

Documentary Study

Old Town North Property

City of Alexandria, Virginia
WSSI #21978.01

Prepared for:

Buchanan Partners LLC
9841 Washington Boulevard
Gaithersburg, MD 20878

March 2011

Revised November 2011

Prepared by:

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ABSTRACT

A documentary study and an assessment of archeological potential were conducted on the Old Town North property, located within the City of Alexandria, Virginia. Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., of Gainesville, Virginia, conducted the research for Buchanan Partners LLC of Gaithersburg, Maryland. The study was initiated in anticipation of the planned development of the project area and the concern that significant archeological resources may be impacted by this construction. The study followed a Scope of Work provided by Alexandria Archaeology.

The property at 717, 719, 723, and 735 North St. Asaph Street and 716 North Pitt Street is located on the city block bounded by North St. Asaph, Madison, North Pitt and Wythe Streets. The block was mostly residential during the early to mid 19th century (and potentially earlier) but, by the early 20th century, the block saw mixed residential/commercial use, beginning with the purchase of the southern half of the block by Portner Brewing Company in 1890.

The Robert Portner Brewing Company constructed an ice plant, car shop, and cooper shop on the southern half of the block in 1907, and the northern half was in use by a general contractor as a planing mill/lumber storage area by 1921. These buildings on the property appear to have been later re-used as a laundry, a U.S. Government warehouse, a dye factory and a beverage warehouse. However, residential use of the property continued through the mid 20th century. The property therefore may have potential to yield significant archeological resources that could provide insight into the domestic activities prior to 1877 and into industry in this portion of Alexandria in the late 19th and 20th centuries. Archeological resources associated with the early 20th century domestic use of the property may also be present; these will not likely be considered significant.

Archeological monitoring of the property during construction activities is recommended to insure that significant resources are not impacted.

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INTRODUCTION

This report presents the results of a documentary study of the Old Town North property, which is bounded by Montgomery, St. Asaph, Pitt and Wythe Streets within the City of Alexandria (Exhibit 1). Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., of Gainesville, Virginia, conducted the study described in this report for Buchanan Partners LLC of Gaithersburg, Maryland. John P. Mullen, M.A., RPA conducted the documentary research and the background material was prepared by Mullen, Boyd Sipe, M.A., RPA, Johnna Flahive, M.A., and William Barse, Ph.D.

The study was initiated in anticipation of the planned development of the project area and the concern that significant archeological resources may be impacted by this construction. The study followed a Scope of Work provided by Alexandria Archaeology. The purpose of the documentary study was to determine if historic documents identify any areas that would warrant archeological investigations within the property prior to development and to provide an historic context for any archeological sites found or tested during the archeological investigation.

ENVIRONMENTAL SETTING

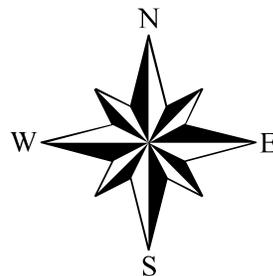
The project area lies within the Coastal Plain, which is underlain by sediments that have been carried from the eroding Appalachian Mountains to the west, and includes layers of Jurassic and Cretaceous clays, sands and gravels. These are overlain by fossiliferous marine deposits, and above these, sands,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

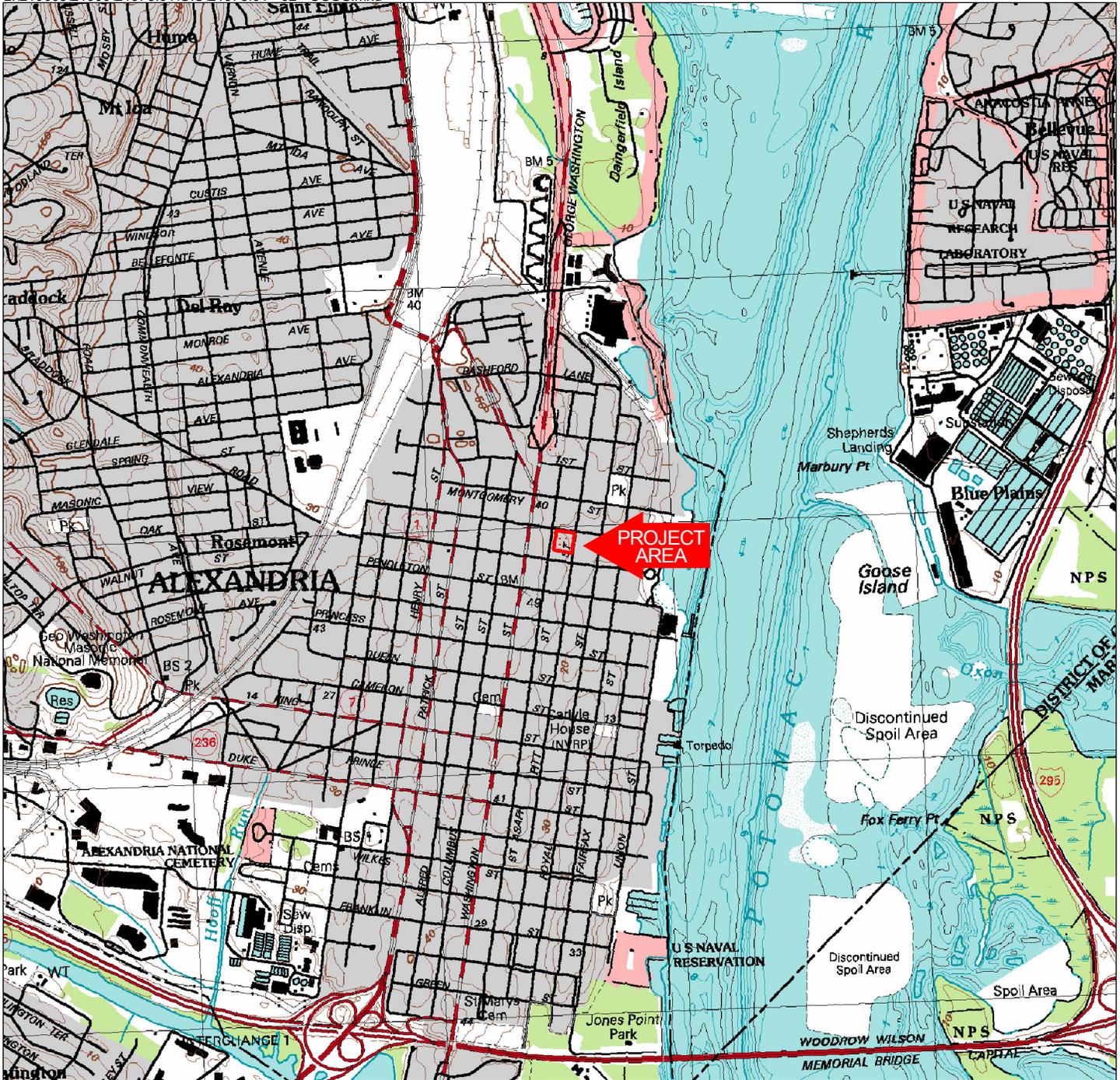
The Old Town North property is located approximately 1000 feet west of the Potomac River (Exhibit 2). Historically, the project area was likely situated on an upland terrace that drained toward tributaries of the Potomac River; however, the natural topography has been altered by its current urban setting. Currently, the project area is leased as commercial space with associated parking and four buildings stand within the property (Exhibit 3).



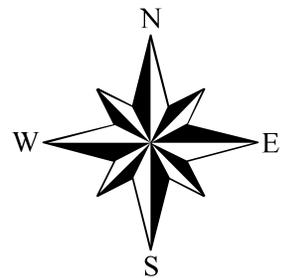
Copyright ADC The Map People
 Permitted Use Number 20711184

Vicinity Map
Old Town North
WSSI #21978.01
Scale: 1" = 2000'



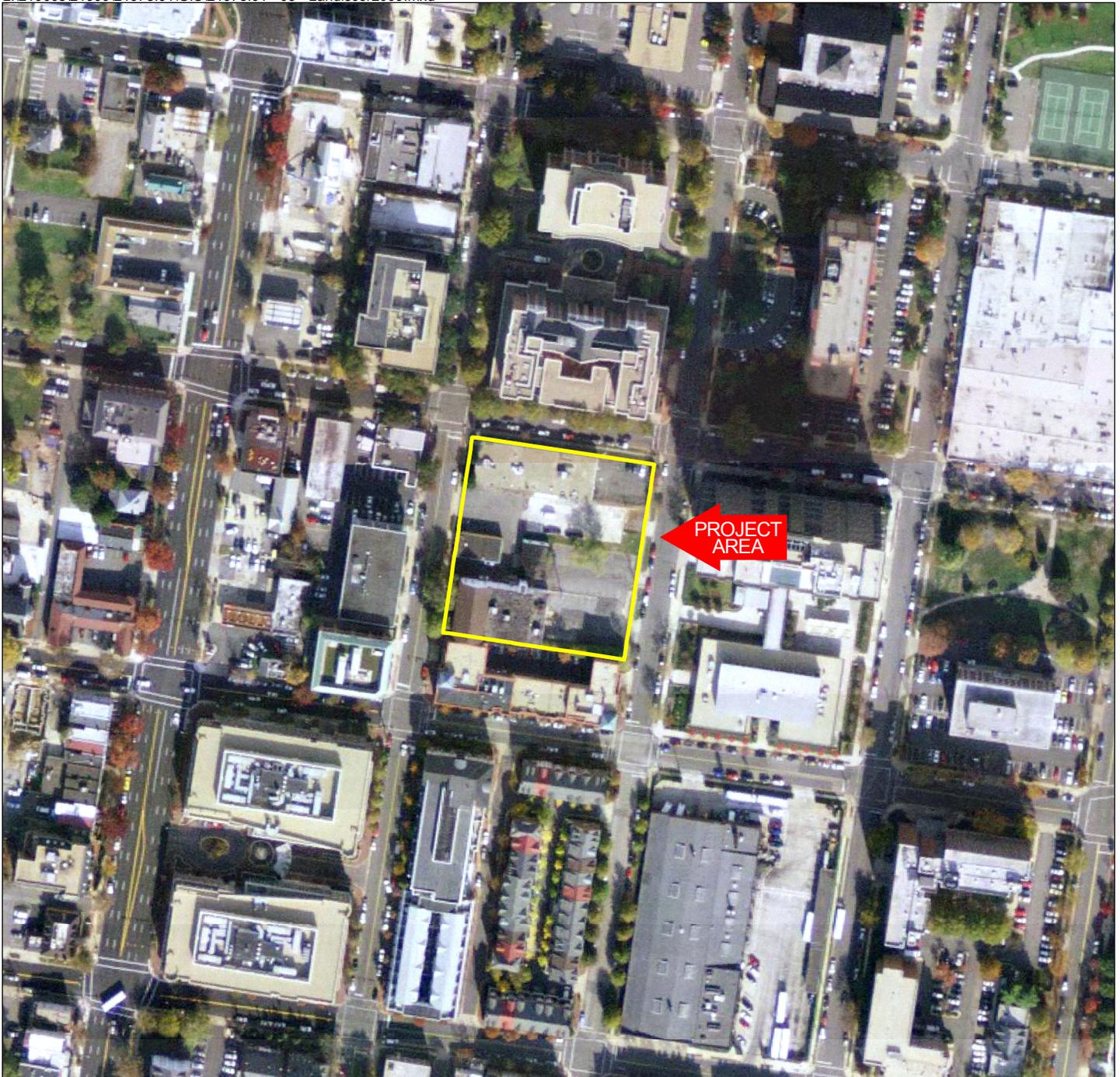


**USGS Quad Map
Alexandria, VA-DC-MD 1994
Old Town North
WSSI #21978.01
Scale: 1" = 2000'**



Latitude: 38°48'45" N
Longitude: 77°2'37" W
Hydrologic Unit Code (HUC): 020700100302
Stream Class: II
Name of Watershed: Potomac River

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November 2009 Natural Color Imagery
Old Town North
WSSI #21978.01
Scale: 1" = 200'

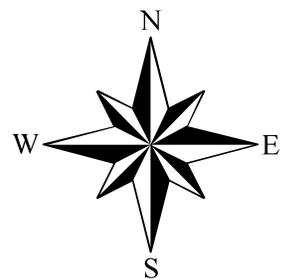


Photo Source: Landiscor Aerial Information

Thunderbird Archeology
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Exhibit 3

PALEOENVIRONMENTAL BACKGROUND

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

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

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

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

PREHISTORIC BACKGROUND

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

Paleoindian Period (9500-8000 B.C.)

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

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

Paleoindian archeological assemblages rarely contain stone tools specifically designed for processing plant material such as manos, metates, hammerstones, or grinders. This general absence or rarity of such tool categories does not mean that use of plant resources was unimportant. It may suggest that a far greater emphasis was placed on hunting versus gathering, at least when viewed as an assemblage of stone tools.

TABLE 1: PREHISTORIC CHRONOLOGY

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

For instance, carbonized plant materials have been found in Paleoindian contexts and plant remains have been recovered from some Paleoindian sites. The remains of acalypha, blackberry, hackberry, hawthorn plum, and grape were recovered from a hearth in the Paleoindian portion of the Shawnee-Minisink Site (Dent 1995). Although hard evidence is lacking for the immediate project area, the subsistence settlement base of Paleoindian groups in the immediate region likely focused on general foraging and certainly focused on hunting (Gardner 1989 and various).

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

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

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

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

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

The transition from fluting to notching is not a radical change, but the gradual replacement of one attribute at a time. The fluting, which was nearly absent by the Dalton-Hardaway sub-phase, is replaced by corner notching, which is then gradually replaced by side notching in the Archaic sequence. Serration of the blade element may be present on many, but not all, of these forms. The favored material (cryptocrystalline jasper), overall triangular shape of the blade element, and the manufacturing technique remained unchanged throughout the period. The initial reason for the change in hafting and related modifications of the basal elements of Early Archaic points is probably related to the introduction of the spear-thrower or atlatl. The fluted forms may have been utilized mainly as thrusting tools, while the early notched forms may have been mounted onto a smaller lance with a detachable shaft and powered by the atlatl. Because this does not detract from the influence/importance of hunting, they are all considered members of the same cultural tradition (Gardner 1974). As in the earlier Paleoindian period, stone tools designed for the processing of plant materials are rare.

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

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

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

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

The chronological period known as the Middle Archaic coincides with the appearance of full Holocene environments. Climatic trends in the Holocene at this time are marked by the further growth of deciduous forests, continuing rise sea levels, and warm and moist conditions. This change led to the spread of modern temperate floral assemblages (such as mesic hemlock and oak forests), modern faunal assemblages, and seasonal continental climates. The advent of such climates and related vegetation patterns allowed for the development of seasonally available subsistence resources, which led to base camps no longer being situated near specific lithic sources, but closer to these seasonal resources. This shift also led to an increase in the number of exploited environmental zones. The moist conditions favored the spread of swamps and bogs throughout poorly drained areas like floodplains, bays, or basins. Rising sea level and overall moist conditions helped form these swamps and basins; sea level had risen too rapidly to allow the growth of large, stable concentrations of shellfish. Estuarine resources were scarce and the inhabitants relied on varied animal resources for sustenance. Essentially modern faunal species were spread throughout the various biomes, but their distributions would have been somewhat different than that known for today. The prevalent species included deer, turkey, and smaller mammals. As far as the inhabitants of the Middle Archaic are concerned, there is a noticeable increase in population, which can be seen in the sheer number of sites (as represented by the diagnostic point types) throughout the Middle Atlantic region.

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

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

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

Middle Archaic populations expanded into a variety of habitats for exploitation of a relatively wide range of both plant and animal resources. Diagnostic artifacts from upland surveys along and near the Potomac show a significant jump during the terminal Middle Archaic (e.g. Halifax) and beginning Late Archaic (Savannah River). Johnson noted a major increase in the number of sites within nearby Fairfax County (as measured by diagnostic point types) during the bifurcate phase and the later phases such as Halifax (Johnson 1986:P2-14).

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

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

The continued rise in sea level eventually pushed the salinity cline further upstream, creating tidal environments; a corresponding movement of various riverine and estuarine species took place with the development of tidal conditions in the embayed section of the Potomac and its main tributary streams. Freshwater spawning fish had to travel farther upstream to spawn, fostering extensive seasonal fish runs. The development of brackish

water estuaries as a result of an increase in sea level in the Hudson, Delaware, and Chesapeake Bay regions led to the spread of various shell species, such as oysters and crabs (Gardner 1976; Gardner 1982). Anadromous fish became the focus of seasonal exploitation which, based on historic fish runs, lasted from early March into July.

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

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

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

Early Woodland (1000-500 B.C.)

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

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

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

It is important to note that pottery underscores the sedentary nature of these populations. This is not to imply that they did not settle in or utilize the inner-riverine or inner-estuarine areas, but rather that this seems to have been done on a seasonal basis, by people operating from established bases. Early Woodland period settlement patterns show a continuation from those described for the Late Archaic. Base camps have been recorded in riverine settings as large settlements, especially at the junction of freshwater-brackish water streams in Coastal Plain localities. Nearby sites that exemplify this Early Woodland settlement pattern are also found in the Potomac Valley (Gardner 1976).

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

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

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

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

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

Popes Creek and Mockley ware ceramics are not as common in Piedmont settings as they are in Coastal Plain settings where they are clearly prevalent. Albemarle ceramics, bearing mostly cord marked exterior surfaces that show clear continuity with the earlier Accokeek ware, are commonly found in Middle Woodland contexts in the Potomac Piedmont. Albemarle is considered to be contemporary with both, though more commonly found in the Piedmont; as a ware it continued up to and perhaps into the Late Woodland period. Gardner and Walker (1993:4) suggested that fabric impressed wares become more common towards the end of the Middle Woodland period. This surface treatment is restricted to Albemarle wares though, and does not really occur on Mockley ceramics. Fabric impressing on shell tempered ceramics by default is identified as Townsend ware.

