

Seminary Overlook Property (±22.64 acres)

City of Alexandria, Virginia
WSSI #22385.01

Documentary Study

Prepared for:
Home Properties, Inc.
8229 Boone Boulevard, Suite 500
Vienna, Virginia 22182

April 2014

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ABSTRACT

An archival and documentary study was conducted of the ±22 acre Seminary Hill/Seminary Towers property within the City of Alexandria, Virginia. Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., of Gainesville, Virginia, conducted the study described in this report for the Home Properties, Inc. of Vienna, Virginia. The current study is in compliance with the City of Alexandria Archaeological Protection Code and followed a Scope of Work approved by Alexandria Archaeology.

This property was historically part of Fairfax County until 1952, when the City of Alexandria annexed a large tract of land west of Quaker Lane, which included the study area. The property was originally contained with the large Terrett family estate, located south of Falls Church in the 18th and 19th centuries; this estate was subdivided in 1851. The study area was contained within Lot 1 of the subdivision; this was a ±142-acre parcel purchased by William B. Scarce, the proprietor of the Virginia House Tavern in Alexandria. Scarce sold the property to his brother-in-law, Henry Bontz and it remained in the Bontz family until the early 20th century. Ruth Barkley Warfield and her second husband retired Brigadier General Duncan Kennedy Major, Jr. were the last individual owners of the property, but it is not clear if they resided therein. The study area remained primarily agricultural until the land was developed by Seminary Associates in the last half of the 20th century.

This Documentary Study was initiated in anticipation of the planned redevelopment of the Seminary Overlook property. Phase I of the redevelopment will involve the construction of four new multifamily residential buildings within the southern half of the property.

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INTRODUCTION

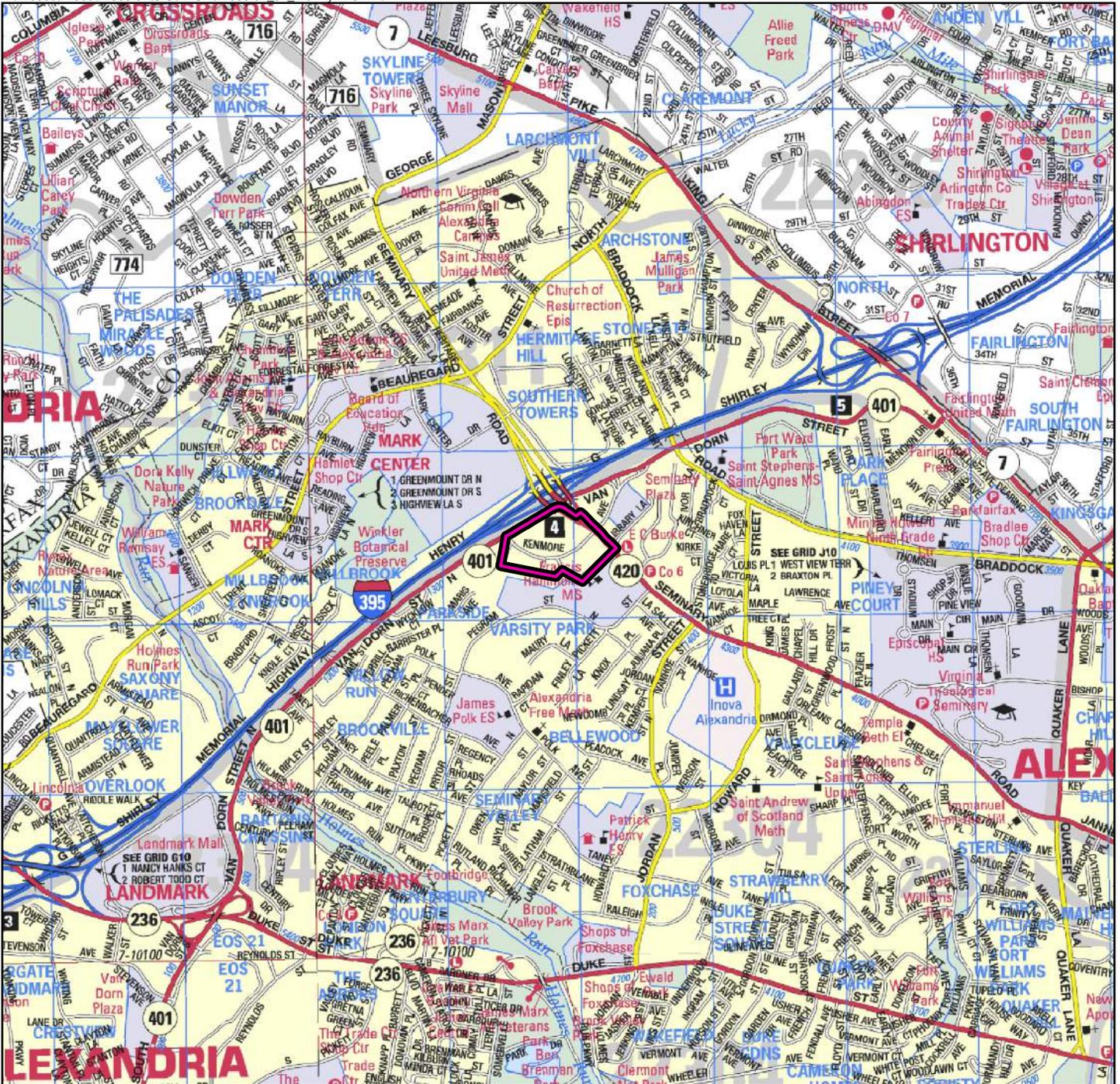
An archival and documentary study was conducted of the ±22 acre Seminary Hill/Seminary Towers property within the City of Alexandria, Virginia, located within the City of Alexandria, Virginia (Exhibit 1). Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., of Gainesville, Virginia, conducted the study described in this report for the Home Properties, Inc. of Vienna, Virginia. John P. Mullen, M.A., RPA served as Principal Investigator on this project. David Carroll and John Mullen conducted the documentary research, with the assistance of Edward Johnson.

The primary goal of this documentary study is to reconstruct the history of ownership and use of the study area and to determine the likelihood of significant archeological resources occurring on the property. The current study is in compliance with the City of Alexandria Archaeological Protection Code and followed a Scope of Work provided by Alexandria Archaeology (Appendix I). The research included the examination of available land tax records, deeds, wills, census listings, city directories, agriculture and slave schedules, newspaper articles, maps, and other sources. The Chain of Title is summarized within the property history below and contained within Appendix II.

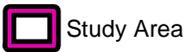
The Seminary Overlook property was historically part of Fairfax County until 1952, when the City of Alexandria annexed a large tract of land west of Quaker Lane; this annexation included the study area. Because of this, the context of the study area includes both the history of Alexandria and Fairfax County - and the history of Northern Virginia as a region.

The City of Alexandria was originally founded in 1749 at the location of a tobacco warehouse and grew to become an important port in the latter part of the 18th century and into the 19th century. Alexandria played a significant role in the Civil War because of its proximity to Washington; it was the scene of attempts on the capital by Confederate forces and occupation by Federal troops in order to protect the city. Important transportation corridors through the regions were also strategic targets of both sides.

The creation of Washington, D.C. in 1789 as the nation's capital played a pivotal role in the future course of development in this vicinity of the study area. Much of the region remained rural up through the early 20th century and it served as a producer of agricultural products for the city. Governmental growth, which increased significantly between the Depression and World War II, spurred a corresponding growth and increasing suburbanization/urbanization in the surrounding regions (DHR 2003:35). The region has become more intertwined with the capital over the course of some two centuries; today, this area is an integral part of the greater Washington, D.C. metropolitan region.



Alexandria



Study Area

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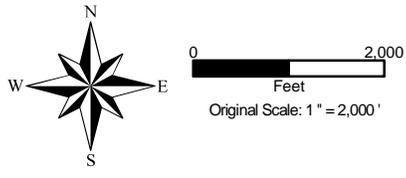


Exhibit 1 Vicinity Map



The study area is located at or near the interface of the Inner Potomac Coastal Plain and the Outer Piedmont, immediately south of Exit 4 of the Shirley Memorial Highway (Interstate 395) in the City of Alexandria, Virginia (see Exhibit 1). The property is bounded by Seminary Road to the east, Van Dorn Street to the west and the Francis C. Hammond Middle School property to the south. Kenmore Avenue divides the property into the Seminary Towers and Seminary Overlook parcels.

The study area is roughly one mile north of Holmes Run and approximately 1.5 miles from Four Mile Run, both tributaries of the Potomac River. Historically, the property was drained to the south by an unnamed tributary of Holmes Run. The topography of the study area consisted of an upland ridge flat that overlooked this unnamed tributary; however, the natural topography has been altered by the construction of the existing garden style and high-rise apartments (Exhibits 2 and 3).

The Seminary Hills parcel includes 296 apartments within eight low-rise buildings, while the Seminary Towers parcel includes 544 apartments in two high-rise buildings. Vegetation surrounding the dwelling units consists of maintained grassy lawn with ornamental shrubs and flowers immediately adjacent to the buildings (see Exhibit 3). Various deciduous trees are scattered sparsely throughout the study area.

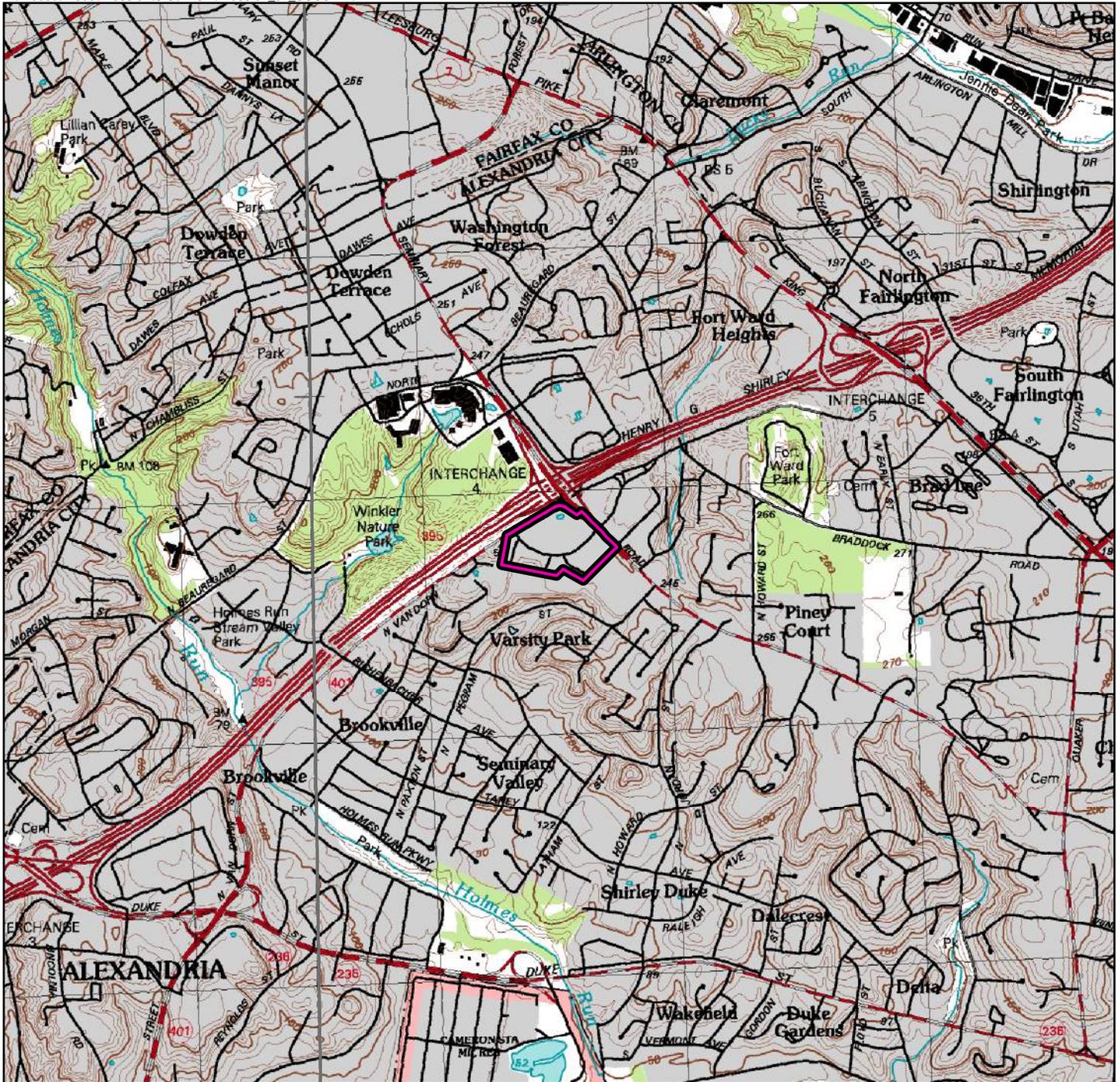
NATIVE AMERICAN OCCUPATION

Prehistoric Overview

A number of summaries of the archeology of the general area have been written (c.f. Gardner 1987; Johnson 1986; Walker 1981); a brief overview will be presented here. Gardner, Walker and Johnson present essentially the same picture; the major differences lie in the terminology utilized for the prehistoric time periods.

Paleoindian Period (9500-8000 BC)

The Late Pleistocene/Early Holocene of the Late Glacial period was characterized by cooler and drier conditions with less marked seasonal variation than is evident today. The cooler conditions resulted in decreased evaporation and, in areas where drainage was topographically or edaphically poor, could have resulted in the development of wetlands (Walker 1981; Johnson 1986:1-8). The overall cast of the vegetation was one of open forests with mixed coniferous and deciduous elements. The 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 and extirpation of the herd animals and megafauna characteristic of the Late Pleistocene. As the evidence suggests now, the last of these creatures, e.g. mastodons, would have been gone from the area circa 11,000-11,500 years ago, or just before humans first entered what is now Virginia.



 Study Area

Latitude: 38°49'39" N
 Longitude: 77°06'47" W

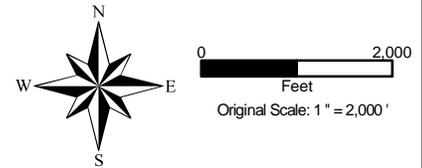


Exhibit 2
USGS Quad Map
Alexandria, VA-DC-MD 1994



 Study Area



Photo Source: Wetland Studies and Solutions, Inc.

Exhibit 3 February 2012 Natural Color Imagery

Diagnostic artifacts of the earliest groups include Clovis spearpoints (Early Paleoindian), Mid-Paleo points, and Dalton points (Late Paleoindian). Although hard evidence is lacking, the subsistence settlement base of these groups appears to have focused on general foraging with an emphasis on hunting (Gardner 1989 and various). A strong component of the settlement and exploitative system was the preference for a restricted range of microcrystalline lithics, e.g. jasper and chert, a formal tool kit, and the curation of this tool kit. Sporadic Paleoindian finds are reported on the Potomac, such as the two fluted points found at the Accotink Creek sites (44FX35 and 44FX30) and a third at 44FX1301 on Accotink Bay (Polk and Thomas 1992:87), but, overall, these spearpoints are uncommon (c.f. Gardner 1985; Brown 1979). In addition, recent excavations at the Freedman's Cemetery within the City of Alexandria produced a fragment of a fluted projectile point dating to the Paleoindian time period.

