly became an important part of the subsistence base. The rise in sea level created a high salinity environment within the Chesapeake Bay. The first large semi-sedentary base camps were established along rivers and streams. Several sites are located in the Piedmont Uplands, along the Potamac near the Fall Line, which were considered to be fishing camps (Gardner 1987).

During the Late Archaic Period, the Middle Atlantic was exposed to cultural influences from both the Southeast and Northeast regions. Some of the projectile point types dating to this period include Brewerton variants belonging to the Laurentian tradition, and Bare Island types belonging to the Piedmont tradition. Halifax Side-Notched and Vernon points also belong to this portion of the Late Archaic. During the second part of the Late Archaic, or Terminal Late Archaic (ca. 2000 - 1000 BC), the Broadspear tradition first appeared and was characterized by types such as the Savannah River and Susquehanna Broadspear. The Broadspear tradition was followed by the fishtail tradition (Kavanagh 1982). Besides the formal chipped stone tools, there appears to have been an increase in the production of expedient tools made out of flakes and crude cores during the Late Archaic period (Klein and Klatka 1991).

Rhyolite and quartzite continued to be a commonly employed lithic material, and rock shelter sites may be associated with rhyolite procurement (Kavanagh 1982). It was during the Late/Terminal Archaic and Early Woodland periods that rhyolite was transported the greatest distance away from the sources in the Catoctin Mountains down to the Coastal Plain. However, the potential network that may have facilitated this rhyolite trade is still largely unknown (Kavanagh 1982). This network is associated with the production of preforms or quarry blades, with large-stemmed projectile points as components of the finished tool. This phenomenon was first described by Holmes (1890a, 1890b, 1897) who noted its presence at heavily populated sites along the Potomac River terraces in Washington, D.C., which implied a more riverine, sedentary existence. In Virginia those quarrying and processing sites have recently been excavated, and tool reduction strategies have been reconstructed employing refitting techniques (Petraglia et al. 1990).

Early Woodland Period (1000 - 500 BC). Ceramic manufacture and increased sedentism traditionally marks the beginning of the Early Woodland Period. The earliest types from Virginia are the steatite tempered Marcey Creek and Selden Island varieties, which were quickly replaced by the sand or crushed quartz tempered Accokeek wares. These ceramics, which were in use from 800 B.C. to 300 B.C., are associated with fishtail and corner-notched point types. In particular, Accokeek ceramics are often affiliated with Piscataway, Calvert and Rossville points (Wesler et al. 1981).

Gardner (1982) has proposed that the settlement-subsistence system of this period focused on a series of base camps where the populations aggregated to exploit seasonal resources. These base camps, often located at the junction of fresh water and brackish water streams, focused on harvesting anadromous fish in the spring and early summer and exploiting estuarine resources in the fall and early winter. Smaller camps would be established seasonally in areas where there was high potential for other resources. Barber (1991) argues for an increase in sedentism in part as a result of a stabilized sea level creating additional stable environments that could be exploited.

Middle Woodland Period (500 BC - AD 1000). Diversification of ceramic vessel forms, size and decoration are characteristic of the Middle Woodland Period. The major ceramic type in the region was the shell-tempered Mockley, which evolved from the sand-tempered Popes Creek (Barse and Beauregard 1994). At this time, base-camp settlements located at freshwater/brackish water junctions were abandoned in favor of broader floodplain sites where maximum resource exploitation of "tidal and non-tidal aquatic resources" was possible (Davis et al.1997). Site size also decreased during this period. Projectile point types associated with the Mockley phase are Fox Creek, Selby Bay, and Jack's Reef. The presence of non-local rhyolite, argillite, and jasper at a few sites suggests that localized exchange networks may have been in place between the Coastal Plain and areas near both western Maryland and the New Jersey Fall Line (Barse and Beauregard 1994). Other characteristics of the Middle Woodland Period include pit storage features and shell middens.

The local Middle Woodland population utilized a wide spectrum of wild, seasonal resources through a settlement system focused on central base camps with storage facilities and widespread procurement sites (Curry and Kavanagh 1991). There is no substantial evidence of agriculture during this time, even though the shift to centralized base camps may have set the stage for the development of horticulture.

<u>Late Woodland Period (AD 900 - 1600)</u>. The establishment of stable agriculture during the Late Woodland Period led to the development of sedentary floodplain village communities. Hunting, gathering, and fishing were still practiced, but to a lesser extent than earlier. Predominant Coastal Plain ceramics of the period are the fabric-impressed Townsend series and the cord-marked Potomac Creek series. Ceramic decoration, tempering materials and embellishment appear to be very important at this time. Triangular projectile points are associated with the period. Late Woodland villages were located farther away from water than earlier and had more concentrated activity areas.

Kavanagh notes four major changes that occurred during the Late Woodland in the Monocacy River valley: the appearance of large, permanent or semi-permanent villages cultivating maize, beans, and squash; the presence of ceramics at numerous sites representing open camps and habitations; an intensification of riverine orientation increasing over time; and a shift to local lithic resources, implying a breakdown of procurement networks. After AD 1500, there was an increase in social and political activity among native tribes in Maryland and Virginia, and it has been suggested that an alliance of coastal plain Algonquian groups had formed prior to European contact (Potter 1993).

## 3.2 Historic Context

The Alexandria Archaeology website presents a brief history of the City of Alexandria, from which much of the following discussion is adapted (<a href="http://oha.ci.alexandria.va.us/lyceum/ly-historic.html">http://oha.ci.alexandria.va.us/lyceum/ly-historic.html</a>; see also <a href="http://oha.ci.alexandria.va.us/archaeology/decades.html">http://oha.ci.alexandria.va.us/archaeology/decades.html</a>). Much of the history of the development of the City of Alexandria took place along the Potomac River, to the east of the King Street properties. The initial land grants in the Alexandria area included a 6,000 acre grant from the Governor of Virginia, Sir William Berkley, to Robert Howsing, a ship captain, in 1669. The Howsing tract extended to Great Hunting Creek on the south and may

have included the King Street properties. Howsing sold the tract to John Alexander that same year for 6,000 pounds of tobacco. Land along Great Hunting Creek was cleared and planted during the first half of the eighteenth century. The town of Alexandria, named in honor of the owner John Alexander, was established in 1749. John West, the Fairfax County surveyor, and assisted by George Washington, surveyed a 60-acre town plot. Lots were then auctioned in July 1749.

Alexandria was incorporated in 1779 and became a port of entry for foreign vessels as well as a center of export. Its prosperity was mirrored by the many brick houses and warehouses being constructed shortly after its incorporation. In 1789, Alexandria was ceded by the Commonwealth of Virginia to become a part of the District of Columbia. In 1847, the federal government ceded the area back to the Commonwealth of Virginia. Then in 1852, Alexandria acquired its status as a city and gained a new charter. At the onset of the Civil War, Union troops occupied Alexandria and it became a logistical supply center for the Union army. After the Civil War, Alexandria continued to grow, and experienced the addition of numerous business A United States munitions factory was established in and commercial establishments. produced munitions during both World Wars I and II Alexandria that http://www.alexandriacity.com/1/history.asp). Since the 1970s, much renovation and reuse has occurred along the waterfront, and additional commercial development has taken place in outlying parts of the city.

## 3.3 The West End

The 1604-1614 King Street properties are located near a section of the City of Alexandria known as the West End (Hills 1993; Schwiegert n.d., Walker et al. 1996). That portion of the West End was annexed into the City of Alexandria in 1915. Schwiegert (n.d.:2-1) described the West End as a poorly defined area that is centered on Duke Street and extending westward from Alexandria. As this area was never formally incorporated, its boundaries are inexact. Schwiegert (n.d.:2-1) defines the area as bounded by Great Hunting Creek to the south, King Street to the north, Telegraph Road to the west, and Hooff's Run to the east. This would place the 1604-1614 King Street properties at either the far eastern end of the West End or just to its east. Originally, this general area was somewhat hilly and covered by deciduous forests, however at present it is an urban landscape with all original land surfaces altered (Schweigert n.d.:2-4). Hooff's Run, for instance, was contained entirely within concrete conduits by the 1920s (Schwiegert n.d.:2-5). Because of their close proximity to the West End, many of the same historic and economic trends influenced the use and development of the 1604 through 1614 King Street properties.

Little information on the early settlement of this area is available. Schwiegert (n.d.:4-6) suggests the earliest Euroamerican inhabitants were most likely tenant farmers during the 1600s. Population increased during the 1700s. The village of Cameron, located somewhat to the west of the West End, was occupied at this time (Pfanstiehl et al. 1999:5-1). This village, situated near Great Hunting and Cameron Creeks, was a crossroads settlement that consisted of a few residences and two mills. The surrounding area was engaged in agriculture. Planters emigrated to the general vicinity of Alexandria during the land boom of 1720 to 1732 (Schwiegert n.d.:4-6). These planters came from the Tidewater region to northern Virginia.

The area encompassing the West End appears to have been bought and sold a number of times by the 1750s (see Schwiegert n.d.). However, by 1762 John West, Jr. purchased much of the area, and it was in turn inherited by John West in 1777 when his father passed away (Berger Group 2004:5-6; Schwiegert n.d.:4-7). John West began to subdivide and sell parcels within his holdings during the late 1780s and 1790s (Berger Group 2004:6; Schwiegert n.d.:4-21). Schwiegert (n.d.:4-20) suggests that the impetus for the sale of plantations in the general vicinity of Alexandria around the end of the 1700s was due to both increased and improved road access, which increased trade potential, as well as it proximity to the growing city of Alexandria. This process of subdivision was reflected in a change in the character of the area after 1796. The West End was comprised of small lots that were economically oriented toward Alexandria (Schwiegert n.d.:5-10).

The West End developed with the construction of what came to be known as the Little River Turnpike. This road, now Duke Street, was created by legislative mandate in the early 1800s. A turnpike commission was organized in 1801 to construct a road from Duke Street at Hooff's Run to Aldie (Berger 1991:III-16). It is thought that this construction actually improved an already existing roadway. The proposed turnpike was intended to provide better access for agricultural goods to the wharves and warehouses of Alexandria (Berger 1991:III-17). Pfanstiehl et al. (1999:5-3) indicate that the West End community coalesced around a toll gate located at the intersection of the Little River Turnpike and Colchester Road. This early community has been characterized as consisting of lower- to middle-class white and free blacks that were mainly engaged in trades (Berger Group 2004:6). Some of these early residents may have left Alexandria to avoid the yellow fever epidemics of the late 1700s and early 1800s (Berger 1991:III-23). The early tradesmen included coopers, wheeelwrights, and millstone cutters (Berger Group 2004:6), while early enterprises included Bloxham's Boatyard, Simpson's Tavern, a soap factory, and a tannery along Hooff's Run (Pfanstiehl et al. 1999:5-3). An area of mixed functions—residential, commercial, industrial, and agricultural—is characteristic of areas on urban peripheries, such as the West End to the west of Alexandria (Berger 1991:III-22).

Initially, population increased in the coalescing West End, but residential development began to stagnate during the early 1800s (Berger 2004:6). Many of the residential and commercial structures were constructed along the Little River Turnpike, with the district being increasingly identified as a commercial or industrial district of Alexandria (Berger Group 2004:6; Pfanstiehl et al. 1999:5-3). After circa 1800, development included slaughterhouses, saloons, hotels, blacksmith shops, general stores, a slave dealer, a bakery, a brewery, and a candle factory, among others. During the early 1800s stockyards were established outside of Alexandria, with the cattle herded along the Little River Turnpike. The cattle were often kept in yards along Hooff's Run until they were sent to the slaughterhouses (Walker et al. 1996). This also prompted the establishment of tanneries along Hooff's Run and butcher shops along Duke Street (Berger Group 2004:6). Brickyards were also established to supply building material for the expanding area. The population at this time has been characterized as being increasingly working class in character, consisting of transient laborers that often stayed in the West End for only a year or two (Berger Group 2004:6). Despite the commercialization of the West End, Pfanstiehl et al. (1999:5-3) indicate that tenements and agriculture were a part of the landscape, with many backlots used for cultivation. A mix of residential, small scale agriculture, and small scale processing characterized the West End through the Civil War.

One major change in the West End prior to the Civil War was the coming of the railroad. By the late 1840s, five railroad construction projects began in Alexandria. One project, for the Orange & Alexandria Railroad, laid tracks south of Duke Street in the West End (Walker et al. 1996:10). Its completion brought increased business to the West End, and cemented its position as a secondary transportation center (Pfanstiehl et al. 1999:5-3, 5-4). The West End continued to be a transshipment point for grain and livestock from rural areas to markets and the ports in Alexandria, Georgetown, and Washington, D.C. Industries and services were also established during this period, including stores, brickworks, potteries, a distillery, and a number of factories.

Upon the secession of Virginia from the Union in May 1861, federal troops occupied Alexandria and the West End. The area was under military occupation for the duration of the Civil War and served as a hospital center and camp for Union troops (Berger 1991:III-25). Many buildings were commandeered for this purpose, as was the Orange & Alexandria railroad. Its shop on Duke Street became the headquarters of the U.S. Military Railroad. It served as a depot for the army, a staging area for troops, and a supply base (Pfanstiehl et al. 1999:5-4). Many citizens moved out of the area as a result of unrest during the war. After the surrender of Confederate forces in 1865, the military control of the Alexandria area came to an end. Camps were dismantled and land and buildings were returned to private ownership.

After the Civil War, the West End was described as "worthy of local notice, not only for its good people, and good citizens, but for other things it contains" (*Alexandria Gazette*, 16 September 1868). The article went on to state that a few new houses had been built in the West End in the last decade or two, and mentions that Hooff's Run forms the eastern boundary of the village. Animal slaughtering and milling continued to be important businesses at that time, although in general the area struggled economically during the post-war depression (Pfanstiehl et al. 1999:5-4). Through the post-Civil War period the West End continued to develop as a transportation hub, processing center, and area of light industrial development, and these business concerns lessened the impact of post-war economic depression on the area (Pfanstiehl et al. 1999:5-4). Population increased as well, as manufacturing and transportation businesses began to cluster around the West End after the Civil War (Pfanstiehl et al. 1999:5-4).