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

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

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

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

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

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

functioned as a symbolic means of communication among groups, serving as badges of ethnic identity or, perhaps, smaller intra-group symbols of identity.

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

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

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

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

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

Native American Occupants

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

The 1624 John Smith map shows an early 17th-century Native American settlement in the region called Pamacocack on the west bank of the Potomac River approximately 30 miles south of the City of Alexandria (Exhibit 4). The village in Virginia is thought to represent a settlement of the Powhatan Confederacy but some authors feel that the name refers to this portion of the Potomac rather than the village itself as a second village of the same name is shown located across the river in Maryland (Hodge 1910:196). Other early Native American settlements include Patawomeke (on Potomac Creek), Tauxenant (on the Occoquan River), an unnamed village on the north bank of Aquia Creek, and Quiyough on the south bank (Jones et al. 1997:20). The Tauxent (or Doeg) historically inhabited the tidal Potomac and a contact period site (44FX1471) was discovered at Little Marsh Creek on Mason Neck in Fairfax County (Potter 1993:204).

HISTORIC OVERVIEW OF THE PROJECT AREA VICINITY

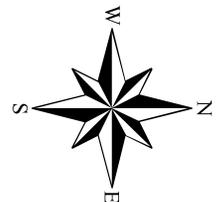
The northern end of Alexandria's most significant cultural resources are likely associated with the history of its African American neighborhood and its later industrial uses. The city block bound by St. Asaph, Wythe, N. Pitt and Madison Streets is located within the heart of the industrial northern end; the southern end of the city block was once included within the Portner Brewing Company complex, as well as being in close proximity to other 19th and 20th century industrial giants such as the Belle Pre Glass Company, the Mt. Vernon Cotton Mill and the Old Dominion Glass Factory.

The project area is also near, but not within, the location of one of the first African American neighborhoods, Uptown, which formed outside of Old Town Alexandria; Uptown was originally settled by free African Americans in the 1830s (Provine 1990). The earliest African Americans settlers in this part of the city may have leased property from a few wealthy land owners and merchants who first acquired property along Henry



Approximate Location of Alexandria, VA

1624 John Smith Map
Old Town North
WSSI #21978.01
Not to Scale



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

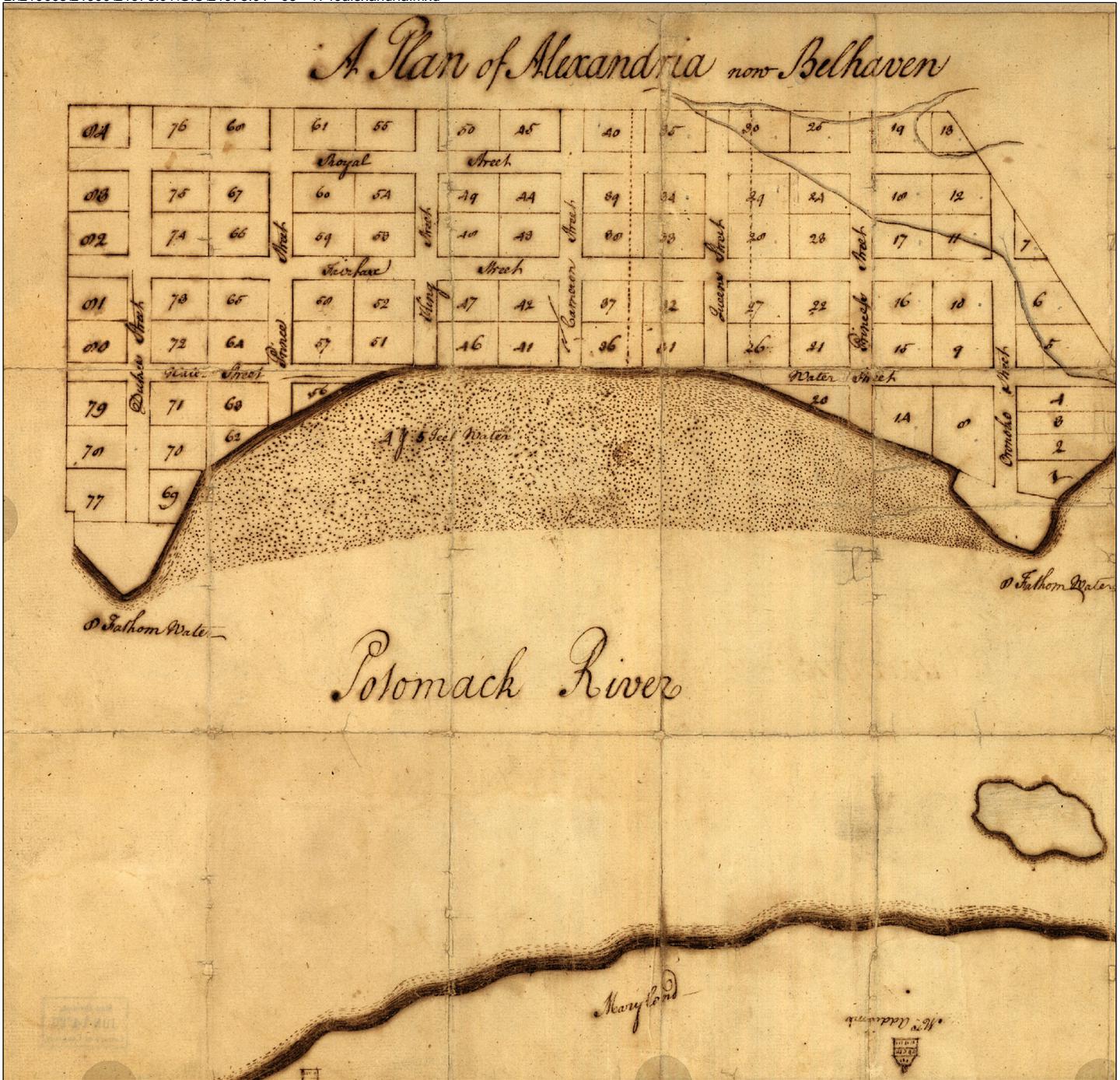
and Fayette Streets around the turn of the 19th century. Prior to any known settlement on the particular parcel of land subject to this study, the land was conveyed to and from business men in Alexandria and Baltimore, including at least four prominent men who served as mayors for the City of Alexandria.

Establishment of Alexandria

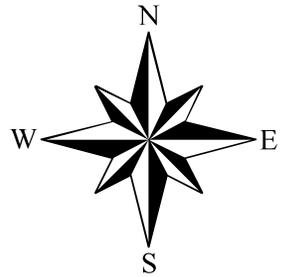
The town of Alexandria began as a tobacco trading post on Hugh West's land on the upper side of Great Hunting Creek. Located on what is now Oronoco Street and known as Hugh West's Hunting Creek Warehouse, this area included a tobacco inspection station as well as tobacco warehouses (Smith and Miller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

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

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



1749 Plan of Alexandria by George Washington
 Old Town North
 WSSI #21978.01
 Not to Scale



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

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

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

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

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

By 1770, the town of Alexandria was the largest town on the Potomac River and, by the 1770s; it had developed into an important center for maritime trade and participated in the flour trade with Europe and the Caribbean. By 1775, there were "20 major mercantile firms in Alexandria, 12 of which were involved in the transshipment of wheat" (Smith and Miller 1989:14). Although Alexandria flour was not considered as fine as that from Philadelphia, New York and Baltimore, flour milling served as a chief industry during the early 1780s and again in the 1790s (Smith and Miller 1989:14). The international market for flour transformed local milling into a larger and more profitable enterprise. During the Colonial period, the water powered grist or custom mills had primarily served a

landowner and a "small circle of neighbors," while later "merchant mills" ground a greater quantity of flour to be marketed "by the sackful or shipload" (Netherton et al. 1992:1).

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

The town of Alexandria expanded two more times in the 1770s and 1780s. In 1774, John Alexander laid out and sold 18 new lots and gave the town land for Wilkes and St. Asaph Streets (Crowl 2002:124). The Alexander family further allowed for the extension of the town between 1785 and 1786 when they sold the adjoining tracts (Crowl 2002:124). The new streets within the expanded area were named for Revolutionary War heroes including Greene, Lafayette, Jefferson, Patrick Henry, Washington and Wythe. A second extension of the boundaries of Alexandria was approved on May 6, 1782, authorizing the mayor, recorder, aldermen and common council to issue a wharfage tax and to extend Water and Union Streets, providing that the proprietors of the ground on which Union Street was extended would have the "... liberty of making use of any earth which it may be necessary to remove in regulating the said street" (Hening Volume XI, 1823:44-45).

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

The Late 18th and Early 19th Centuries

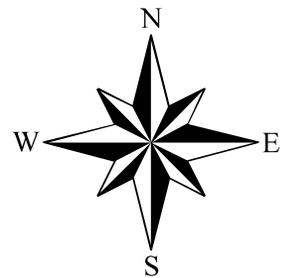
In the late 18th and early 19th centuries, the economy of Alexandria was dependent upon its function as a port city (Cressey et al. 1982:150). As a center of export for the farms of Northern Virginia, the town prospered. During the 1790s, due in part to turmoil in Europe associated with the French Revolution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



1798 Plan of the Town of Alexandria by George Gilpin

**Old Town North
WSSI #21978.01
Not to Scale**

 Approximate Location of Project Area



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

warehouses, as wheat supplanted tobacco as the main crop coming into the town. By 1800, Alexandria was fourth behind Baltimore, Philadelphia, and New York in wheat exports.

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

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

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

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

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

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

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

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

Alexandria was a thriving commercial center in the early 19th century, but possessed little manufacturing capacity. By 1830, a variety of industrial facilities had been established, including a rope walk located west of West Street from Oronoco to Queen Streets, an ice house at 218 North Columbus Street, Jacob Hoffman's sugar refinery at 220 North Washington Street, a tannery, and several furniture factories. The Alexandria Canal was built in the 1830s and 1840s, linking Alexandria to other port towns on the Potomac and beyond. A steam engine factory was set up in 1830 on Union Street, and several coal

yards were created to power the steam engines. In 1847, the Cotton Manufacturing Company opened, and later a gas works, plaster mill, bakery, foundry, and more tanneries were in operation (Bloomburg 1998:64).

After being a part of the District of Columbia since the turn of the 19th century, Alexandria was retroceded back to Virginia in 1846. This action subjugated Alexandria's free African American residents to the more strictly enforced racial laws of Virginia. One such law forbade more than five Black persons meeting without the presence of a white man. Another set a curfew for free African Americans at 10 o'clock at night (Wallace 2003:37). Still, with the arrival of the railroads in the 1850s, Alexandria experienced an industrial and commercial boom, and the African American population swelled. In 1860, there were reportedly 1,301 free Black people in the city and 1,060 slaves, together accounting for half of the total population. This represents a 40 percent increase to the African American population in the city from 1810 when free Black people constituted approximately 10 percent of the population (Wallace 2003:37). The general population grew from 8,734 in 1850 to 12,652 in 1860 (Alexandria Archaeology 1999e).

The Civil War in Alexandria

On the night of December 26, 1860, Major Robert Anderson moved his troops from Fort Moultrie to Fort Sumter in the harbor of Charleston, South Carolina. Subsequently, on April 15, 1861, President Lincoln sent a reinforcement fleet of war vessels from New York to Fort Sumter to suppress the rebellion in the southern states. Two days later, on April 17, 1861, the Commonwealth of Virginia adopted the Virginia Ordinance of Secession and formed a provisional Confederate government (Gallagher 1989:29; Boatner 1991:729; Church and Reese 1965:134).

On 5 May 1861, Lieutenant Col. A.S. Taylor commanding the Virginia Volunteers in Alexandria evacuated his Confederate troops to Springfield Station after obtaining a secret copy of an order "that the Government at Washington would occupy Alexandria on the 6th or 7th...." and "because of the inefficient condition of a large portion of the troops and my exposed and indefensible position." Among the two major inefficient conditions in Alexandria claimed by Lt. Col. Taylor were the lack of arms and equipment and "in the second place, the men were becoming almost useless from home influences. All but Captain Simpson's company [company of rifles] belonged to Alexandria (and were necessarily scattered over the city), and it would have been impossible to have assembled the command at any particular point in time...". Under Taylor's command "were two companies of raw Irish recruits, numbering about one hundred and twenty privates...armed with the altered flint-lock muskets of 1818, and without cartridges or caps;...Captain Powell's company of cavalry, numbering about thirty, and twenty-two

horses, [had] no arms or equipments of any kind except a few of Colt's revolvers..." (Scott 1880:23-27).

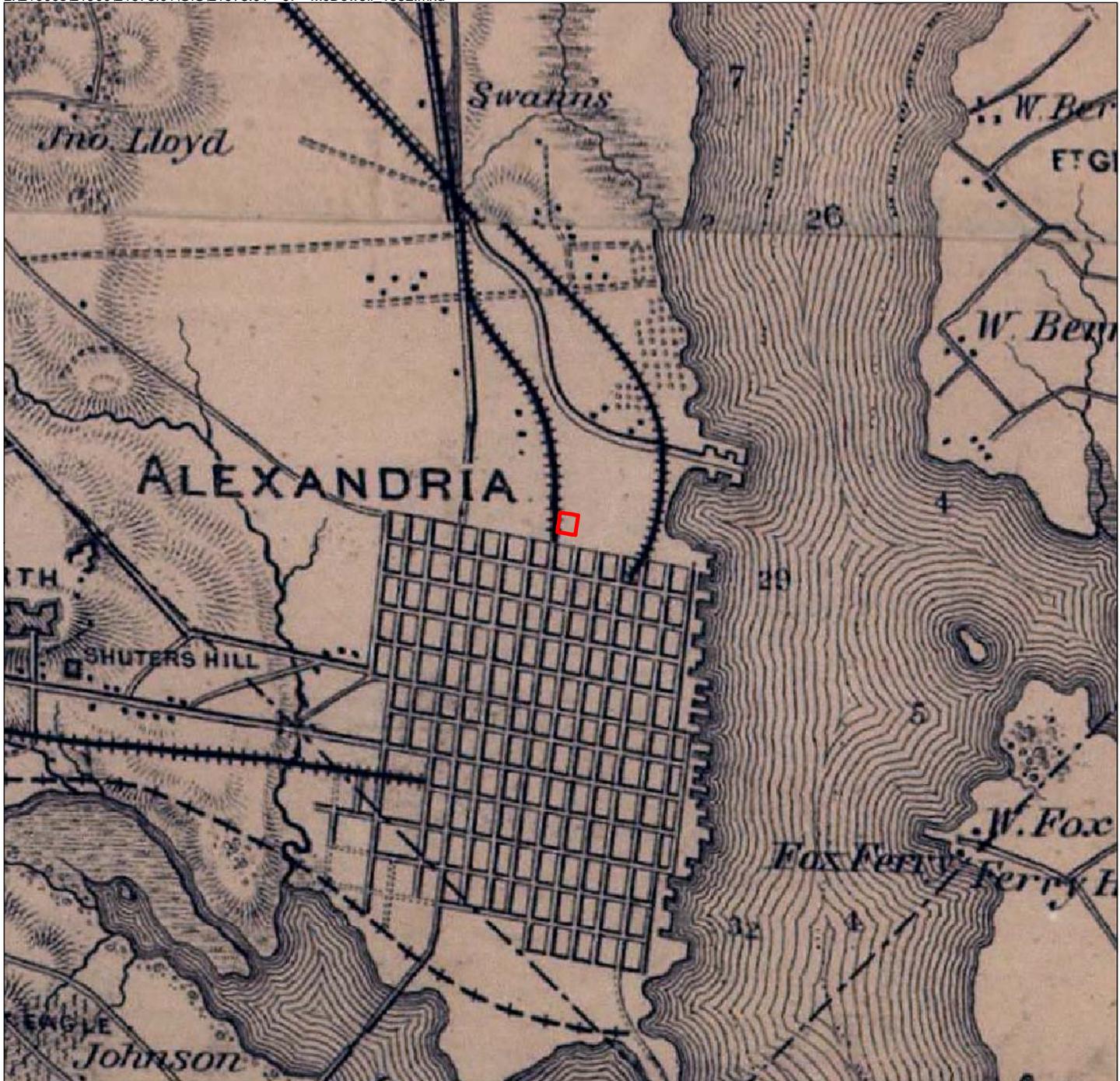
Confederate Commanding Brigadier-General Philip St. Geo. Cocke learned from Richmond on 6 May 1861 " after several attempts...[6 May 1861] to send a dispatch through the telegraph operator at Alexandria...[6 May 1861] the operator finally advised me that not one single man connected with the military had been left to speak to me through the wires...". Lt. Col. Taylor was ordered by General Cocke to return his troops immediately to Alexandria and hold them there "until absolutely driven out by force of arms" (ibid.).

On May 23, 1861, Virginia formally seceded from the Union by a vote of 97,000 to 32,000 (Bowman 1985:51, 55). In a public referendum, Alexandrians voted 958 for and only 106 against secession (Smith and Miller 1989:83). The morning after Virginia voted to secede, Federal troops entered Alexandria as Confederate troops exited the city to the west. "This was done without opposition, capturing in the town a few rebel cavalry. Some 700 rebel infantry in the town had received notice of the approach of the troops, and were ready to take the [railroad] cars. They escaped on the Orange and Alexandria Railway, burning the bridges behind them. Our [Union] troops pursued a short distance, also burning such bridges as they had spared..." (Scott 1880: 37-41). Alexandria would remain an occupied city throughout the duration of the War. Private homes and businesses were taken over by the occupying army, and the city was used as a staging point for the various military campaigns in Virginia.

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

McDowell's 1862 map shows all three railroads exiting the city, but little additional detail (Exhibit 7). No structures are depicted on the more detailed 1864 plan map of the city, which depicts the orientations and size of individual buildings (Exhibit 8).