Early Archaic Period (8500-6500 BC)

The warming trend, which began during the terminal Late Pleistocene, continued during the Early Archaic. Precipitation increased and seasonality became more marked, at least by 7000 BC. The open woodlands of the previous era gave way to increased closure, thereby reducing the edge habitats and decreasing the range and numbers of edge adapted species such as deer. The arboreal vegetation was initially dominated by conifers, but soon gave way to a deciduous domination.

Archeologically, temporally diagnostic artifacts shift from the lanceolate spearpoints of the Paleoindians to notched forms (Johnson 1986:2-4). Diagnostic projectile points include Palmer Corner Notched, Amos Corner Notched, Kirk Corner Notched, Kirk Side Notched, Warren Side Notched and Kirk Stemmed. Although the 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 1986:2-1). The tool kit remained essentially the same as the Paleoindian, but with the addition of such implements as axes.

At the beginning of the Early Archaic the settlement pattern was similar to that of the Paleoindians. Changes in settlement become evident from 7500 BC on, accelerating after 7200 BC. Among the major shifts were a movement away from a reliance on a restricted range of lithics and a shift toward expedience, as opposed to curation, in tool manufacture. Johnson feels that this shift is particularly marked during the change from Palmer/Kirk Corner Notched to Kirk Side Notched/Stemmed (Johnson 1983; 1986:2-6). The changes are believed to be the result of an increase in deciduous trees and the subsequent closure of the forested areas. These changes are reflected in the fact that sites show up in a number of areas not previously exploited. A population increase also seems to be a factor in the increased number of sites.

Middle Archaic (6500-3000/2500 BC)

The Middle Archaic period, which corresponds to the Atlantic environmental episode, exhibited an acceleration of the warming trend (Walker 1981). Two major sub-episodes were present: an earlier, moister period that lasted until approximately 4500 BC, and a later, warmer and drier period, the mid-Holocene Xerothermic, which ended at approximately 3000 BC. A gradual reduction in rainfall and increased evaporation characterized the period, which was marked by an increase in deciduous vegetation, a more marked seasonality of plant resources, a decrease in the deer population (because of the disappearance of edge habitats), and an increase in the numbers of other game animals such as turkey. Importantly for the local area, more of a mosaic of forests and grasslands might have been present because of edaphic factors. The dominance of deciduous species offered a high seasonal mast (acorns, nuts) that provided a nutritious and storable food base (Walker 1981).

Diagnostic projectile points include Lecroy, Stanly, Morrow Mountain, Guilford, Halifax and other bifurcate/notched base, contracting stem and side notched variants. The tool kit is definitively more expedient (Walker 1981) and includes grinding and milling stones, chipped and ground stone axes, drills and other wood working tools.

With the increasing diversity in natural resources came a subsistence pattern of seasonal harvests. 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.

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; Weiss-Bromberg 1987). 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 and across the various habitats on a seasonal basis. 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 notes a major increase in the number of sites during the bifurcate phase (Johnson 1986:2-14) and the later phases such as Halifax.

Late Archaic (2500-1000 BC)

During this time period, the climatic changes associated with the Sub-Boreal episode continued, although the climate began to ameliorate. At this time, a major adaptive element was found in the resources offered by the rivers and estuaries.

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. Gardner (1987) separates the Late Archaic into two phases: Late Archaic I (2500-1800 BC) and Late Archaic II (1800-1000 BC). The Late Archaic I corresponds to the spread and proliferation of Savannah River populations, while the Late Archaic II is defined by Holmes and Susquehanna points. The distribution of these two, Gardner (1982; 1987) suggests, shows the development of stylistic or territorial zones. The Susquehanna style was restricted to the Potomac above the Fall Line and through the Shenandoah Valley, while the Holmes and kindred points were restricted to the Tidewater and south of the Potomac through the Piedmont. Another aspect of the differences between the two groups is in their raw material preferences: Susquehanna and descendant forms such as Dry Brook and, less so, Orient Fishtail, tended to be made from rhyolite, while Holmes spear points were generally made of quartzite.

A new item in the inventory was the stone bowl manufactured of steatite, or soapstone. These were carved from material occurring in a narrow belt extending from Pennsylvania south to Alabama and situated, for the most part, along the edge of the Piedmont and Inner Coastal Plain provinces.

An increasingly sedentary lifestyle evolved, with a reduction in seasonal settlement shifts (Walker 1981; Johnson 1986:5-1). Food processing and food storage technologies were becoming more efficient, and trade networks began to be established.

The most intense utilization of the Potomac Coastal Plain begins circa 1800 BC with the advent of the Transitional Period and the Savannah River Broadspear derivatives, which include the Holmes and other related points. This appears to correlate with an increase in the numbers of anadromous fish, with the bulk of the harvesting taking place in the spring and early summer. These sites tend to be concentrated along the shorelines near accessible fishing areas. The adjacent interior and upland zones become rather extensively utilized as adjuncts to these fishing base camps. The pattern of using seasonal camps continues. Although hunting camps and other more specialized sites may occur in the inter-riverine areas, the larger base camps are expected to be found along rivers or in estuarine settings (Walker 1981). Use of the interfluvial Piedmont diminished during the Late Archaic; sites from this period are less numerous and more widely scattered. It was at this point that the stylistic differentiation becomes apparent between the areas above the Fall Zone and those below, as discussed earlier: rhyolite usage and Susquehanna Broadspear forms occur above the Fall Zone while Holmes and its derivatives, including Fishtail variations, occur below the Fall Zone.

Early Woodland (1000-500 BC)

At this time during the Sub-Atlantic episode, more stable, milder and moister conditions prevailed, although short term climatic perturbations were present. This was the point at which the climate evolved to its present conditions (Walker 1981).

The major artifact hallmark of the Early Woodland is the appearance of pottery (Dent 1995; Gardner and McNett 1971). The Early Woodland period may be separated into three phases: Early Woodland I, II, and III. The earliest dates for pottery 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). This pottery is tempered with steatite, and the vessel shape copied that of the soapstone bowl, suggesting a local source for this innovation. This steatite tempered pottery is characteristic of the Early Woodland I period and is widely distributed throughout the Middle Atlantic (Dent 1995; Gardner and Walker 1993). Diagnostic points included smaller side notched and stemmed variants such as Vernon and Calvert. Early Woodland II pottery is characterized by steatite or other heavily tempered ceramics with conoidal bases that were made by the annular ring technique. This ware is referred to as Selden Island Cordmarked. The wide-spread adoption of this pottery type by groups throughout the Middle Atlantic was perhaps due to the fact that sand and grit was such a versatile temper, for groups once far removed from the steatite sources quickly adopted this new medium (Goode 2002:3, 26). Again, small stemmed or notched points are diagnostic artifacts. Sand tempered pottery (Accokeek) is the Early Woodland III descendant of these steatite tempered wares. Rossville/Piscataway points are the diagnostic spearpoints.

It is important to note that pottery underscores the sedentary nature of these local resident populations. This is not to imply that they did not utilize the inner-riverine or inner-estuarine areas, but rather that this seems to have been done on a seasonal basis by people moving out from established bases. The settlement pattern is essentially a continuation of Late Archaic lifeways with an increasing orientation toward seed harvesting in floodplain locations (Walker 1981). Small group base camps would have been located along Fall Line streams during the spring and early summer in order to take advantage of the anadromous fish runs. Satellite sites such as hunting camps or exploitive foray camps would have operated out of these base camps.

Middle Woodland (500 BC - AD 1000)

Diagnostic artifacts from this time period include various grit/crushed rock tempered pottery types including Albemarle and Popes Creek (common in the Coastal Plain) that appeared around 500 BC. A local variant of the net marked pottery is Culpeper ware. Net marking is characteristic of the Middle Woodland I period; however, it is supplanted

by fabric impression and cord marking during the Middle Woodland II (Gardner and Walker 1993:4). Cord marked surfaces also occur on Culpeper ware, a sandstone tempered ceramic occasionally found in the Piedmont (Larry Moore, personal communication 1993). The associated projectile points are unclear, but do include small notched and/or stemmed forms.

Late Woodland (AD 1000 to Contact/depopulation)

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 in the Late Woodland, decoration appears around the mouths of the vessels and collars are added to the rims. In the Potomac Piedmont, circa AD 1350-1400, the crushed rock wares are replaced by a limestone tempered and shell tempered ware that spread out of the Shenandoah Valley to at least the mouth of the Monocacy. 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.

Horticulture was the primary factor affecting Late Woodland settlement choice and the focus was on easily tilled floodplain zones where the larger hamlets and villages were found. This was characteristic of the Coastal Plain as well as the Piedmont and the Shenandoah Valley further west (Gardner 1982; Kavanaugh 1983). The uplands and other areas were also utilized, for it was here that wild resources would have been gathered. Smaller, non-ceramic sites are found away from the major rivers (Hantman and Klein 1992; Stevens 1989).

Most of the functional categories of 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 river or streams, distribution of readily available surface water, and the presence of lithic raw material (Gardner 1987). The pattern of seasonally shifting use of the landscape begins circa 7000 BC, when seasonal variation in resources first becomes marked. By 1800 BC, runs of anadromous fish occur and, in the Coastal Plain, the Indians spent longer periods of time along the estuarine Potomac (Gardner 1982; 1987). It is possible some horticulture or intensive use of local resources appears sometime after 1000 BC, for at this time the seasonal movement pattern is reduced somewhat (Gardner 1982). However, even at this time and during the post-AD 900 agriculture era, extension of the exploitative arm into the upland and inter-riverine area through hunting, fishing and gathering remained a necessity.

Perhaps after AD 1400, with the effects of the Little Ice Age, the resulting 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 the exchange networks. A severe drought may have occurred in the 16th century. More centralized forms of social organization may have developed at this time, and small chiefdoms appeared along major rivers at the Fall Line and in the Inner Coastal Plain at 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.).

Historic Native American Occupants

The resident Native Americans along the Potomac at the time of the first reported European contact were the Piscataway, who were descendants, evidently, 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. Several of the Native American settlements were located along the Potomac southeast of the present-day Pentagon, while others were upstream between Marcey Creek and Chain Bridge and downstream along Jefferson Davis Highway. According to a study by Jones et al. (1997:19-20), an early 17th-century Native American settlement called Pamacocack was located between Quantico and Chopawamsic Creeks. Early Indian 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 (ibid.).

These groups are frequently associated with the Coastal Algonquian linguistic group; some, however, such as the Piscataway, may well have been Iroquoian speakers. The Doegs [sic] or Tauxenants, a branch of the Piscataway Indians, were in the Alexandria region at the time of European contact. It is unclear whether these groups spoke an Iroquoian or Coastal Algonquian dialect.

The riverine and estuarine resources associated with the Potomac and the swampy areas behind Daingerfield Island would have been exploited by Native American populations in the study area throughout most of the known prehistoric past.

Native American Sites in the City of Alexandria

Because the City of Alexandria was settled and became urbanized quite early, relatively few prehistoric sites have been recorded within the City limits. Based on the limited information available on the Virginia Cultural Resources Information System (VCRIS) at the Virginia Department of Historic Resources, most of these sites were interpreted as transient camps from which no temporally diagnostic artifacts were recovered. In some cases, a projectile point (normally considered a temporally diagnostic artifact) was noted on the site form in VCRIS; however, no temporal assignment was contained within the form. It should also be noted that the topographic setting of the sites shown on Table 1 is based solely on the U.S.G.S. topographic map information in VCRIS and, because of the map scale and configuration, the setting and hydrologic information was often difficult to ascertain.

As can be seen from the table, most of the recorded sites are located in upland settings; however, this likely is more a reflection of sampling than settlement patterns as little exploration has been done in the floodplains. In addition, historic period sedimentation and/or erosion has likely buried sites within the floodplain settings and many of the surveys, during which the sites were located, were not systematic; some were based solely on surface finds.

However, a small number of sites have yielded temporally diagnostic materials. As previously mentioned, recent excavations at the Freedman's Cemetery within the City of Alexandria produced a fragment of a fluted projectile point dating to the Paleoindian time period as well as other prehistoric artifacts. Archaic temporal components appear to be indicated at sites 44AX0013, 44AX0017, 44AX0174 and 44AX0177. Site 44AX006, located in an upland setting overlooking a tributary of Holmes Run, may have a Late Archaic temporal affiliation. Sites 44AX066 and 44AX204 date from the Woodland time period. In addition, site 44AX0164 contained artifacts from both the Late Archaic and Woodland time periods. This site is located on the floodplain of Cameron Run near its junction with Hoofs Run. Woodland period materials were also found at site 44AX0194; this site is located on Daingerfield Island. Site 44AX0127 was located within a floodplain setting 100 feet west of Taylor Run. The site yielded 19th and 20th century artifacts as well as quartz debitage and fire cracked rock.

TABLE 1
Prehistoric Sites in Alexandria Recorded with the
Virginia Department of Historic Resources

DHR Site Number	Temporal Affiliation	Topographic Setting
44AX0006	possibly Late Archaic	upland overlooking tributary of Holmes Run
44AX0009	prehistoric, unknown	upland overlooking tributary of Holmes Run
44AX0010	prehistoric, unknown	upland overlooking tributary of Holmes Run
44AX0011	prehistoric, unknown	upland overlooking tributary of Holmes Run
44AX0013	prehistoric, unknown	upland overlooking tributary of Holmes Run
44AX0014	prehistoric, unknown	upland overlooking tributary of Holmes Run
44AX0015	prehistoric, unknown	upland overlooking tributary of Holmes Run
44AX0016	prehistoric, unknown	upland overlooking tributary of Holmes Run
44AX0017	possibly Early Archaic	upland overlooking Taylor Run, a tributary of Cameron Run
44AX0020	prehistoric, unknown	floodplain of Holmes Run
44AX0021	prehistoric, unknown	upland overlooking Holmes Run
44AX0023	prehistoric, unknown	upland overlooking tributary of Holmes Run
44AX0024	prehistoric, unknown	floodplain of Holmes Run
44AX0026	prehistoric, unknown	floodplain of Holmes Run
44AX0031	prehistoric, unknown	upland overlooking fork of Lucky Run, tributary of Four Mile Run
44AX0032	prehistoric, unknown	upland overlooking fork of Lucky Run, tributary of Four Mile Run
44AX0036	prehistoric, unknown	upland overlooking Four Mile Run
44AX0037	prehistoric, unknown	upland overlooking Holmes Run
44AX0038	prehistoric, unknown	floodplain of tributary of Holmes Run
44AX0039	prehistoric, unknown	floodplain of tributary of Holmes Run
44AX0053	prehistoric, unknown	submerged, floodplain overlooking confluence of Hunting Creek and Potomac River
44AX0066	Woodland	floodplain of Potomac River
44AX0114	prehistoric, unknown	submerged, floodplain overlooking Potomac River
44AX0124	prehistoric, unknown	floodplain of tributary of Holmes Run
44AX0127	prehistoric, unknown	floodplain overlooking confluence of Taylor Run and Cameron Run
44AX0164	Late Archaic/Woodland	floodplain of Cameron Run
44AX0166	prehistoric, unknown	upland overlooking fork of Lucky Run, tributary of Four Mile Run
44AX0174	probably Archaic	upland overlooking tributary of Holmes Run
44AX0175	prehistoric, unknown	upland overlooking confluence of Taylor Run and Cameron Run
44AX0176	prehistoric, unknown	upland overlooking fork of Lucky Run, tributary of Four Mile Run
44AX0177	Late Archaic	upland overlooking fork of Lucky Run, tributary of Four Mile Run
44AX0194	Woodland	Daingerfield Island, Potomac River
44AX0204	Early Woodland	overlooking Potomac River

EARLY EUROPEAN SETTLEMENT, 1608-1749

Early English explorations to the American continent began circa 1584 when Sir Walter Raleigh obtained a license from Queen Elizabeth of England to search for “remote heathen lands” in the New World, but all of his efforts to establish a colony failed. In 1606, King James I of England granted to Sir Thomas Gates and others, of The Virginia Company of London, the right to establish two colonies or plantations in the Chesapeake Bay region of North America in order to search “...For all manner of mines of gold, silver, and copper” (Hening 1823, Volume I:57-75).