The West End was, as mentioned above, incorporated into the City of Alexandria in 1915. By that time the area had shifted from involvement with agricultural enterprises to those of manufacturing. With that transition, residential neighborhoods increased in number and size. By the early twentieth century, residents were typically living in row houses (Pfanstiehl et al. 1999:5-4). The 1604-1614 King Street properties are typical of the row houses constructed at this time.

# 3.4 1604-1614 King Street Properties

Historic maps and a statement in the *Alexandria Gazette* dated 16 September 1868 indicate that the 1604-1614 King Street properties were historically located between Alexandria to the east and the West End to the west (see also Schweigert n.d.; Walker et al. 1996). Hooff's Run appears to have formed the eastern boundary of the West End, while the corporation line for the City of Alexandria ran just to the west of West Street. Detailed tax and deed information for the

1604 through 1614 King Street properties is provided in Appendices D and E, respectively. This information is summarized in a narrative form in this section.

An early reminiscence provides a vivid picture of this general area and of the 1604-1614 King Street properties. In a 1937 article written by R. E. Lee Tyler and entitled *Upper King Street – 100 Years Ago*, the author provided a description of upper King Street. Verbatim, R.E. Tyler states:

At the request of several of our citizens, especially those who were born and raised up in that section of Alexandria, I have decided to write a few reminiscences of those happy by-gone days. I will now attempt to write about the conditions of upper King St.

On the south side of King St., from Peyton St. to Hoofs run, was a very wide and deep ditch, on average 20 feet wide and about 15 feet deep, about where those five brick houses are, was the greatest width and depth of this ditch. To the south of all the houses was a very large meadow which extended from King St. to an old stone bridge on the south, and from east of the houses to the west as far as Hoofs run. This meadow was owned by the late Townsend Baggett It was a great place in winter for sledding, as our winters in those days were very severe. How often I have seen this meadow filled with cattle and horses. Those horses were owned by men who made their living with them by hauling and other ways.

They would turn these horses in pasture on Saturday evening and leave them there until Sunday evening late, this was during spring, summer, and fall.

The remainder of Tyler's reminiscences is concerned with areas to the west of the subject properties.

The earliest deed that could be positively associated with the project area was recorded in Fairfax County in 1792. In that year (no day or month was specified on the deed), John West and his wife sold the property to Lawrence Hooff for 250 pounds current money of Virginia (Library of Virginia, Richmond [LV] 1792: Fairfax County Deed Book [FCDB] X:548). Before that date, John West had acquired a number of properties in Fairfax County, and the descriptions in the deeds are too general to determine which includes the project area. Tax records from Fairfax County during Lawrence Hooff's ownership of the property show that he owned 136 acres of land during most of that period (LV: Fairfax County, Virginia, microfilmed Tax Records [FCTR] 1782-1818). In 1792 he owned 200 acres and in 1802, 280 acres. The value of the land generally ranged from 51 to 54 pounds when he owned 136 acres. Tax records from this period do not indicate whether buildings are present; and the valuations listed do not show an increase that could have resulted from construction of any new buildings on his land. A compilation map dating to ca. 1810 indicates that the subject properties were located in the District of Columbia, and no structures are depicted (Figure 6) (Hills 1993). A structure labeled as belonging to Hooff (presumably Lawrence), is depicted to the west, while what appears to be a tributary of Hooff's Run is in the immediate vicinity of the subject properties. This structure may be the slaughterhouse that Lawrence Hooff established along Hooff's Run in ca. 1792.

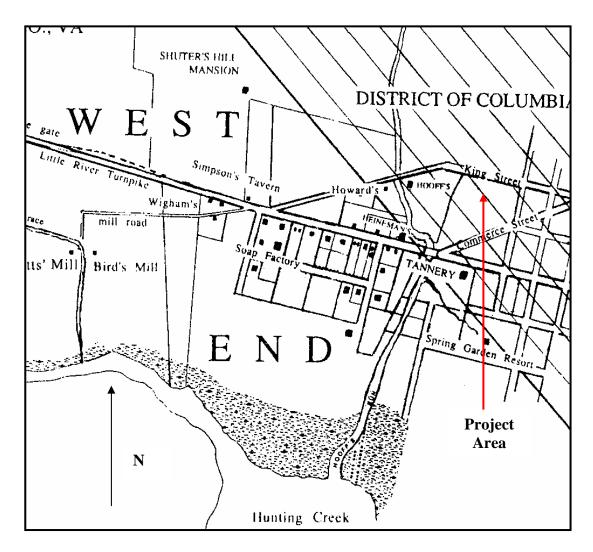


Figure 6. 1810 compilation map of the West End (Hills 1993; 1 inch equals 920 feet).

On 4 October 1810, Lawrence and Ann Hooff deeded the property to William and Noblet Herbert in order to raise the sum of \$697.24 (Arlington County Courthouse, Arlington, Virginia [ARCC] 1810: Alexandria County Deed Book [ALCDB] A-T 1:597). The parcel was described as "beginning on the south side of King Street at the line of Francis Peyton and running thence in the direction of the present road or King Street extended and binding thereon till it ranges with a row of poplar trees in the meadow, thence through the meadow and by the said poplar trees to the run, thence down to the line of the said Francis Peyton, thence northerly up the line of the said Peyton to the beginning." The property contained 6 acres, more or less. Review of census records for 1810, 1820, and 1830 show that both Lawrence Hoof and Noblett Herbert lived in the City of Alexandria and not on the property in question (U.S. Census Bureau 1810, 1820, 1830). Tax records from this period (1819–1828) show the property was in William Herbert's name and was part of 19.5 to 28 acres around "Suter's" or "Suitor's" Hill (LV: FCTR 1819–1850). This larger parcel of land did contain buildings, valued at 10,000 dollars before 1822 and at 6,000 dollars after that date. The property was not identified in tax lists from 1829–1846, and it is

possible it was being combined with other property Herbert owned or was listed under another name, such as a farm manager's.

On 2 October 1837, William Herbert (as himself and the survivor of Noblet Herbert) deeded the property to John Hooff upon payment of the money owed by Lawrence and Ann Hooff (ARCC 1839: ALCDB V2-C3:195). In both the 1840 and 1850 censuses, John Hooff was enumerated as a head of household in Alexandria (U.S. Census Bureau 1840, 1850). In 1850, he was enumerated as 65 years of age and a cashier, and he had real estate valued at 1,500 dollars. His wife, Martha, was 39. Two children, John (5) and Martha (3) were listed with them. Also in the household were two women with the surname Smith: S. A. E. (42) and Maria (17). Finally, 24year-old Virginia Blincoe was living with them. All members of the household were born in Virginia. In the 1860 census, John Hooff was enumerated as a head of household in Alexandria (U.S. Census Bureau 1860). The enumerator had difficulty with this household, with some information crossed out, and other information added. It is likely a neighbor was providing the information. John Hooff was listed as being 49, and he had been born in Virginia. No occupation was listed for him, but he owned real estate valued at 10,000, and he had a personal estate valued at 25,000 dollars. His wife was not listed, but two children were in the household; John (15) and Mattie (14) were both born in Virginia and attending school. No other family members were listed in the household. It is likely that John Hooff's age was wrongly listed in either the 1850 or 1860 census. The John Hooff family was not identified in the 1870 census (U.S. Census Bureau 1870). John Hooff was first identified with this property in Alexandria County tax records in 1847 (LV: Alexandria County microfilmed Tax Records [ACTR] 1847-1850). As noted above for William Herbert's ownership of the property, it was not found in tax records through 1846. From 1847–1850, the property was described as 5 acres adjoining town.

A separate value for buildings was not given in these years, and the total property was valued at 200 dollars. From 1851–1870, the property was described as Hooff Run or Hooff Meadows in the tax lists. Its value was 300 dollars per acre throughout this period, and no structures were present according to the tax lists (LV: ACTR 1851–1858, 1859–1866, 1867–1870). In 1871 and 1872, the property was still valued at 300 dollars, and no structure was present (LV: ACTR 1871, 1872). The tax records for these two years also specify that John Hooff lived in the City of Alexandria.

Several maps dating to the period of John Hooff's ownership of the property were available for examination. First is an 1845 map of a *Plan of the Town of Alexandria*, *D.C.* that depicts the subject properties (Ewing 1845). The map depicts the subject properties as being located on a flat but elevated area south of Hooff's Run. At least one structure appears to be present within the general vicinity of the 1604-1614 King Street parcels (Figure 7). John Hooff owned the property at this time and tax records suggest that structures may have been present at this location, at least through the 1830s. An 1850s map of the area indicates that two structures are present to the east of the subject properties and two others are to the north across King Street (Figure 8). The structure depicted on the 1845 is not depicted on the ca. 1850s map.

A series of Civil War-related maps also depict the general study area. An 1864 map shows no structures to the south of King Street in the vicinity of the project area (Figure 9). However, a

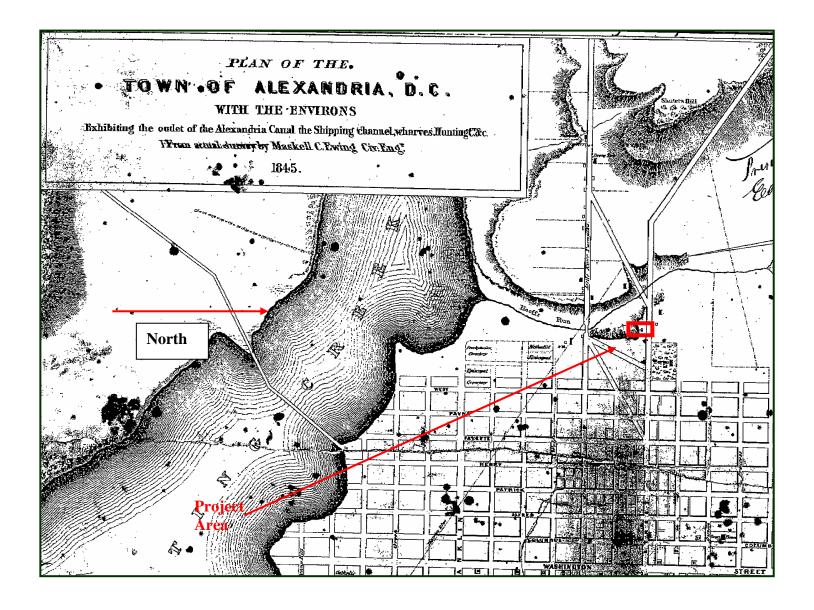


Figure 7. 1845 map of the West End (Ewing 1845; 1 inch equals 1250 feet).

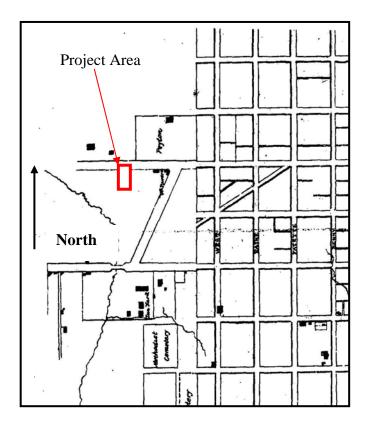


Figure 8. 1850s map of the West End (Annonymous 1850s; 1 inch equals 750 feet).

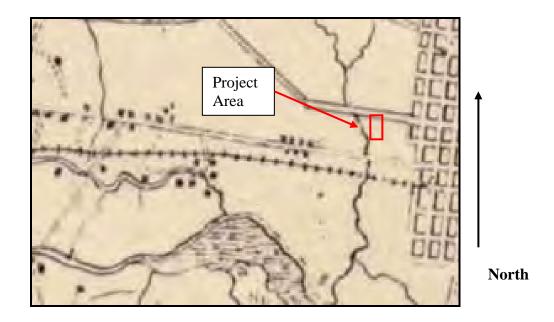


Figure 9. 1864 military map of the West End (Michler 1864; 1 inch equals 1,975 feet).

group of buildings is present to the north. Another 1865 map depicts structures to the north but not to the south of King Street in the vicinity of the project area (Figure 10) (Davis et al. 2003).

The property remained with the Hooff family until 26 July 1872, when John Hooff's heirs (his wife, Martha, and their children, Martha, John, and Fanny) sold the property to Townsend Baggett for 1700 dollars (ARCC 1872: ALCDB B-4:172 and Deed Book N-4:272). In this deed, the property was described as "...situated at the upper or western termination and on the south side of King Street ... generally known as Hooff's meadow...." The property was said to contain 5 acres, more or less. In the 1880 census, Townsend Baggett was listed as a head of household in Alexandria (U.S. Census Bureau 1880). He was a 69-year-old farmer from Virginia. Also in the household were his wife, Cathrin (born in Maryland), and sons James (48, widower) and Edward (26, farmer). The two sons were born in Virginia. The 1873 tax list is too faded to read, but the 1874 list indicates that while Townsend Baggett lived in the City of Alexandria, there was a building valued at 400 dollars on a 22-acre parcel on Hooff's Run (LV: ACTR 1873, 1874).

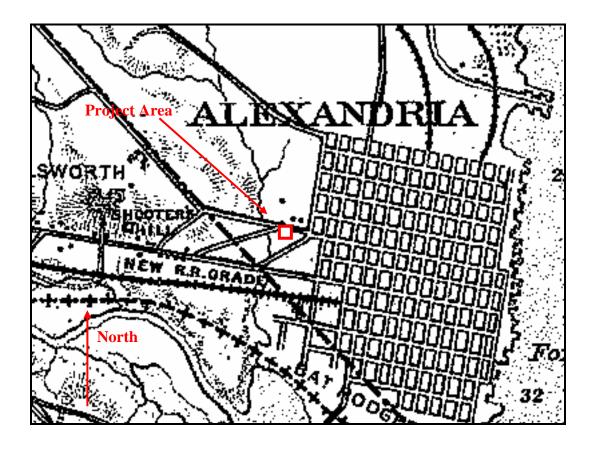


Figure 10. 1865 Civil War atlas map of the project area (Davis et al. 2003:218; 1 inch equals 1825 feet).