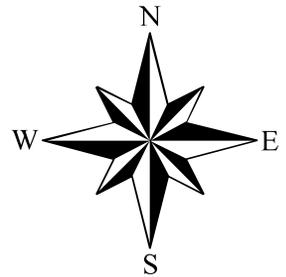
No major Civil War battles were fought in the City of Alexandria, although its railroads, waterways and roadways figured in major troop movements into and out of the Washington, D.C., area. A few intermittent Confederate raids were made into the western end of Alexandria, mostly along the Orange and Alexandria Railroad. One skirmish was reported on the Little River Turnpike (Duke Street) in June of 1863.



1862 McDowell Map
Northeast Virginia and Vicinity of Washington D.C.
Old Town North
WSSI #21978.01
Scale: 1" = 2000'

 Approximate Location of Project Area

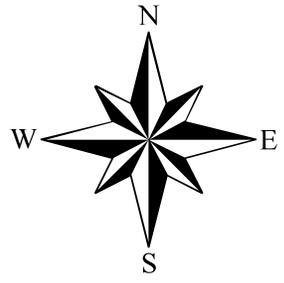
Map Source: Map of N. Eastern Virginia and Vicinity of Washington. Compiled by General Irvin Mc Dowell, January 1862. United States. Corps of Topographical Engineers". Original Scale: 1" = 1 mile.





 Approximate Location of Project Area

**1864 Plan of Alexandria
Alexandria, Virginia
Old Town North
WSSI #21978.01
Scale: 1" = 500'**



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

The Union Army constructed a ring of forts in Northern Virginia and Maryland to protect Washington, D.C.; several forts within this system, known as the Defenses of Washington, were located to the north, west, and south of Alexandria (Netherton et al 1992:321). In effect, "Alexandria became a Union hospital, railroad, and supply center" (USDI/NPS Multiple Property Documentation Form. African American Historic Resources of Alexandria, Virginia, Section E, Page 4).

The Civil War in Alexandria also affected the African American population, both freed and enslaved. At the beginning of the War, African Americans could not lawfully join the militia, and the Army prohibited their participation stating, "...any free white male person above the age of eighteen... might be enlisted". This meant that volunteer regiments could not allow African Americans (or Asians or Native Americans) to join. Yet, by the second year of the war, fewer qualified men were enlisting and the forces needed more manpower. In response, African American men were allowed to join the ranks. Large numbers of enslaved and freed African Americans enlisted in the Union Army; however, the government mandated that the Army return all escaped slaves to their owners until it was decided that this could help the Confederate war effort by providing the South with more manpower. In response, Congress passed the first Confiscation Act on March 13, 1862, which prohibited officers or military personnel from using forces to return fugitives. Punishment for doing so, if found guilty by a court martial, was dismissal from the service. By the end of the War, there were over 250 African American men who had been killed in service with the Union Army and were interred in a corner of the Alexandria National Cemetery (Miller 1998:1). The passage of the law also had other consequences including an increase in the city's population caused by both the influx of military personnel but also by fugitive slaves from the surrounding countryside seeking freedom behind Union lines.

General Robert E. Lee's surrender of the Confederate Army on April 9, 1865, was followed by Confederate General Joseph E. Johnston's surrender to Union General Major-General William T. Sherman on April 26, ending the Confederate resistance east of the Mississippi River. To celebrate the news of General Lee's surrender on the 4th or 5th of April 1865, "there was a simultaneous burst of cannon from all the forts around and in Wa[shington] and they bellowed, and roared...all day long...the next day soldiers were sent round to every house in the towns and all about the towns, and ordered the people to throw open their houses at night and illuminate...Many did it through fear...others refused, and their houses were stoned...their windows broken by the soldiers" (Frobel 1992:216). By the end of April and early May, the area around Washington was filled up with soldiers and on 12 May, Ann Frobel reported that "There are soldiers, soldiers every where[.] Cameron valley is filled with tents." Sherman's army arrived on the 19th and the roads were filled with thousands of soldiers and lines of white wagons. Colonel Gregg of the 179th New York Regiment reported on the 21st that the area from

Baileys Crossroads to Washington that the "whole country...around as he could see in every direction is one vast encampment." Rose Hill, to the north of Bush Hill, was "...literally covered with Sherman's army" (Frobel 1992:219, 226, 229, 230).

In the summer of 1865, the Union Army withdrew from Alexandria, and Confederate sympathizers who had fled south at the start of the war began returning to the town. Upon the recommendation of the chief engineer dated May 6, 1865, the fieldworks constructed for the defense of Washington, with the exception of the redoubt at Fort Worth, were dismantled (Scott et al. 1894:1286, 1293).

Reconstruction

In the years immediately following the end of the Civil War, the citizens of Alexandria struggled to revive the Alexandria Canal, in hopes of regaining the commerce that the town lost during the war by re-connecting Alexandria to the Chesapeake & Ohio (C&O) Canal. The canal was still not in working order by February of 1866. At that time, the Virginia General Assembly forced the City of Alexandria and the state Board of Public Works to sell their stock in the canal in order to repair it and put it in back in service (Morgan 1966).

On May 11, 1866, the Alexandria City Council leased the Alexandria Canal to Henry H. Wells, William. W. Dungan and Philip Quigley for "99 years at \$1,000 per year on the condition that they repair the canal and keep it in navigable condition" (Hahn & Kemp 1992: 33). The local newspaper advertised in that year that with the re-opening of the Alexandria Canal, every aspect of commerce and trade was in place to make Alexandria the main shipping port for Washington (Miller 1987:245). In 1873, the city touted its prime location as a north-south transportation corridor, highlighting the canal, five rail lines and easy access to the Potomac River (Miller 1987:245).

Considerable capital was expended in maintaining the Alexandria Canal after 1865; numerous costly repairs were made to the locks and the Aqueduct Bridge over the Potomac. In the decades after the Civil War, canals throughout the country closed as railroads assumed most of the overland shipping traffic. The Alexandria Canal was no exception, as it was increasingly unable to compete with the Baltimore & Ohio Railroad (B&O) for the western coal trade. The B&O, which followed much the same route as the C&O Canal, was more reliable than the canal system, which suffered from unreliable water flow, floods, poor maintenance, and labor strikes (Cressey 1984:3; Morgan 1966:11-13).

In 1870, the Pennsylvania Railroad (PRR) assumed the construction of a previously authorized but never built railroad, the Alexandria & Fredericksburg Railway (A&F) and, on April 28, 1871, the City of Alexandria authorized the A&F to build a single track up Fayette Street (Baer 2005). In 1872, the Pennsylvania Railroad acquired the Alexandria and Washington Railroad, and the St. Asaph Street entrance to the city was abandoned in favor of the two acquired lines running down Fayette and Henry streets (Cox 1996). The 1877 Hopkins map of the City of Alexandria still shows the rails leading down St. Asaph Street past the project area (Exhibit 9). No buildings are shown within the project area but the Portner Brewery is shown on the block to the southwest.

By the late 1880s, residential development was occurring to the west the project area. The owners of some of the larger tracts include Henry Daingerfield, Samuel Miller, Thomas W. Swann, John W. Green, George and John Seaton, William C. Yeaton, William Gray, Mrs. Jacobs and the Smith family. George Seaton was a master builder and one of the wealthiest African Americans in the city. It is thought that some of the owners may have purchased the properties as speculators and the larger lots were subdivided and smaller houses built on the Yeaton, Jacobs and Green properties (Necciai and Drumond 2007:7-3). To some degree, this is borne out by the city directories which list some of these individuals as owners of properties which were then leased to renters. The substantial estates also included Bell Air/Colross which functioned as the home of a city councilman and later as the home of the city mayor (Necciai and Drumond 2007:7-3). However; by 1880, many of the larger homes were no longer residences; Colross became a storage facility for a planing mill

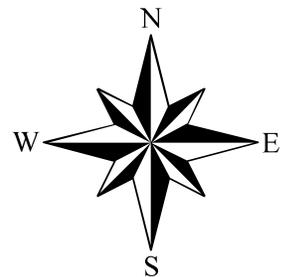
In 1894, two planned residential developments – Del Ray and St. Elmo – were established on the west side of the Alexandria Turnpike. Del Ray was located between East Bellefonte Avenue and Mount Ida Avenue; St. Elmo lay between the Bluemont Branch of the Southern Railway [the former AL&H Railroad] and Glebe Road. The developments' proximity to two railroads made it possible for residents to commute daily to jobs in Alexandria or Washington D.C. St. Asaph Junction Station and the Washington and Ohio Station on the A&W Railroad served respectively Del Ray and St. Elmo. Beginning in 1896, the Washington, Alexandria and Mount Vernon Railway (WA&MV), an electric railway that ran along present-day Commonwealth Avenue, provided commuter rail service. Del Ray and St. Elmo grew slowly between 1894 and 1905. By 1905, the developers had sold more than half the lots in Del Ray, but only 37 houses had been constructed. The national economy was still recovering from a financial panic in 1893, and the Alexandria area remained in an economic slump through the 1890s. In addition, unlike Alexandria, Del Ray and St. Elmo lacked public utilities such as water and sewer service (Escherich 1992).



1878 Hopkins Map
Alexandria, VA
Old Town North
WSSI #21978.01
Scale: 1" = ¼ mile

 Approximate Location of Project Area

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



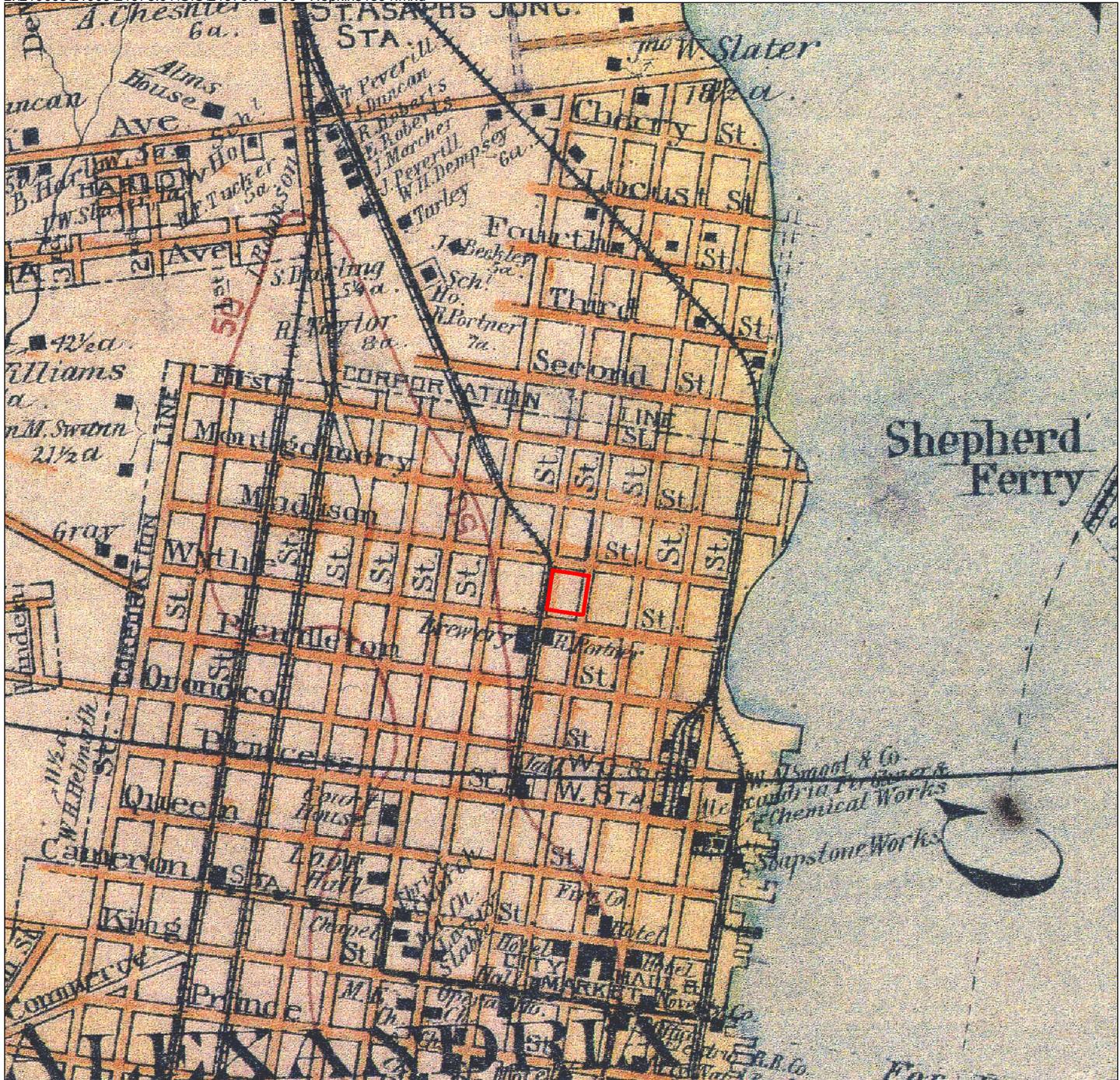
By the last part of the 19th century, a number of the city's largest employers were located within the northern end of Alexandria, including Portner's Brewery which by the 1890s, had expanded to several city blocks. The 1894 Hopkins map of Alexandria, Virginia shows the Portner Brewery covering the two blocks to the south of the project area, but again, no structures are within the project area (Exhibit 10). The canal is no longer present on this map, but the railroad lines remain in the configuration shown earlier.

Three glass factories were built in Alexandria between 1890 and World War I; these operated until about 1918 (Necciai and Drumond 2007:8-335). By 1912, Smoot Lumber relocated to the fringe of Parker-Gray after a disastrous fire at their plant near the waterfront (Necciai and Drumond 2007:8-335). At the end of the war, the torpedo manufacturing plant had begun operation and a Ford Motor plant soon followed. All of these industries stimulated the city's economy, provided a reliable source of income for many city residents and, at least in part, spurred the residential development within the northern end of the city.

The 20th Century

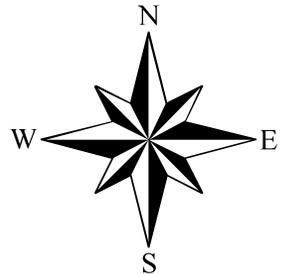
Residential development within the city to the south and west of the project area is evident by the early 20th century; however, the project area remained on the periphery of this development; a possible explanation is provided by an examination of the topography. The 1929 and 1932 United States Geologic Survey (USGS) Washington, DC & Vicinity quadrangle maps continue to show the low area associated with an earlier drainage located northeast of the project area; the remnants of the canal are located two blocks to the north (Exhibits 11 and 12).

The USGS maps show four buildings within the block bounded by St. Asaph, Madison, Pitt and Wythe Streets; three are within the project area (see Exhibits 11 and 12). The buildings will be discussed in greater detail below, but the long linear building depicted along Wythe Street and the structure in the southeast corner of the project area were once associated with the Portner Brewery. The other two buildings along St. Asaph Street are possible dwellings that were later used for commercial purposes.



 Approximate Location of Project Area

**1894 Hopkins Map
Alexandria, Virginia
Old Town North
WSSI #21978.01
Scale: 1" = 1000'**

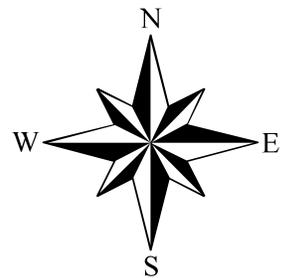


Map Source: 1894. Hopkins Map. National Archives. Reproduction obtained from History Matters, LLC. 1502 21st Street, NW 2nd Floor. Washington, DC 20036. Original Map Scale: Unknown.



 Approximate Location of Project Area

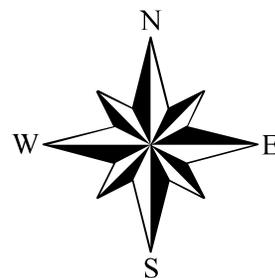
**USGS Quad Map
D.C. & Vicinity, VA-DC-MD 1929
Old Town North
WSSI #21978.01
Scale: 1" = 1000'**





 Approximate Location of Project Area

USGS Quad Map
D.C. & Vicinity, VA-DC-MD 1932
Old Town North
WSSI #21978.01
Scale: 1" = 1000'



THE OWNERSHIP HISTORY OF THE PROJECT AREA

An archival and documentary study was conducted of the Old Town North project area, which covers the majority of the Alexandria city block bounded by Madison, N. Pitt, Wythe and N. St. Asaph Streets. The documentary study follows a Scope of Work (Appendix I) from Alexandria Archeology; the research included the examination of available land tax records, deeds, wills, census listings, city directories, newspaper articles, maps, and other sources. The Chain of Title is summarized within the discussions below and contained within Appendix II.