It was in the spring of 1607 that three English ships--the *Susan Constant*, the *Godspeed*, and the *Discovery*, under the command of Captains Newport, Gosnole, and John Smith--anchored at Cape Henry in the lower Chesapeake Bay. After receiving a hostile reception from native inhabitants, exploring parties were sent out to sail north of Cape Henry. Following explorations in the lower Chesapeake, an island 60 miles up the James River was selected for settlement (Kelso 1995:6, 7) and the colonists began building a palisaded fort which came to be called Jamestown.

In 1608, Captain Smith surveyed and mapped the Potomac River, locating the various native villages on both sides of the Potomac River. Captain Smith's *Map of Virginia* supplies the first recorded names of the numerous native villages along both sides of the Potomac River. The extensive village network along the Potomac was described as the “trading place of the natives” (Gutheim 1986:22, 23, 28). After 1620, Native American trade with the lower Coastal Plain English became increasingly intense. Either in response to the increased trade, or to earlier Native American-Native American hostilities, confederations of former disparate aboriginal groups took place.

As stated, the resident Native Americans along the Potomac at the time of the first reported contact by Europeans were the Piscataway. The Piscataway and other Indian groups effectively disappeared from the historic record by A.D. 1700, although some groups did remain and have evolved into a rather large local population (Cissna 1986; Gardner 1991).

Reaffirmed by an “Ancient Charter” dated May 23, 1609, King James outlined the boundaries of the charter of The Virginia Company:

in that part of America called Virginia, from the point of land, called Cape or Point Comfort, all along the sea coast, to the northward two hundred miles, and from the said point of Cape Comfort, all along the sea coast to the southward two hundred miles, and all that space and circuit of land, lying from the sea coast of the precinct aforesaid, up into the land, throughout from sea to sea, west and northwest; and also all the islands, lying within one hundred miles, along the coast of both seas [Hening 1823, Volume II:88].

A number of early English entrepreneurs were trading along the Potomac River in the early 1600s for provisions and furs. By 1621, the numbers of fur trappers had increased to the point that their fur trade activities became regulated. Henry Fleet, among the better known of the early Potomac River traders, was trading in 1625 along the Potomac River as far north as the Falls, with English colonies in New England, settlements in the West Indies; and across the Atlantic to London (Gutheim 1986:28, 29, 35, 39).

With the settlement of Jamestown in 1607, the landscape of Virginia began to irrevocably change, reflecting the new uses and partitioning of the land by the English. This early era also saw the rise and establishment of both the plantation system and the institution of slavery. During this period, two interrelated institutions arose which would dominate life in the state until the Civil War. The plantations that evolved in the Tidewater portion of the state were generally autonomous economic units that produced subsistence crops and goods, but were primarily focused on the production of crops and other materials for export.

In 1611, John Rolfe (who later married Pocahontas in 1614) began experimenting with the planting of “sweet scented” tobacco at his Bermuda Hundred plantation, located at the confluence of the James and Appomattox Rivers. Rolfe's experiments with tobacco altered the economic future of the Virginia colony by establishing tobacco as the primary crop of the colony; this situation lasted until the Revolutionary War (O'Dell 1983:1; Lutz 1954:27). Tobacco was used as a stable medium of exchange; promissory notes, used as money, were issued for the quantity and quality of tobacco received (Bradshaw 1955:80, 81). Landed Virginia estates, bound to the tobacco economy, became independent, self-sufficient plantations, and few towns of any size were established in Virginia prior to the industrialization in the south following the Civil War.

The establishment of tobacco as an economic mainstay of the colony led to the creation of large plantations; the English cultivation of tobacco required more land and, as a result, more laborers to toil on this land. Initially, the African Americans who arrived in the colony in 1619 were likely indentured servants; however, the growth of the labor-intensive tobacco horticulture necessitated the importation of both large numbers of field workers and a reliable source of such labor (DHR 2003: 45). As economic distress drove emigration from England during this period, the cultivation of tobacco in Virginia demanded more and more workers. With improving economic conditions and cheap land in Virginia, fewer English immigrants wanted or needed to work for others (DHR 2003: 45). The number of Africans in the colony increased as indentured servants from England became less available. The importation of Africans ultimately resulted in the institution of permanent slavery and, by the end of the 17th century, slavery as a race-based hereditary status had become entrenched in the economic and cultural fabric of the colony (ibid.).

In 1617, four parishes--James City, Charles City, Henrico and Kikotan--were established in the Virginia colony. By 1630, the expanding colony had a population of about 5,000 persons, necessitating the creation of new shires, or counties, to compensate for the courts of the original four parishes, which had become inadequate (Hiden 1980:3, 6). In 1645,

Northumberland County, located on the north side of the Rappahannock River, was established “...for the reduceing of the inhabitants of Chickcouan [district] and other parts of the neck of land between Rappahanock River and Potomack River,” thus enabling European settlement north of the Rappahannock River and within Northern Virginia (Hening 1823, Volume I:352-353). Nevertheless, permanent Euroamerican settlement in the northernmost portions of the region did not occur until the end of the 17th century or the early 18th century.

Northern Virginia was originally in the Indian District of Chicacoan and was considered Native American territory during the first part of the 17th century; however, during the mid-17th century, the establishment of Northern Virginia as a distinct region of the colony began when a proprietary area called The Northern Neck (all the land between the Rappahannock and Potomac Rivers) was granted to loyal supporters of King Charles II. His father, King Charles I had been beheaded in January 1648/9 during the English Civil War. The prince went into exile near France and was crowned King of England by seven supporters, including two Culpeper brothers, in September of 1649. For their support, King Charles granted his loyal followers the Northern Neck, the title to which was to expire in 1690. King Charles II was subsequently restored to the English throne in 1660.

Early settlers who had seated plantations in Northern Virginia along the Potomac River shipped their tobacco crops by means of trading ships; these were able to find convenient anchorages at the mouths of the creeks and rivers. In order to control tobacco shipping and trade and to afford protection for the early settlers, the first Acts of the Virginia Assembly for Northern Virginia and the Potomac River were to establish forts “within command of which forts all ships trading to these respective places may conveniently, and in all probability securely ride and load” (Hening 1823, Volume II:256).

The creation of political divisions within the Northern Neck began with the establishment of Westmoreland County out of Northumberland County in 1653; Stafford County followed in 1664, created from the northern portion of Westmoreland County. By the 1730s, the population of Stafford had grown sufficiently to warrant the creation of a new county. By this time, the process of establishing counties had changed somewhat from that of the previous century. Rather than the county courts creating parishes in newly formed counties, the responsibility to create parishes shifted to the Assembly, who then defined counties within these parishes. In 1731, the Assembly created Truro Parish in the northern portion of Prince William, which included land north of the Occoquan and Bull Run. Over a decade later, in 1742, Fairfax County was created from Truro Parish (Hening 1819, Volume V:207-208). The City of Alexandria, although founded in 1749, remained a part of Fairfax County until it was incorporated in 1779.

It was during this period that towns developed within the Northern Virginia region; initially the locations of many of the towns were chosen based on the establishment of tobacco warehouses and were along navigable water courses. The town of Alexandria, located on the western shore of the Potomac River, was originally a tobacco trading post, warehouse and sea port known as Bellehaven. Bellehaven was located on a portion of a 6,000 acre Virginia Land Grant patented by Robert Howson in 1669 for the transportation

of 120 persons into the colony (Virginia Land Grants P6:262). In 1749, it was reported to the Virginia Assembly that a town at the Hunting Creek warehouse "...would be commodious for trade and navigation and tend greatly to the Ease and Advantage of the Frontier Inhabitants" (Winfrey 1971:443-445). By an Act of the Virginia Assembly in 1749, it was ordered that, within four months, 60 acres of land belonging to Philip Alexander, John Alexander, and Hugh West were to be surveyed, beginning at the first branch above the tobacco warehouses and laid out in lots.

In 1740 and 1742, petitions to establish a town at the Occoquan tobacco warehouse were submitted to the Virginia Assembly but were thwarted by the competitive merchants further up the Potomac River. The establishment of the town on the north side of the Occoquan River was in conflict with the Scots merchants at Quantico (Dumfries) and at Hunting Creek (Alexandria). Advocates, however, argued that "a town on the land of Peter Wagener would be very convenient for trade and navigation, and greatly to the ease"; the town of Colchester was established in June of 1754 on the north side of the Occoquan River in Fairfax County (Hening 1819 Volume V:331, 381, 396-399; Sprouse 1975:16). Prior to the establishment of what would become the town of Colchester, a ferry was in operation along the Occoquan in its general location. The ferry was established in 1684 when George Mason, I or II, was ordered by the Stafford County court to provide a boat for transporting soldiers and horses over the Occoquan. By 1691, this ferry was operating on a regular basis for the convenience of those using the Potomac Path. The Occoquan ferry was owned and operated by the Mason family for over a hundred years (Mitchell and Sweig 1987:100).

As the warehouses along the Occoquan gained popularity among local merchants, it became evident that the ferry would no longer be capable of accommodating the new commercial demands. This forced officials to develop and improve roadways. The "Back Road," or Giles Tillett's Rolling Road (today known as Telegraph Road), was opened in 1728 from Colchester to Alexandria. This roadway was originally an inland Native American path (Harrison 1987:421, 492). Around this same time, a branch of Ox Road, known as "Walter Griffin's rolling road," was established. Sometime before 1745, this road was extended to Williams Gap at the north end of the Bull Run Mountains, opening a route for trade between the Shenandoah Valley and the Occoquan (Harrison 1987:476-478). By 1772, the "Mountain Road" was reportedly "one of the great roads, carrying numbers of wagons from the northwest to Colchester" (Harrison 1987:476-478).

In 1742, the Virginia Assembly ordered that the first Fairfax County courthouse be established at Spring Field, a tract of 1,429 acres of land that included the sources of Accotink, Wolf Trap, Pimmet's and Scott's Runs and which extended between the eastern and middle ridges of Fairfax County. The courthouse was located at Freedom Hill, near the current town of Vienna, and was moved to Alexandria in 1754. Alexandria was ceded from Fairfax County in 1791 to become part of the newly established federal city of Washington, D.C. 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.

Land Grants and Patents

In 1677, Thomas, Second Lord Culpeper became successor to Governor Berkley in Virginia, and by 1681, he had purchased the six Northern Neck interests of the other proprietors. The Northern Neck grant was reaffirmed by the crown in perpetuity to Lord Culpeper in 1688. Lord Culpeper died in 1689, and four-fifths of the Northern Neck interest passed in 1690 to his daughter, Katherine Culpeper, who married Thomas, the fifth Lord Fairfax. The Northern Neck became vested and was affirmed to Thomas, Lord Fairfax, in 1692 (Kilmer and Sweig 1975:5-9). In 1702, Lord Fairfax appointed an agent, Robert Carter of Lancaster County, Virginia, to rent the Northern Neck lands for nominal quit rents, usually two shillings sterling per acre (Hening 1820, Volume IV:514-523; Kilmer and Sweig 1975:1-2, 7, 9). The actual extent and boundaries of the Northern Neck were not established until two separate surveys were conducted. These were begun in 1736, and a final agreement was reached between 1745 and 1747 (Kilmer and Sweig 1975:13-14).

Prior to 1692, most lands in Virginia Colony were granted by the Governor of the colony and are known as Virginia Land Grants. King Charles II gave the Northern Neck of Virginia, which is located between the Rappahannock and Potomac Rivers, to seven of his loyal supporters during his exile and prior to his being crowned King of England in 1660. Thomas, Baron Cameron, the 5th Lord Fairfax, whose title (gained through marriage) had been reaffirmed by Charles II and later James II, gained sole ownership of the Northern Neck in 1690, which was confirmed by the Privy Council on December 15, 1692. Under the Fairfax proprietorships, agents were appointed to rent the Northern Neck lands for nominal quit rents, usually 2 shillings sterling per acre (Kilmer and Sweig 1975:1-2, 7, 9).

The Seminary Overlook property is located within the 982-acre tract that was patented by a Northern Neck warrant dated 28 January 1741 for William Henry Terrett and which was surveyed by John Warner (Exhibit 4). This land was described as a parcel of waste - or ungranted - land that was bounded by the parcels of West & Harrison, Gabriel Adams, William Armfield, Francis Aubrey, Simon Pearson and John Simpson (Northern Neck Grant E:401).

THE GROWTH OF ALEXANDRIA

By the second half of the 18th century, the agricultural base of Northern Virginia had begun to shift away from tobacco growing toward the more profitable cultivation of wheat and the development of flour mills. Factors contributing to this were the exhaustion of tobacco fields and the increased English duties on tobacco at a time of drought and crop failures in Virginia. Coincidentally, there was an increasing demand for American wheat in England as Britain entered the industrial age. By the third quarter of the 18th century, "... caravans of flour wagons...were already the life of tidewater trade" (Harrison 1987:401-405).

The 1755 tithe list for Fairfax County taxed 1,312 white males over the age of 16 and 921 slaves. In 1782, Fairfax County's population increase reached a total of 8,763 persons. Of this number, 5,154 were whites and the remainder of the 3,609 persons included slaves and free African Americans (Greene 1932:150). The first "census," specifically giving a total population of the county, was in 1790; this enumerated 2,136 males over the age of 16 and 1,872 males under the age of 16, a total of 3,601 white females, a count of 4,574 slaves, and 135 "other free persons" for a total population of 12,320 (Greene 1932:150, 152, 154).

Despite tensions with England, merchants in Colchester were still selling local products such as tobacco and grains from inland Virginia to local buyers and those overseas. Though tobacco was no longer produced in large quantities as it had been in previous years, in 1790 the tobacco warehouse in Colchester was still in use and was the location where courts inspected tobacco (Netherton et al. 1992: 146). With tobacco's decline as Virginia's cash crop, wheat, grains, and flour became the most profitable exports and Colchester eventually became an inspection station for these items as well as tobacco. Beginning in 1772, flour was sold in casks or barrels that were marked by a brand indicating the quality, owner of the mill, and the inspector's name, among other things.

By 1770, the town of Alexandria was the largest town on the Potomac River. By this time, 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 (ibid.). 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).

This period saw the emergence of many of the planter-statesmen who would guide the colony on the path to independence from England (DHR 2003:47). In 1774 and 1775, a total of 24 leading citizens of Fairfax County, with George Washington as Chairman of the committee, were named as the *Fairfax County Committee of Safety*:

The location of Fairfax County at the head of navigation on the Potomac made it especially dangerous for the members of the committee of safety to take the stand they did, for Washington and Mason at Mt. Vernon and Gunston Hall, and the numerous Alexandria members...at that place were all in easy reach of any attacking force which might ascend the Potomac. In fact British war did come to Alexandria and there is a well authenticated story of the capture in that port of a war vessel by cavalry during the Revolution. It is highly probable that these [Committee of Safety] men, so closely associated by their home interests, had the feeling so well expressed by [Benjamin] Franklin, that they must hang together, otherwise they should hang separately.