Later tax lists divide Baggett's holdings into two to four smaller tracts (LV: ACTR 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884). These tax lists show that a building valued at 200 dollars was present on a 9-acre tract of land. The 1885 and 1886 tax lists do not specifically indicate whether a building was present on the property (LV: ACTR 1885, 1886). Thomas Baggett owned the property until his death, upon which he left the property to his daughter Eliza Myers (ARCC 1887: Alexandria County Will Book 10:129). His will was probated on 15 June 1887 and described the property as "... 'the Meadow lot,' ... extending to King Street on the north, and 'Hoff's Run,' on the West, containing five (5) acres, more of less, with the small tenement situated thereon, on King street, West of Peyton street." The phrasing of the will suggests a building was present on the 5-acre tract Baggett left his daughter. Neither Eliza Myers nor her husband was found in the Alexandria County tax records through 1890 (LV: ACTR 1888, 1889, 1890).

Two maps dating to this period depict no structures within the subject properties. The Hopkins 1877 map of the project area is difficult to read, although it appears that no structures are depicted within the project area (Figure 11). By 1894, a structure, likely the Baggett house, is depicted north of the subject properties across King Street (Figure 12). Once again, no structures are depicted within the project area.

Eliza Myers died intestate in October 1890 and left her three daughters (Ida Murray, Florence Cornwell, and Bessie Wise) as heirs. The portion of Townsend Baggett's tract that contains the current project area was deeded to the three daughters, and Ida and Edward Murray and Florence

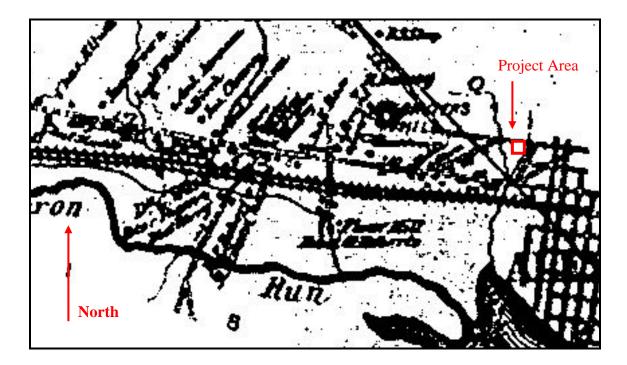


Figure 11. 1877 Hopkins map of the project area (1 inch equals 1825 feet).

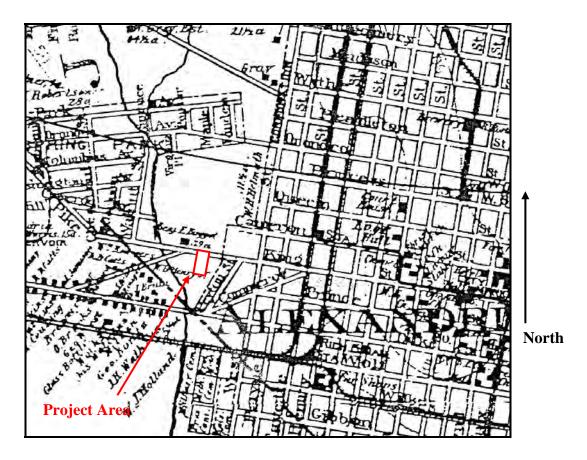


Figure 12. 1894 English map of the project area (1 inch equals 1250 feet).

and Frederick Cornwell deeded the property to Bessie Wise on 3 November 1898 (ARCC 1898: ALCDB Y-4:439). Bessie Myers and her husband, Clarence, were enumerated at 30 M Street NE in Washington, D.C. in the 1900 census (U.S. Census Bureau 1900). Clarence was a 30-year-old cabinet maker from Washington, D.C. He had a mortgage on his house, and he and Bessie had been married for 4 years. Bessie was 27, and she had been born in Maryland. Both she and Clarence were able to read and write. Their two sons, Raymond (3) and Percy (1) had been born in Washington, D.C. The Wises were not listed in the Alexandria County tax lists through 1900 (LV: ACTR 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900).

On 11 June 1903, Bessie and Clarence Wise sold the property to G. Percy McGlue (ARCC 1903: ALCDB 107:508). It was described as "...being the northern portion of a small tract of land known as Hooff's Meadow...." McGlue did not own the property for long. On 19 September 1904, he and his wife, Edith, sold the property to M. B. Harlow (ARCC 1904: ALCDB 110:385). Harlow was the first owner who further subdivided the property into lots, selling the property that would become 1604, 1608, 1610, and 1612 King Street to Frederick and William Schuler, the property that would become 1606 King Street to Joseph Chichester, and the property that would become 1614 King Street to William J. Wilkinson.

Ruth Lincoln Kaye (2005) has provided a history of the King Street properties from ca. 1913 to the present, and these are excerpted below. From this point in time, the chain-of-title

information is also presented separately for each address. All of the buildings were originally constructed as residences. They were constructed in 1913 with the exception of 1614 King Street which was built in 1918. The land the buildings are on was transferred from Alexandria (now Arlington) County to the City of Alexandria in 1915. The builder of the first five houses is not known. However, there is some evidence to suggest it was Julian Knight, a prominent local builder at the time. The residence at 1614 King Street was built by William J. Wilkinson, whose family occupied it until 1977. Several Sanborn maps depicting the subject properties, beginning in 1921, are also available for review. These maps consistently depict the presence of six townhouse-type structures within the project area (Figures 13 through 18). These structures are listed as dwellings through the year 1959 but as commercial structures after 1959.

Figures 13 through 18 also depict a number of changes in the 1604-1614 King Street properties during this period. The 1921 Sanborn map (Figure 13) depicts the six townhouses, but apparently, Dechantal Street had not been constructed to the rear (south) of the properties. Still, it appears that at least one (1614 King Street) and possibly a second (1604 King Street) had outbuildings to the rear of the structures. By 1941 Dechantal Street is present to the rear (south) of the 1604-1614 King Street properties (Figure 14). At that time, four outbuildings were depicted, apparently associated with 1604, 1606, 1608, and 1614 King Street. All four are identified with an "A", which was used on Sanborn maps to denote an automobile garage. Figure 15, the 1959 Sanborn map of the properties, is essentially the same as that depicted in 1941. However, by 1989, only a single outbuilding is present along Dechantal Street. Once again, this is noted to be an automobile garage, and is present on the 1606 King Street property. (Figure 16) Evidently, the three other garages, at 1604, 1608, and 1614 King Street, had been demolished. The single automobile garage at 1606 King Street is depicted on the 1993 and 1996 Sanborn maps as well (Figures 17 and 18). No other outbuildings, or changes to the property, are apparent on the 1989, 1993, and 1996 Sanborn maps. Finally, no automobile garages are present within the 1604-1614 King Street properties at present.

### 1604 King Street (see Table 1)

On 24 April 1912, M. B. Harlow sold the property to Frederick and William Schuler (ARCC 1912: ALCDB 132:482). The structure at 1604 King Street was built as part of the block of five houses in 1913 for Frederick and William J. Schuler. In November of 1913 running water was installed for the kitchen, bath, and water closet (i.e. toilet). The Schulers in turn sold the property to Effie Payne on 20 February 1920 (Alexandria City Courthouse, Alexandria, Virginia [ALCC] 1920: Alexandria City Deed Book [ACDB] 70:255). The 1920 census, which was taken as of 1 January 1920, shows James M. Jones was the head of household at this address (U.S. Census Bureau 1920). Jones was a 31-year-old railroad conductor from Virginia who was renting the house (at that point, from the Schulers). His wife, Lacy, was 20 and was born in Washington, D.C. Their son, Edward, was 2. Like his father, he had been born in Virginia.

On 1 December 1924, Effie Payne and her husband, E. T., sold the house to Alfred and Lelia Kirchner (ALCC 1924: ACDB 81:328). The Kirchners and their heirs would own the property until 1983, adding a rear porch in 1932 and a front porch deck and steps in 1974. Alfred Kirchner was listed as the head of household at this address in the 1930 census (U.S. Census Bureau 1930). He owned the house, which was valued at 4500 dollars. Kirchner was a 36-year-

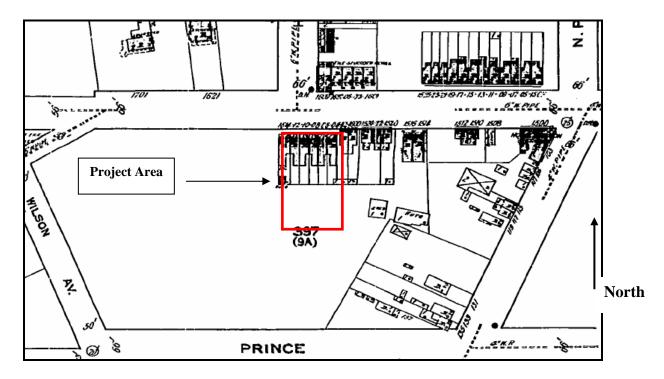


Figure 13. 1921 Sanborn map of the 1604-1614 King Street properties (1 inch equals 160 feet).

old railroad engineer from North Carolina. His wife, Lelia, was 22 and from Virginia. Two daughters, both born in Virginia, were living with them. Elizabeth was 7, and Hazel was 4. Elizabeth was in school that year.

In most of the city directories, the Kirchners were listed as the only occupants of the house. However, the 1934 and 1950 directories also listed one or two other people at this address. In 1934, Raymond Skillman and Milton Reed were also listed with Kirchner, and in 1950, Lee Anderson was in the household.

On 5 December 1983, Lilia Sweitzer (widow of Alfred Kirchner) and her husband, Charles Sweitzer, Hazel and Lee Anderson, and Alfred and Peggy Kirchner sold the house to the 1600 Limited Partnership (ALCC 1983: ACDB 1113:244), which in turn sold the property to Peter C. Labovitz and Dechantal Ltd. on 22 December 1986 (ALCC 1986: ACDB 1196:810). On 4 August 1988, Dechantal Ltd. sold the property to Peter and Sharon Labovitz (ALCC 1988: ACDB 1249:783). Beginning in 1989 the structure was used as a beauty salon.

# 1606 King Street (see Table 2)

M. B. Harlow was the owner of the property when it was first enumerated in a census. The structure at 1606 King Street was built as part of the block of five houses in 1913 and in November of 1913 running water was installed for the kitchen, bath, and water closet (i.e. toilet).

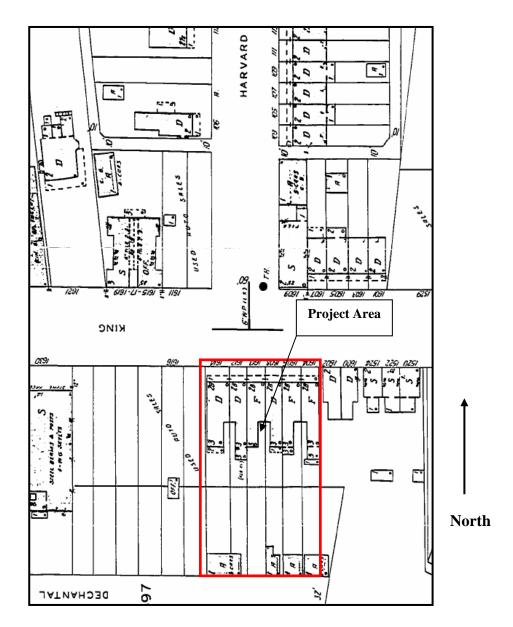


Figure 14. 1941 Sanborn Map of the 1604-1614 King Street properties (1 inch equals 80 feet).

The 1920 census lists George S. Chisolm(?) as the head of household at this address (U.S. Census Bureau 1920). Chisolm, 31, was from South Carolina and was renting the house. He was a railroad engineer. His wife, Loo, was 27 and from Virginia. They had three children living with them: Emily (7), Leo (daughter, 6), and George (3). The children all had been born in Virginia, and Emily and Leo were in school. Chisolm's 25-year-old brother-in-law, Harry Lynch, also was living with the family. Lynch was working as a railroad fireman. One person was rooming with them. Louis Brown was a 23-year-old railroad fireman from Washington, D.C.

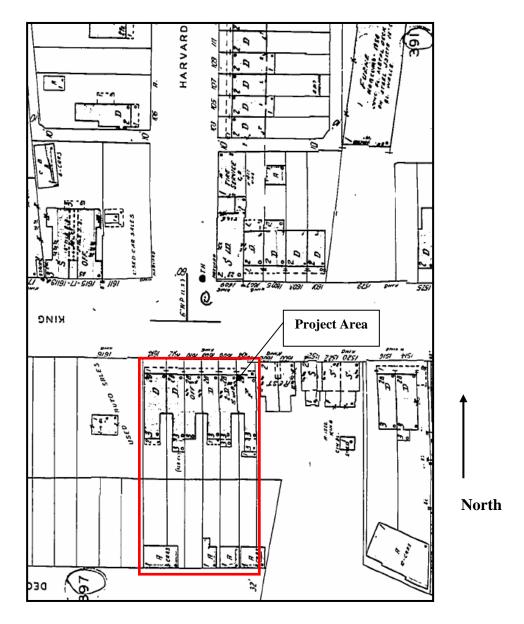


Figure 15. 1959 Sanborn map of the 1604-1614 King Street properties (1 inch equals 80 feet).

On 31 October 1922, M. B. Harlow sold the property to Joseph F. Chichester (ALCC 1922: ACDB 75:7). The property stayed in the Chichester family until 1964, when Ethel Chichester sold it to Alexander and Eva Iwanik on 30 September 1964 (ALCC 1964: ACDB 611:191). Josiah Chichester was enumerated as the head of household at this address in the 1930 census (U.S. Census Bureau 1930). He was a 57-year-old supervisor for a fruit grower and from Virginia. He owned the home, which was valued at 9,000 dollars. His wife, Ethel, was 48 and from Maryland. No children were living with them.