Land Grants and Patents

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

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

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

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

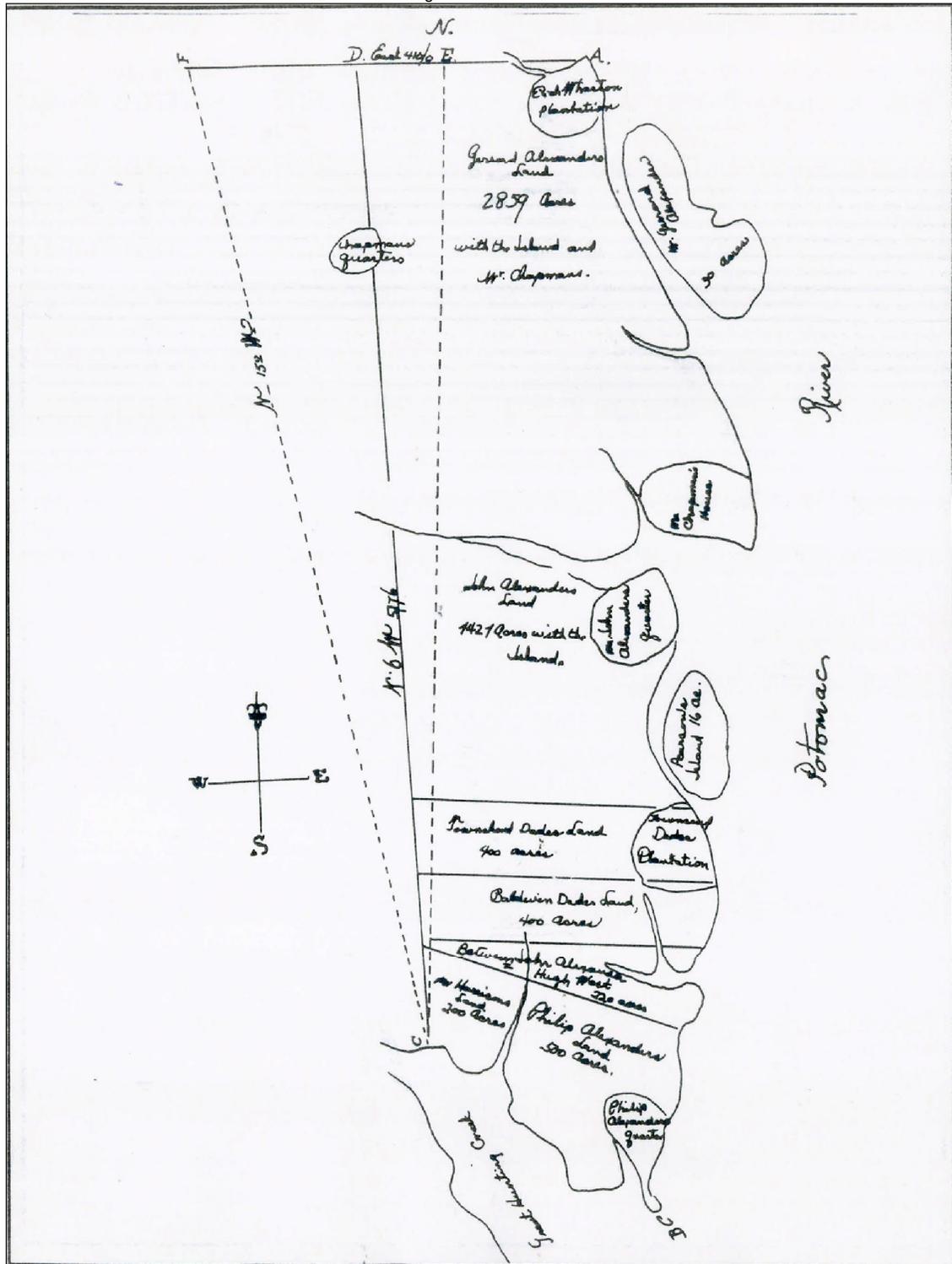
Alexander Family Ownership, 1660-1872

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

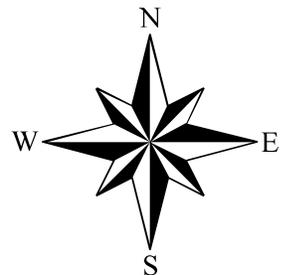
The project area eventually passed out of the hands of the Alexander family at the end of the 19th century, when Charles Alexander (II) sold the entire 2 acre city block on which the project area is located. Below is a brief summary of the Alexanders who owned the project area or were direct relations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

John Alexander I (1669-1677)

On November 13, 1669, a little over a month after he obtained the patent for 6,000 acres of land along the Potomac River, Robert Howson sold it to John Alexander I (d. 1677) in exchange for six hogsheads (approximately 6,000 pounds) of tobacco (Prince William County Land Causes 1789-1793: 220) (Exhibit 13). According to Wesley Pippenger, an authority on the Alexander family, John Alexander I immigrated to Virginia from England prior to 1653 (1990: 8-9). He became a prosperous planter in present day King George County, which was at that time part of Stafford County. Alexander was also a surveyor, and served as Justice of the Peace, Sheriff and Captain of the militia in Stafford County (Pippenger 1990: xiii, 25). John Alexander I and his wife Elizabeth had three sons: John (who predeceased his father and died without heirs), Robert (hereafter referred to as Robert Alexander I) and Phillip. They probably had two daughters as well: Elizabeth and Sarah (Mitchell 1988:60).



1741 Howsing's Patent Survey Map
 Old Town North
 WSSI #21978.01
 Not to Scale



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

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

Robert Alexander I (1677?-1703)

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

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

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

Robert Alexander II (1703-1735)

The eldest son of Robert Alexander I, Major Robert Alexander II (1688-1735) married Anne Fowke sometime before 1709 (Pippenger 1990:107). They had six children, five of

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

Robert Alexander II died on October 5, 1735 in Stafford County and left a will dated April 28, 1735. The will left Robert II's wife, Anne, his lands in Stafford County for life; four slaves – Solomon, Nate, Grace and Dinah (but Solomon and Grace could not be removed from the dwelling where they lived); and one-third of his personal estate (to be divided between his sons Gerard and John III after their mother's death). Alexander's lands in the vicinity of present-day Alexandria were divided among four of his children: John Alexander III, Gerard Alexander, Parthenia Massey (later Dade), and Sarah Alexander (later Dade). John III received the land on the south bank of Four Mile Run, while Gerard inherited the land on the north side of Four Mile Run. His two daughters, Parthenia Massey and Sarah Alexander, each received 400 acres of land located south of their brother John's land. The distribution of the estate was apparently complicated as Gerrard and John III required an act of law to settle the division of slaves and land (Pippenger 1990:110).

John Alexander III (1711-1763)

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

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

Charles Alexander II and heirs

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

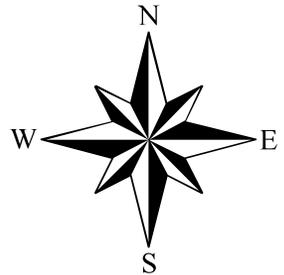
Following the death of Charles Alexander (II), his estate was distributed according to the provisions of his will, the residue was divided amongst his heirs and dower property was assigned to his widow and surviving daughters. According to a copy of the will, Alexander bequeathed to his son Charles Armistead, “five squares of ground, each containing two acres, situated eastward of Washington St. in the Town of Alexandria and a negro boy named John...” The equitable division of his father’s estate was decided in 1835 by the appointed commissioners of the Circuit Court of the District of Columbia (*Wilson C. Selden & Wife Etc. vs. William F Alexander Etc.*, Chancery Court Cause 1835-001, Arlington County Court Records). After distributing the real and personal estate according to the provisions of Alexander’s will, the commissioners disbursed the residue of the estate amongst his heirs and assigned dower property to his widow and surviving daughters.

Charles Armistead Alexander did inherit a *total* of ten acres in this part of town, but it was distributed across eight town squares, and included the northern two thirds of the project area, or the half- square bounded by St. Asaph, Madison and Pitt Streets (Exhibit 14). The plat map shows that the southern half of the square was owned by Joseph Mandeville and Samuel B. Larmour. As the northern and southern halves of the city block were not subdivided until the late 20th century (into Lots 500-503), the property ownership of each half will be discussed separately. However, the residential and commercial use of the property by the various tenants and landowners will be discussed by the block in its entirety following the property ownership section of the report.



 Approximate Location of Project Area

ca. 1835 Plat Map
 Alexandria, Virginia
 Old Town North
 WSSI #21978.01
 Scale: 1" = 200'



Map Source: 1835 Wilson C. Seldon & Wife Etc. vs. William F. Alexander Etc., Chancery Court Cause 1835-001, Arlington County Court Records

Northern Portion (Lots 502 and 503)

Charles Armistead Alexander was a resident of the District of Columbia at the time of his death in 1870, where he was remembered as a “man of fine literary tastes and requirements and a *belle lettres* scholar” (Alexandria Gazette [AG], 31 December 1870:3). Alexander often lectured at the Lyceum during the 1840s and later worked with the Smithsonian Institute translating foreign scientific papers (Rosenzweig 2003).

Two years after his death, the remainder of the project area passed out of the Alexander family hands. On April 24, 1872, Jane Alexander, widow and devisee of Charles, conveyed two parcels of land to John W. Green. The first parcel was the entire city block bounded by Fairfax, Washington, Royal and Wythe Streets (No. 6 on the 1835 plat) and the second parcel was the northern half of the square bounded by St. Asaph, Madison, Pitt and Wythe (see Exhibit 14, Lot No. 10). The sale was reported in the newspaper in August of that year (AG, 6 August 1872:3).

John W. Green was the son of James Green, who established a successful cabinetmaking and furniture factory which was one of the largest commercial businesses in 1830 Alexandria. By the 1850s, James Green was one of the wealthiest men in town (Dennée 2010:105-6). He turned the business over to his son John, who by the 1880s had entered the real estate business. The services of Green & Wise were described in an 1883 city directory:

JOHN W. GREEN.

PETER WISE.

GREEN & WISE
REAL ESTATE AGENTS & AUCTIONEERS,
ALEXANDRIA, VA.

We have for sale over 1030 farms located in the counties of Alexandria, Fairfax, Prince William, Fauquier, Loudoun, Culpeper, Orange, Stafford, Louisa, Madison, Rappahannock, Page, Warren, Rockingham, Clarke, Frederick, Jefferson and other counties of Virginia and West Virginia, ranging in price from \$2 to \$100 per acre. Some of them are equal to the best estates in Virginia. We have also Mineral and Timber lands of great value, now being opened to the world by railroads and canals. The great advantage in facilities, climate, minerals, water powers, health and facilities for reaching markets are unrivaled. Our land holders are not only extremely anxious but willing to sell at *remarkably low prices*. Besides farms and other lands we are authorized to sell a large quantity of valuable real estate in the cities of

Alexandria, Washington and Georgetown, improved and unimproved, embracing dwellings, warehouses, vacant lots, &c. For further particulars address as above [Brockett and Rock 1883: 88]

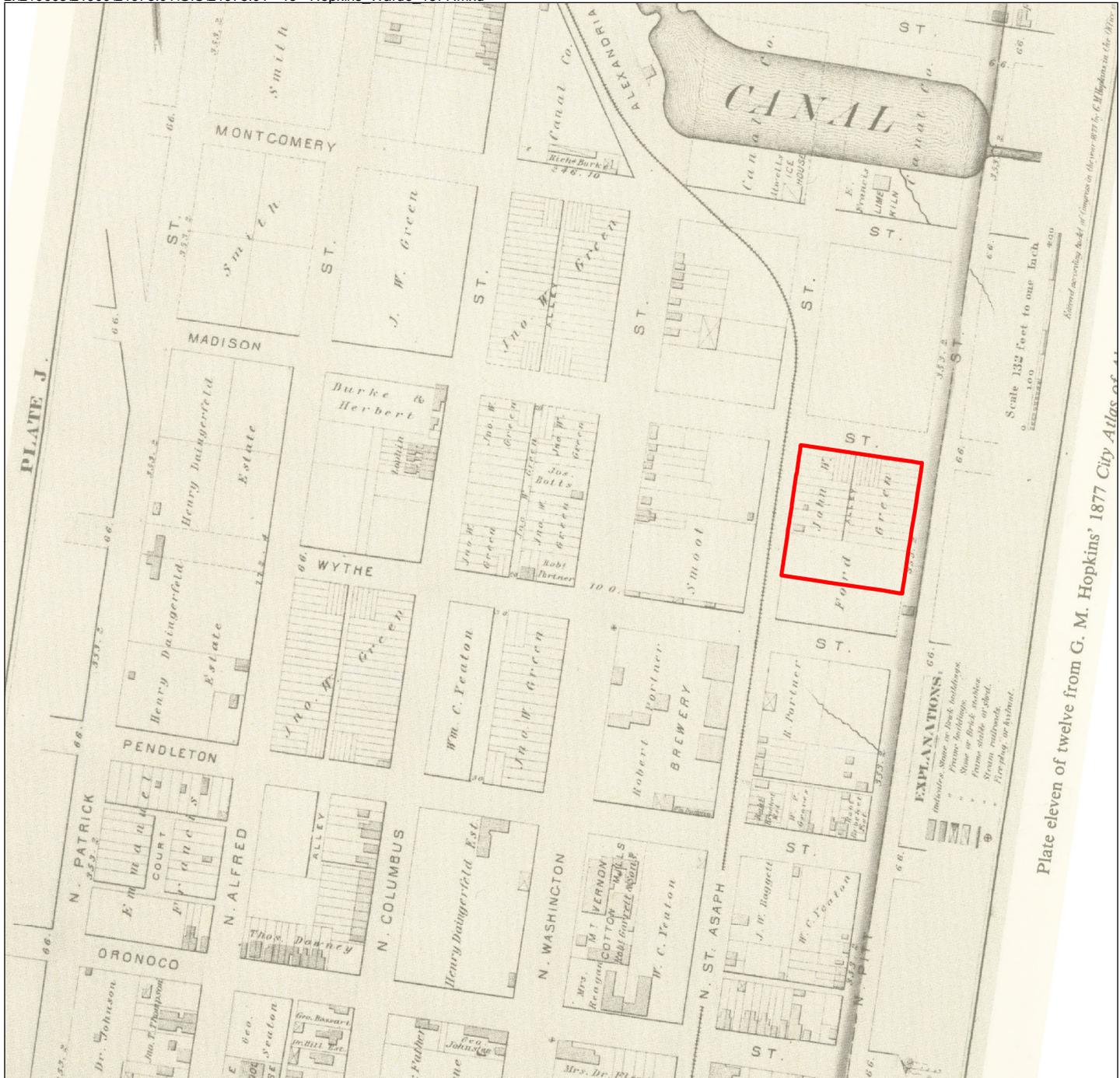
The 1877 Hopkins map showing Ward 3 of Alexandria shows numerous city blocks owned by J.W. Green - many had been subdivided into lots, including the northern half of the city square which includes the project area (Exhibit 15). No documentary evidence indicating that Green sold the lots has been located at this time; however, Alexandria tax records show Green taxed for the entire 1/2 square between St. Asaph, Madison and Pitt Streets. The square was valued at \$500 from 1879 through 1887.

This portion of the project area remained in possession of the Green family until 1916. On May 15, 1916, William Mac and Frances Green, Kate M. and Louis Williams, Fannie and Edward H. Kemper and J. Johnston and M. Roberts Green, the heirs of John W. Green, conveyed the half square to Hugo Herfurth, Jr. (Alexandria Deed Book 69:367).

The Herfurth family originally emigrated from Germany aboard the *Shakespeare* and arrived in New York in 1860 (New York Passenger Lists, 1820-1957). The family moved to Washington D.C., where Hugo (Sr.) witnessed the assassination of President Lincoln at Ford's Theater. Hugo Herfurth (Sr.) married Martha Steurnagel on September 26, 1877 and, by the time Hugo Jr. was born in 1886, the family was residing on King Street in Alexandria, where Hugo (Sr.) operated a tobacco retail business until his retirement in 1919 (Washington Post [WP], 1 August 1936: X3; Federal Census records; Alexandria City Directories).

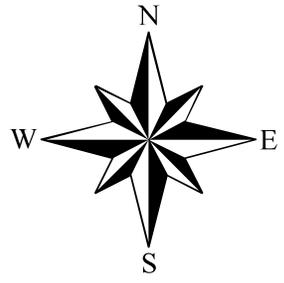
According to the 1910 federal census, the 24 year old Hugo Herfurth (Jr.) was employed as a carpenter and most of his brothers worked in similar professions. The eldest brother Rudolph (age 31) was employed as an electrician; Walter (age 28) and Willie (age 24) were also carpenters; George (age 26) was a tailor; Paulus (age 16) was a cement worker and Oscar (18) was a window dresser. Hugo had two sisters, Pauline (age 23) worked as a ticket taker for the "Electric RR" and Elsie (age 12) was still attending school. Subsequent census records identify Hugo as a building contractor.

Hugo (Jr.) established a successful contracting business, with offices in the District and in Alexandria, and worked on numerous government contracts, including the demolition and salvaging of the historic Old Center Market in Washington D.C. (WP, 8 February 1950: 11; WP, 6 January 1931:11). In 1922, he eluded bankruptcy by assigning all of his personal property and real estate, along with (on approval of all stockholders) the property of the General Building Supplies and Construction Company to a trustee, H. Noel Gardner, in order to pay the taxes, liens, interest and creditors of both his personal estate and business (Alexandria Deed Book 75:130).