Out of the twenty-five men who were members of the committee of safety of this county two at least were of national prominence. George Mason, friend and neighbor of George Washington...the author of the Fairfax resolves and of the famous Bill of Rights...the other one was of world-wide fame...and first President of these United States, George Washington [Stuntz 1969:52-58].

During the Revolutionary War, the Virginia General Assembly passed Acts to draft men from each county in Virginia for military service. British subjects who held land and property in the Virginia colony were deemed to be enemy aliens and their lands and personal property in Virginia, including slaves, were ordered by the Virginia Legislature to be seized as Commonwealth property in 1777 (Hening 1822, Volume X: 66-71). Heirs to the Fairfax family holding the Northern Neck were considered enemy aliens and subject to losing their land. American citizens, in possession of leased Northern Neck lands at the time the Fairfax lands escheated, obtained fee simple titles to the property by obtaining a certificate from the Governor of the Commonwealth, completing a Northern Neck Survey of the leased lands and paying a small fee.

In September 1781, the final battle of the Revolutionary War at Yorktown, Virginia, was preceded by the movement of Washington's Continental Army, combined with Rochambeau's French Army, from Mount Vernon in Fairfax County through Prince William County via the towns of Colchester and Dumfries.

In 1787, the United States Constitution was ratified, a significant event for all colonists but particularly enslaved African Americans (History Matters 2004:11). Under this constitution, Congress could end the importation of slaves after, but not before, a 20 year period. On January 1, 1808, Congress ended the importation of slaves (History Matters 2004:11). The Constitution also implemented the "three-fifths" clause that basically determined the method of allotting representatives to the U.S. House of Representatives

(History Matters 2004:11). The method used was to count all free persons and three-fifths of the slaves; this prevented the domination of states with large slave populations and fewer free persons by states with large free populations and relatively few numbers of slaves (History Matters 2004:11). The Constitution also prevented Congress from establishing a head tax on slaves, thereby providing a benefit to slave owners.

Early National Period (1789-1830)

Towns were established in the Piedmont and in the more western regions and the smaller, one or two room frontier type dwellings in the rural areas were replaced with larger residences; the I-house became the predominant type in the Piedmont. At the same time, the region saw the westward migration of the wealthy Tidewater landowners who brought with them the characteristic plantation architecture seen in the Tidewater area (DHR 2003:48). This era also saw the decline of tobacco as a stable crop, and the siltation of Quantico Creek and changes in modes of travel contributed to the decline of Dumfries and ports. The religious predominance of the Anglican Church waned and other denominations rose in prominence, resulting in the construction of new churches (DHR 2003:48).

It was during this period that the settlement pattern within the Commonwealth changed from a rural focus with small villages and outlying farms and plantations, to one in which urban centers were developing (DHR 2003:47). By 1812, after the British lifted restrictions on trade, larger river ports such as Alexandria and Fredericksburg began to become important commercial centers with large numbers of associated residences (DHR 2003:47).

Coinciding with the development of urban areas, after almost a decade of heated debates, members of the First Federal Congress of the United States agreed to establish the nation's permanent capital on the Potomac in 1790 as part of a political compromise. Negotiations over the location of the capital city involved discussion over the assumption of state debts from the Revolutionary War and slavery issues, among other things. George Washington's home town of Alexandria was included within the boundaries of the new capital, which was also within Virginia Representative Richard Bland Lee's congressional district (Bickford 1989:55-75). The areas that make up the current City of Alexandria and Arlington County were a part of the District from 1791-1846, when the area was referred to as Alexandria County of the District of Columbia (Rose 1976:7).

As Alexandria's population grew and changed after the war, free African Americans established enclaves and neighborhoods within the city. Former slaves, who were no longer needed to work in tobacco fields, settled many of these neighborhoods around the turn of the 19th century. The first of these neighborhoods was called "The Bottoms," because it was built upon land in a marshy area leased to the original settlers. Hayti is another such neighborhood formed by African Americans around the turn of the century. Later areas settled by African American families included The Hill and Uptown, both developed prior to the Civil War (City of Alexandria Black History Museum 2006).

In 1788, Fairfax County commissioners had been appointed by the Virginia Assembly to select a new courthouse site in the vicinity of Ravensworth, a large land grant of 21,996 acres obtained by William Fitzhugh in 1690. After surveying and viewing properties for two acres of land on the east side of the Ravensworth tract, no suitable acreage was found. The Fairfax County courthouse was then moved to temporary quarters in the Alexandria market place where the court remained until 1799, when two acres were purchased from Richard Ratcliffe at the junction of Ox Road and a new road known today as the Little River Turnpike (Harrison 1987:321-326; Sweig 1995:4).

Transportation and Turnpikes

As commerce in Alexandria grew and traffic on the roads going from the city to the rural areas increased, plans for developing turnpikes was also taking shape. Early improved roads in the vicinity of the study area were the Little River Turnpike (Route 50), which was chartered by an Act of the Virginia Assembly in 1801 and was opened in 1806 from Alexandria as far as the town of Aldie in Loudoun County (Edwards et al. 1994:82; Montague 1971:117), and the Leesburg Turnpike (Route 7), incorporated by an Act of the Virginia Assembly in 1809. The Leesburg Turnpike ran from Alexandria and reached Dranesville in western Fairfax County in 1822 and, finally, Leesburg in the late 1830s (Poland 1976:115, 117-118). In 1816, Virginia “created a fund for internal improvements to build a canal and connect the common wealth thru public highways,” collecting private funding in addition to government funds to build and maintain a road system (Williams 1977:51). Madison's 1807 map shows three roads leading into Alexandria (Exhibit 5).

The crews of men who actually built most of the turnpikes in Virginia were sometimes hired contractors and a few were slaves hired out by local slave owners. However, most of the time crews were made up of poor white men from the surrounding areas (Crowl 2002:88). According to an interview with Alfred H. Cockrell, some farmers living along roads maintained by the county would work on the roads in lieu of paying taxes. They also would fix mud holes by placing rocks in the holes, putting poles over the rocks, then covering the entire pit with dirt (Douglas 1971:26-27).

Falling tobacco prices and soil depletion by tobacco cultivation resulted in a shift to mixed grain horticulture during this period. With the immigration of northern farmers into Northern Virginia, the original Virginia method of light plowing of the surface was replaced by deep plowing for crops of grains, the rotation of crops, the use of fertilizers, and periodically allowing the fields to rest and grazing livestock on them. Early maps show a growth in the number of mills present, reflecting the shift to mixed grain crops (Jones et al. 1997:29).



Map Source: "A Map of Virginia Formed from Actual Surveys, and the Latest as well as most accurate observations. By James Madison, D.D. Richmond Published 4th March 1807." Original Scale: Unknown.



Exhibit 5
1807 Bishop James Madison Map - Fairfax, Virginia
Not to Scale

THE TERRETT FAMILY, 1750-CIRCA 1850

William Henry Terrett

The Terrett family of Fairfax County has not been well studied and little is known of the ancestry or early life of William Henry Terrett. He married Margaret Pearson, daughter of Simon Pearson, on 27 January 1735 (Pippenger 1992:86). As her dower, Margaret Pearson brought 289 ½ acres into the Terrett estate. This tract was situated on the northeast eighth section of 4,639 acres patented by Thomas Harrison in 1706; the tract was later sold to West, Harrison and Pearson in 1718. William Henry Terrett (1707-1758) served as one of the court members involved in organizing the act that created Fairfax County (Harrison 1987:321). Terrett also served as a clerk of the vestry in Truro Parish from 1744-1758, was commissioned the Fairfax County Deputy Clerk (Fairfax County Deeds A:36) and served as a Justice of the Peace until his death in 1758 (Fairfax County Circuit Court 1982:14).

In May of 1741, William Henry Terrett patented 127 acres along Holmes Run (Northern Neck Grant F: 251) and, in July of that year, Terrett purchased a 112 acre tract from Gabriel Adams for “nine pistoles & eight thousand pounds of Tobacco” under a one year mortgage (Fairfax Deed Book 2:13-17). Also included in the Adams transaction was a 300-acre portion of Adam’s original 515 acre patent. By 1742, Terrett owned 1810.5 acres in the newly created Fairfax County. Beth Mitchell's reconstructed map of Fairfax County shows the Terrett land in 1760 (Exhibit 6).

Terrett appears to have manifested the trend of settlement in the area by wealthy plantation owners with his construction of Oakland, the Terrett family plantation home in 1741. Oakland (DHR 100-0239) would currently be located southwest of the study area. This portion of the estate remained in the Terrett family until 1917, when the remaining 106 acres was sold by a great-grandson, John W. Terrett, to J.E. Douglas. The Terrett family burying grounds, excepted in the 1917 deed (Fairfax County Deed Book G5:434), are located at 1023 Pelham Street, north of the original Terrett family house site.

William H. Terrett's will, dated 7 February 1755, and proven in Fairfax County Court on 16 May 1758, left his estate and personal property to his wife, Margaret, during her lifetime, with reversion to his heirs at her death. Lots 74 and 75 in the Town of Alexandria had been previously purchased by William Henry Terrett for his minor son, Pearson Terrett, in 1752 (Fairfax County Deed Book W:190-193) but, as Pearson is not named in the will, it appears that this son predeceased his father. To his son, William Henry II, went all 982 acres of the original tract of land and the 112 acre parcel acquired by Gabriel Adams, with the provision:

that he [William Terrett, II] do make over, convey, & confirm to the child my wife now goes with if it be a boy & to his heirs forever that tract of Land & Plantation whereon John Summers now dwells...[and to the unborn child] fifty acres of Land adjoining Summers Plantation. [Fairfax Will Book 651:181-3].

If his wife bore a daughter, the newborn would share the portion of the estate allotted to her two sisters, who are not identified by name (Fairfax Will Book 651:181-3). There was no codicil to the will and it is unknown if the child expected in 1755 was a son or daughter. As his son Nathaniel is also not mentioned by name in the will, some researchers presume Nathaniel to be the unborn heir mentioned in the will (Adams 1995:111). After his father's death and in accordance with the will, William Henry II deeded the two Adams' tracts and eleven slaves to his brother Nathaniel in 1773 (Fairfax County Deed Book K:347-350).

William Henry Terrett's will and estate records between 1755 and 1758 indicate that the Terrett plantation in Fairfax County was occupied by an overseer and slave quarters, with a portion of this property being leased to a John Summers, probably through a three-life-lease (99 years) (Fairfax County Will Book 651:181-183). Summers leased this property but also owned land adjoining William Terrett's property to the southeast below Holmes Run.

The listing of William H. Terrett's estate accounts submitted to the Fairfax County courts in 1758 is extensive, covering 17 pages. Estate debits and credits listed for William Terrett's accounts from 1759 through 1760 name Edward Hufsey as the Terrett plantation overseer in 1758; the estate was taxed for 1,700 acres. An additional 100 acres were leased by Frank Ballinger, who paid £530 rent in 1758 and “1060£ by inventory of Summers” in 1760. Other tenants included: Sarah Thomas and Ann Ward, who paid £1060 in 1758 and 1759; Sarah Thomas paid £530 in 1760; and Benjamin Ladd was credited for £2.20.0 rent in 1759 and 1760. Locations of these leases and the amount of acreage held by the other two tenants are not stated in the accounts, but Beth Mitchell places them west of the study area (see Exhibit 6). Thomas Williams, apparently the Terrett overseer in 1760, paid “3 shares of tobacco at [the] quarter” (Fairfax County Will Book 651:275-291).

Land use on the Terrett estate is indicated by slaves (21), livestock consisting of horses, cattle, pigs and sheep, farming tools (plows, hoes, reap hooks), and one hogshead of tobacco. Cobbler's tools, carpenter tools and a spinning wheel either indicate activities associated with a self-sufficient plantation dependent on slave labor and temporary hire, or else an exchange of their shoe making and carpentry work for other plantation necessities. Although farming tools appear in the inventory, no other crops besides the tobacco are listed. The Terrett standard of living, and the wide range of imported merchandise available, is indicated in the extensive list of household goods and furniture. Household items were furniture, a spinning wheel, a picture, and domestic earthenware, table linen, knives and forks (no spoons). Inventoried luxury items include delft tableware and chinaware, a silver watch, glass bottles and decanters. Intellectual interests and amusement are indicated by the maps, ink stands, and a fiddle and a drum listed in the estate inventory (Fairfax County Will Book 651:183-187).

William Henry Terrett II

The next generation of Terrett's who owned the Seminary Overlook property included William Henry II, his wife Amelia Hunter and three children: George Hunter, John Hunter and Nancy (Douglas). "A Fairfax County Rental for 1761" lists Henry Wm. [sic] Terrett II as paying quit rents for 1,802 acres. Mitchell (1988:260) lists the Terrett heirs on the quit rent rolls for 1,802 acres from 1761 through 1774, with a notation appearing on the 1764 rent roll stating that "The Exrs. refuse to pay until the heir is of age." As stated above, and in accordance his father's will, William deeded the acres in 1773 to his brother Nathaniel, who may have been of age at this time (Fairfax County Deed Book K:347-350).

Fairfax County's Tax List A in 1787 lists William Henry Terrell [sic] taxed for himself, 19 slaves, ten horses, mares, colts, or mules and 15 cattle. Margaret West, widow, (his mother remarried John West) is listed as owning 26 slaves, eight horses, mares, colts, or mules, and 23 head of cattle; she was exempt from taxes (Schreiner-Yantis and Love 1987:1059). In the 1785 tax list for Fairfax County, Virginia (known as the "1790 Census"), William Henry Terrett is listed as the head of household with a family of five whites, one house, and four other buildings (1790 Virginia Census: 87). His plantation dwelling, presumably the one inherited from his father, was located on Holmes Run below Robert Allison's Mill, 1 1/2 miles from Alexandria (AG 24 December 1798).

The mid-18th century transition from an economy based on tobacco monoculture to the cultivation of wheat may have been linked to the early division of the Terrett plantation. Although the following land transaction descriptions do not necessarily include the study area, they provide context for the further estate subdivision. During the Revolutionary War period, two deeds from William Terrett, one to John Carlyle and one to William Fraser, appear in the general Fairfax County Deed Index as having been recorded in Book N.; this is among the deed books that disappeared during the Civil War. John Carlyle does not appear in Fairfax County's 1787 tax list. William Fraser is listed as owning three slaves and either one horse, mare, colt or mule (Schreiner-Yantis and Love 1987:1054). No other documents were located to confirm the details of the transactions to Carlyle and Fraser.

An eighty-one year lease of 50 acres, executed in 1785 by Terrett's widow, Margaret Pearson Terrett West, and William H. Terrett II to Daniel McCallister, was "for and in consideration of £6 yearly rents and covenants." The 50 acres were described as located on the west side of Holmes Run to the land of William H. Terrett "which Margaret West holds in right of dower with right of reversion to son, William H. Terrett" (Fairfax County Deed Book P:410-412). Daniel McCollister [sic] appears in the Fairfax County tax list in 1787 with one horse (mare, colt or mule) and one head of cattle (Schreiner-Yantis and Love 1987:1057).