City directories show the Chichesters had other people living in the house at various times. According to the 1924 directory, R. C. Rambo was living at this address (Hill Directory

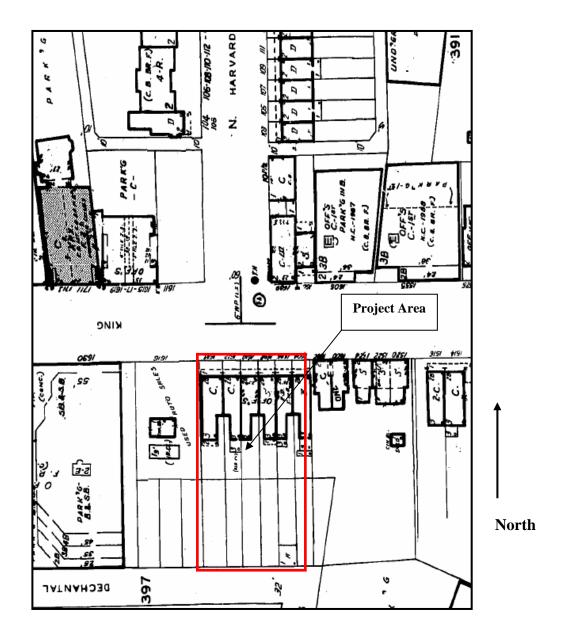


Figure 16. 1989 Sanborn map of the 1604-1614 King Street properties (1 inch equals 80 feet).

Company 1924). The 1945 directory apparently omitted Josiah Chichester and his family but listed Eugene Helvey and Mrs. Hannah Devine at this address (Hill Directory Company 1945).

In 1950, Mrs. Mary Hicks and Robert Balthis were listed in the directory along with Josiah Chichester at this address (Hill Directory Company 1950). In 1955, no families other than Josiah Chichester's were listed in the directory, but in 1960, the directory included Josiah Chichester, apparently on the main floor; C. Eliz. Dunnett, a dressmaker, in the basement; and Robert Balthis on the second floor (Hill Directory Company 1955, 1960). This reflects the beginning of a period of mixed residential and commercial use of the building.

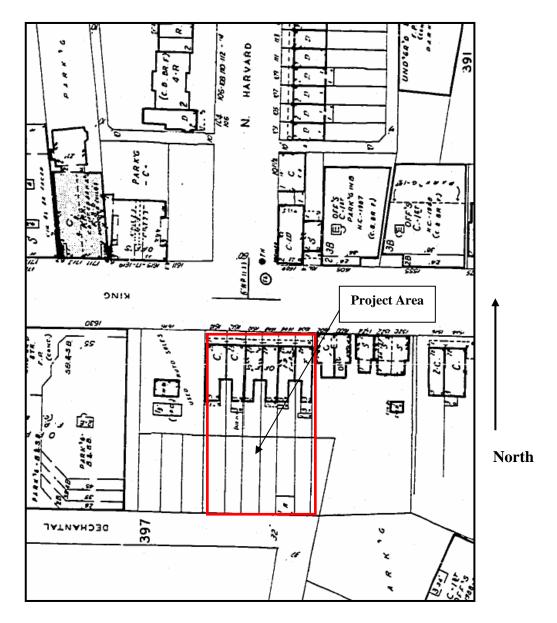


Figure 17. 1993 Sanborn map of the 1604-1614 King Street properties (1 inch equals 95 feet).

On 30 September 1964, Ethel Chichester sold the property to Alexander and Eva Iwanik (ALCC 1964: ACDB 611:191). City directories indicate the Iwaniks did not live on the property. The 1965 directory showed the occupants were Mrs. Rosa Maddox, C. Eliz. Dunnett (alterations), and Herbert Fitzgerald (Hill Directory Company 1965). The 1972 directory listed only one occupant, M. M. Ford, who occupied the basement (Hill Directory Company 1972). The directory indicated that there was no return of information for the primary occupant. In 1975 and 1980, this address was not listed in the directories (Haines and Company 1980; Hill Directory Company 1975).

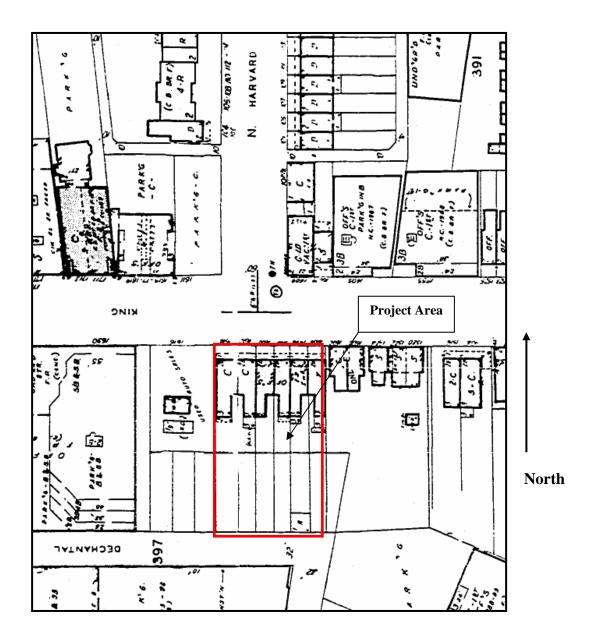


Figure 18. 1996 Sanborn map of the 1604-1614 King Street properties (1 inch equals 90 feet).

On 15 April 1977, Alexander and Eva Iwanik sold the property to V. Rodger Digilio (ALCC 1977: ACDB 854:744). The house was divided into three apartments around 1977, and suffered a serious fire in 1978. V. Rodger Digilio renovated the apartments following the fire. Digilio and his wife in turn sold the property to the 1600 Limited Partnership on 22 November 1981 (ALCC 1981: ACDB 1038:816). At some point during this time it was used by a Head Start program, which vacated the property in 1984. The 1600 Limited Partnership sold it to Peter Labovitz on 22 December 1986 (ALCC 1986: ACDB 1196:810).

Table 1. Owners and occupants of 1604 King Street.

Date(s)	Owner	Occupant	Land use
Pre-1792	Undetermined		Agricultural?
1792 - 1810	John West	None	Agricultural?
1810 - 1837	William & Noblet Herbert	None	Agricultural?
1837 - 1872	John Hooff (& heirs)	None	Agricultural?
1872 - 1887	Townsend Baggett	None	Agricultural?
1887 - 1898	Eliza Myers (& heirs)	None	Agricultural?
1898 - 1903	Bessie M. Wise	None	Agricultural?
1903 – 1904	G. Percy McGlue	None	Agricultural?
1904 - 1912	M. B. Harlow	None	Agricultural?
1912 (deed)	Frederick & William Schuler		
1917 (directory)		No address listed	
1920 (census, deed)	Effie & E. T. Payne	James Jones (then Paynes)	Residence
1924 (directory)		E. T. Payne	Residence
1925 (deed)	Alfred & Lelia Kirchner		Residence
1930 (census)	Alfred Kirchner	Alfred Kirchner	Residence
1932 (directory)		Alfred Kirchner	Residence
1934 (directory)		Alfred Kirchner; Raymond Skillman;	Residence
		Milton Reed	
1940 (directory)		Alfred Kirchner	Residence
1945 (directory)		Alfred Kirchner	Residence
1950 (directory)		Alfred Kirchner; Lee Anderson	Residence
1955 (directory)		Alfred Kirchner	Residence
1960 (directory)		Alfred Kirchner	Residence
1965 (directory)	L. Eliz. Kirchner	L. Eliz. Kirchner	Residence
1972 (directory)	Charles Sweitzer	Charles Sweitzer	Residence
1975 (directory)	Charles Sweitzer	Charles Sweitzer	Residence
1980 (directory)		Elizabeth Kirchner; Charles Sweitzer	Residence
1983 (deed)	1600 Limited Partnership		Business
1986 (deed)	Peter Labovitz / Dechantel		Business
1988 (deed)	Peter and Sharon Labovitz		Business

1608 King Street (see Table 3)

On 24 April 1912, M. B. and Helen Harlow sold this property to Frederick and William Schuler (ARCC 1912: ALCDB 132:482). The structure at 1608 King Street was built as part of the block of five houses in 1913 for Frederick and William J. Schuler. In November of 1913 the Schulers had running water installed for the kitchen, bath, and water closet (i.e. toilet). The Schulers in turn sold the property to Eugene McCubbins on 2 February 1920 (ALCC 1920: ACDB 70:181). In the 1920 census, Philip Rush was enumerated as the head of household at this address (U.S. Census Bureau 1920). Rush was a 31-year-old railroad brakeman from Virginia who was renting the house. His wife, Annie, was 33 and also from Virginia. They had three sons living with them: Carrol (10), Frederick (8), and George (1). The boys all were born in Virginia, and Carrol and Frederick were in school that year. Rush's 28-year-old brother, James, was living with the family. He also was working as a railroad brakeman. Henry (24) and Roma Padgett (22) were rooming with the family. They were from Virginia, and Henry was working as a pipe fitter for the railroad.

Table 2. Owners and occupants of 1606 King Street.

Date(s)	Owner	Occupant	Land use
Pre-1792	Undetermined		Agricultural?
1792 - 1810	John West		Agricultural?
1810 - 1837	William & Noblet Herbert	None	Agricultural?
1837 - 1872	John Hooff (& heirs)	None	Agricultural?
1872 - 1887	Townsend Baggett	None	Agricultural?
1887 - 1898	Eliza Myers (& heirs)	None	Agricultural?
1898 - 1903	Bessie M. Wise	None	Agricultural?
1903 - 1904	G. Percy McGlue		
1904 - 1912	M. B. arlow		
1917 (directory)		No address listed	
1920 (census)		George Chisolm?	Residence
1922 (deed)	Joseph Chichester		Residence
1924 (directory)		J. F. Chichester; R. C. Rambo	Residence
1930 (census)		Josiah Chichester	Residence
1932 (directory)		Josiah Chichester	Residence
1934 (directory)		Josiah Chichester	Residence
1940 (directory)		Josiah Chichester	Residence
1945 (directory)		Eugene Helvey; Mrs. Hannah	Residence
		Devine	
1950 (directory)		Mrs. Mary Hicks; Josiah Chichester	Residence
		Robert Balthis	
1955 (directory)		Josiah Chichester	Residence
1960 (directory)		Josiah Chichester; C. Eliz. Dunnett	Residence/Business
		(drsmkr) (basement); Robt. Balthis	
		(2nd fl)	
1964 (deed)	Alexander & Eva Iwanik		
1965 (directory)		Mrs. Rosa Maddox; C. Eliz.	Residence/Business
		Dunnett Alterations; Herbert	
		Fitzgerald	
1972 (directory)		No Return; M. M. Ford (basement)	
1975 (directory)		No address listed	
1977 (deed)	V. Rodger Digilio		
1980 (directory)		No phone, people, or published	
		address	
1981 (deed)	1600 Limited Partnership		Business
1986 (deed)	Peter Labovitz		Business

McCubbins did not own the property for long. On 2 October 1920, he and his wife sold it to Wilkie and Pauline DeCoss (ALCC 1920: ACDB 71:315). Wilkie Decoss was listed as the head of household at this address in the 1930 census (U.S. Census Bureau 1930). Decoss owned the house, which was valued at 6,000 dollars. He was a 44-year-old railroad conductor from Virginia. His wife, Pauline, was 43 and also from Virginia. Five children, all of whom were born in Virginia and attending school, were living with them: Herndon (17), Mathew (16), Dorris (7), Louisa (9), and Anna (8). The DeCoss family then occupied the house until the 1950s. In the 1940 city directory, Carl Dicks was listed at this address in addition to Matthew DeCoss (Hill Directory Company 1940). The 1950 directory lists the occupant as Gleen Matthews, which may have been a misinterpretation of Matthew DeCoss (Hill Directory Company 1950).

Table 3. Owners and occupants of 1608 King Street.

Date(s)	Owner	Occupant	Land use
Pre-1792	Undetermined		Agricultural?
1792 - 1810	John West		Agricultural?
1810 - 1837	William & Noblet Herbert	None	Agricultural?
1837 - 1872	John Hooff (& heirs)	None	Agricultural?
1872 - 1887	Townsend Baggett	None	Agricultural?
1887 - 1898	Eliza Myers (& heirs)	None	Agricultural?
1898 - 1903	Bessie M. Wise	None	Agricultural?
1903 - 1904	G. Percy McGlue		•
1904-1915	M. B. Harlow		
1915 – 1920 (deed)	William & Frederick Schuler		
1917 (directory)		No address listed	
1920 (census)		Philip Rush jr.	Residence
1920 (deed)	Eugene McCubbins		
1920 (deed)	Wilkie & Pauline DeCoss (& heirs)		
1924 (directory)		W. H. DeCoss"	
1930 (census)		Wilkie DeCoss	Residence
1932 (directory)		Wilkie DeCoss	
1934 (directory)		Wilkie DeCoss	
1940 (directory)		Matthew DeCoss	
•		William Clark jr.	
1945 (directory)		Carl Dicks	
1950 (directory)		Gleen Matthews	
1955 (directory)		Matthew DeCoss	
1959 (deed)	James & Alma Rutherford		
1960 (directory)		Alex. Plumbing & Heating	Business
1965 (directory)		Alex. Plumbing & Heating;	Business/Residence
• • • • • • • • • • • • • • • • • • • •		Margaret Rutherford; Alex.	
		P.&H. storage (basement)	
1972 (directory)		Alex. Plumbing & Heating	Business
1975 (directory)		Alex. Plumbing & Heating	Business
1978 (deed)	1600 Limited Partnership		Business
1980 (directory)	•	Alex. Plumbing & Heating	Business/Residence
		Paul Mathis	
1986	Peter Labovitz		Business

On 27 October 1959, Joseph P. Smyth, as a special commissioner, sold the property to James and Alma Rutherford (ALCC 1959: ACDB 502:53). During their ownership, the property was usually listed in the city directories as the location of the Alexandria Heating and Plumbing Company, with no residents listed. In 1965, however, Margaret Rutherford was listed along with the business (Hill Directory Company 1965). In 1980, Paul Mathis also was listed in addition to the business (Haines and Company 1980).