 Approximate Location of Project Area

**1877 Hopkins Map
Alexandria, Virginia
Old Town North
WSSI #21978.01
Scale: 1" = 300'**



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

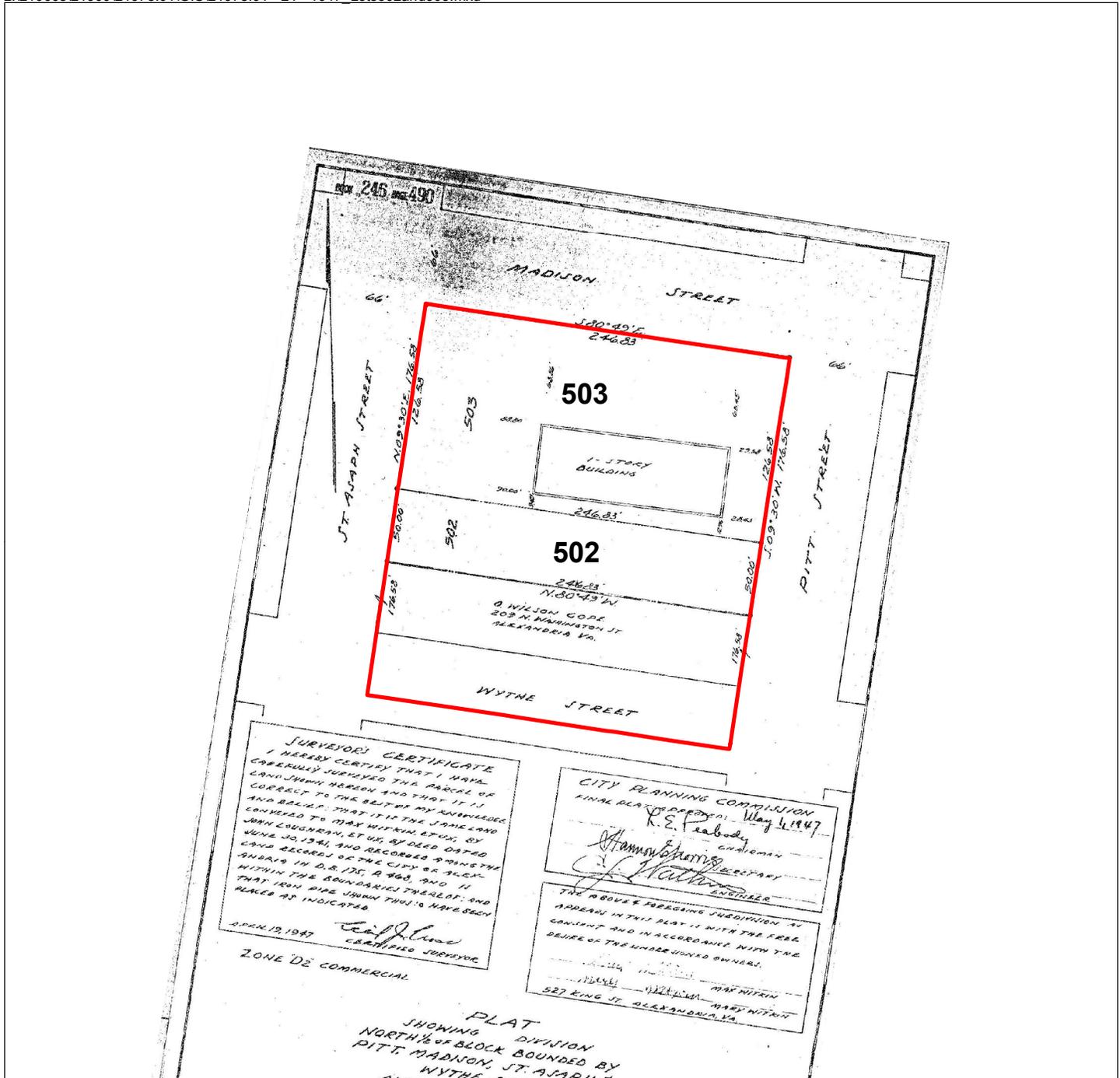
On October 15, 1925, Julian and Alice Burke deeded two parcels to Edward A. Gorman; the conveyance included the one acre northern half of the project area and the entire city block (two acres) bounded by Montgomery, Pitt, Madison and St. Asaph Streets, which is located immediately north of the project area (Alexandria Deed Book 85:91). The land was originally obtained from H. Noel Gardner, the trustee for Hugo Herfurth (Alexandria Deed Book 77:276). Edward Gorman and his wife, Mary immediately conveyed the property in a deed of trust to C.S. Taylor Burke (Alexandria Deed Book 85:92).

According to Alexandria deed records, Edward and Mary Burke failed to make payments on their debts and, under terms of the trust, C. S. Taylor Burke offered the land at public auction on April 21, 1928 (Alexandria Deed Book 95:567). Frank Salisbury was the highest bidder; however he “quit-claimed, assigned and conveyed” his interest to T.G. Pickford of Washington D.C. On July 5, 1928, C.S. Taylor Burke deeded both of the parcels (containing a total three acres) to T.G. Pickford (Alexandria Deed Book 95:567).

On October 30, 1935, T.G. Pickford conveyed the two parcels to John Loughran (Alexandria Deed Book 124:14). A portion of the project area- Parcel 2- was described as being bounded on the south “by the North line of the property now or formerly belonging to Robert Portner Brewing Company...this property has a frontage on Madison Street of 246 feet 10 inches and a frontage on Pitt Street and St. Asaph Street of 176 feet 7 inches.” John and Georgina Loughran sold the portion of their property that contained the northern two thirds of the project area on June 30, 1941 to Max and Mary Witkin (Alexandria Deed Book 175:468).

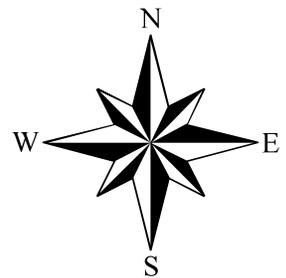
According to a 1947 plat (Exhibit 17) the northern two thirds of the project area was subdivided into two lots, designated Lot 502 and Lot 503 (Alexandria Deed Book 246:490). Max and Mary Witkin deeded the smaller parcel, Lot 502, which measured 50 feet by 246.83, in trust to Eugene J. Olmi and Charles T. Nicholson on May 20, 1947 (Alexandria Deed Book 246:488). Later that year, Lot 502 was subdivided into Lots 601 and 602 (Exhibit 17); Lot 602 was sold to Richard Ways on December 9, 1947 (Alexandria Deed Book 258:149).

Lot 503 measured 126.58 by 246.86 feet and fronted Pitt, Madison and St. Asaph Streets, but was further subdivided into two lots, designated Lot 603 and Lot 604, with the circa 1916 building erected by Hugo Herfurth falling into Lot 603 (Exhibit 18). Max and Mary Witkin conveyed Lot 604, described as the “northerly sixty feet of the square of ground” to Isodore Witkin on May 20, 1947 (Alexandria Deed Book 253:525).

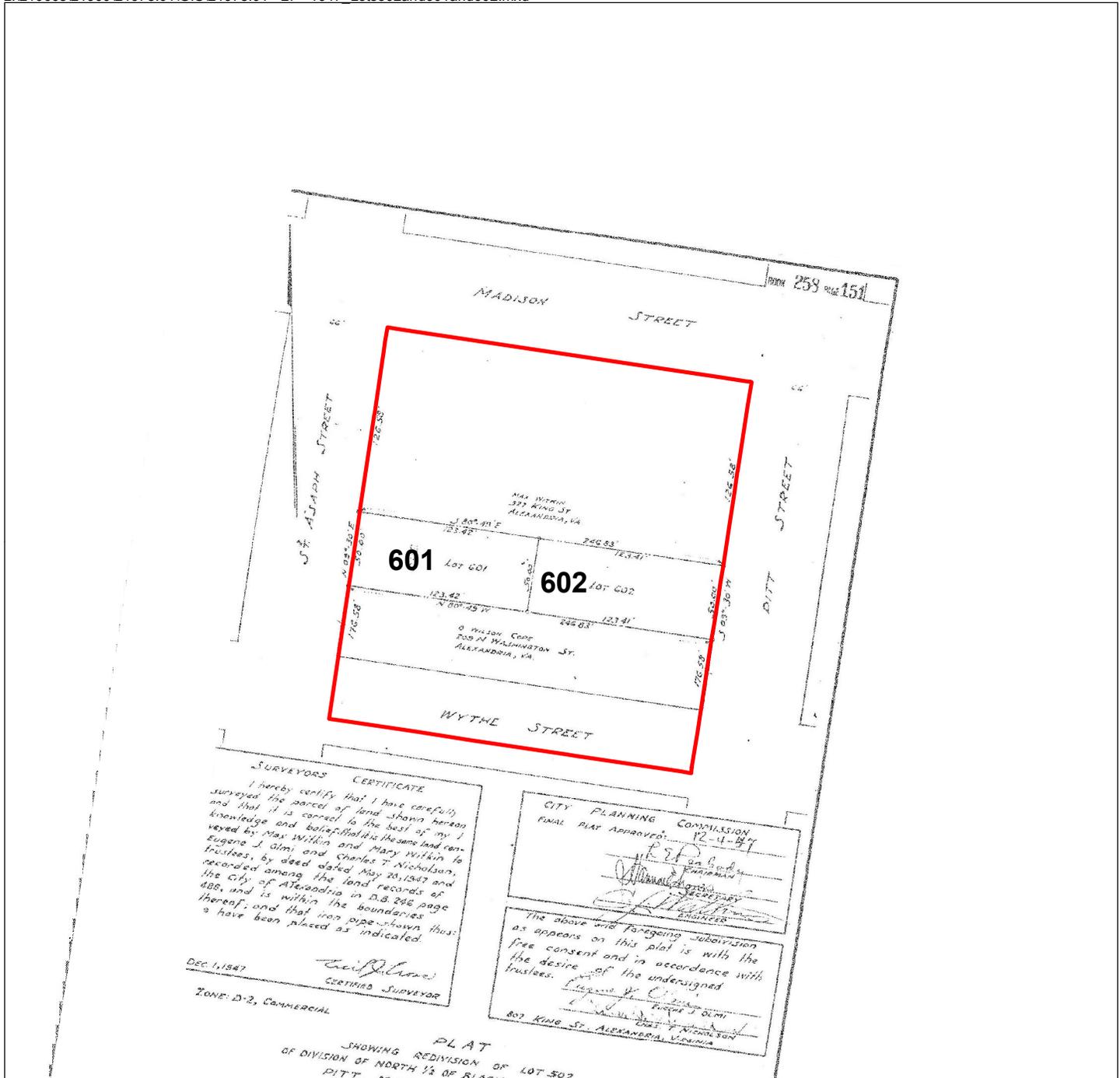


**1947 Plat Showing Lots 502 and 503
 Alexandria, Virginia
 Old Town North
 WSSI #21978.01
 Scale: 1" = 100'**

 Approximate Location of Project Area



Map Source: Alexandria Deed Book 264:490



1947 Plat Showing Lot 502 Redivision into 601 and 602

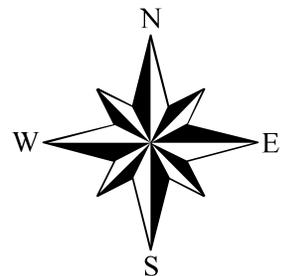
Alexandria, Virginia

Old Town North

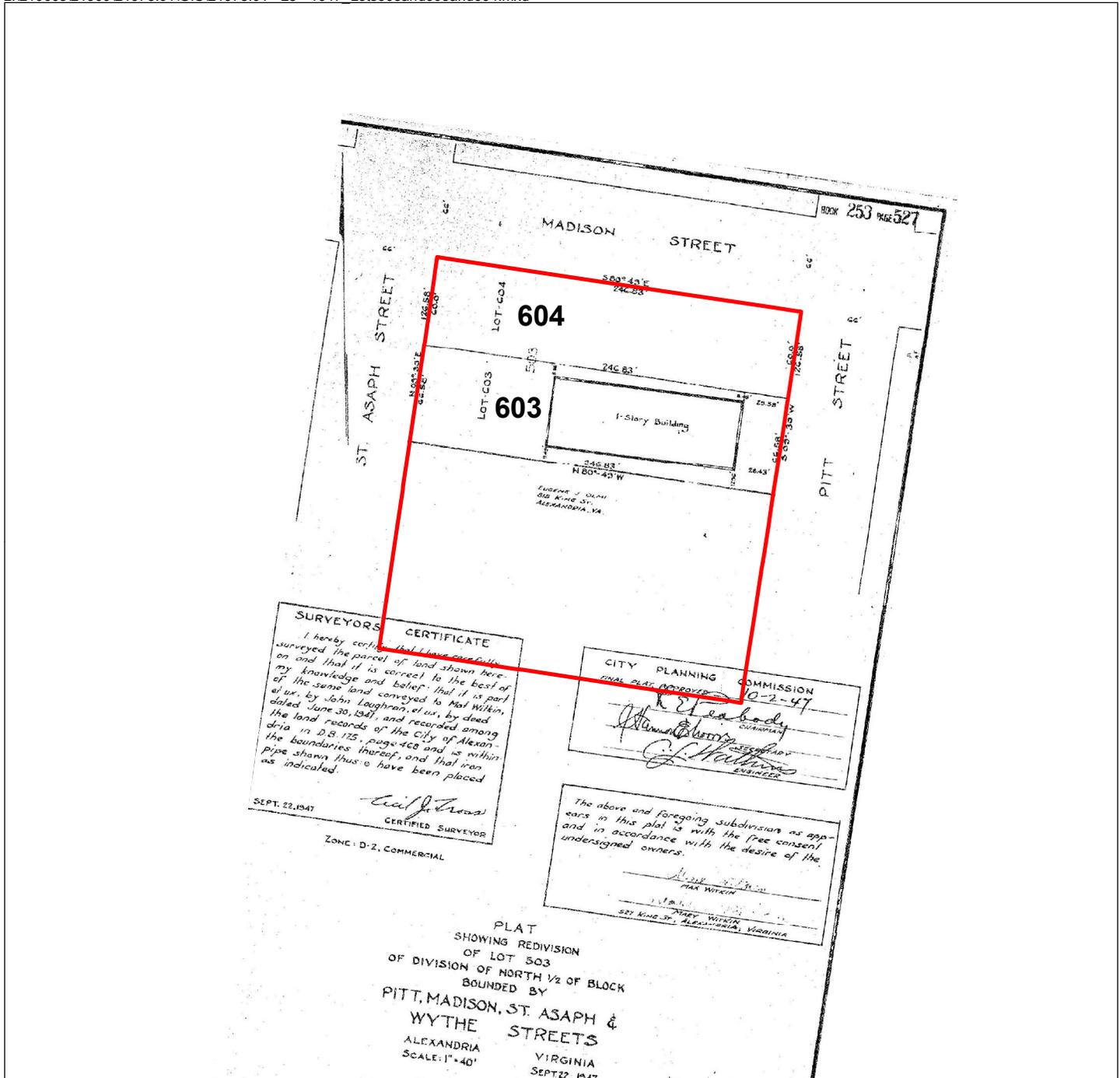
WSSI #21978.01

Scale: 1" = 100'

 Approximate Location of Project Area



Map Source: Alexandria Deed Book 258:151



1947 Plat Showing Lot 503 Redivision into 603 and 604

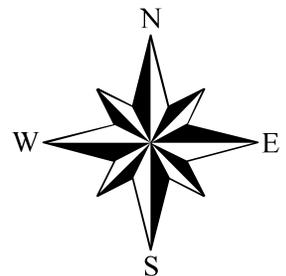
Alexandria, Virginia

Old Town North

WSSI #21978.01

Scale: 1" = 100'

 Approximate Location of Project Area



Map Source: Alexandria Deed Book 253:527

Southern Portion (Lots 500 and 501)

The accompanying plat map shows that Joseph Mandeville and Samuel B. Larmour owned the southern half of the city block, which included the southern third of the current project area (see Exhibit 14). Presumably the business partners obtained the property from Charles Alexander (II) sometime prior to 1835; however, record of this conveyance has not been located at this time. The southern portion of the project area remained in the possession of Joseph Mandeville and his heirs until it was sold at public auction in 1850.

Joseph Mandeville died in 1837 at the age of 73, as reported in the Alexandria Gazette on July 26th of that year (AG, 26 July 1837:3). Mandeville's daughter, Ellen Smith, filed a bill that year seeking to obtain her legacy of \$3000 and under the provision of her father's will, if his "personal property should not cover the entire amount of legacies I have or may give, my executors will dispose of so much of my real estate as will fully pay them" (Howard 1850:402). The final decree from the Circuit Court of the County of Alexandria was to sell the real estate, overruling several exceptions made by one of Mandeville's benefactors, John West. He appealed to the Supreme Court of the United States in 1850; however, the Supreme Court upheld the ruling of the lower court. The public auction was advertised in the local newspapers beginning in July 1850 and was reported in the Daily National Intelligencer:

By SAMUEL J. MCCORMICK, Auctioneer

SALE UNDER DECREE- Notice is hereby given that on Thursday the 20th day of October, 1851, at 10 o'clock A.M. before the Mayor's office, in the town of Alexandria, the undersigned Commission, pursuant to a decree of the Circuit Court for the County of Alexandria, made 14th day of June 1851, in the suit of Joseph Smith et al., vs. John West et. al. will proceed at public auction to the highest bidder, the real estate hereinafter mentioned and described, (being parts and parcels of real estates, situated in the county of Alexandria, whereof the late Joseph Mandeville dies seized, and by his last will devised to the said John West,) or so much thereof as may be necessary to raise a sum of money adequate to the payment of the debts and legacies, with interest thereon, expenses of sales, costs &c. provided in said decree. [Daily National Intelligencer (DNI), 17 October 1851].

The property was described in the Alexandria Gazette as:

A half square one acre of ground, on Wythe, Pitt, and St. Asaph Streets, bounded on the east by Pitt Street, on the west by St. Asaph Street, on the south by Wythe Street, and on the north by a line drawn from Pitt to St. Asaph Street, parallel to and equidistant from Wythe and Madison Streets so as to divide the square into two equal parts. This lot is near the basin of the Alexandria canal [AG, 21 August 1850].

The terms of the sale required 1/5 of the purchase money on the day of the sale, with the remainder paid with interest in four equal installments. The title to the property would be deeded following the final payment (Daily National Intelligencer (DNI), 17 October 1851). Joseph Eaches, the appointed Commissioner of Sale, conveyed the southern half square to W. Arthur Taylor in October 1852 (Alexandria Deed Book 03:230). The following spring, Taylor sold the property to Charles Ford and John Ford, both of Cecil County, Maryland (Alexandria Deed Book 03:231). John and Elizabeth Ford (aged 54 and 52 respectively) are listed in the 1860 federal census for Cecil County, Maryland, along with their eight children Samuel (28), Thomas (27), Margaret (23), Edwin (21), Wellford (19), Alfred (10), Isaac (14) and Sarah (9). John was a farmer, with an estate valued at \$9000.

John's son Alfred was identified later in an 1893 deed (along with Charles Ford) as the executors of his father's estate (Alexandria Deed Book 29:290). The two men were residents of the District of Columbia at that time. The 1880 federal census lists an Alfred Ford (aged 36), his wife Mary (aged 33) and one daughter Ella (aged 7) as residents of Cecil County, Maryland. By 1900, the family appears in the District of Columbia census records. Alfred Ford and his wife Mary had three children by that time: Ella (aged 27), Mary (aged 21) and John (aged 19).