Forty-four and one-half acres “on the west side of Holmes Run above the milldam” were deeded by William H. Terrett and his wife Amelia (Amelia Hunter, 1756-1830), in 1796 to Robert Allison of the Town of Alexandria for £60.00 (Fairfax County Deed Book 27 (A2):389). The land was also part of Margaret West's dower that was reverted to her son, William (II).

Two additional land sales in 1793 from William and Amelia Terrett to Baldwin and Catherine Dade (185 acres) and Ludwell Lee (133 1/4 acres) further reduced the Terrett estate by 318 1/4 acres, leaving approximately 1,008 and 1/4 acres (including 50 acres rented). Baldwin Dade's purchase of 185 acres (sold to Bushrod Washington in 1794) was on the “south side of the old road from the Falls Church [road] to Alexandria” and was bounded by the lines of West, Pearson, and Harrison (Fairfax County Deed Book X:165); this land was a portion of Margaret Pearson Terrett West's 1735 dower, located to the southwest of the study area.

William Henry (II) Terrett's will, proven in Fairfax County Court on 18 April 1826, left his estate and personal property to his wife, Amelia, during her lifetime, with reversion to his heirs at her death. His two sons, George Hunter and John Hunter, and his son-in-law, Allen Macrea, were named executors (Fairfax County Will Book 664:136).

George Hunter Terrett

George Hunter (Terrett) inherited a portion of his grandfather's original patent through his father's will, several other tracts of land, and approximately 28 slaves (Table 2). His inheritance included “the farm on which he resides, called West Pearson and Harrison tract, according to its known...” (Fairfax County Will Book 664:136). John Hunter (Terrett) received all land in Fairfax County not bequeathed to his brother; specifically those located north and adjoining George's land; this included a 100 acre tract acquired from Benjamin Thornton. John also received an equal number of slaves. Their sister, Nancy Douglas, received the land on which she and her husband currently resided, which had originally been conveyed from William Bird. She also received a small tract of land “adjoining the land next to Francis Peyton,” and at least 14 slaves (Fairfax County Will Book 664:136-38).

The lands which included the study area now passed into the hands of George Hunter Terrett and his wife Hannah B. Ashton. Together, they had 12 children; the most renowned was George Hunter Terrett II, who had a distinguished career in both the United States Marine Corps and the Confederate Army¹.

¹ George Hunter Terrett (II) served in the USMC for over 30 years. He resigned in 1861, after Virginia chose to secede from the Union. Terrett served as an officer in the Confederate army and was in charge of leading the troops from Alexandria as Union troops invaded and occupied the city. He was captured on April 2, 1865 near Amelia Courthouse and was imprisoned on Johnson's Island. He was released three months after the war was over and eventually returned to the family home in Fairfax County (Donnelly 1975: 47-54). The original home, Oakwood, had been destroyed during the war, but had been rebuilt.

**Table 2: List of Slaves Inherited by the Children of William Henry (II) Terrett
(Fairfax County Will Book 664 :136-38)**

George Hunter	
William	Bill
George	Henson
Simon	Finley
Henry	Turner
John	Daniel blacksmith
Patty	Henry and Dorcas, and her daughter Monia
Terry	Livinia and her child
Suck	Julia Ann
Joe	Kitty
Charles	Jesse
Moses	Ellen
Mima	Robert
Anna and her children	Ann Cecelia and her child

John Hunter	
Daniel	Sophy
Peter	Andrew
Hanson	Charlotte
Hannah	Kitty
Jenny	Letitia and her two children
	Nell Monia and her son Frederick
James	David
Edmund	Cyrus
Simon	House kitty and her two children
Selina	Gus
George	Forrester

Nancy Douglas Macrea
John
Richard
Washington
Ulinney
Linny
Ann
Harriet
Peg and her three children
Kitty Emiline
John
Jane
Jacob

George Hunter (Sr.) Terrett's will, proven in Fairfax County Court on 17 July 1843, appointed his wife, Hannah Butler, as sole Executrix and guardian of the underage children. His sons George and Burdett were appointed Trustees of their brother Alexander, and given the responsibility of managing his share of the estate. Hannah was directed to take the "utmost care, respectively, in and about the morals and education" of the minors (Fairfax County Will Book 670 (U1):127). The entire Terrett estate was left to Hannah, with reversion to their children upon her death or remarriage.

The will, dated 2 September 1838, excluded mention of his eldest son William Henry, who was residing with them at the time. William Henry's interest in the inheritance was later added in a codicil dated 3 March 1839. It is not clear why he was originally excluded, but Terrett did stress that he had "the same love and affection which I have for...my other children" and placed him "on equal footing" with the others. (Fairfax County Will Book 670 (U1):127-8).

Slavery remained vital on the Terrett plantation in the antebellum period; 36 enslaved individuals are included in the estate inventory (Fairfax County Will Book 670 (U1):136-7). Terrett's will and codicil also take care to mention the equal division of the slaves to his children, taking into account the individuals already given to his daughter Mary Payne (Fairfax County Will Book 670 (U1):127-8). Again, land use at the estate is indicated by the personal inventory, which was valued at \$8379. The inventory includes the slaves (26), livestock (35 cattle, 1 yoke of oxen, 36 sheep) and farming implements (a grain fan, a sleigh, two harrows and a carryall) and one set of blacksmith tools. Household items included 8 beds and furniture for four rooms, 2 sideboards, 1 sofa, 1 Mahogany arm chair, 2 ottomans, 1 Dog chains, 1 Pair Brass Andirons, Fence (?) and shovel and tongs, 2 Large Looking Glasses, 1 Eight Day Clock, 1 Bookshelf and Books and a Silver Plate (Fairfax County Will Book 670 (U1):127-8).

Hannah B. Terrett is listed in the agricultural census for 1850 with a large estate (270 improved acres and 448 forested acres) valued at \$14,360. Her livestock, including 20 cows, 2 oxen, and 15 sheep, were valued at around \$600. Cultivated crops included wheat and corn and wool and hay were produced on her land. A Jane Townsend is also listed in the 1850 agricultural census, but it is not clear if she is a tenant of the Terretts.

ANTEBELLUM ALEXANDRIA, CIRCA 1800-1860

The Antebellum period saw significant improvements in transportation throughout Virginia. The Virginia Board of Public Works, in cooperation with private companies, constructed an extensive transportation network consisting of canals, turnpikes, railroads and navigable rivers in order to facilitate the movement of goods from the rural agricultural communities to the markets in the more urban centers (DHR 2003: 48).

The Alexandria Canal was built between 1831 and 1843, linking Alexandria with the Chesapeake and Ohio (C&O) Canal, which extended west from Washington, D.C. past the falls and into western Maryland. The Alexandria Canal crossed the Potomac River at Georgetown via the Aqueduct Bridge and continued south towards another aqueduct over

Four Mile Run. South of Four Mile Run, the canal lay to the east of the Alexandria Turnpike and ran roughly parallel to the road before turning to the southeast. In the 1840s, boats along the Alexandria Canal primarily transported agricultural products from western farms into Alexandria. Westbound vessels carried mostly manufactured goods and fish. After 1850, when the C&O Canal reached Cumberland, Maryland, boats entering Alexandria via the canal increasingly carried coal, much of which was loaded onto seagoing vessels for export to ports along the East Coast and in Europe (Hahn and Kempt 1992).

This period generally saw a decreased emphasis on riverine transport as mechanism for moving goods to market and increasing usage of roads and railroads. Between the late 1840s and 1860, several major railroad construction projects leading into Alexandria were planned and completed. By 1861, Alexandria was served by four major railroad lines: the Orange and Alexandria Railroad (O&ARR), the Manassas Gap Railroad, the Alexandria, Loudoun, and Hampshire Railroad (AL&H), and the Alexandria and Washington (A&W).

The O&ARR, which runs south of the study area, was incorporated by an Act of the Virginia Assembly on March 27, 1848 (Commonwealth of Virginia 1850:190-193). Construction in Alexandria began in 1850 and by October of 1851, the railroad had reached Tudor Hall (Manassas Junction) where it met the Manassas Gap Railroad (Harrison 1987:340).

The Manassas Gap Railroad, routed through Thoroughfare Gap in northern Prince William County, was incorporated by an Act of the Virginia Assembly on March 9, 1850 (Commonwealth of Virginia 1851:73-74). Construction of a new line running from Alexandria to Manassas Junction was completed in October of 1851 (Harrison 1987:585). The railroad was to run from Manassas west through Manassas Gap and south through the Shenandoah Valley to Strasburg in Shenandoah County, and from there to Harrisonburg in Rockingham County, Virginia. Construction of the railroad from Manassas to Strasburg was completed by 1854. A continuation of the railroad from Manassas, paralleling the O&ARR through Fairfax Court House to Alexandria, was under construction when the Civil War broke out. These sections of the Manassas Gap Railroad were never completed (Kean 1952:541). The Warrenton branch of the Orange and Alexandria Railroad, with a connection to the Manassas Gap Railroad, was surveyed in 1850 (Salmon 1996:49).

The Alexandria, Loudoun, and Hampshire Railroad was designed to link Alexandria with the West via Harpers Ferry, West Virginia. Originally incorporated in 1847 as the Alexandria and Harpers Ferry Railroad, it was reorganized in 1853 as the Alexandria, Loudoun and Hampshire (AL&H) Railroad (Bianculli 2001:24). Supporters of the railroad hoped that it would help Alexandria compete with Baltimore, Maryland for trade with western lands, as Baltimore already had a rail connection to Virginia's prosperous Shenandoah Valley. Construction on the AL&H began in 1855. By the beginning of the Civil War in 1861, this line was only constructed as far as Leesburg.

In 1854, state delegate James S. French obtained a charter from the Virginia General Assembly to build a railroad to link Alexandria with Washington, D.C. Completed in 1857, the Alexandria & Washington (A&W) Railroad originated at a passenger station on St. Asaph Street in Alexandria, and continued to run parallel to and east of the Alexandria Turnpike, between it and the canal. The railroad crossed over Four Mile Run on a causeway, and continued north to the Potomac River. At the river crossing, passengers and freight were transferred onto omnibuses or wagons and re-loaded onto rail cars to enter Washington, D.C. With six trains leaving Alexandria for Washington each day, the A&W was a fast and convenient way to travel between the two cities and to connect with trains bound for points north. In addition, wheat, foodstuffs, and other products that were imported into Alexandria could be transported to Washington by rail for sale or transfer to northbound trains (Griffin 1984; Hurst 1991).

Although it began during the previous period, it was during the early part of the Antebellum period that planters in the Northern Virginia region were experiencing an economic depression arising from the depletion of the soils combined with outmoded agricultural methods. By the 1840s, “Yankee” farmers from the north began immigrating into northeastern Virginia, buying up abandoned farms and bringing with them new methods of farming which included resting the soil, rotating crops, and deep plowing (Sweig 1995:54-55).

Along with farmers from the North, immigrants were also moving into areas of Northern Virginia. During the 1840s and 1850s, there was a wave of immigration from countries such as Germany and Ireland (Grassl 2000:6). According to Gary C. Grassl, German immigrants who lived as farmers outside the City of Alexandria “directed their attention mainly to fruit culture, market gardens, and dairy farming” (Grassl 2000:6). In Alexandria County in 1860, there were reportedly 1,245 foreign born residents living in the area, many of whom were Irish immigrants (Hurst 1991:34, 69).

While farmers reworked the depleted soil in outlying areas, the City of Alexandria emerged as a regional urban and commercial center during this period (DHR 2003:48). As the export of tobacco and wheat became less profitable in the region, the trade of fish and slaves flourished. In early to mid-19th century Alexandria, the slave trade was booming. Industrialization was slow to flourish in the city with the influx of relatively inexpensive slave labor, lack of water power, and the considerable distance between the city and natural resources (Seifert et. al. 1988:11).

Early in the Antebellum period, free persons of color had formed communities throughout Virginia. However, hostility towards all African Americans accelerated in the wake of the Nat Turner Rebellion in Southampton County and, in 1831, Virginia passed a number of laws restricting the rights of free African Americans. These included barring African Americans from owning weapons, restriction of business, restriction of free movement and prohibiting them from learning to read or attend school (History Matters 2004:13).

In 1846, following a referendum brought forth by citizens, the Virginia Assembly passed an act for retrocession of the part of the Capital that had been ceded by Virginia to the United States Government in 1791. The land was retroceded and became the County of Alexandria in March of 1847. In 1852, the City of Alexandria became a separate government entity, completely independent of Alexandria County, and from then on fell under Virginia laws (Rose 1976:7).

Subdivision of the Terrett Estate

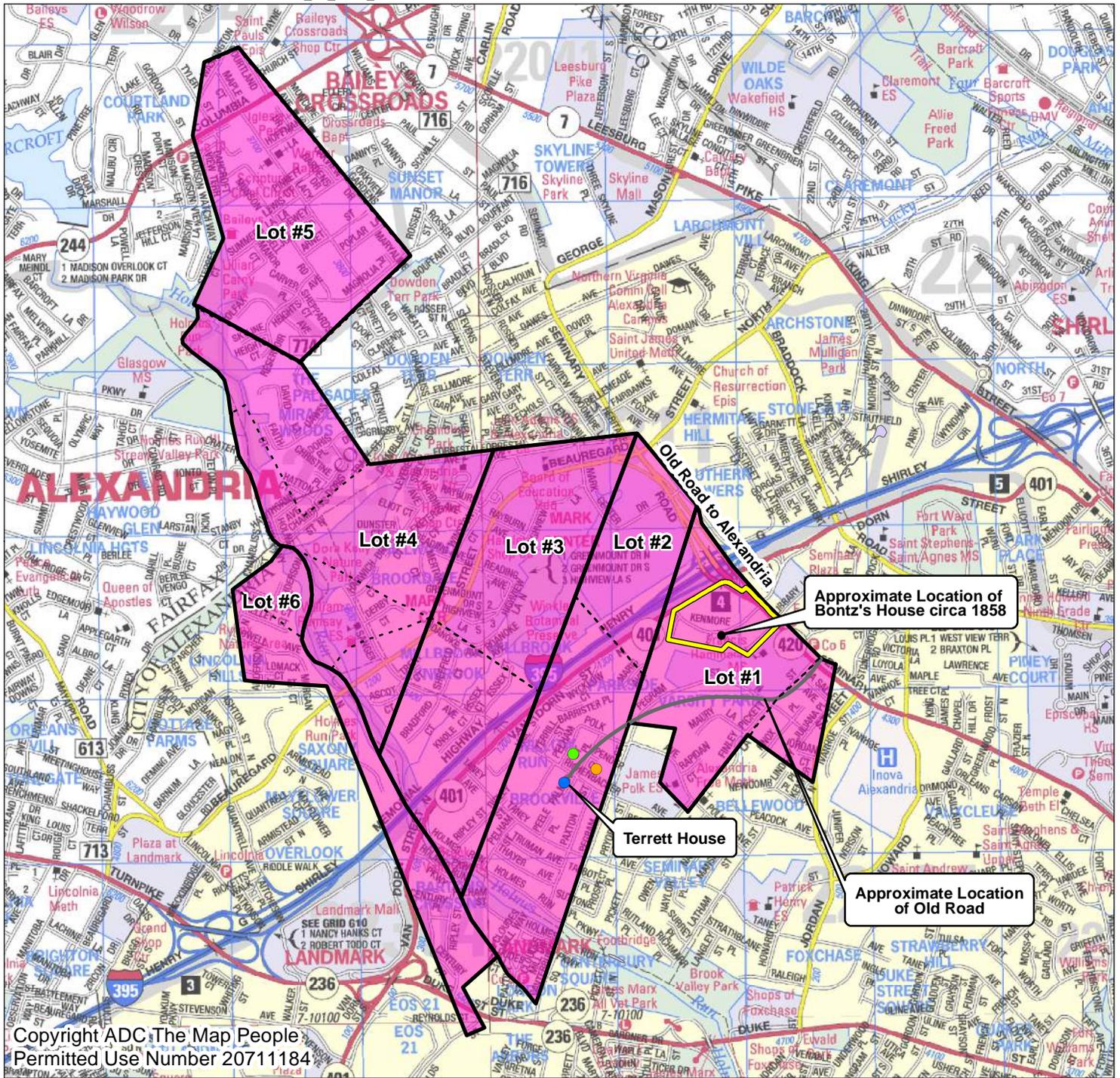
Unlike many old plantations in the area that were abandoned or sold to immigrant farmers during the agricultural and economic crises of the Antebellum period, much of the Terrett lands remained within the family, even following the death of the patriarch. The familial division of the plantation was not; however, accomplished without some difficulties and some lands were sold to parties outside the family.