On 14 April 1978, James and Alma Rutherford sold the property to the 1600 Limited Partnership (ALCC 1978: ACDB 891:754). The company then sold the property to Peter Labovitz and Dechantal Ltd. on 22 December 1986 (ALCC 1986: ACDB 1196:810). The structure was then joined with 1610 King Street and rented to Connection Newspapers in 1995.

Table 4. Owners and occupants of 1610 King Street.

Date(s)	Owner	Occupant	Land use
Pre-1792	Undetermined		Agricultural?
1792 - 1810	John West		Agricultural?
1810 - 1837	William & Noblet Herbert	None	Agricultural?
1837 - 1872	John Hooff (& heirs)	None	Agricultural?
1872 - 1887	Townsend Baggett	None	Agricultural?
1887 - 1898	Eliza Myers (& heirs)	None	Agricultural?
1898 - 1903	Bessie M. Wise	None	Agricultural?
1903 - 1904	G. Percy McGlue		
1904 - 1912	M. B. Harlow		
1912 (deed)	Frederick & William Schuler		
1917 (directory)		No address listed	
1920 (census)		Census unreadable	Residence
1921 (deed)	Walter Fritz		Residence
1922 (deed)	Charles Cathcart		Residence
1924 (directory)		C. E. Brown, A. T. Calhoun,	Residence
		C. W. Cathcart, Mrs. G. A. Lynn	
1930 (census)		Andrew Pettitt	Residence
1932 (directory)		Charles Cathcart;	Residence
		LeRoy Garrison	
1934 (directory)		Charles Cathcart; William Clark,	Residence
		John Tansill	
1940 (directory)		Charles Cathcart; John Tansill	Residence
1945 (directory)		Charles Cathcart; John Tansill	Residence
1950 (directory)		T. C. Graham Insurance	Business
1955 (directory)		Charles Cathcart; Girl Scouts	Residence/Business
1960 (directory)		Charles Cathcart; Girl Scouts	Residence/Business
1965 (directory)		No Return; Charles Cathcart	Residence/Business
1971 (deed)	Gordon Brown		
1972 (directory)		Lawrence J. Nichols	Residence
1975 (directory)		James Brown	Residence
1980 (directory)		James Brown	Residence
1986 (deed)	Peter Labovitz (trustee)		Business
1986 (deed)	Peter Labovitz		Business

### 1610 King Street (see Table 4)

On 24 April 1912, M. B. and Helen Harlow sold the property to Frederick and William Schuler (ARCC 1912: ALCDB 132:482). The structure at 1610 King Street was built as part of the block of five houses in 1913 for Frederick and William J. Schuler. In November of 1913 running water was installed for the kitchen, bath, and water closet (i.e. toilet). On 20 January 1920, the Schulers sold the property to Walter V. Fritz and Charles W. Cathcart (ALCC 1920: ACDB 70:156). The 1920 census is partly damaged where this household is recorded (U.S. Census Bureau 1920). The household was headed by –?— Mellon. He was a 36-year-old railroad conductor from Virginia. His wife (name also unreadable) was 40 and from Pennsylvania. Their two children were John (4) and Margerette (1). Both were born in Virginia. Two people were rooming with the family. Daniel Wells and Earl Moore were both 36-year-old railroad engineers from Virginia.

On 11 February 1922, Walter and Margaret Fritz sold their interest in the property to Charles W. and Charlotte Cathcart (ALCC 1922: ACDB 75:479). In 1923 the structure was divided into three apartments. The 1930 census shows two households at this address (U.S. Census Bureau 1930). The first was headed by Frank Cathcart, the father of Charles Cathcart. Frank Cathcart was 76 and retired; according to the census, he was the owner of the home, which does not match the deed information. The house was valued at 6,000 dollars. Also in the household were his wife, Bertha (67), their son, Charles (40, a machinist with his own business), and their daughter-in-law Charlotte (39). In addition to the Cathcarts, another couple was living at this address (U.S. Census Bureau 1930). Andrew Pettitt was a 23-year-old truck driver for an oil company. He was from Virginia, and he was renting the house for 30 dollars per month. His wife, Francis, was 21 and also from Virginia. They had been married about 4 years, but they had no children.

City directories from the 1930s through the 1960s show that members of the Cathcart family and a number of other individuals were living at this address. In 1924, C. E. Brown, A. T. Calhoun, and Mrs. G. A. Lynn were also at this address (Hill Directory Company 1924). In 1932, LeRoy Graham was also listed; in 1934 William Clark and John Tansill were occupants (Hill Directory Company 1932, 1934). Tansill was also listed in the 1940 and 1945 directories (Hill Directory Company 1940, 1945). In 1950, the Cathcart household was not listed, and the address' only occupant was the T. C. Graham Insurance Company (Hill Directory Company 1950). In 1955 and 1960, the occupants were listed as Charles Cathcart and the local Girl Scouts association (Hill Directory Company 1950, 1960). Charles Cathcart was still living in the house in 1965, but no return was given for the other occupant (Hill Directory Company 1965).

Charles Cathcart died in 1970, and the property passed to his daughter Elizabeth Mary Brown. She and her husband, Gordon C. Brown, deeded the property to Gordon Robert and Mary Ann Brown on 4 June 1971 (ALCC 1971: ACDB 724:398). In 1972, the city directory listed Lawrence J. Nichols at this address, but in 1975 and 1980, James Brown was listed (Haines and Company 1980; Hill Directory Company 1972, 1975). On 21 July 1986 Z. E. Worley sold the property to Peter Labovitz, trustee of Dechantal (ALCC 1986: ACDB 1180:1215). On 22 December 1986, Peter Labovitz (trustee) sold the property to Peter and Sharon Labovitz (ALCC 1986: ACDB 1196:804). The structure was joined with 1608 King Street and rented to Connection Newspapers in 1995.

## 1612 King Street (see Table 5)

On 24 April 1912, M. B. and Helen Harlow sold the property to Frederick and William Schuler (ARCC 1912: ALCDB 132:482), but then in 1925, M. B. Harlow was recorded as selling the property to George and Mabel Roop (ALCC 1925: ACDB 83:171). The structure was built as part of the block of five houses in 1913 and in November of 1913 running water was installed for the kitchen, bath, and water closet (i.e. toilet). In the 1920 census, Joseph Reeves, a 41-year-old railroad machinist, was listed as the head of household at this address (U.S. Census Bureau 1920). Reeves was from South Carolina, and he was renting the house. His wife, Lucy, was 41 and from Virginia. Four children were living with them: Mattie (15), Jack (14), Virginia (12), and Mary (8). The three oldest children had been born in Virginia, but Mary was described as born in Indiana. All four children were in school that year. The family had one woman boarding with them. She was Annie Roberts, a 26-year-old government clerk from Virginia.

Table 5. Owners and occupants of 1612 King Street.

Date(s)	Owner	Occupant	Land use
Pre-1792	Undetermined	ndetermined	
1792 - 1810	John West		Agricultural?
1810 - 1837	William & Noblet Herbert	None	Agricultural?
1837 - 1872	John Hooff (& heirs)	None	Agricultural?
1872 - 1887	Townsend Baggett	None	Agricultural?
1887 - 1898	Eliza Myers (& heirs)	None	Agricultural?
1898 - 1903	Bessie M. Wise	None	Agricultural?
1903 - 1904	G. Percy McGlue	None	
1904 - 1912	M. B. Harlow	None	
1912 - 1925	Fred. & William Schuler		
1917 (directory)		No address listed	
1920 (census)		Joseph Reeves	Residence
1924 (directory)		P. C. Rush	Residence
1925 (deed)	G. & M. Roop		Residence
1930 (census)		Phillip Rush	Residence
1932 (directory)		Phillip Rush	Residence
1934 (directory)		Philip Rush	Residence
1940 (directory)		Philip Rush	Residence
1943 (deed)	Anna T. Rush		Residence
1945 (directory)		Mrs. Anna Rush	Residence
1950 (directory)		Wm. Windsor; Sadie Pitts; Albert Howard	Residence
1955 (directory)		Wm. Windsor; Wm. Montgomery	Residence
1956 (deed)	William & Eva Sims		Residence
1960 (directory)		William Sims; Mrs. Patricia Green	Residence
1965 (directory)		William Sims; John Bryan	Residence
1972 (directory)		William Sims; Robert Bonner; Michael Hanna	Residence
1975 (directory)	Eva Sims	Eva Sims; Ernest Bacon; Betty Smith	Residence
1977 (deed)	V. Rodger Digilio	, , , , , , , , , , ,	Residence
1980 (directory)		Gladys Garrett	Residence
1981 (deed)	1600 Limited Partnership	•	Business
1986 (deed)	Peter Labovitz (trustee)		Business
1986 (deed)	Peter Labovitz		Business

Phillip L. Rush was described as the head of household at this address in the 1930 census (U.S. Census Bureau 1930). He was a 41-year-old railroad conductor from Virginia who owned the house. The house was valued at 10,000 dollars. His wife, Annie, was 43 and also from Virginia. They had four children living with them, all of whom were born in Virginia. Carroll (son) was 20 and working as a clerk for a fruit grower. Frederick was 18 and working as a clerk in a store. George (11) was in school, as was 7-year-old Dorothy. Phillip Rush was listed in the city directories at this address in the 1920s and 1930s. No other families or individuals were listed in the directories.

On 21 October 1943, George and Mabel Roop sold the house to Anna T. Rush (ALCC 1943: ACDB 203:532). During her ownership, she apparently moved from the house; she was listed in the 1945 city directory, but the 1950 directory listed William Windsor, Sadie Pitts, and Albert Howard at the address (Hill Directory Company 1945, 1950). In 1955, William Windsor and William Montgomery were listed in the city directory (Hill Directory Company 1955). On 5

October 1956, Carroll and Eleanor Rush, George and Florence Rush, and Dorothy and Otis Foster (the heirs of Anna Rush) sold the property to William and Eva Sims (ALCC 1956: ACDB 440:107). The Sims owned the property for the next 20 years and lived in part of the house. They also had others living in the house. In 1960, Mrs. Patricia Green also was listed in the city directory at this address (Hill Directory Company 1960). In 1965, John Bryan also was at this address, and in 1972 Robert Bonner and Michael Hanna were in the city directory (Hill Directory Company 1965, 1972). In 1975, Eva Sims was listed as a head of household in the city directory along with Ernest Bacon and Betty Smith (Hill Directory Company 1975).

On 3 January 1977, Eva Sims sold the property to V. Rodger Digilio (ALCC 1977: ACDB 845:467). Gladys Garrett was listed at this address in the 1980 city directory (Haines and Company 1980). On 23 November 1981, Digilio (as trustee) sold the property to the 1600 Limited Partnership (ALCC 1981: ACDB 1038:814). On 21 July 1986, Z. E. Worley sold it to Peter Labovitz (as trustee) (ALCC 1986: ACDB 1180:1215). On 22 December 1986, the 1600 Limited Partnership sold the property to Peter and Sharon Labovitz (ALCC 1986: ACDB 1196:810).

# 1614 King Street (see Table 6)

On 17 July 1916 and 22 October 1921, M. B. Harlow sold property to William J. Wilkinson that became this address (ALCC 1921: ACDB 66:446 and 73:105). The structure at 1614 King Street was built in 1916. Plumbing was installed in 1918, including bathtub, water closet, wash basin, and sink. In 1920, William J. "Wilkerson" was listed as the head of household at this address in the census (U.S. Census Bureau 1920). He was a 47-year-old policeman from Virginia who owned the property. His wife, Mary, was 44 and also from Virginia. Three children were living with them: William (19), Effie (13), and John (5). All three children were born in Virginia, and Effie was in school that year. William was working as a hardware salesman. William J. Wilkinson was still the head of household in the 1930 census (U.S. Census Bureau 1930). He was 58 and retired. Wilkinson owned the home, which was valued at \$10,000. Mary was 54, and their three children still were living with them. William (29) was a clerk in a restaurant, Effie (23) was a typist in an insurance shop, and John (15) was in school.

The Wilkinson family owned the property until 1977, when Effie Wilkinson and John and Mary Wilkinson sold the property to Victor and Alice Digilio (ALCC 1977: ACDB 855:716). Through most of this period, no other families or individuals lived in the house. By 1965, Effie Wilkinson was the head of household, and William Windsor also was living in the house (Hill Directory Company 1965). In 1972, the city directory also listed Albert Howard and Eppa Kane Real Estate at this address (Hill Directory Company 1972). In 1975, Albert Howard was still living at this address (Hill Directory Company 1975). In 1980, the city directory listed Norma Williams at this address (Haines and Company 1980). V. Rodger Digilio also rented the property during this time to a law firm and it was also briefly the site of "Aquarius: Metaphysical and Fantasy Gifts." On 22 December 1986, Victor Digilio sold the property to Peter Labovitz (ALCC 1986: ACDB 1196:807). In 1999, the structure was substantially destroyed by fire and has not since been restored.

Table 6. Owners and occupants of 1614 King Street.