Charles Ford could not be definitely located within the federal census records for Cecil County, but is presumed to be a family relation that may have been residing with John Ford at the time they purchased the property. The later deed shows that Charles Ford was residing within the District of Columbia, but again a search of federal census records, directories and other sources did not result in a definitive match.

In 1852, John and his wife Elizabeth and Charles Ford deeded their property to Lawrence B. Taylor to secure a debt of \$266.66 each (Alexandria Deed Book 03:235). It is not clear if the deed of trust was ever released. In 1855, John and Charles Ford were reported in the local newspaper along with numerous other delinquent tax payers owning property within the city (AG, 25 July 1855). Although their names are not reported again in subsequent years, they failed to pay state taxes on the property in 1867, 1868, and 1872, and again during the seven year stretch between 1875 and 1882, resulting in a public

auction of their land by the City of Alexandria (Alexandria Deed Book 21:266). The city sold the property in 1886 to the highest bidder, the Robert Portner Brewing Company.

The City Council of Alexandria passed an ordinance on March 25th 1890 authorizing the Mayor of the City Alexandria to “execute and deliver to the Robert Portner Brewing Company a deed with special warranty conveying all the right, title and interest of the City Council of Alexandria in and to the half square of ground in said City bounded by St. Asaph, Wythe and Pitt Streets” (Alexandria Deed Book 23:332). The accompanying plat map, dated January 3, 1889, does not show any buildings within the city block (Alexandria Deed Book 21:266). Finally, the executors of John Ford’s estate, named as Alfred Ford and Charles Ford conveyed the property to the Robert Portner Brewing Company on February 24, 1893 (Alexandria Deed Book 29:290).

Under an amendment to their charter in January 23, 1923, the Robert Portner Brewing Company changed its name to the Robert Portner Corporation. The Corporation conveyed the “half square of ground” to Elvert R. Messick on November 6, 1925 (Alexandria Deed Book 84:435). Elvert Messick and his wife Bessie immediately secured the purchase by deeding the property to Richard L. Ruffner and Wilton J. Lambert (Alexandria Deed Book 84:436).

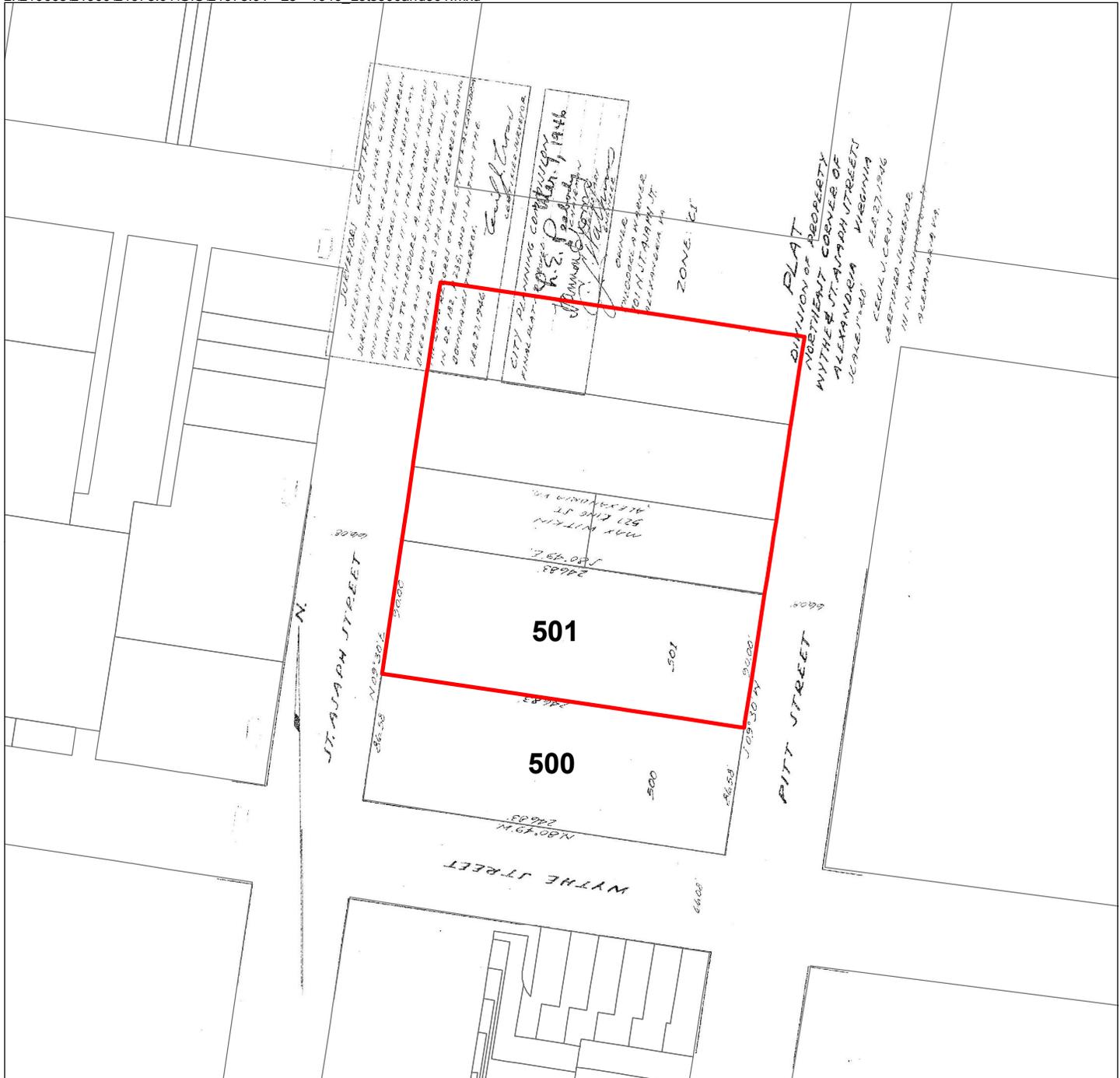
The Trustees sold the property back to the Robert Portner Corporation on February 4, 1930 (Alexandria Deed Book 102:169), who sold it six years later, on December 31, 1936 to the Alexandria Laundry Inc. (Alexandria Deed Books 133:258 and 138:95).

The Alexandria Laundry Inc. was chartered on April 22, 1912 (Secretary of the Commonwealth 1912). The Alexandria Laundry Inc. took out several deeds of trust to secure loans between 1937 and 1939. The deeds of trust included both real estate and personal property on the premises, including “all machinery, motors, wringers, washers, tubs, driers, appliances, fixtures” etc. (Alexandria Deed Books 133:260, 138:97 and 150:184). The Alexandria Laundry Inc. defaulted on a deed of trust in 1939 and the parcel and all equipment/personal property located on the premises was sold at public auction by the trustees on November 25, 1941. After “spirited bidding”, Albert Adams was the highest bidder for \$29,400, but he assigned his bid to Theodore Warner. The half square and personal property, including machinery and equipment, was conveyed on December 2, 1941 to Theodore A. Warner (Alexandria Deed Book 182:235).

Theodore A. Warner and his wife, Iris Lokey Warner conveyed the property in two deeds of trust to Henry P Thomas and John F. Gouldman, in order to secure the payment of \$25,000 from the Farmers and Merchants Bank of Fredericksburg (Alexandria Deed Book 182:239) and \$9,500 from the Bank of Alexandria (Alexandria Deed Book 182:241).

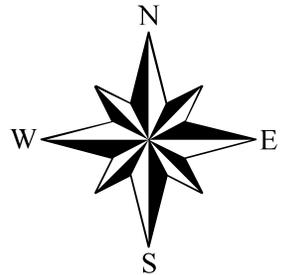
The property was subdivided into two lots - designated lots 500 and 501- on February 27, 1946 (Exhibit 19). Theodore and Iris Warner sold Lot 501 (which is the southern third of the current project area) to O. Wilson and Faye G. Cope on May 31, 1946 (Alexandria Deed Book 229:138). The conveyance was subject to the restriction that “no laundry and/or cleaning establishment or business of a similar nature shall be conducted upon said property for a period of 25 years from the date hereof”.

O. Wilson and Faye Cope conveyed the Lot 501 to Richard Ruffner and Charles Davis in trust to secure the loan from the Alexandria National Bank. In addition the real estate, “all awnings, doors and window screens, mantles, cabinets, linoleum, stoves, shades, mechanical refrigerators, oil and/or other fuel burning systems and equipment, water heater, radiator covers, all plumbing, heating, lighting, cooking, ventilating, cooling, air conditioning and refrigerating apparatus and equipment, and all additions and replacements thereof” were included in the deed conveyance (Alexandria Deed Book 229:139).



**1946 Plat Showing Lots 500 and 501
 Alexandria, Virginia
 Old Town North
 WSSI #21978.01
 Scale: 1" = 100'**

 Approximate Location of Project Area



Map Source: Alexandria Deed Book 229:138

RESIDENTIAL AND COMMERCIAL USE WITHIN THE PROJECT AREA

The project area lies along the edge of the historic African American neighborhood known as *the Berg* (Exhibit 20). Originally one of the Civil War era shantytowns, the Berg was founded as Petersburg by African Americans refugees whom had moved to Alexandria from Petersburg, Virginia. It was the second African American neighborhood to develop north of King Street and was located just west of Fishtown and the tracks of the Alexandria & Washington Railroad. As is common with other African American neighborhoods in the city, the boundaries of the Berg changed over time and its boundary descriptions vary (see Exhibits 11 and 12 for the location of Petersburg). The extents of the neighborhood have been described as roughly covering an area of about fifteen city blocks; bounded by North St. Asaph Street on the west, Madison Street on the north, Princess Street on the south, and North Fairfax Street on the east (AAHV n.d.). The Berg continued to be an African American neighborhood throughout the late 19th and 20th centuries. The following presents an overview of African American neighborhoods within the city of Alexandria.

Overview of African-American Neighborhoods within Alexandria

By 1790, a substantial number of free blacks settled Alexandria. Most were formerly enslaved persons whom had been manumitted and migrated to Alexandria seeking employment on the city's docks or in its factories, in skilled occupations, ranging from trunk maker to house joiner, ship carpenter, potter, baker and soap maker. Others opened businesses of their own as tavern keepers, bakers, draymen or laundresses.

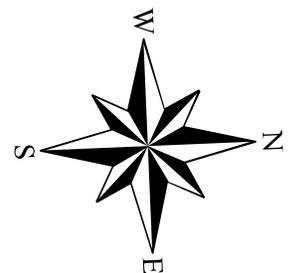
As the African American population grew, various regulations were imposed; in 1793 the city required mandatory registration of free African Americans and, in November 1799, a curfew was imposed upon them (Bloomburg 1998: 57). Following the incorporation of Alexandria into the District of Columbia in 1801, less restrictive laws against black assembly and education further encouraged African American settlement in the city. The free black population of Alexandria increased from 52 in 1790 to 836, a third of the total African-American population of the city, by 1810 (AAHV n.d.). The number of enslaved African Americans within the city also grew in the early 19th century; plantations increased their profits by "hiring out" slaves to business owners and manufacturers in Alexandria, then a rapidly growing port town with an expanding manufacturing base. By 1820, blacks accounted for more than a third of the city's total population and, in 1840, over 64 percent of the city's African American population had free status (Bloomburg 1998: 51).



- A.** The Berg
- B.** "Colored" Rosemont
- C.** The Bottoms or The Dip
- D.** Cross Canal
- E.** Fishtown
- F.** The Fort & Oakland Baptist Church & Cemetery
- G.** Hayti
- H.** The Hill
- I.** The Hump
- J.** Uptown
- K.** Macedonia

Approximate Location of Project Area

**African American Neighborhoods
Alexandria, Virginia
Old Town North
WSSI #21978.01
Scale: 1" = 1000'**



Map Source: "Exploring Alexandria's African American Heritage". Mary Gallagher. N.D.

In 1807, Congress voted to ban the importation of slaves into the United States, effective January 1, 1808. The ban discouraged manumissions by raising the value of slaves; the illicit importation of slaves persisted until the beginning of the Civil War and the domestic slave trade prospered. Many slave owners in northern Virginia seized the opportunity to sell surplus slaves into the southern slave market. Franklin & Armfield, one of the largest slave trading firms in America, opened an office in Alexandria in the 1830s. Still, the free African American population of Alexandria continued to increase.

Contained within both Virginia and the District of Columbia during the first half of the 19th century, free African Americans emigrated to Alexandria to escape the oppression characteristic of most of the state (Necciai and Drumond 2007:8-341). A small community of free African Americans grew around the intersection of Cameron and Patrick Streets; this area grew and became known as Uptown (Necciai and Drumond 2007:8-341). It is thought that the name "Uptown" derives from the position of the neighborhood uphill from the Potomac waterfront.

Attempts to regulate the growth of the African American community continued in the early 19th century. An ordinance was passed in 1809 that allowed "free persons of color" to settle within the corporate limits of the city until August 9, 1809, after which time any such person had to obtain a voucher from one white person to attest to his or her good character (Bloomberg 1998: 57). Following the 1831 Nat Turner Rebellion, the District of Columbia [in which Alexandria was located at this time] strengthened "black codes"; instituting harsh legal restrictions on African Americans. Free blacks were subject to curfew and required to carry identity papers in public and ordered to obtain special permission for meetings in their own houses. In 1836, the District systematically denied business licenses to blacks (Arnebeck 1989).

By the middle of the 19th century, a dichotomy existed within the City; known as a major slave trading center, it also contained a large free African American population (Necciai and Drumond 2007:8-342). No longer needed for tobacco farming with the switch to mixed grain horticulture, slave owners began hiring out slaves to work in the urban centers. This allowed some to obtain extra income and, ultimately, it became possible for some to buy their and their family's freedom (ibid.).

Alexandria was retroceded to Virginia in 1846; subjecting Alexandria's free African American residents to the even more strictly enforced racial laws of Virginia. One such law forbade more than five black persons meeting without the presence of a white man (Wallace 2003:37). A school established in 1812 closed in 1847 as Virginia law did not allow the education of African Americans (Necciai and Drumond 2007:8-342).

The Union army's occupation of Alexandria during the Civil War impacted Alexandria's African American population, both freed and enslaved. Although exact numbers are unknown, as many as 20,000 African American refugees may have come to Alexandria during the war. The majority of the African American refugees that migrated to Alexandria probably fled from nearby plantations in northern Virginia, but former slaves from other parts of Virginia, Maryland and even remote parts of the Confederacy also made their way to the city. Initially, U.S. officials were required to send "fugitive slaves" back to their owners but, by mid-1861, the government began to refer to freedom-seekers as "contraband of war." This status as property provided a legal basis through which Union officers could refuse to return refugees to their Confederate owners. Contrabands became known as "freedmen" during the later years of the war and into reconstruction.

Arriving in Alexandria with few resources, the escaped slaves sought work, food, clothing, shelter, medical treatment, and education. Many such refugees found employment with the army as stevedores, carpenters, blacksmiths, painters, wood cutters, teamsters, nurses and hospital attendants, gravediggers, laundresses, cooks, and personal servants. General Herman Haupt, commander of the U.S. Military Railroad in Alexandria, wrote about freedmen working in the Construction Corps:

if there ever should be recognition of their great services, the faithful contrabands will be justly entitled to their share; no other class of men would have exhibited so much patience and endurance under days and nights of continued and sleepless labor.

The influx of refugees led to tension with Alexandria's free African American population. When the government instituted a \$5 per week reduction in the wages of free black workers to be applied to the support of contrabands, the free black stevedores felt the cut was unfair and appealed to Secretary of War Stanton:

We...the free people of Alexandria that have been in your employment every since it was established...humbley appeal...for the addition of those five dollars that has been curtailed from our wages... we free born men...has always had our selves and families to look out for do not see why we...should pay a tax for them...while the Contrabands has all the attention from every private source...the government...provides house...and fuell for there wives and children and for the men themselves when out of employ... We think it hard that we should contribute to them who has all the attention...we could just...get along when you gave us \$25, but... as high as... it is very hard to get along at all...your

obedient servants...free laborers working as stevedores in
Alexandria, August 1863 [sic]

On March 13, 1862, Congress passed the Confiscation Act, which prohibited officers or military personnel from using force to return fugitives. In a city occupied by the Union army, this meant that the government no longer enforced the laws that required that fugitive slaves be captured and returned to their owners.