Although George H. Terrett left a will, there was obviously a dispute amongst his heirs, as his wife filed a bill of complaint in 1851 seeking to sell the real estate and divide the personal estate, including the slaves (*Hannah B. Terrett vs. George W. Terrett et. al.* Chancery Court Cause 1873-04 (Susp30A), Fairfax County Court Records). Hannah B. Terrett is listed as filing on her own behalf and “as guardian of Burditt [sic] Terrett and as committee of Alexander Terrett.” Although George and Burdett were appointed guardians of Alexander, their mother claimed some responsibility, possibly because Burdett appears to be a minor.

By order of the court, the property was subdivided by the county surveyor into six lots (Exhibit 7). The Terrett House (where Hannah and at least one son, William Henry resided) is located within Lot 2 roughly 2000 feet from Holmes Run. No other structures are depicted on the map; however, a description of the January sale includes a log cabin on the 4 acres that were sold to E.A. Dickens. It is not clear where this four acre lot was located.

William H. Dulaney was appointed Commissioner of Sale and the sale was advertised in the Alexandria Gazette, National Intelligencer, and the Fairfax News. According to the Chancery records, three separate auctions were held, but several parcels were held for private conveyance. Table 3 shows the distribution and sizes of the lots (*Hannah B. Terrett vs. George W. Terrett et. al.* Chancery Court Cause 1873-04 (Susp30A).

The court records indicate that Lots 1 and 6 were sold on January 8, 1852 to William B. Scarce. The deed, which was recorded two years later on February 14, 1854, listed the acreage of Lot 1 as 138 acres, 2 roods and 20 poles (Fairfax County Deed Book 72 (T3): 494). Lot 6 remained at 111 acres and 26 ½ poles. A small ¼ acre parcel located south of the Little River Turnpike was also sold on this date to William H. Terrett, although it is not clear if this was part of Lot 6.



- Approximate Location of Study Area
- Approximate Location of Exterior Subdivision Lots
- Approximate Location of Interior Subdivision Lots
- Probable Location of Cemetery (44AX0135)
- DHR Location of 44AX0135

Subdivision Source: Fairfax County, Virginia Chancery Causes, Ann B. Irwin etc. vs. Henry Bontz etc. 1867-002 Fairfax County Court Records. Digitized by Wetland Studies and Solutions, Inc. GIS department



Exhibit 7 Re-Constructed 1867 Plat Map

In February of 1853, the Terrett residence (and all of Lot 2) was sold to three of the Terrett brothers, Frederick (F.A.C), Gibson and George. Fairfax County tax records show that George H. Terrett owned 78 acres, including the Terrett house which was valued at \$1000 in 1853. Gibson Terrett received 70 acres of Lot 2 and his brother, F.A.C. was taxed for the remaining 72-acres, including buildings values at \$250.

Lot 4, which totaled 280 acres and 7 poles, was broken up into smaller parcels and sold in February and March of 1852. According to Commissioner Dulaney's report, Nathaniel Terrett purchased a \pm 28 acre parcel for \$20 an acre, 116 acres were sold at \$20 an acre to William H. and Nathaniel H. Terrett and the remainder of Lot 4 (65 acres) was sold to C. Libby at \$19 an acre. An 18 acre plot² adjacent to Lot 4 and fronting Holmes Run was in dispute between the heirs of John and George Terrett, and was not put on the auction block in 1852 (*Hannah B Terrett vs. George W. Terrett et. al.* Chancery Court Cause 1873-04 (Susp30A), Fairfax County Court Records). There is a discrepancy in the acreage reported sold (227 acres) and the total listed on the plat map for Lot 4 (280 acres). Certainly survey error played a role in the discrepancy, as numerous tracts were resurveyed in later years and found to contain far less acreage.

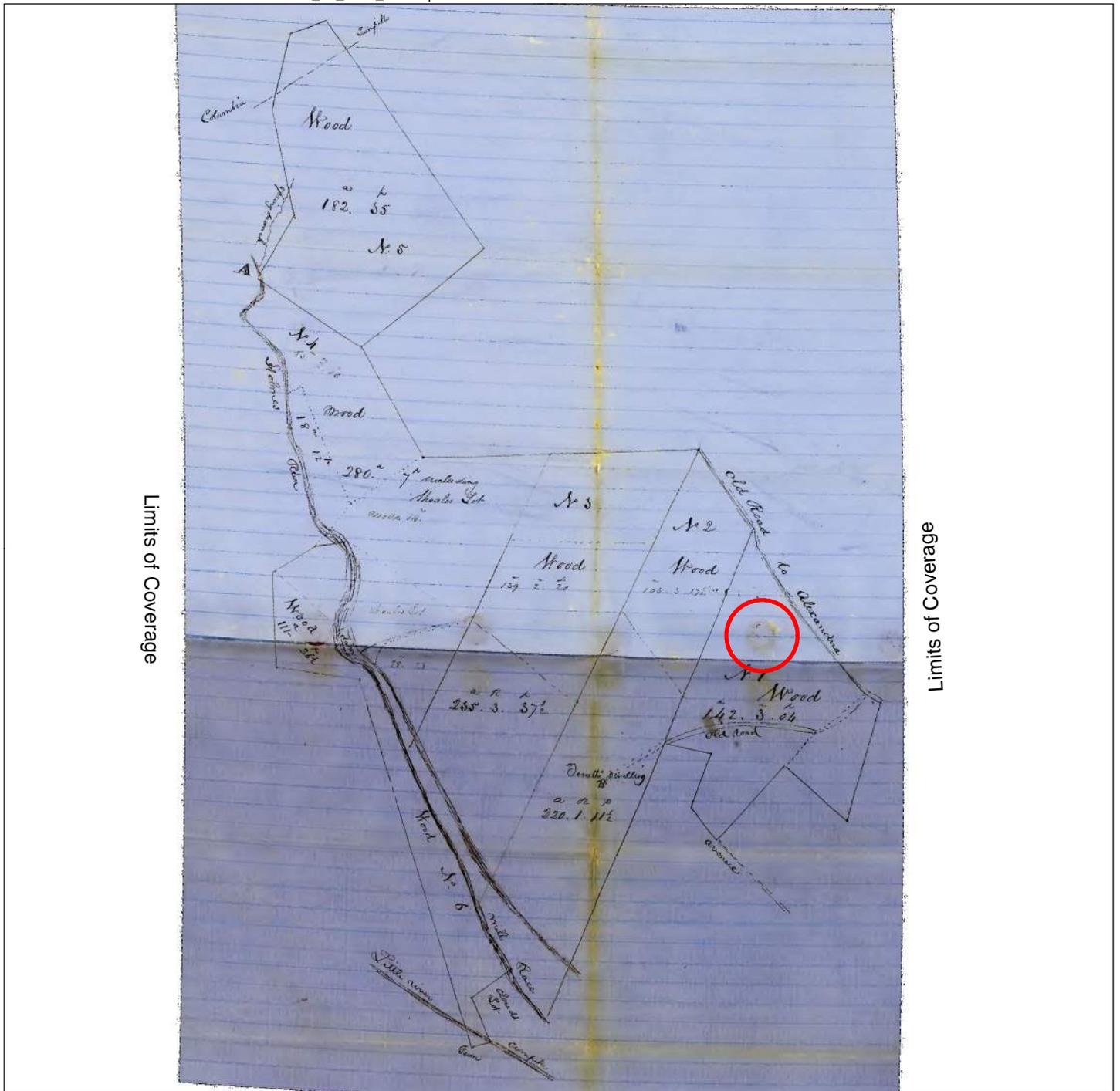
Finally, Lot 5 was purchased by James Sherman on January 8, 1851; the property deed was recorded on June 1, 1853 (Fairfax County Deed Book 72 (T3): 66).

A later copy of the subdivision plat (*Ann B. Irwin vs. Henry Bontz et. al.* Chancery Court Cause 1867-002, Fairfax County Court Records) shows that much of the Terrett estate was wooded (Exhibit 8). The Little River Turnpike is shown at the extreme southern point of the property, while the "Old Road to Alexandria" (now Seminary Road) formed the northern border of Lots 1 and 2. Most of the land did not have direct access to these main roads, which may explain why this area remained undeveloped until the 20th century. Only two roads leading into the interior of the property are depicted: an "old" road led from the Terrett House to the County Road that ran through Lot 1 near the study area (see Exhibit 8) and a more formal "avenue" from the Little River Turnpike, which apparently did not cross the Terrett property (Exhibit 9).

² The lot is referenced later in an 1856 deed from Hunt to Tesler as "Terrett and Smoot's 18-acre lot." Julia Terrett is shown to have held dower rights from 1854-1856 to an 18-acre lot, described in the tax records as being part of the estate of John Terrett (Fairfax County land records). Colville Terrett paid taxes for the 18 acre lot beginning in 1856.

TABLE 3
Subdivision of Terrett Estate

Lot	Size	Conveyed to:	Sale Date	Deed Date
1	142 acres, 3 roods, 4 poles	William B Scarce	8 January 1852	14 February 1854
2	220 acres, 1 rood, 11 ½ poles	George H. Terrett (±78 acres)	February 1852	
		Gibson Terrett (±70 acres)	February 1852	
		F.A.C. Terrett (±72 acres)	February 1852	
3	235 acres, 3 roods, 37 ½ poles	Turner Dixon	Private Sale	22 February 1866
4	280 acres, 7 poles	Comfort Libby (+65 acres)	February 1852	Not recorded
		James C. Wooster (+54 acres)	14 June 1853	2 May 1854
		Nathaniel Terrett (+28 acres)	February 1852	1871 December 6
		Shoales Lot (+44.5 acres) Part of William and Nathaniel's 116 acres	February 1852	Not recorded
5	182 acres, 35 poles	James Sherman	8 January 1852	1 June 1853
6	111 acres, 26 ½ poles	William B. Scarce	8 January 1852	14 February 1854



Vicinity of Study Area

Subdivision Source: Fairfax County, Virginia Chancery Causes, Ann B. Irwin etc. vs. Henry Bontz etc. 1867-002 Fairfax County Court Records

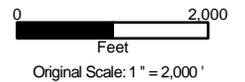
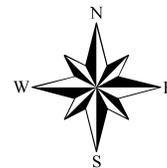
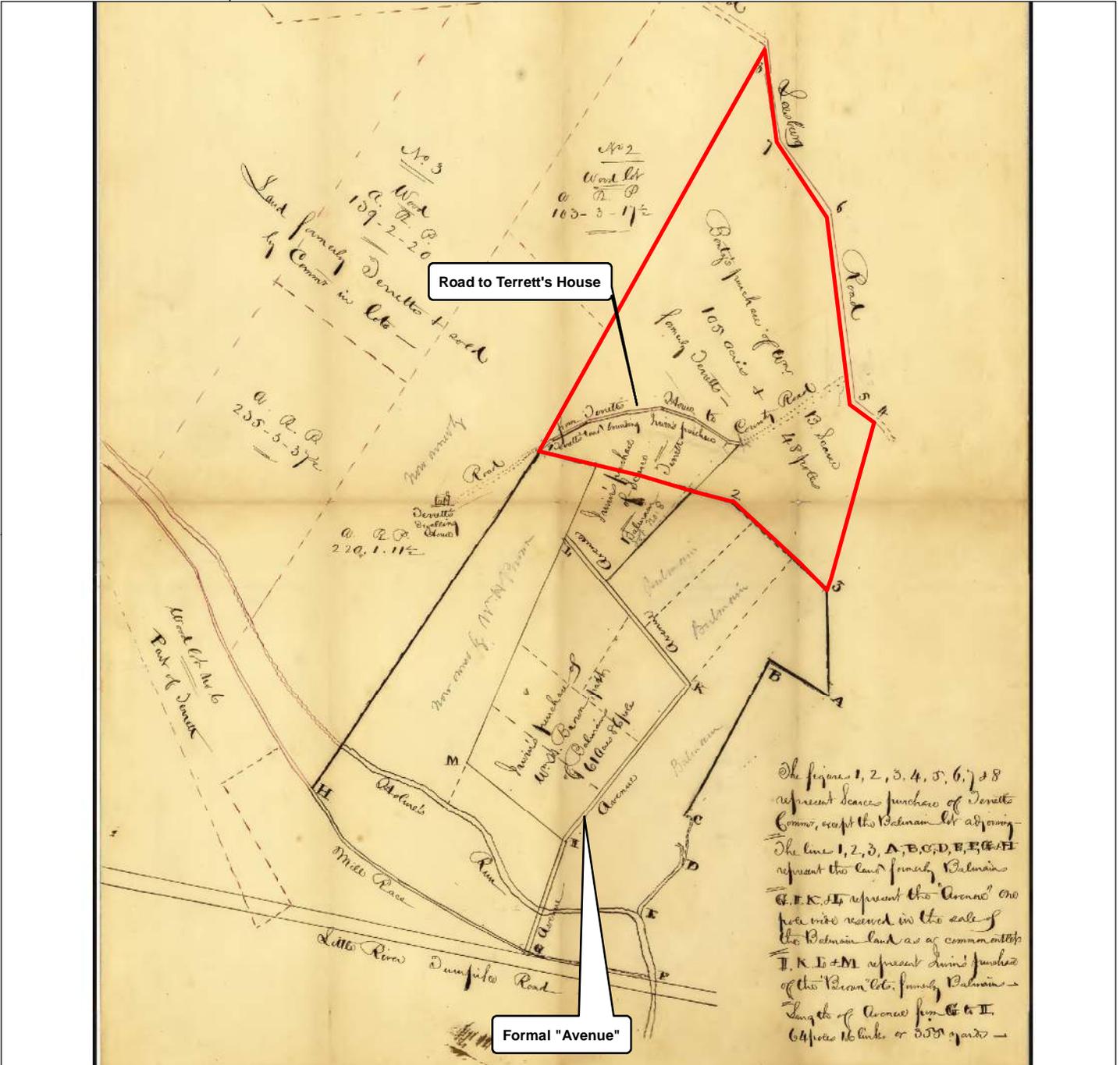


Exhibit 8 Circa 1867 Plat Map



Bontz's Purchase

Map Source: Ann B. Irwin vs. Henry Bontz et. al. Chancery Court Cause 1867-002, Fairfax County Court Records



Exhibit 9 Circa 1867 Plat Map Showing Bontz's Purchase Not to Scale

Property Ownership - William B. Scarce and Henry Bontz

As previously mentioned, the sale of Lot 1 to William B. Scarce was not recorded with Fairfax County until February 14, 1854. The land deeded to Scarce contained 138 acres, 2 roods and 20 poles (Fairfax County Deed Book 72 (T3): 494). Scarce was taxed in 1854 for his entire purchase of two lots from Terrett, totaling 253 acres; no improvements were noted on either lot. However, by 1856, Scarce had sold a portion of his property (±33-acres) in trust for Ann B. Irwin (Fairfax County Deed Book Z3: 193) and the remaining ±105 acres of land was valued at \$2105, including \$500 for buildings. Scarce did not reside within the study area, although he or his tenant continued to make improvements to the property; in 1857, the value for buildings increased to \$1000.