Date(s)	Owner	Occupant	Land use
Pre-1792	Undetermined		Agricultural?
1792 - 1810	John West		Agricultural?
1810 - 1837	William & Noblet Herbert	None	Agricultural?
1837 - 1872	John Hooff (& heirs)	None	Agricultural?
1872 - 1887	Townsend Baggett	None	Agricultural?
1887 - 1898	Eliza Myers (& heirs)	None	Agricultural?
1898 - 1903	Bessie M. Wise	None	Agricultural?
1903 - 1904	G. Percy McGlue		-
1904 – 1916	M. B. Harlow		
1916 – 1977	William Wilkinson		
	(& heirs)		
1917 (directory)		No address listed	
1920 (census)		William "Wilkerson"	Residence
1924 (directory)		W. J. Wilkinson	Residence
1930 (census)		William Wilkinson	Residence
1932 (directory)		William Wilkinson	Residence
1934 (directory)		Mrs. Mary Wilkinson	Residence
1940 (directory)		Mrs. Mary Wilkinson	Residence
1945 (directory)		Mrs. Mary Wilkinson	Residence
1950 (directory)		Mrs. Mary Wilkinson	Residence
1955 (directory)		Mrs. Mary Wilkinson	Residence
1960 (directory)		William Windsor	Residence
1965 (directory)	Effie Wilkinson	Effie Wilkinson; William Windsor	Residence
1972 (directory)		Albert Howard jr; Effie Wilkinson;	Residence/Business
		Eppa Kane, real estate	
1975 (directory)		Albert Howard jr; Effie Wilkinson	Residence
1977 (deed)	Victor & Alice Digilio		
1980 (directory)	-	Norma Williams	Residence
1986 (deed)	Peter Labovitz		

### 4.0 DESCRIPTION OF SURVEYED RESOURCES

As discussed in this section, archaeological investigations in the City of Alexandria have been conducted prior to development projects for over three decades. These investigations have yielded information on both the prehistoric Native American as well as the historic occupation of the Alexandria area. This section summarizes the results of projects conducted in the general vicinity of the King Street properties, and discusses the archaeological sites identified as a result. As an introduction, it is useful to review the current understanding of the nature of and potential for archaeological sites in the general area of the King Street properties. Alexandria Archaeology has divided the City of Alexandria into a number of resource areas, and provides an overview of the Cameron and Backlick Run area, within which the King Street properties are located.

### 4.1 Overview

Alexandria Archaeology has defined the area within which the King Street properties are located as Resource Area 8, also known as Cameron and Backlick Run. The following description of the archaeological potential of this area is taken from the Alexandria Archaeology Museum website (<a href="http://oha.alexandriava.gov/archaeology/ar-resource-areas.html#Cameron%20and%20Backlick%20Run">http://oha.alexandriava.gov/archaeology/ar-resource-areas.html#Cameron%20and%20Backlick%20Run</a>):

This area has a long and complex history which includes nearly all phases of Alexandria's development. Back Lick Run, Homes Run, Cameron Run, and Hooff's Run create riverine environments which attracted much wildlife and offered prime hunting grounds for American Indians. Cameron, a small settlement which predated Alexandria, was probably situated at the head of Hunting Creek. John Carlyle and other early founders of Alexandria lived in this hamlet. If the Virginia Assembly had selected the Cameron petition instead of Hugh West's in 1749, the new port town would have been established near the intersection of Telegraph Road and Cameron Run, rather than at the foot of Oronoco Street on the Potomac River.

A mill was established in the vicinity of Cameron by 1752. Prior to 1798 a second mill, Cameron Mills, was constructed nearby. A long millrace provided water power for the mills, with a viaduct carrying the millrace over Taylor Run. One of the early mills was incorporated into the Alexandria Water Company in 1851. Near the Water Company's reservoir on Shuter's Hill stood Cameron Mills Farm. A 19th century distillery was located north of Mill Road and west of Telegraph, and two Civil War period entrenchments ran just west of the distillery. Union blockhouses were built south of this area and near Duke and Colvin Streets. Other mills in this area include ones dating to 1733 and 1760. One building from the Brown's Mill complex still stands on Wheeler Avenue.

The Little River Turnpike operated as a toll road from 1806 to 1896. The "West End," a village just outside Alexandria's 19th century town limits, clustered along Little River Turnpike from Hooff's Run west to the toll gate. Homes, businesses, the Bruin slave pen, Catts's Tavern, a brewery, slaughterhouses, many butchers, and the

toll gate were once located on the 1400 to 2000 blocks of Duke Street. A stone bridge spanned Hooff's Run at Duke and Peyton Streets.

The western section of this area was scattered with small farms and one large plantation, Bush Hill. Established in 1797, the plantation included a 12-room dwelling, overseer house, slave quarters, brick barn, frame granary, cow and sheep shelter, log corn house, blacksmith shop, seed house, carriage house, chapel, icehouse, smokehouse, limekilns, greenhouses, family cemetery and slave burial ground. In the 1850s the Orange and Alexandria railroad was built in the southern part, and two cattle stops were built beside the tracks on Bush Hill land.

The Cameron and Backlick Run region is one of the areas within Alexandria that may yet contain evidence of the prehistoric Native American occupation of this area. The area then served as a major transportation route connecting Alexandria and areas to the west, as evidenced by the early villages of West End and Cameron. Finally, the area became the location of a number of early industries. The significance of the Cameron and Backlick Run lies in the fact that given the filling that has occurred in parts of the area, remains associated with many of these resources may have been preserved underground. A number of archaeological surveys, discussed below, have verified that both prehistoric Native American as well as eighteenth and nineteenth century Historic period deposits remain intact in the general West End vicinity.

# 4.2 Previous Archaeological Investigations

While a number of archaeological investigations have been conducted in the City of Alexandria, relatively few have been conducted near the King Street properties. An examination of an approximately one-half-mile radius around the King Street properties revealed that several projects had been conducted to the south and west of the King Street properties prior to redevelopment efforts, road construction, or general construction projects.

Several projects are within the general vicinity of the King Street properties. Prior to the widening of Duke Street, James Madison University conducted investigations along the 1700 block of Duke Street in 1988 (Cromwell 1989). Foundations and backyard disposal areas were identified. Subsequent large scale excavations of the area yielded a large artifact assemblage dating from the late eighteenth to twentieth centuries (Cromwell et al. 1989). A number of archaeological investigations have been conducted for the Carlyle development project located to the southwest of the project area. Included were investigations of an African-American cemetery along Hooff's Run (Anderson 1992; Bromberg and Shepard 1992; Cressey 1985; Westover 1990) and the investigation of a 0.5-acre parcel of the Carr/Norfolk Southern property. Phase I, II, and III investigations were conducted. Artifacts and features dating to the prehistoric Native American PaleoIndian, Archaic, and Woodland periods and the historic occupation of the West End area between ca. 1780 and 1850 were recovered under fill (Walker et al. 1996). Also investigated was the proposed location of the U.S. Patent and Trademark Office (http://oha.alexandriava.gov/archaeology/pdfs/pubdocUSPTO.pdf). Artifacts and features associated with its use as a railroad yard and an earlier possible use as a farm were documented under contaminated fill. Projects have also been conducted in the 1700 and 1800 block of Duke Street to the south and west of the King Street properties (Cromwell 1989; Cromwell et al.

1989). Investigations at the 1700 Duke Street property revealed features dating from the midnineteenth to twentieth centuries (http://oha.alexandriava.gov/archaeology/pdfs/1700dukest.pdf). The project conducted in the 1800 block of Duke Street investigated remains associated with the Virginia Glass Company (Walker and Dennee 1994). To the southwest of the King Street propereties is the Shuter's Hill Brewery site (Walker et al. 1996). Archaeologists from Parsons Engineering Science conducted Phase II investigations at this site mid- to late-nineteenth century site during 1993 and 1994. The excavations resulted in the location of a brick-vaulted beer cellar and associated architectural features. Not surprisingly, glass bottle fragments dominated the assemblage.

A review of the VDHR archaeological site database indicated that no known archaeological sites are present within the King Street properties. However, the results indicated that 22 archaeological sites have been identified and registered within approximately one mile of the 1604-1614 King Street properties (Table 7). All 22 sites have been recorded as Historic period sites; no prehistoric Native American archaeological sites have been registered with the VDHR within one mile of the 1604-1614 King Street properties. Of the 22 sites, five have 18th century components, 18 have 19th century components, and seven have 20th century components. No temporal span is provided for one site. The 22 sites represent a wide variety of site types. Eight are described as dwellings, five are cemeteries, two are related to railroads, five are commercial, one is the site of a barn, and one is a hospital. The dwellings include both urban and farmstead or plantation dwellings, and include dwellings of both Euro-American and African-American families. The commercial sites also evidence a wide degree of diversity. These include a brewery, a pottery kiln, a blacksmith shop, a fish market, and a glass bottle factory. While no prehistoric Native American sites have been recorded within one mile of the 1604-1614 King Street properties, Alexandria Archaeology has been excavating the Shuter's Hill site (44AX175), which lies just over one mile to the west. Investigated as part of a public outreach and educational program, excavations have unearthed deposits associated with the Civil War, a midnineteenth century estate, an eighteenth and nineteenth century plantation, and prehistoric Native American occupations of the area (Alexandria Archaeology Museum n.d.). While no prehistoric Native American archaeological sites have been registered with the VHDR within 1-mile of the 1604-1614 King Street properties, the review of projects conducted in the vicinity of the subject property indicates that prehistoric Native American artifacts have been found.

As no prehistoric Native American archaeological sites were identified in the VDHR data base within one mile of the 1604-1614 King Street properties, the site file search was expanded to the south to include an approximately one-mile segment of Great Hunting Creek. Eight prehistoric Native American archaeological sites have been identified in Fairfax County along Great Hunting Creek within a one mile segment to the south of the of the 1604-1614 King Street properties. The sites (44FX117, 44FX517 to 44FX519, 44FX52144AX527, and 44FX1568) are all described as generally light to moderate lithic scatters. Four of the sites are located on upland ridge or hill formations, one is at the foot of an upland slope, and two are located along Cameron Run. No landform is provided for 44FX1568. Bromberg et al. (2000:25) suggest that prehistoric Native American occupation or use of the area changed through time. Evidence from the Late Archaic period suggests the presence of seasonal camps near rivers and streams. However, by the Middle Woodland and Late Woodland periods, more permanent hamlets and villages may

Table 7. Archaeological sites located within 1 mile of the 1604-1614 King Street properties.

Site No.	Time Period	Site Type	Comments
44AX008	19th century	Dwelling	African-American
44AX019	19th century	Dwelling	African-American; Euro-American
44AX035	19th-20th century	Brewery	Cellar
44AX076	19th century	Pottery kiln	Tildon Easton kiln
44AX102	19th century	Dwelling	African-American; Euro-American
44AX105	19th-20th century	Railroad	Orange & Alexandria Railroad Yard
44AX113	18th-20th century	Dwelling	Euro-American
44AX132	18th century	Cemetery	Old Quaker Cemetery
44AX134	18th-20th century	Cemetery	Pauper cemetery founded 1795
44AX136	19th century	Cemetery	African-American
44AX139	19th century	Cemetery	Founded 1836
44AX140	19th century	Cemetery	African-American; founded 1895
44AX141	19th century	Blacksmith shop	Early 19th century
44AX145	Unknown historic	Fish market	F.J. Travers Fish Market
44AX147	19th century	Dwelling	May also be commercial
44AX148	19th century	Railroad bridge	Constructed 1856
44AX154	19th century	Hospital	African-American; L'Overture Hospital
44AX171	19th century	Dwelling	Euro-American
44AX175	18th-19th century	Farmstead dwelling	Area used as Civil War fort
44AX181	19th-20th century	Factory	Virginia Glass Company bottle factory
44AX189	19th-20th century	Barn	Part of small farm complex
44AX197	18th-20th century	Dwelling	Plantation

have located along waterways. The Fairfax County prehistoric site data suggest that upland landforms overlooking waterways are also likely locations of sites.

### 5.0 ARCHAEOLOGICAL RESOURCE ASSESSMENT

No archaeological sites have been recorded within the proposed project area, nor have any archaeological sites been recorded within 0.2 miles of the proposed project area. In general, the closest archaeological sites have been recorded between 0.2 and 1-mile from the proposed project area. All of the recorded archaeological sites that are present within 1-mile of the 1604-1614 King Street properties date to the Historic period, although prehistoric Native American artifacts have been found in this area as well (see Section 4). The closest prehistoric Native American archaeological site is 44AX175, located just over 1-mile to the west of 1604-1614 King Street properties.

Relatively little can be said concerning the potential for prehistoric archaeological deposits within the project area. Several nearby projects identified archaeological sites that included prehistoric components. Prehistoric components were found at archaeological sites 44AX0175 to the west at Shuter's Hill and to the southwest at 44AX0127 and 44AX0164 near Great The Alexandria Archaeology discussion quoted in Section 4 concerning Hunting Creek. Resource Region 8 also suggests that the several creeks in this area likely attracted wildlife and prehistoric Native American groups. Site locational data from nearby Fairfax County along Great Hunting Creek indicate that prehistoric Native American sites have been located along creeks (such as Cameron Run) and on upland landforms overlooking creeks. As well, models of prehistoric Native American site location in the Mid-Atlantic region often indicate that sites are located within 650 feet of permanent sources of water. Given the proximity of the 1604-1614 King Street properties to Hooff's Run, and what little information is available concerning prehistoric Native American site location in the immediate vicinity of the project area, there is a potential that prehistoric Native American component could be present within the 1604-1614 King Street properties.

The King Street properties were originally located in a semi-rural area adjacent to the village of West End and to the west of the City of Alexandria, until the incorporation of the area into the City of Alexandria in 1915. The earliest likely property owner that could be identified for the properties is John West, owner of plantations in the area during the second-half of the eighteenth century. West began subdividing his land in the 1790s, and the King Street properties were purchased by Lawrence Hooff as part of a larger parcel in 1792. Hooff established a slaughterhouse on his newly purchased land along Hooff's Run to the west of the King Street properties as depicted on an 1810 compilation map of the area.

Hooff sold his property to Noblet Herbert in 1810, and Herbert's son in turn sold at least a portion of the property to John Hooff, son of Lawrence Hooff, in 1837. Tax records indicate that John Hooff lived in the City of Alexandria. Period maps depict structures to the east at the southwest corner of the intersection of Peyton and King Streets and along the north side of King Street to the north of the subject properties. However, an 1845 map (Ewing 1845) does depict a structure south of King Street and east of Hooff's Run, in the general area of the 1604-1614 King Street properties.

Hooff's heirs in turn sold the property to Townsend Baggett in 1872. Once again, there is no mention of the presence of a structure in tax lists for the King Street properties. However,

Townsend Baggett's will dated 1887 does mention the presence of a structure, a tenement, within the King Street properties. The condition and use of the King Street properties are discussed in a reminiscence written in 1937 that purportedly describes the property during the ownership of Townsend Baggett. The property is described as a meadow known as Baggett's meadow or pasture that was used to pasture cattle and horses. No structures are mentioned as being present, although a ditch, 20 feet wide, is mentioned as being located along the south side of King Street.