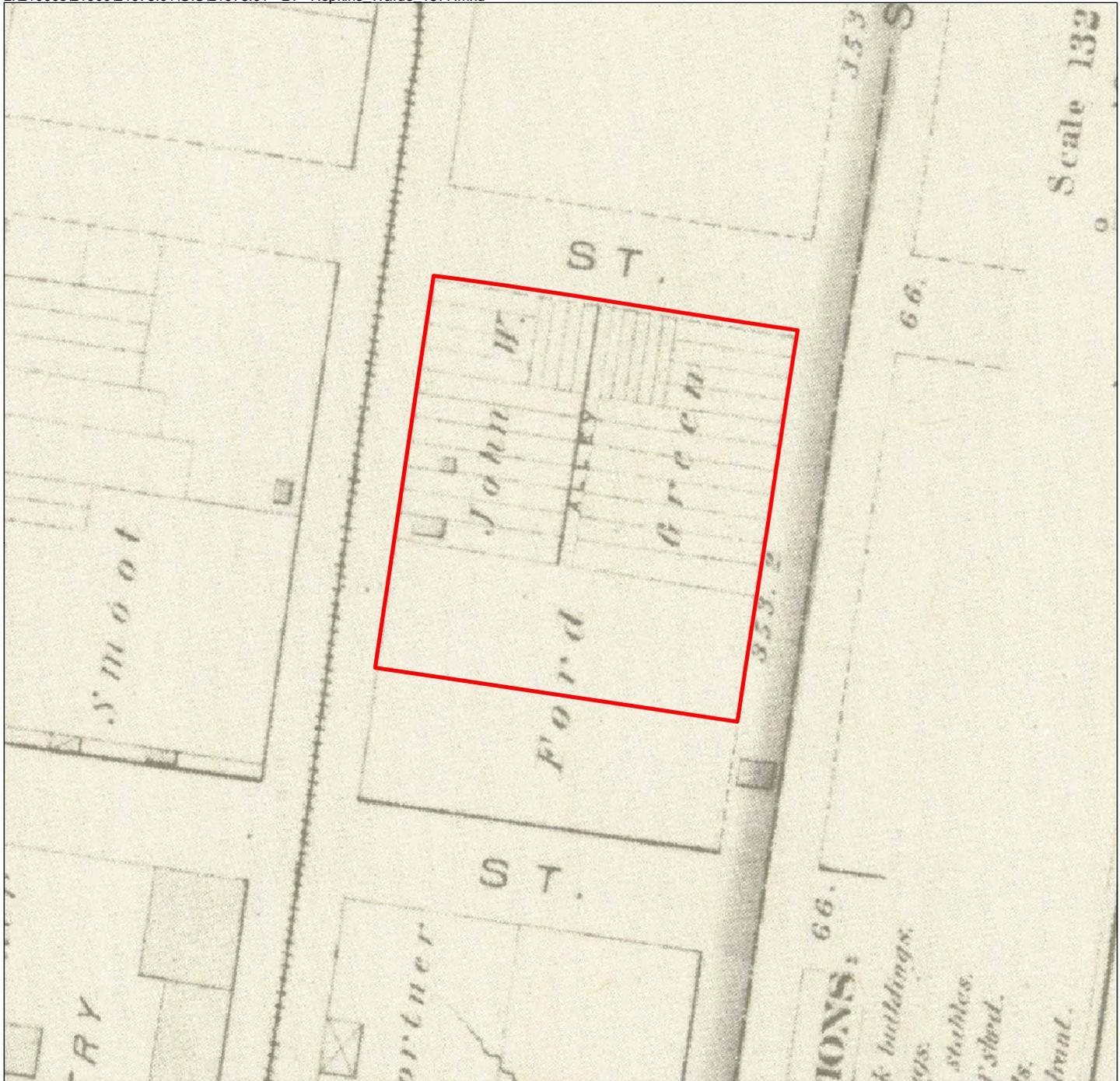
Many freedmen crowded into abandoned buildings, army barracks or temporary shanties without heat. Some were able to purchase building lots. More than a dozen shantytowns developed into refugee communities, with names such as *Contraband Valley*, *Pump Town*, *Grantville*, *Sumnerville*, *Newtown*, and *Petersburg*. Later, post-war black neighborhoods grew from these core areas, and at least one, *the Berg*[*Petersburg*], retained its wartime identity.

Throughout the 1860s, African-American neighborhoods developed in several locations within the city. At the end of the war, the African American population of Alexandria County had increased to more than 8700, or about half the total population. By the end of the 19th century, the city's African American communities expanded from the small antebellum neighborhoods and the neighborhoods that had arisen from the freedmen's shantytowns into new and larger neighborhoods (Office of Historic Alexandria n.d.).

By the turn of the 20th century, residential neighborhoods were expanding in the project area vicinity. During this period, housing in the vicinity of the project area appears to have been somewhat integrated as new residents were attracted by employment opportunities, for both blacks and whites, associated with the railroad and industrial development. Just west of the project area, the Belle Pre Bottle Company and the Alexandria Glass Company were located on Madison and Montgomery Streets, and warehouses stood along the railroad and North Fayette Street (Office of Historic Alexandria n.d.). The large employment centers in the project area vicinity made the area attractive for use as rental housing (Necciai and Drumond 2007:8-333). A number of individual houses were built in the area at this time.

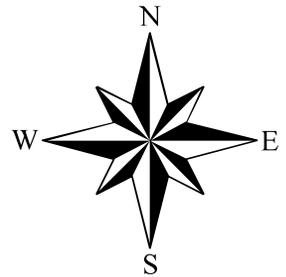
Occupation and Use of Space within the Project Area

The earliest houses within the project area are shown on the 1877 Hopkins map (Exhibit 21). The northern half of the square that contains the northern two-thirds of the project area was owned by J.W. Green and the southern half was owned by Charles and John Ford. Green's property apparently had been subdivided into lots fronting all three sides (N. St. Asaph, N. Pitt and Madison Streets). Similar to his other subdivided lots depicted on



 Approximate Location of Project Area

**1877 Hopkins Map
 Alexandria, Virginia
 Old Town North
 WSSI #21978.01
 Scale: 1" = 100'**



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

the map at this time, the northern half of the study area is divided by an alley. Two buildings are depicted on two of the lots fronting N. St. Asaph Street. A third building is depicted near the corner of Wythe and N. Pitt Streets, but is not within the Ford parcel; rather it is shown within the middle of the street.

An examination of city directories, tax records and census records place at least three individuals, John Simms, Matthew Johnson and John Washington, within the project area at this time. It is not clear whether Benjamin Lewis was the occupant of the house depicted within Pitt Street, which was “not open” at that time.

1876 Chantaigne’s Directory:

- *Johnson Matthew, lab, h St Asaph nr Wythe
- *Lewis Benjamin, lab, b nr Pitt & Wythe
- *Simms John, plasterer, h St Asaph nr Wythe
- *Washington John, lab, h St Asaph nr Pendleton
- *Webb Smith, lab, h Wythe nr St Asaph

John Simms was taxed for a House on Green’s Lot, valued at \$75. Matthew Johnson and John Washington were listed immediately following Simms and each paid a tithe. The value of both J. W. Green and Charles Ford’s half squares in 1879 was \$500.

The 1880 federal census shows that three families were residing along North St. Asaph Street and presumably within the project area. John Simms (aged 43) and his wife Rosella (aged 40) resided on N. St. Asaph Street with their children John (aged 21), Washington (aged 18), Thomas (aged 14), Peter (aged 7), Jerry (aged 5), Willie (aged 1) and their one month old infant son. The census lists his occupation as a whitewasher, while his son, John worked on the canal boats. Subsequent city directories identify him as a plasterer or more generally as a laborer.

Also enumerated on St. Asaph Street in the 1880 census records were the families of Matthew Johnson and John Washington. Matthew Johnson, aged 38, listed his occupation as “fishing”. His wife, Lucinda, aged 37, and their children Anna, Eddie and Ella (all under the age of 11) were residing with him. John Washington was employed at the Brewery (presumably Portners) and his wife was employed washing and ironing. The couple (both were 40 years old) had four daughters, Virginia (9 years of age), Margaret, (6 years of age), and Sallie (4 years of age). The eldest daughter Mary, aged 20, was employed in “service”.

Several families residing along Pitt Street are enumerated on the adjacent census pages; however, Benjamin Lewis was not located. A cross reference of the Pitt Street residents in 1880 with the city directory, places most of them near Oronoco and Pendleton Street.

With exceptions, the northern end of Alexandria is not depicted in great detail on the early Sanborn Fire Insurance Maps™ of the city. The 1885 index map indicates five frame shanties were located on the property (Exhibit 22); twelve frame dwellings were identified on the adjacent block across N. St. Asaph Street on the next block to the west.

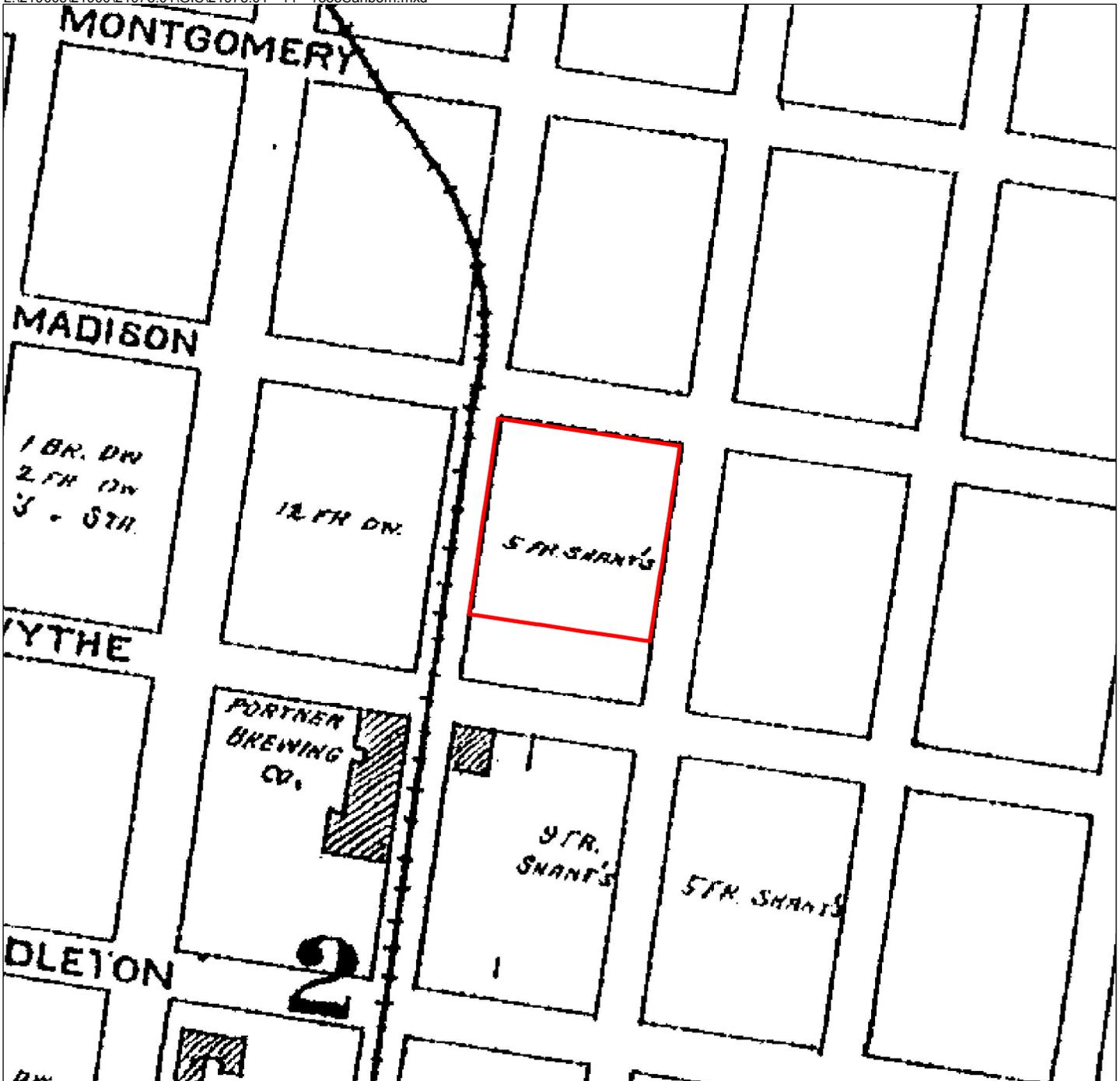
The 1887 tax records show evidence of at least two houses on “Green’s Lot. Following Charles Ford’s 1/2 Square on St. Asaph, Wythe and Madison Streets (valued at \$500) are the following names:

| | |
|----------------------|------------------|
| John Simms, c | Nathaniel Beal |
| House on Greens’ Lot | Henry Wills |
| Robert Simms | Henry Wood |
| Allen Simms | John Hart |
| John Washington | John Bryant |
| Lucinda Johnson | Kinzer Carter, c |
| House on Greens’ Lot | Issac Johnson |
| Walter Middleton | Patrick Shivers |

The house occupied by John Simms was still valued at \$75. Lucida Johnson (the wife of Matthew Johnson according to the census records) was taxed \$1 for the house valued at \$50, but doesn’t appear to have resided at the house. The other eight individuals may have been residing within or in the vicinity of the project area.

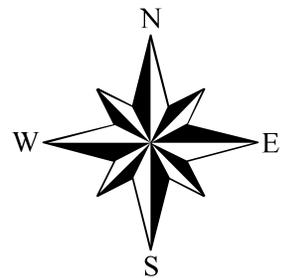
The southern half of the city square appears on Sanborn maps following the purchase by the Robert Portner Brewing Company (Exhibits 23 and 24). By 1891, the [Portner Brewery]

properties included the entire block bounded by Washington, Saint Asaph, Pendleton and Wythe Streets, upon which stood the main plant; *the southern half of the block northeast of the intersection of Saint Asaph and Wythe*; the block bounded by Saint Asaph, Pitt, Wythe and Pendleton Streets except for three small lots; a lot and improvements at the northwest corner of Wythe and Washington Streets; and a parcel at the north end of town, partly bounded by First Street, the Alexandria Canal and the Washington & Alexandria Turnpike, upon which had stood one of Portner’s early icehouses [Dennée 2010: 134]



Sanborn 1885 Map
 Old Town North
 WSSI #21978.01
 Scale: 1" = 200'

 Approximate Location of Project Area



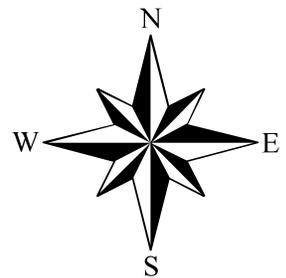
Map Source: The Sanborn® Map Company

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



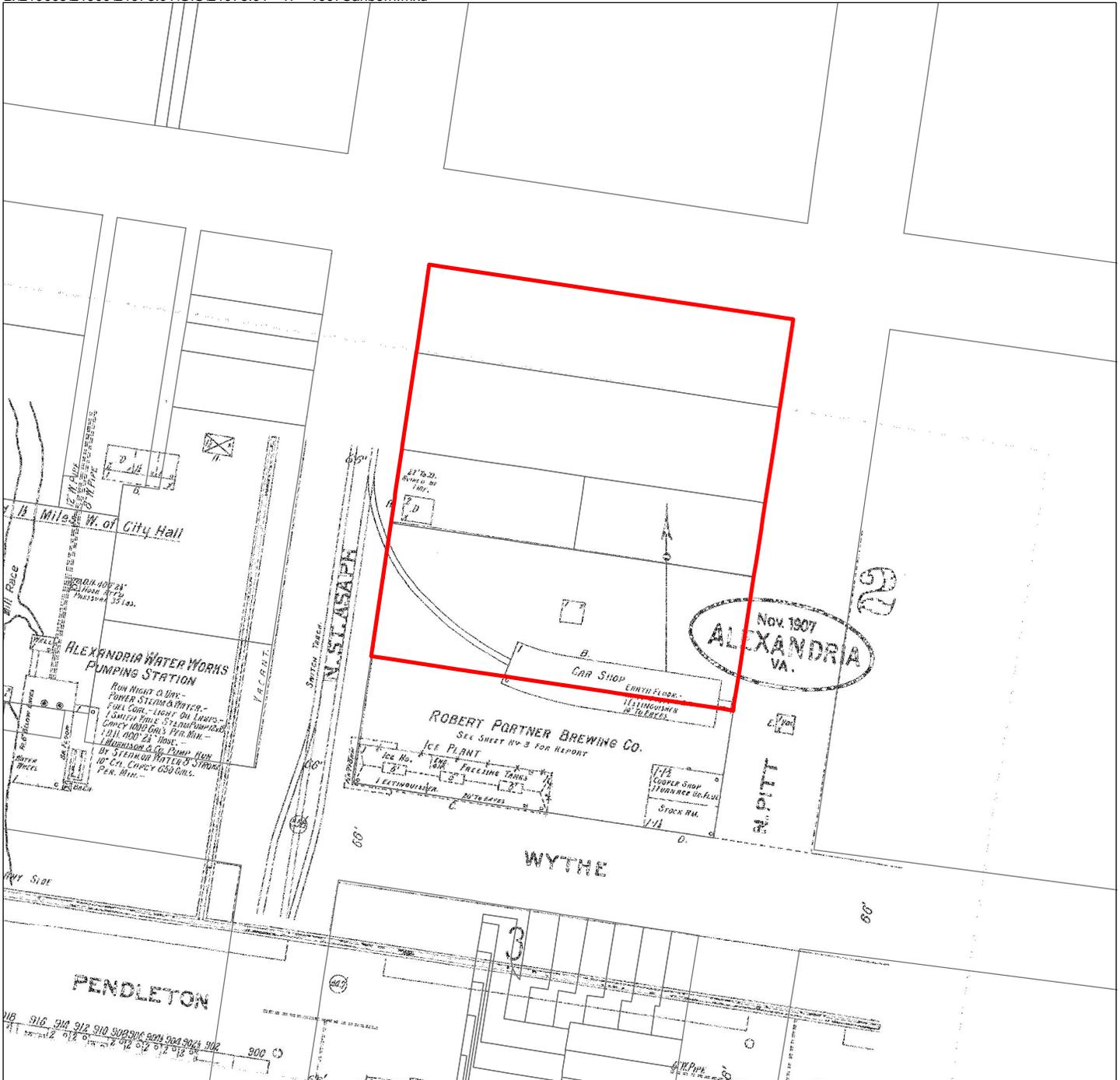
 Approximate Location of Project Area

Sanborn 1902 Map
Old Town North
WSSI #21978.01
Scale: 1" = 100'



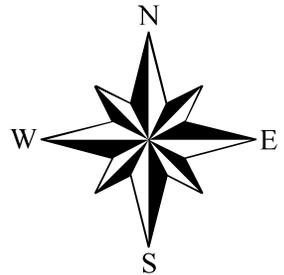
Map Source: The Sanborn® Map Company

Thunderbird Archeology
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Sanborn 1907 Map
Old Town North
WSSI #21978.01
Scale: 1" = 100'

 Approximate Location of Project Area



Map Source: The Sanborn® Map Company

Portner purchased the one-acre lot in 1889 and had erected an ice plant, railroad car shop, and a cooper shop on the lot. According to Dennée, Portner produced ice to transport his beer in refrigerated cars to market, but doubled his production with the construction of the ice plant on Wythe Street (Dennée 2010:142). The building was originally a one story brick structure, but in 1918 the company added a second-story and replaced the roof (Building and Repair Permits 1918). Today, the building has been incorporated into a larger building standing on the property.