William B. Scarce was a resident of Alexandria for several decades and was the proprietor³ of the Virginia House Hotel and Tavern, which was located at the corner of King and Peyton Streets in Alexandria. An 1854 advertisement for Maddox's Virginia House on the upper end of King Street mentions Scarce:

The Livery and Sales Stables attached, are under the supervision of Wm. B. Scarce, who keeps for hire, Buggys, Horses, &c., and is always in market for the sale and purchase of horses [AG, 8 April 1854:3].

It is not clear where Scarce resided, but it was likely within the Virginia House Hotel. The 33 year old's household in 1850 included: his mother Arena (Airy) Scarce (56), his older sister Mary Scarce (38), and John Fryer (18), a saddler. His brother in law, Henry Bontz, owned the adjacent property to the south along "King Street Extended" beginning in 1852 until his death in 1892. In 1860, William and Mary Scarce were still residing within the western end of Alexandria; his mother had died in 1854. He is also listed on the 1860 slave schedule and was enumerated as a farmer. William Scarce died on February 23, 1861 "after a lingering illness, in the 46th year of his life" (AG, 25 February 1861).

As previously mentioned, Scarce had conveyed the residue of Terrett's Lot 1, containing the Seminary Overlook property, to his brother-in-law Henry Bontz, a local butcher, on October 5, 1857 (Fairfax County Deed Book Z3:193). Tax records indicate that prior to selling the property, Scarce (or his tenant – possibly Bontz) made improvements to the property; the value of buildings increased from \$500 in 1856 to \$1000 in 1857. Bontz was taxed for the property beginning in 1858.

³ The 1850 federal census lists William Scarce's occupation as "Hotel Keeper."

Henry Bontz and his wife, Harriet Scarce⁴, were married in 1840 and were residents of Alexandria in the 1850s (Pippenger 2005: 53). According to Federal census records, the couple appears to have lived within the western end of Alexandria, possibly along “King Street extended” near Hooff’s Meadow, where Bontz later owned property. Hooff’s Meadow was the largest open acreage on this city block for animals to graze, and also contained a slaughter house on the premises, which Henry Bontz probably utilized as a butcher. The large open meadow and access to water (Hooff’s Run) just outside of the town limits along what was the main drover’s route from points west, provided a place for herds to await slaughter. As a result, taverns, livestock pens, blacksmiths and butchers became prevalent in the West End, particularly after the banning of butchers within city limits by the Alexandria Common Council in 1803 (Schweigert 1998: 5-23).

Although butchers in the West End were somewhat geographically isolated from the center of activity in Alexandria due to the nature of their business; they participated in public events and clearly had pride in their occupation. Henry Bontz acted as the “Marshall of the local butchers” in the 1852 George Washington Birthday parade held in Alexandria (Miller 1987:146).

THE CIVIL WAR YEARS

The Commonwealth of Virginia played a major role in the Civil War and many of the battles and other actions were fought on Virginia soil (DHR 2003:48). Valuable both because of its vicinity to Washington and as a supply route connected by the Orange and Alexandria Railroad to strategic points to the south and west, Alexandria became crucial in the success of the Northern Army (Barber 1988:1-10). The river town was occupied by the Union Army for the entirety of the war, but never experienced combat. Although no major battles were fought near the study area, several skirmishes occurred in the vicinity, as well as nearby troop movements and encampments.

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, the Commonwealth of Virginia seceded from the Union, adopting the Virginia Ordinance of Secession on April 17, 1861, and forming a provisional Confederate government (Gallagher 1989:29; Boatner 1991:729; Church and Reese 1965:134). The State formally seceded from the Union on May 23, 1861, by a vote of 97,000 to 32,000 (Bowman 1985:51, 55).

⁴ Harriet was the younger sister of William B. Scarce.

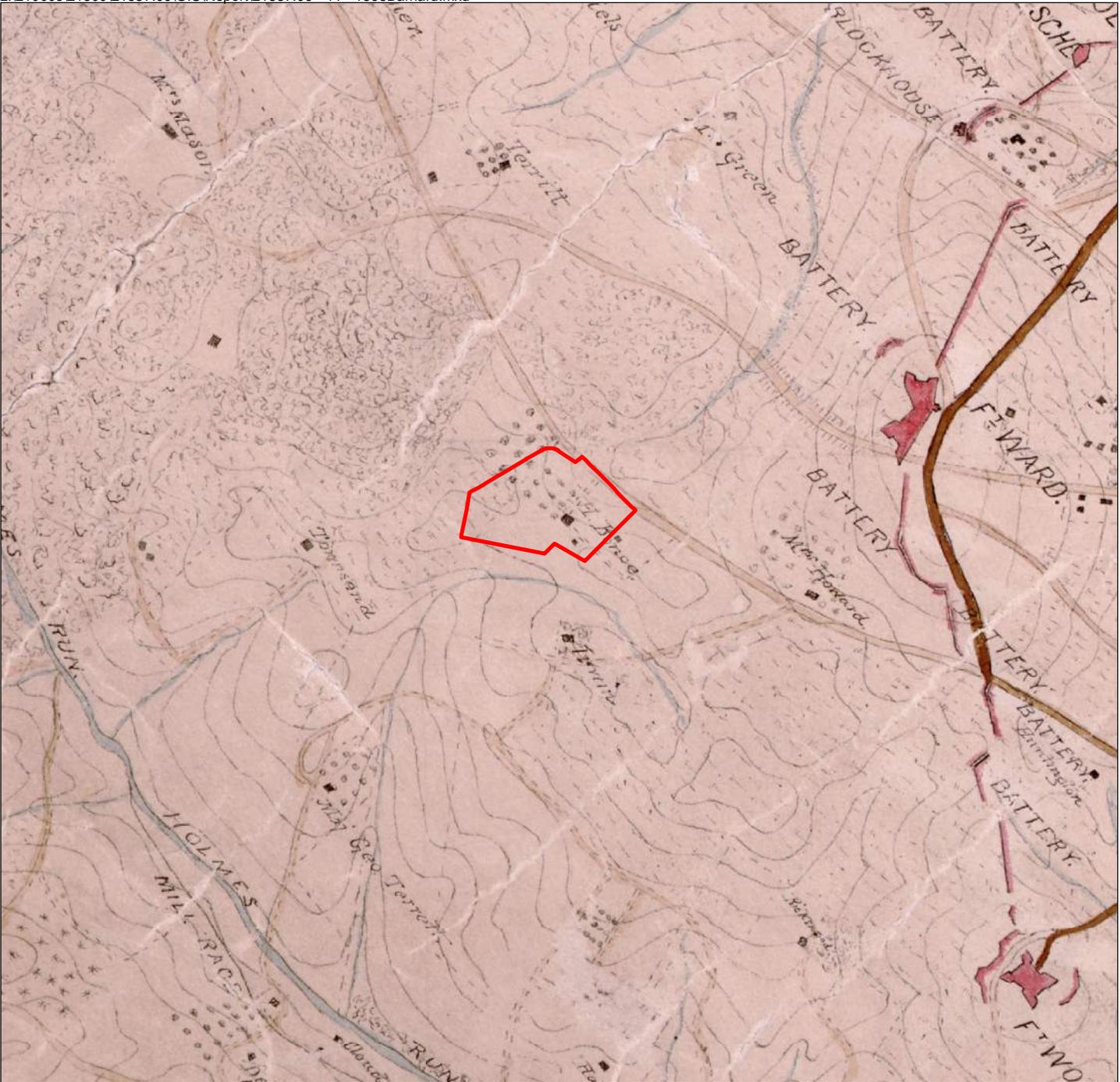
Under Special Order 39 dated 10 May 1861, George Hunter Terrett (II) was placed in command of the Provisional Army of Fairfax, Prince William, Loudoun, and Fauquier Counties and Alexandria (United States War Department 1880: 879). Federal forces occupied the City of Alexandria shortly after Virginia voted to ratify the ordinance of secession. Terrett described the event:

The northern troops, six thousand strong, marched into Alexandria at 4:40 o'clock this morning. The Virginia forces, five hundred in number, retreated in good order, their rear guard in sight of and within two hundred yards of the advance of the enemy. A large cavalry force crossed the Chain Bridge at 12 o'clock last night. Destination supposed to be somewhere on the line of the Loudoun and Hampshire Railroad [United States War Department 1880: 43].

Colonel Terrett led the retreating Confederate forces through the western end of the city towards Manassas Junction, where he temporarily assumed command of the Fourth Brigade (Donnelly 1975: 53).

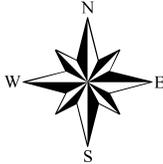
Beginning in 1861, a number of Federal forts were established around the Capitol City, including the fringes of Alexandria, for the defenses of Washington (Exhibit 10). These belonged to a series of fortifications designed to protect the supplies coming into Alexandria; the range of the armament from Fort Ward, Fort Worth, and others in the line dominated and protected the Little River Turnpike and the Orange & Alexandria Railroad (Cooling and Owen 1988:30-31). A number of batteries are depicted on the Barnard map along the west facing ridges between Fort Ward and Fort Worth.

As part of the defenses of Washington, Fort Worth was constructed during the summer of 1861 on a hilltop overlooking the Little River Turnpike (see Exhibit 10). Two hundred and ten troops were stationed at the fort to man the 14 mounted guns in October of that year (United States War Department 1881:628). From the end of 1861 and into 1862, Fort Worth was occupied by the 3rd New Jersey Regiment under the command of Colonel George W. Taylor (United States War Department 1881:543-544; 1897:49). Colonel Taylor led his brigade into the 2nd Battle of Bull Run (Manassas) and was mortally wounded in the fight on August 31, 1862 (Boatner 1991:827). In September of 1862, the Engineer Brigade, Colonel Allbach's four regiments, General E.B. Tyler's brigade, and the 16th Connecticut Regiment were assigned to General Daniel Woodbury "in or near Fort Worth" (United States War Department 1885:86). General Woodbury was in command of the Engineer Brigade's construction of the Washington defenses (Boatner 1991:947).



Map Source: "Map of the environs of Washington : compiled from Boschkes' map of the District of Columbia and from surveys of the U.S. Coast Survey showing the line of the defences of Washington as constructed during the war from 1861 to 1865 inclusive / to accompany the report on the defences of Washington by Bvt. Major Genl. J.G. Barnard, Col. of Engineers, late Chief Engineer of Defences &c.", 1865. J.G. Barnard. G3851.S5 1865 B3 Vault Oversize. Library of Congress Geography and Map Division Washington, D.C. 20540-4650 USA.

 Approximate Location of Study Area



Original Scale: 1" = 0.25 miles

Exhibit 10 1865 Barnard Map

Fort Ward was at first hastily constructed on a hilltop overlooking the Leesburg and Alexandria Turnpike in September of 1861 (see Exhibit 10), as the Confederate forces were enforcing Munson's Hill to the west (Cooling and Owen 1988:31). The fort was later enlarged and remodeled, partially with timber that was “liberated” from the Osborn farm near Falls Church (Gernand 2002:188). By 1865, Fort Ward was “one of the most formidable forts in the Defenses of Washington” (Cooling and Owen 1988:32-4).

The Virginia Seminary and Episcopal High School buildings and property (site 44AX0173), which are located east of the study area, were occupied by a detachment of the U.S. Military in July of 1861 (United States War Department 1881:11) and were used as a headquarters and U.S. military hospital during the war (Hurd 1970:24, 25). In 1861-1862, Major-General William B. Franklin, commander of the Franklin Corps, was headquartered at the Theological Seminary (United States War Department 1897:793). The Franklin Corps, encamped on Seminary Hill “near [the] Theological Seminary, Va.” in June of 1861, consisted of the 18th Maine, 19th Maine, 136th Pennsylvania and the 137th Pennsylvania; these troops were reinforced in September of 1862 by the 121st Pennsylvania (United States War Department 1887:97; Frobel 1992:29). The Seminary, originally established as the Protestant Episcopal Seminary in 1823 on the corner of King and Washington Streets in the town of Alexandria, had been relocated in 1827 to the 59 acre tract of land purchased from the West estate on the northwest corner of Seminary Road and North Quaker Lane (McCord 1990:1).

By the spring of 1862, Union forces controlled the entirety of Fairfax County and Confederate military activity in the area was limited to guerilla warfare and cavalry raids. The Federal army established small garrisons at railroad stations and some villages and towns and patrolled the countryside with infantry pickets, *vedettes*, or cavalry pickets, and reconnaissance parties. Picket posts, railroad guard camps, road junction sentinels, and early-warning lookouts were assigned to Fairfax Station, Fairfax Courthouse, Union Mills, Dranesville, Vienna, and Springfield amongst other locations (Balicki et al 2002: 22).

On December 11, 1862, Ann Frobel wrote in her Civil War Diary: “...that all the camps...about the Seminary have been removed within the past few days.” Although no disease outbreak or battles were reported to have occurred in the vicinity of Alexandria, on January 26, 1863, Miss Frobel stated: “We counted...seventeen ambulances on the turnpike road going to the Seminary where they deposited their load” (Frobel 1992:141,157).

Federal troops also passed through vicinity of the Bailey's Crossroads, located roughly 1.75 miles to the north of the study area, before and after the First Battle of Manassas/Bull Run, which was waged southwest of Centreville on the south side of Bull Run in Prince William County. This battle was fought between the forces of Confederate Generals Beauregard and Joseph Johnston and General Irvin McDowell, commander of the United States forces on the 18th and 21st of July 1861. Confederate troops briefly occupied the same area from late July through September 1861, before withdrawing to

the Fairfax Courthouse (Zeavin 2001:45). Following the Confederate withdrawal, Federal troops again moved into the vicinity of Bailey's Crossroads and spent the winter of 1861-62 occupying the ridgelines above "Barcroft's Mill" on Holmes Run.

While the Union army maintained their defenses around Washington, the remainder of the Civil War was focused on the defenses of Richmond, Virginia, and in the southern and mid-western states. General Lee surrendered the Confederate Army at Appomattox Court House on April 9, 1865 (Bowman 1985:361-362).

In 1863, Abraham Lincoln issued the Emancipation Proclamation, which stated that all enslaved persons in Confederate territory were to be free and, in 1865, Congress passed the 13th Amendment which banned slavery (History Matters 2004:15).