Upon the death of Townsend Baggett, the King Street properties were willed to his daughters. Eventually, the properties were sold to M. B. Harlow shortly after the turn of the twentieth century. It appears that Harlow had the brick townhouses present on the King Street properties constructed during the 1910s. It is possible that the fill noted in soil cores discussed in Section 1 of this report and taken at the rear of the subject properties were deposited at the time of construction. All structures were built with running water and toilets. By the 1920s the townhouses were sold to individual occupants, and subsequently a number of garages were constructed to the rear of the dwellings. The townhouses have been sold and resold, and the nature of their use has changed over the years. Some of the structures were used as apartments and eventually all came to be used as commercial buildings. Aside from the construction of wooden porches along the rear of the buildings, no significant changes appear to have taken place since their construction 90 years ago.

This use history of the King Street properties highlights several trends and has implications for the potential for archaeological deposits at this location. These can be summarized as follows:

- The Hooff's Run area may have originally been forested and quite attractive to prehistoric Native Americans in terms of potential for subsistence-related activities.
- The land appears to have been used as an agricultural plot, most likely associated with the pasture of livestock. This was not uncommon in the area, as the West End became a major center of meat processing for export to Alexandria and later Washington, D.C., as early as the 1790s.
- An 1845 map suggests the presence of a single structure in the vicinity of the 1604-1614 King Street properties.
- A small tenement that is mentioned in the 1887 will of Townsend Baggett may be within the 1604-1614 King Street properties.
- The brick townhouses located on the King Street properties were built with running water and toilets installed. It is unlikely that these residential structures were ever associated with privies, wells, or cisterns.
- A large ditch was present along the south side of King Street at least during the late 1800s.

Based on the above summary of research results, it would appear that there is a potential within the King Street properties for the presence of both prehistoric Native American archaeological sites and Euroamerican archaeological deposits dating to the nineteenth century.

### 6.0 CONCLUSIONS

This *Phase IA Archaeological Assessment* has been prepared to evaluate the effects of the proposed construction of a residential development that would consist of a six story building with underground parking. Townhouses located on lots 1604 through 1612 King Street would be retained, while the townhouse at 1614 King Street would be removed to allow construction of an access lobby for the proposed residential structure. The residential structure would be constructed in an area currently used as a parking lot to the rear of the townhouses situated on lots 1604 through 1614 King Street. In all, approximately 0.2 acres of the 0.4-acre 1604 through 1614 King Street parcel would be impacted by the proposed development.

The initial assessment included historical and archaeological background research, a field visit to the subject properties, and analysis of the proposed construction plans. This research indicates that the King Street properties location have a potential for both prehistoric Native American and historic nineteenth-century archaeological sites. This report makes the following conclusion for the King Street properties.

The proposed construction of the 1604-1614 King Street residential structure in the City of Alexandria could possibly impact as yet unrecorded archaeological deposits within the area of potential effects. This parcel is located within approximately 230 feet west of Hooff's Run; landforms within 300 feet to 650 feet of sources of permanent water are typically considered to have a high potential for prehistoric Native American archaeological sites in the Mid-Atlantic region. Historic Period resources may also be present in the subject parcel. A structure is depicted on an 1845 map as being in the vicinity of the subject property, and a will dating to 1887 makes reference to a structure. Remains of historical structures have been preserved under urban development elsewhere in Alexandria.

Based on the results of this review, archaeological field investigations are recommended for the 1604-1614 King Street properties. As of the writing of this report, the structures located on lots 1604 through 1612 are to be retained. Based on this proposed plan, only that area to the rear of the structures will be impacted. It is recommended that a work plan be developed, in consultation with Alexandria Archaeology, that focuses on subsurface excavations to the rear of the extant structures. The results of these investigations can then be used to determine whether monitoring of excavations associated with the removal of the structure at 1614 King Street is warranted.

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http://oha.ci.alexandria.va.us/archaeology/decades.html

http://www.alexandriacity.com/1/history.asp

http://oha.alexandriava.gov/archaeology/ar-resource areas.html#Cameron%20and%20Backlick%20Run

http://oha.alexandriava.gov/archaeology/pdfs/pubdocUSPTO.pdf

http://oha.alexandriava.gov/archaeology/pdfs/1700dukest.pdf

# APPENDIX A: QUALIFICATIONS OF KEY PERSONNEL

# **Principal Investigator**

Paul P. Kreisa, Ph.D., RPA, earned his Master's degree in Anthropology from Northern Illinois University and his Doctoral degree in Anthropology from the University of Illinois. Dr. Kreisa has over 26 years of experience in archaeological field work, research, and cultural resource management in the Midwest, Mid-Atlantic, and Southeast regions of the United States.

### **Historic Research**

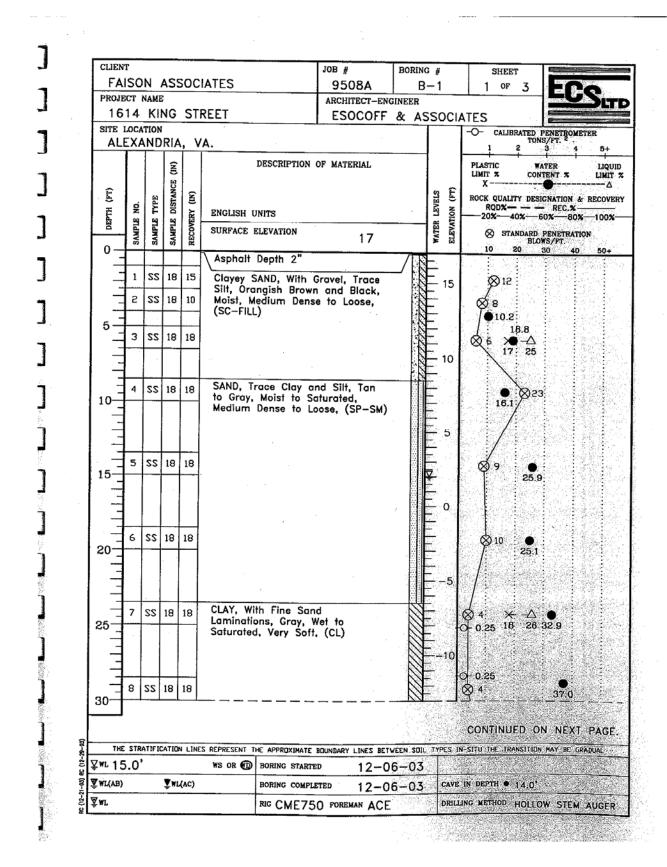
Jacqueline M. McDowell, M.A., earned her Master's degree in Anthropology from Northern Illinois University. She has more than 20 years of experience in archaeological field work and cultural resource management in the Midwest and historic and genealogical research in Illinois, Kentucky, Kansas, Wisconsin, Missouri, Maryland, and Virginia.

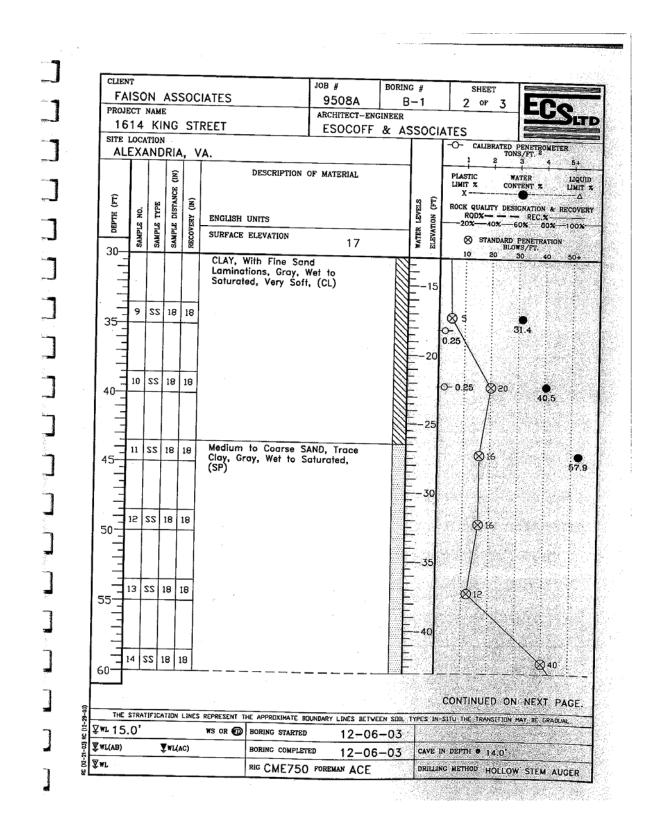
## **Historic Research**

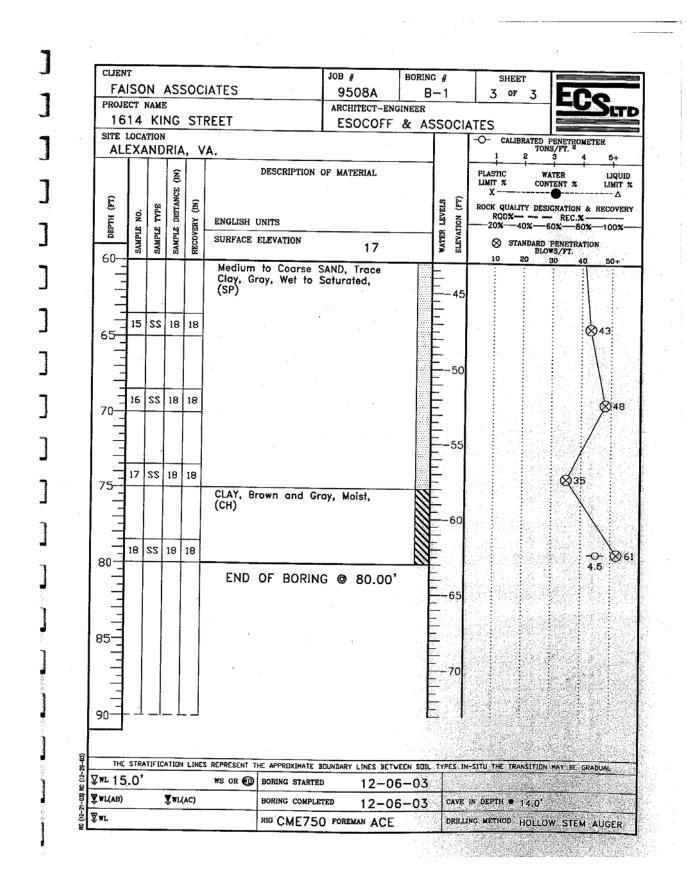
Matthew Gill holds a B.A. in Archaeology from Wheaton College (Wheaton, IL). He has over 6 years of experience in archaeological fieldwork and laboratory work in the Mid-Atlantic, Midwest and Southeast regions of the United States and the Caribbean.