Portner also erected a car shop to construct and repair his refrigerated cars (Dennée 2010:147). In an agreement with the Southern Railroad Company on May 20, 1901, the Robert Portner Brewing Company was given the “right to construct a standard gauge railroad... [with] turnouts along Wythe Street from the intersection of St. Asaph and Wythe Streets” (Alexandria Deed Book 46:545). Apparently local residents complained of the constant freight trains occupying this spur, which branched off the main line at St. Asaph’s Junction, north of the city (Dennée 2010:147).

Also depicted on the Sanborn maps on the northern half of the square is the two story frame dwelling in the approximate location of John Simms’ “House on Green’s lot”, indicating continued domestic use of the project area (see Exhibit 24). The earlier one story dwelling within Pitt Street is also depicted. Exhibit 25 shows the Portner Brewing plant complex within the vicinity of the project area in 1912.

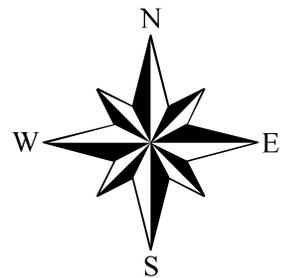
The 1915 city directory identifies the Herfurth Brothers as “manufacturers of concrete stone for all purposes” and construction of concrete houses was a ‘specialty’. On December 23, 1915, Hugo Herfurth, Jr. applied to construct a one story building on his property on the southeast corner of St. Asaph and Madison Streets. The estimated cost of the building, to be constructed by Herfurth Brothers, was \$800. The permit to construct the 60 by 30 foot frame building with a concrete foundation was granted on January 17, 1916 (Building and Repair Permits 1916). The circa 1916 stucco building is shown on the 1921 Sanborn map (Exhibit 26) and was used by as a planing mill; a lumber shed was located nearby. The earlier two story dwelling on St. Asaph Street has been replaced or expanded into an office/warehouse. By 1917, the location of Herfurth Brothers’ factory in the city directory had moved to the St. Asaph street location.

By the end of the first quarter of the 20th century, Prohibition and the Great Depression had taken its toll on the Portner Brewing Company. Many of their buildings were occupied by the federal government in 1921 (Dennée 2010:282), including the former ice factory (see Exhibit 26). The car repair shop was occupied briefly by the Washington Dye & Chemical Corporation. Shortly before the Robert Portner Corporation dissolved in 1937 (Dennée 2010:284), the Brewing Company sold the southern half square bounded by Madison, Pitt, Wythe and St. Asaph Streets to Alexandria Laundry Inc.



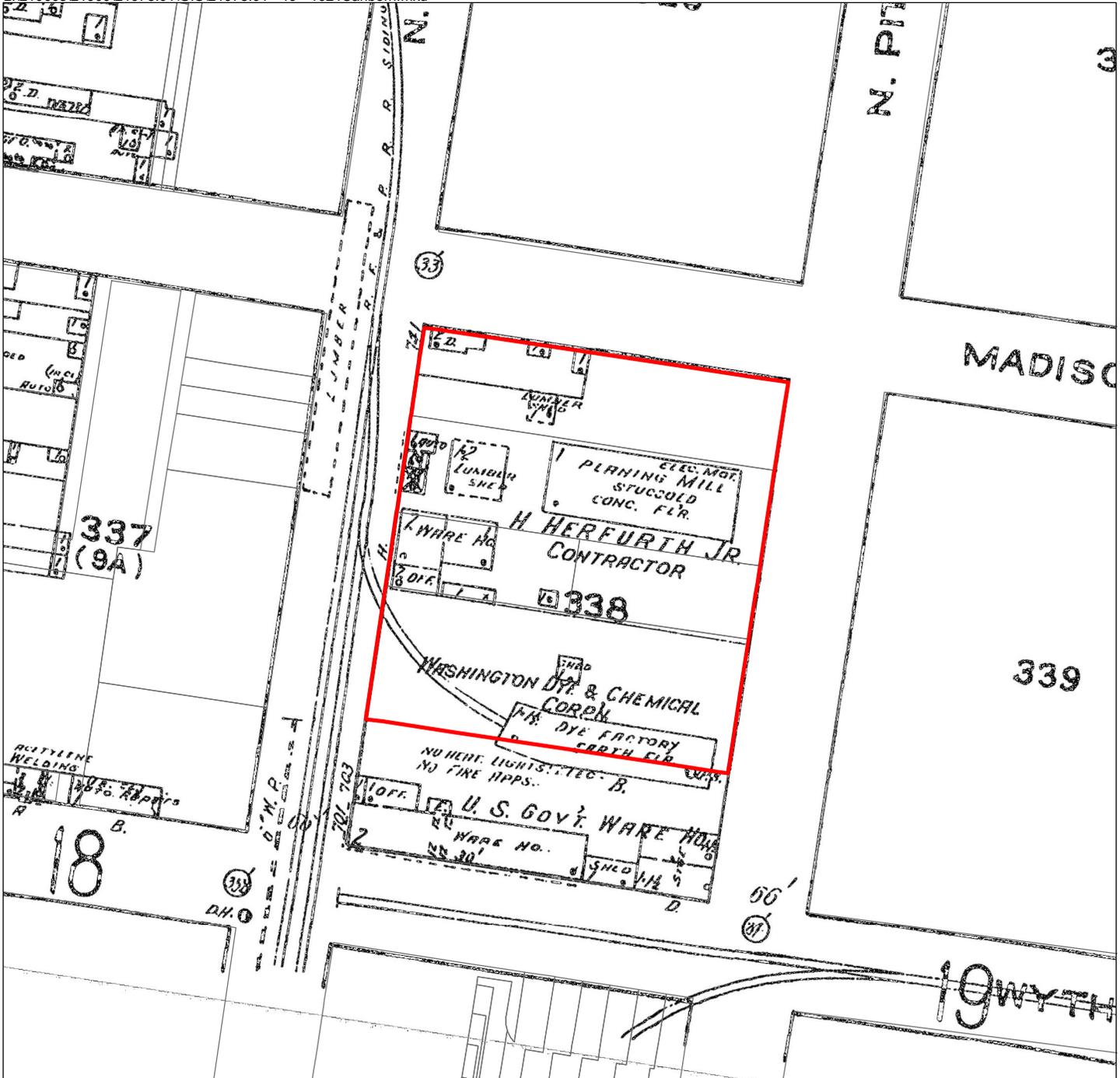
Sanborn 1912 Map
Old Town North
WSSI #21978.01
Scale: 1" = 100'

 Approximate Location of Project Area



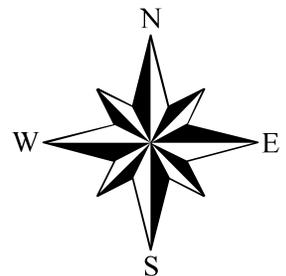
Map Source: The Sanborn® Map Company

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Sanborn 1921 Map
 Old Town North
 WSSI #21978.01
 Scale: 1" = 100'

 Approximate Location of Project Area



Map Source: The Sanborn® Map Company

(Alexandria Deed Book 133:258). The former ice plant continued to serve as a laundry and was occupied by Alexandria Laundry Inc. until about 1940, by Colonial Laundry until about 1948 and by Potomac Laundry and Dry Cleaning in 1950.

By 1941, only two buildings stood within the northern two-thirds of the city block and the rails had been removed from St. Asaph Street. Following the repeal of Prohibition, private beer distributors replaced the distribution systems owned by the breweries (Dennée 2010:284). The lot with the former Herfurth building was purchased by Max and Mary Witkin in 1941; the Witkin Distributing Company wholesale beer distributors used the building as a warehouse. The second structure was a small dwelling.

The 1959 Sanborn map shows the addition of two buildings to the northern half of the city block (719 N St. Asaph Street) that were occupied by the City Glass Shop and later by the Alexandria Glass Shop. The 1952 city directory identifies the Bell Moving and Storage Company at 723 N St. Asaph, occupying the former Herfurth building. The rest of the block was used for parking. By 1993, the Alexandria Gazette (717 N St. Asaph St.) building was located on the southern portion of the project area.

CURRENT CONDITIONS WITHIN THE PROJECT AREA

The project area is divided into five parcels (717, 719, 723, 735 N St. Asaph Street and 716 N. Pitt Street) and is most recently was rented as commercial space with associated parking.

TABLE 2: Buildings within Project Area

| Address | Building Type | Date of Construction |
|------------------------|--------------------------------|--|
| 717 N St. Asaph Street | Three Story – one below ground | 1965 |
| 719 N St. Asaph Street | Two single story | 1949 |
| 723 N St. Asaph Street | Concrete pad | Building demolished and 2,000 gallon underground storage tank removed in 1990s |
| 735 N St. Asaph Street | Single story | 1960 |
| 716 N Pitt Street | Parking lot | Historically vacant |

Soil borings were excavated during the Phase II environmental assessment of the project area, conducted by ECS LLC in 2010. The five boring samples were excavated in the gravel parking lot behind the building at 717 N St. Asaph Street, and encountered soils (sands, silt, and clays) consistent with the Atlantic Coastal Plain. Between four-seven feet of sandy silt appears to overly a more stable land surface consisting of silty or sandy clay. It is possible these upper soil horizons were brought in as fill to level out the city block, which may have sloped to the northeast toward the Potomac River drainages that are depicted within this area on historic maps. Historic buildings within the project area are depicted in the southwest corner. It is possible that the northern portion of the property may be located on an old terrace sloping down to the stream valley.

ARCHEOLOGICAL RESOURCE ASSESSMENT

The Old Town North project area is bounded by Montgomery, St. Asaph, Pitt and Wythe Streets along the northern end of the City of Alexandria. It is located within Alexandria's Archeological Resource Area 1 (Old Town) which encompasses the city blocks that were originally surveyed in 1798. The property is also located within the central portion of the City of Alexandria's Small Plan Area, Old Town North. The current development plans for the property include a mixed use residential and commercial retail including a Harris Teeter grocery store. The planned development will disturb the entire project area from both edges of the property lines with two levels below ground.

Archeological research within the Old Town Resource Area has consistently demonstrated the presence of significant archeological resources that have contributed to the understanding of the development of the City of Alexandria. The results of the documentary research of the Old Town North property was used to assess the potential for locating archeological resources within the property, and is presented below.

Prehistoric Archeological Resources

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

History maps show a stream that cuts through the northeast corner of the property. The remaining portion of the property is most likely situated along an upland terrace. Several streams in the general vicinity of the project area eventually empty into the Potomac River, located 1,000 feet east of the project area. The project area likely drained toward these tributaries.

Prehistoric archeological sites dating from the Paleoindian through Contact period are possible; however, no prehistoric sites have been recorded in the vicinity of the project area. Although the probability of finding prehistoric resources is medium to high, overall, the presence of any intact prehistoric archeological resources is low. The intact land surface available for prehistoric populations has been extensively disturbed over time by the historic development of the property.

Historic Archeological Resources

Eighteen century maps show that a stream cut through the northeast corner of the property and it may have been the site of early filling activities. Most likely this stream provided an attractive landscape for both historic settlement early in the 19th century as well as for refuse disposal in the late 19th through 20th centuries.

The 1877 Hopkins map shows two buildings on the northern half of the property and the 1885 Sanborn Fire Insurance Map indicates five frame dwellings on this block. Structural remains and artifacts associated with these occupations as well as ancillary buildings might be found within the project area. Subsequent Sanborn maps show the Robert Portner Brewing Company ice plant, car shop, and cooper shop on the southern half of the block in 1907, and a planing mill on the northern half by 1921. These buildings on the property appear to have been later re-used as a laundry, a U.S. Government warehouse, a dye factory and a beverage warehouse.

The property therefore may have potential to yield significant archaeological resources that could provide insight into the domestic activities prior to 1877 and into industry in this portion of Alexandria in the 19th and 20th centuries. Archeological resources associated with the early 20th century domestic use of the property may also be present; these will not likely be considered significant.

RECOMMENDATIONS

Based on the results of the documentary study, the project area has the potential to contain significant archeological resources that could provide insight into the lifeways of residents of the northern end of Alexandria in the mid 19th and early 20th century and archeological evaluation of the property is recommended.

We recommend that the archeological evaluation be conducted in concert with the construction activities on the property. An archeologist should monitor all the ground-disturbing activities, which will include the removal of the asphalt parking area, any footers, and concrete slab foundations. The Alexandria Gazette building would not be

monitored as it has a below ground story and most likely any intact ground surfaces have already been disturbed.

The goal of the archeological evaluation will be to identify any significant archaeological resources. A formal Scope of Work defining the above recommended archeological work should be written and approved by Alexandria Archaeology prior to the commencement of fieldwork.

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

APPENDIX I
Scope of Work

Documentary Study SOW – Old Town North

March 2011
Revised November 2011



Documentary Study SOW – Old Town North

March 2011
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**Scope of Work for a Documentary Study
Old Town North Property
717-735 N. St. Asaph Street, 716 N. Pitt Street
City of Alexandria, Virginia**

February 7, 2011

This scope of work is for a Documentary Study for the property located on the city block bounded by North St. Asaph, Madison, North Pitt and Wythe Streets, in Alexandria, Virginia. This work is being done to satisfy requirements of the City of Alexandria Archaeological Protection Code prior to demolition and new construction on the northern two thirds of the city block. Eighteen century maps show that a stream cut through the northeast corner of the property and it may have been the site of early filling activities. The 1877 Hopkins map shows two buildings on the northern half of the property and by the 1885 Sanborn Fire Insurance Map indicates five frame dwellings on this block. Subsequent Sanborn maps show the Robert Portner Brewing Company ice plant, car shop, and cooper shop on the southern half of the block in 1907, and a planing mill on the northern half by 1921. These buildings on the property appear to have been later re-used as a laundry, a US Government warehouse, a dye factory and a beverage warehouse. The property therefore may have potential to yield significant archaeological resources that could provide insight into the domestic activities prior to 1877 and into industry in this portion of Alexandria in the 20th centuries.

The goal of this scope of work is to complete a Documentary Study and provide a recommendation as to whether an archaeological investigation is needed on the property prior to development. The documentary study shall present the historical significance of the property, determine the potential for resources relating to any Native American occupation, and provide a historic context for the interpretation the site. The study shall also consider the effects of previous disturbances and grading on potential sites as well as the impact of the proposed construction activities on the areas of potential. All aspects of this investigation will comply with the *City of Alexandria Archaeological Standards* dated January 1996 and the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*. Project details are as follows:

Documentary Study and Recommendations

The Documentary Study will consist of maps, plus primary and secondary source information. The ultimate goal of the research is to identify, as precisely as possible, the potential locations of archaeological resources that may be preserved within the project area and to develop a historical context for the interpretation of these potential resources.

The archival research shall include, but is not limited to, a search of deeds, plats, title documents, probate and other court records; tax and census records; business directories; published and unpublished manuscripts of first-hand accounts (such as letters, diaries, and

county histories); historical maps; newspaper articles; previous archaeological research; pedological, geological and topographic maps; modern maps, previous construction plans and photographs that can indicate locations of previous ground disturbance; and information on file with Alexandria Archaeology and the local history sections of public libraries in northern Virginia.

The archival research shall result in an account of the chain of title, a description of the owners and occupants, and a discussion of the land-use history of the property through time. It will include the development of research questions that could provide a framework for the archaeological work and the development of historic contexts for the interpretation of the site. The work will present the potential for the archaeological work to increase our understanding of Alexandria's past and will highlight the historical and archaeological significance of the property, as well as an understanding of the block's role within the north end of historic Alexandria over time and changing transportation systems.

In addition to the narrative, the work shall include the production of a map or series of overlay maps that will indicate the impact of the proposed construction activities on all known cultural and natural features on the property. The scale of the overlay map(s) will be large (such as 1 inch to 100 feet). The map(s) will depict the locations of features discovered as a result of the background documentary study (including, but not limited to, historic structures, historic topography, and water systems), the locations of any known previous disturbances to the site (including, but not limited to, changes in topography, grading and filling, previous construction activities), and the locations and depths of the proposed construction disturbances (including, but not limited to, structures, roads, grading/filling, landscaping, utilities).

From this information, a final overlay map shall be created that indicates the areas with the potential to yield significant archaeological resources that could provide insight into Alexandria's past, and presents specific recommendations for the archaeological testing strategy. This map shall indicate locations for backhoe scraping or trenching, hand excavation, and/or monitoring. The recommendations will be based upon the specific criteria for evaluating potential archaeological significance as established and specified in the Alexandria Archaeological Protection Code. After the recommendations are approved by the City Archaeologist, the consultant shall prepare a budget for the required testing. All required preservation measures shall be completed prior to development or in concert with demolition and construction as specified in conditions set during the City of Alexandria development review process.

Public Interpretation

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

Tasks

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

Visit Alexandria Archaeology to gather information, including to-scale historical maps, site reports, and secondary compilations and indexes, and complete research on primary sources.

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

Produce recommendations and communicate (i.e., by email or phone) these to Alexandria Archaeology staff.

Produce and submit two copies of draft Documentary Study with Resource Management Plan, if needed, to Alexandria Archaeology, including the public summary document.

Make required revisions, and deliver to Alexandria Archaeology four hard copies of the final report (three bound, 1 unbound), one digital version of the report on a CD, a separate CD of the approved public summary and text and graphics for the interpretive signage, plus digital copies of field notes, photographs, and records on a CD. The spines of all bound reports will include the report title, firm name and date of completion. The public summary shall also be e-mailed to Alexandria Archaeology for posting on the web site.

Formats for Digital Deliverables:

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



APPENDIX II
Chain of Title

Documentary Study- Old Town North

March 2011
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