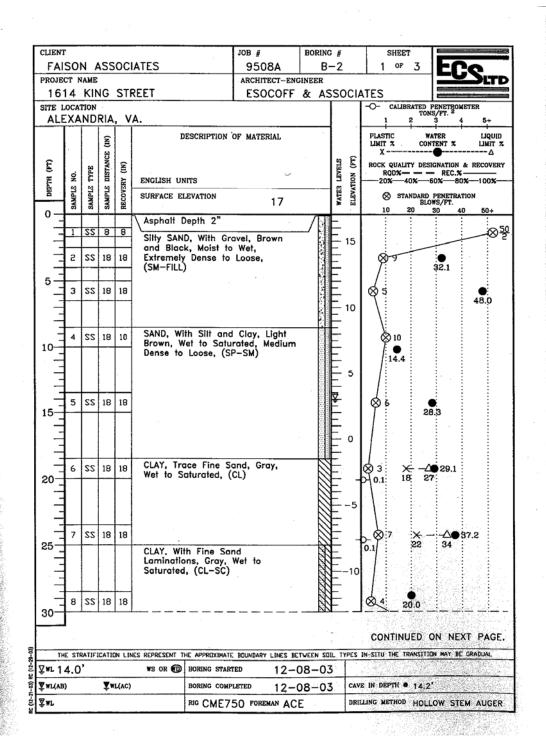
# **APPENDIX B: PUBLIC SUMMARY**

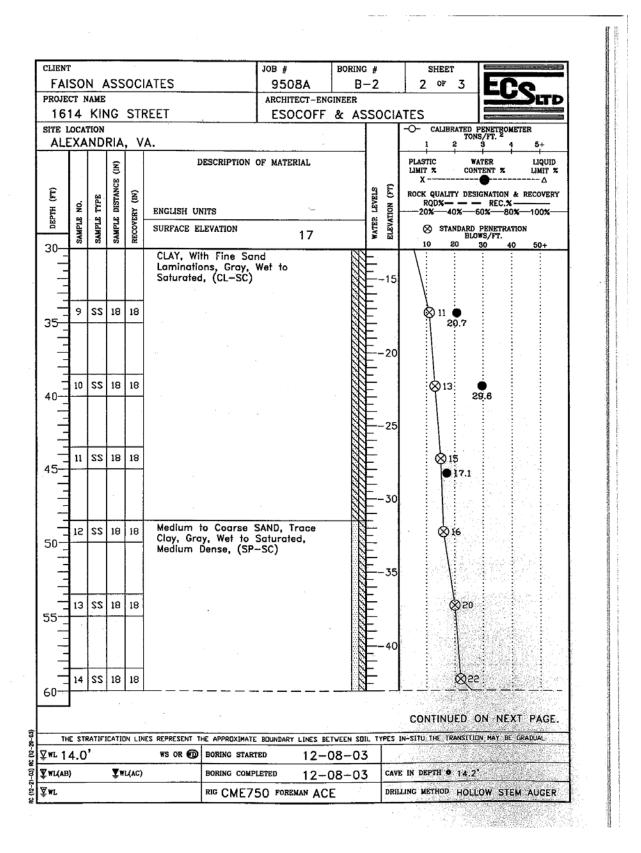
# **APPENDIX C: SOIL BORING FORMS**

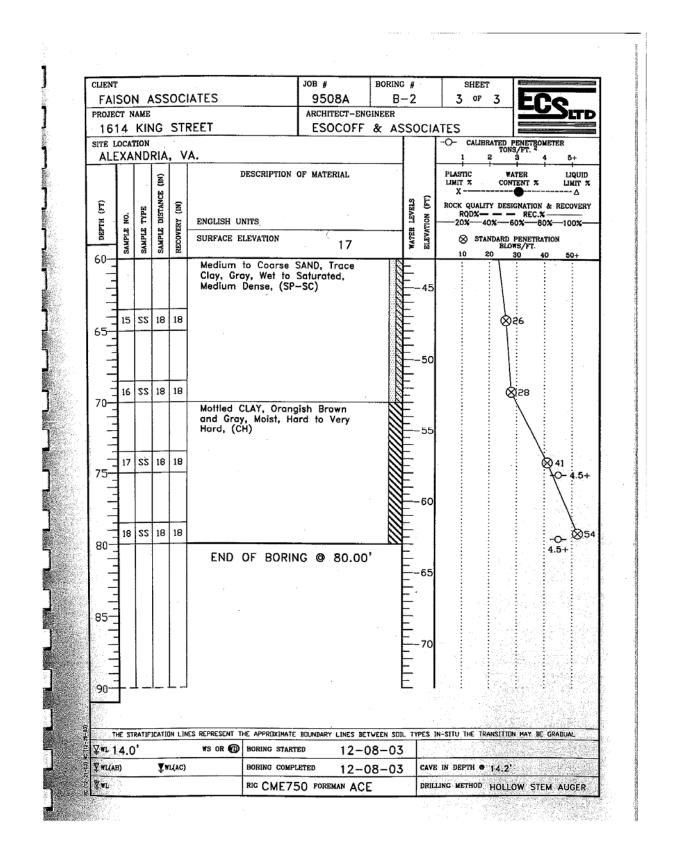












## REFERENCE NOTES FOR BORING LOGS

## I. <u>Drilling and Sampling Symbols</u>:

SS - Split Spoon Sampler	RB - Rock Bit Drilling
ST - Shelby Tube Sampler	BS - Bulk Sample of Cuttings
RC - Rock Core: NX, BX, AX	PA - Power Auger (no sample)
PM - Pressuremeter	HSA - Hollow Stem Auger
DC - Dutch Cone Penetrometer	WS - Wash Sample

Standard Penetration (Blows/Ft) refers to the blows per foot of a 140 lb. hammer falling 30 inches on a 2 inch O.D. split spoon sampler, as specified in ASTM D-1586. The blow count is commonly referred to as the N-value.

Consistency of Cohesive Soils

# II. Correlation of Penetration Resistances to Soil Properties:

		Unconfined Compressive	
SPT-N 0-3 4-9 10-29 30-49 50-80	Relative Density Very Loose Loose Medium Dense Dense Very Dense	Strength, Op. 1sf under 0.25 0.25 - 0.49 0.50 - 0.99 1.00 - 1.99 2.00 - 3.99 4.00 - 8.00	Consistency Very Soft Soft Firm Suff Very Suff Hard Very Hard

### III. Unified Soil Classification Symbols:

Relative Density-Sands, Silts

_ 1	Poorly Graded Gravel	ML - Low Plasticity Sits
		MH - High Plasticity Silts
- 1	Well Graded Gravei	
	Cite. Geneal	CL - Low Plasticity Clays
		CH - High Plasticity Clays
- (	Clavey Gravels	~
		OL - Low Plasticity Organics
- !	Poorly Graded Sands	OH - High Plasticity Organics
- 1	Well Graded Sands	Un
		CL-ML - Dual Classification
- :	Silty Sands	(Typical)
- (	Clayey Sands	(-,,,,/
		Poorly Graded Gravel Well Graded Gravel Silty Gravel Clayey Gravels Poorly Graded Sands Well Graded Sands Silty Sands Clayey Sands

### IV. Water Level Measurement Symbols:

asing Removal ve In ve In
l

The water levels are those water levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in a granular soil relays and plastic silts, the accurate determination of water levels may require several days for the water in clays and plastic silts, the accurate determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally applied.

## **APPENDIX D: TAX RECORDS**

Tax Records Inclusive of the 1604-1614 King Street Properties

Year	Owner	Acreage	Total Value	Land Value	Value of Buildings
1792	Lawrence Hooff	200	£75.16.8 <sup>1</sup>	NA <sup>2</sup>	NA NA
1793	Lawrence Hooff	136	£51.?.?	NA	NA NA
1794	Lawrence Hooff	136	£51.11.4	NA NA	NA NA
1795	Lawrence Hooff	136	£51.11.4	NA NA	NA NA
1796	Lawrence Hooff	136	£54.?.?	NA NA	NA NA
1797	Lawrence Hooff	136	£51.11.?	NA NA	NA NA
1798	Lawrence Hooff	136	£51.11.?	NA NA	NA NA
1799	Lawrence Hooff	136	NA	NA NA	NA NA
1800	Lawrence Hooff	136	NA NA	NA NA	NA NA
1801	Lawrence Hooff	136	NA NA	NA NA	NA NA
1802	Lawrence Hooff	280	NA NA	NA NA	NA NA
1803-1810	Lawrence Hooff	NA	NA NA	NA NA	NA NA
1810-1818	William Herbert	NA NA	NA NA	NA NA	NA NA
1819	William Herbert	19.5	64.93	NA NA	NA NA
1819	William Herbert	23	13,650	3,650	10,000
1820		23 28	13,650	·	·
	William Herbert		*	3,650	10,000
1822	William Herbert	28	8,799.84	2,799.84	6,000
1823	William Herbert	28	8,799.84	2,799.84	6,000
1824	William Herbert	28	8,799.84	2,799.84	6,000
1825	William Herbert	28	8,799.84	2,799.84	6,000
1826	William Herbert	28	8,799.84	2,799.84	6,000
1827	William Herbert	28	8,799.84	2,799.84	6,000
1828	William Herbert	28	8,799.84	2,799.84	6,000
1829-1837	William Herbert	NA	NA	NA	NA
1837-1846	John Hooff	NA	NA	NA	NA
1847	John Hooff	5	1,000	NA	NA
1848	John Hooff	5	1,000	NA	NA
1849	John Hooff	5	1,000	NA	NA
1850	John Hooff	5	1,000	NA	NA
1851	John Hooff	5	1,500	1,500	0
$1852^{3}$	John Hooff	5	1,500	1,500	0
1853	John Hooff	5	1,500	1,500	0
1854	John Hooff	5	1,500	1,500	0
1855	John Hooff	5	1,500	1,500	0
1856	John Hooff	5	1,500	1,500	0
1857	John Hooff	5 5	1,500	1,500	0
1858	John Hooff		1,500	1,500	0
1859	John Hooff	5	1,500	1,500	0
1860	John Hooff	5	1,500	1,500	0
1861	John Hooff	5	1,500	1,500	0
1862	John Hooff	5	1,500	1,500	0
1863	John Hooff	5	1,500	1,500	0
1864	John Hooff	5	1,500	1,500	0

			Total	Land	Value of
Year	Owner	Acreage	Value	Value	Buildings
1865	John Hooff	5	1,500	1,500	0
1866	John Hooff	5	1,500	1,500	0
1867	John Hooff	5	1,500	1,500	0
1868	John Hooff	5	1,500	1,500	0
1869	John Hooff	NA	NA	NA	NA
1870	John Hooff	5	1,500	1,500	0
1871	John Hooff	5	1,500	1,500	0
1872	John Hooff	5	1,500	1,500	0
1873	Townsend Baggett	NA	NA	NA	NA
1874	Townsend Baggett	22	4,400	4,000	400
1875 <sup>4</sup>	Townsend Baggett	20	5,025	5,025	0
$1876^{5}$	Townsend Baggett	39	5,550	5,350	200
1877	Townsend Baggett	39	5,550	5,350	200
1878	Townsend Baggett	39	5,550	5,350	200
1879	Townsend Baggett	39	5,550	5,350	200
1880	Townsend Baggett	39	5,550	5,350	200
1881	Townsend Baggett	39	5,315	5,115	200
1882	Townsend Baggett	39	5,315	5,115	200
$1883^{6}$	Townsend Baggett	42.5	5,539	5,339	200
1884	Townsend Baggett	42.5	5,539	5,339	200
1885	Townsend Baggett	42.3	4,600	4,600	0
1886	Townsend Baggett	42.3	4,600	4,600	0
1887	Townsend Baggett	42.3	4,600	4,600	0
1888-1890	Eliza Myers	NA	NA	NA	NA
1890-1898	Eliza Myers est.	NA	NA	NA	NA
1898-1903	Bessie Myers-Wise	NA	NA	NA	NA
1903-1904	G. McGlue	NA	NA	NA	NA
1904-1913	M.B. Harlow	NA	NA	NA	NA

- 1. Monetary values from 1792 to 1797 expressed in English pounds (£), shillings, and pence. From 1819 onward, monetary values are expressed in American dollars.
- 2. NA denotes not available. This indicates that either the data category was not present in the tax list, or the property owner could not be found in the tax list. A zero (0) value denotes that the data category was present in the tax list, but that no value was assigned to the category by the recorder.
- 3. Beginning in 1852, and variously used through 1872, the taxed parcel was called either Hooff's Run or Hooff's Meadows.
- 4. Townsend Baggett is recorded as owning two parcels totaling 20 acres, inclusive of one 5-acre parcel.
- 5. Between 1876 and 1882, Townsend Baggett is recorded as owning four parcels totaling 39 acres, including one 5-acre parcel.
- 6. Between 1883 and 1887, Townsend Baggett is recorded as owning five parcels totaling 42.2 acres, including one 5-acre parcel.

Phase IA Archaeological Assessment	raison & Associates King Street Properties
APPENDIX E: CHAIN OF TITLE FO	OR 1604-1614 KING STREET
ATTENDIXE. CHAIN OF TITLE FO	N 1004-1014 KING STREET

Recording				_
Date	Grantor	Grantee	Instrument	Parcel Description
24 April 1912	M.B. Harlow	Fred & Will Schuler	Alexandria Co. DB 132:482	Lots 78, 79, 80, 81 in subdivision of Pentagon Park
19 September 1904	G. Percy & M. Edith McGlue	M. B. Harlow	Alexandria Co. DB <sup>1</sup> 110:385	Part of lots 38 & 39 of the unrecorded plat of Pentagon Park made by S.E. Garnett, C.E. <sup>2</sup>
11 May 1903	Bessie & Clarence Wise	G. Percy McGlue	Alexandria Co. DB 107:508	"being the small portion of a small tract of land known as Hooff's Meadow"
3 November 1898	Ida V. Murray et al.	Bessie Wise	Alexandria Co. DB Y4:439	it being part of a tract devised to Eliza Myers by her father's will <sup>3</sup> "
26 July 1872	Heirs of John & Martha Hooff, et al.	Townsend Baggett	Alexandria Co. DB B-4:172	States same property as described in Alexandria Co. DB A-T 1:195.
10 February 1837	William Herbert	John Hooff	Alexandria Co. DB V2-C3:195	States same property as described in Alexandria Co. DB A-T 1:195.
10 April 1810	Lawrence & Ann Hooff	William & Noblet Herbert	Alexandria Co. DB A-T 1:195	"Beg on S side of King Street at the line of Francis Peyton and running thence in the direction of the present road or King Street extended and binding thereon till it ranges within a row of poplar trees in the meadow thence through the meadow and by the said poplar trees to the run, thence down to the line of the said Francis Peyton, thence northerly up the line of the said Peyton to the beginning".
1792	John West et ux.	Lawrence Hooff	Fairfax Co. DB X:548	"Beginning at a locust post planted on the east side of a ditch upon the east side of a gutt or creek which empties itself into Great Hunting Creek about five poles above the bridge on the turnpike route, thence up the ditch, north eighteen degrees east seventeen poles thence north fifteen degrees east thirty two poles and fourteen links to the south side of the Alexandria Road leading into King Street by the Episcopal Church, thence along the side of the said road north eighty eight degrees west seventeen poles, then south seventy three degrees west ten poles thence south fifty nine degrees west fourteen poles and twelve links to the run thence down the meander of the said run and bearing therewith south fifteen degrees west seven poles south twenty eight degrees east twenty two poles south nine degrees east eleven poles and fifteen links east, north eighty two degrees east nine poles south seventy five degrees east six poles to the beginning"

<sup>1.</sup> DB denotes Deed Book, which is followed by the official deed book number and page number of the referenced transaction.

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- 2. S.E. Garnett metes and bounds description for this property is "Beginning at the northwest corner of a brick house which is 662.5 ft from the center line of West Street and 29.75 ft distant there from, thence in a direct line toward the corner of the Alexandria City in the line of Fairfax County, S 23 degrees, 30 minutes W 361.1 ft to a point in a line drawn parallel with Prince St. and 33 ft distant there from; thence E parallel with said centre line N 75 degrees 45 minutes W 370.86 ft to a point in the E line of a 50 ft county road; thence with said road line N 9 degrees 21 minutes W 321.87 ft to a point in Diagonal Road; thence with last named road line N 72 degrees 38 minutes E 117.65 feet to a point in said line of King Street; thence with said street line and 29.75 ft distant from centre line of same S 75 degrees 45 minutes E 457.57 ft to the beginning, 3.819 acres".
- 3. Property described in Townsend Baggett's will (probated 15 June 1887) as "...my dwelling house and lot, with the outbuildings and appurtanances thereunto belonging at the north-west corner of Duke and Peyton streets, in the City of Alexandria, together with all the household and kitchen furniture, pictures, books, and ornaments. I also give to her the garden attached to said house and lot, also known as the Meadow lot," at the rear of said house extending to King Street on the north, and "Hooff's Run," on the west, containing five (5) acres, more or less, with the small tenement situate thereon, on King street, west of Peyton street."

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