Property Ownership During the War Years

Prior to the Civil War, few detailed maps of northern Virginia existed. The 1826 Boye map of Virginia, although only slightly more detailed than the 1807 Madison map (see Exhibit 5), was widely in use until the 1850s when commercially published maps became available for a few selected counties. At the onset of the war, Federal and Confederate military authorities ordered that new maps be prepared for the war effort. Several of these wartime maps provide useful information about land use within the study area during the early years of Henry Bontz's ownership.

McDowell's 1862 *Map of Northeastern Virginia* shows the Seminary Overlook property along the road from Alexandria leading from Bailey's Cross Roads; the study area was just outside of the line of Washington's defense, but within close proximity to Fort Worth and Fort Ward (Exhibit 11). Henry Bontz is shown residing within the study area, on both the McDowell map and the Barnard Map (see Exhibit 10).

The study area was generally on or within Union lines throughout most of the war, but was occupied twice briefly by the Confederates following both battles of Manassas. No documentary evidence of Civil War era military activity with the study area was located, but an examination of the Southern War Claims Commission records provides insight into life during the war within the vicinity. Lewis Bailey (of Bailey's Crossroads) and Ambrose Barcroft were two Fairfax County residents that were awarded claims following the Civil War. Both Bailey's farm and Barcroft's mill, situated along Holmes Run at Columbia Pike, were approximately 1.75 miles northwest of the study area.

Included within Bailey's claim, was an official military report on the extent of damage caused by the Union troops to various properties, including that of Lewis Bailey, F.B. Munson, Gibson Terrett, and Ambrose Barcroft. Crops (corn, oats, grass, rye, etc.) were damaged or totally destroyed by troop movements, drills or campsites. Orchard trees were used as hitching posts for horses. Fence rails and wood lots were damaged or destroyed by the need for tent poles or firewood. The widow and (the loyal) children of Lewis Bailey were awarded \$1,045.64 in compensation in 1878 (Southern War Claims Commission).

By 1860, Henry and Harriet Bontz had moved to their newly purchased Fairfax County residence, christened "Fairview," which was located within the study area. The land conveyance was later found to contained ± 74 acres instead of the ± 105 acres as previously believed, and he was refunded \$930 by the executors of William Scarce (Henry Bontz vs. John H. Watkins, Executor of William B. Scarce, Chancery Court Cause 1867-023, Fairfax County Court Records).

Land use at the Bontz estate is apparent in both the federal agricultural census and on Civil War period maps. Bontz owned 130 acres (60 improved and 70 unimproved) valued at \$4,000, according to the 1860 agricultural census. As mentioned above, the total acreage was not corrected until several years later. Livestock/animals on the farm included four horses, six milk cows, one cattle, and 12 swine, valued at \$100. Cultivated crops included rye, wheat and corn.

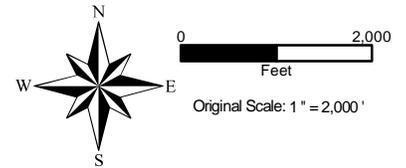
A circa 1860s map covering this portion of Fairfax County depicts the study area in considerable detail (Exhibit 12). The Bontz residence was situated along a circular driveway off Seminary Road (Exhibit 13). The road continues past three smaller outbuildings located behind the house and continued toward Major George Terrett's residence. Orchards are depicted along cleared land to the northwest and southeast of the Bontz house, although the 1860 agricultural census does not list any orchard products.

In 1859 and 1860, tragedy struck the Bontz family, when two of their children died. In 1859, one daughter was stillborn and, during the following year, daughter Betty died of dysentery at the age of 6 years old and 11 months (AG 1 September 1860; Sprouse 1996:172). The four surviving children, enumerated with the couple in 1860, were Mary Catherine (18), Ava Lavinia (16), Albert Henry (8) and Ella (3). Also residing with the family was Nanty Jennings, aged 60. Bontz was enumerated on the 1860 slave census as the owner of three slaves: one 35 year old black male, one 9 year old mulatto male and one female aged 50. Personal property tax records show Bontz with four horses, two vehicles, seven [sic] cattle, 12 hogs, and one clock (Sprouse 1996:172).

Henry Bontz cast his vote in the West End of Alexandria for secession from the Union, although it appears that he did not serve in the military. His neighbor, Colonel George Hunter Terrett (II) fought for the Confederacy throughout the war. Terrett was captured on April 2, 1865 near Amelia Courthouse was released three months after the war was over and eventually returned to the family home located one-half mile south of the Bontz estate (Donnelly 1975: 47-54).

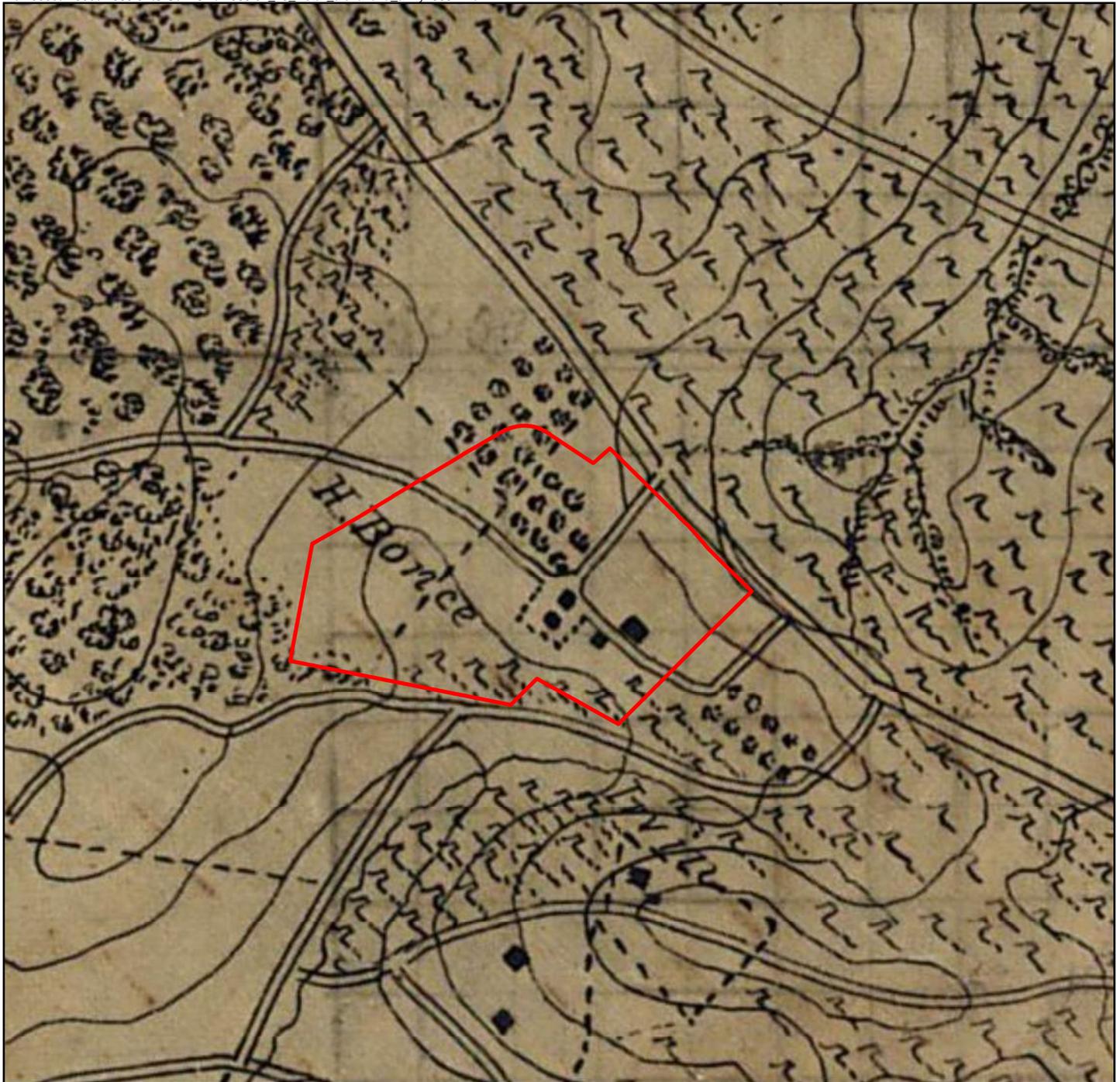


 Approximate Location of Study Area

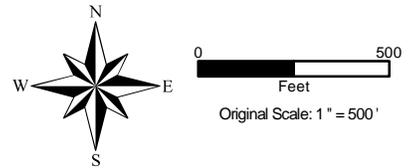


Map Source: "Detailed map of part of Virginia from Alexandria to the Potomac River above Washington, D.C." 1867. Army Corps of Topographical Engineers. Historic Map Scale: Unknown.

Exhibit 12 Circa 1860's Army Corps of Topographical Engineers Map



 Approximate Location of Study Area



Map Source: "Detailed map of part of Virginia from Alexandria to the Potomac River above Washington, D.C." 186?. Army Corps of Topographical Engineers. Historic Map Scale: Unknown.

Exhibit 13 Detail of Circa 1860s Army Corps of Topographical Engineers Map

RECONSTRUCTION, 1865-1917

Federal troops were stationed throughout Virginia during the Reconstruction period and, in 1866, the 14th Amendment to the U.S. Constitution was passed, guaranteeing due process and equal protection under the law to all citizens and granting citizenship to African Americans (History Matters 2004:15). By 1869, the 15th Amendment was passed, giving African American men the right to vote and, the same year, Virginia became the only former Confederate state to do this (History Matters 2004:15).

The Underwood Convention held in Richmond from December 1867 through April 1868 led to the new Virginia Constitution of 1869. The Virginia Constitution, ratified on July 6, 1868, provided for the division of each county into townships (later magisterial districts) and for the development of a revolutionary educational system. In 1871-1872, the Public Free School system was adopted. The Virginia Constitution also disenfranchised all southerners who had served in a civil capacity or in the military, and required an oath by anyone seeking public office (Church and Reese 1965:134; Woods 1901:24, 25, 119).

The prosperity engendered by the growth during this period was mainly for white people; however, African Americans had some benefits from the period immediately after the war, when Reconstruction policies were enforced. Land ownership and a focus on agriculture by former African American slaves in Virginia grew rapidly in the late 19th and early 20th century (History Matters 2004:44). Between 1870 and 1910, African American farm ownership increased 3,641% from 860 to 32,168 farm owners. This rise, according to historians, was a result of several factors including a tradition of African American proprietorship in the state, greater opportunities for mortgage money, the establishment of a variety of race based mutual aid societies, the promotion of enterprise and self-sufficiency by institutions such as Virginia's Hampton Institute, and the efforts of prominent African American Virginians (History Matters 2004:44).

Public schools were also made available to African Americans, and the ability to vote and to hold land were opportunities afforded to them for the first time since the end of the Civil War (DHR 2003:49). African Americans responded to racial segregation by constructing independent churches, establishing their own schools and corporations and forming fraternal organizations and other groups to provide assistance and support (DHR 2003:49). Many of the African American schools were built because of the efforts of the local African American communities who petitioned and acquired the land, money and labor for their construction (DHR 2003:49). Despite these advances, racial segregation undercut many of these gains and, by 1902, a new state constitution formally disenfranchised many.

Defeat in the Civil War and the disruption of economic life by the war and emancipation created an initial period of deprivation for Virginia and much of the South (DHR 2003:49). The consequences of the war continued to affect the state into the 20th century. Cities in the state expanded during this period as new industries were

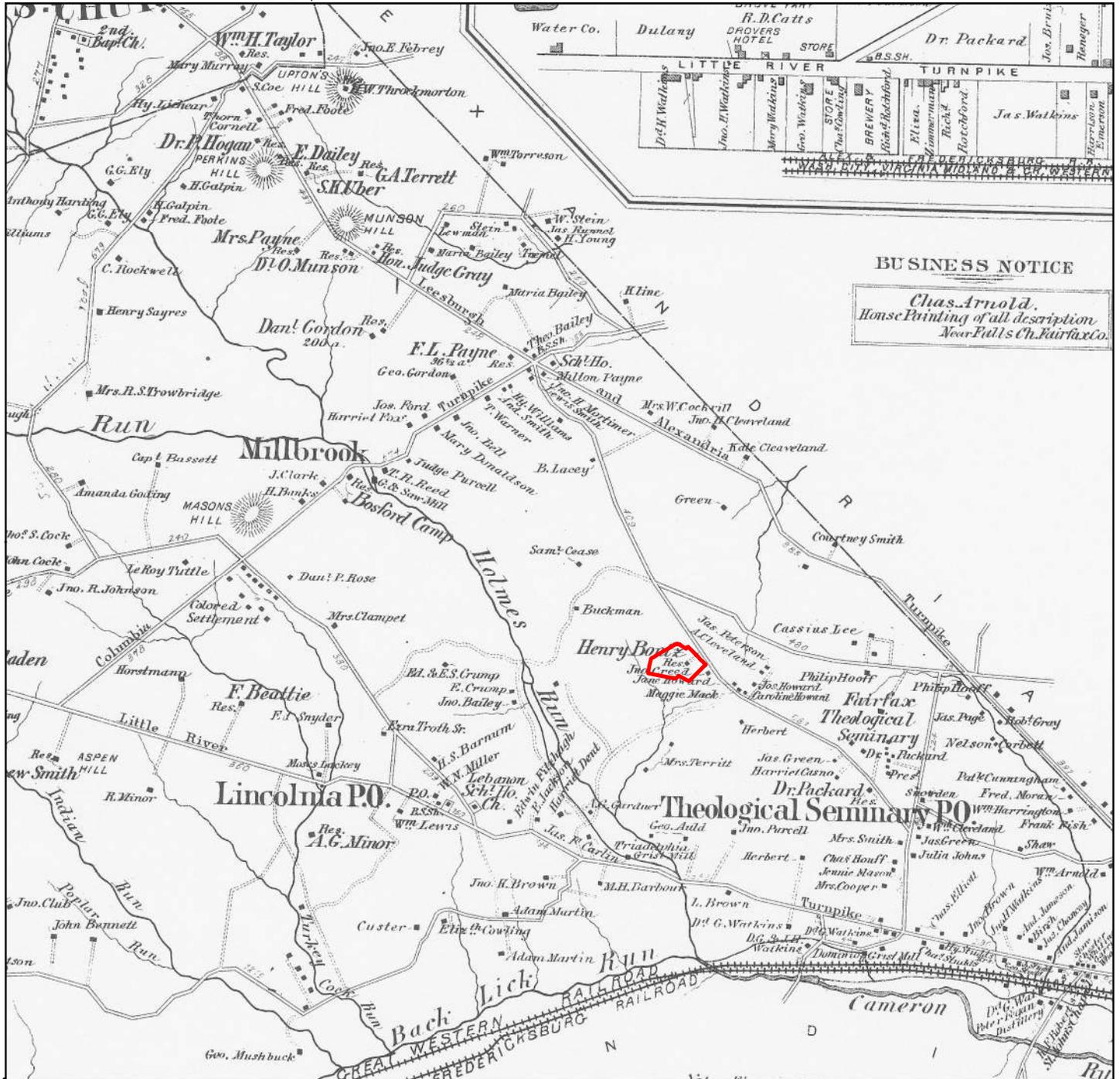
established and new resources, including coal and timber, became important in the economy. This growth was particularly marked in the late 19th century and the exploitation of these resources would ultimately provide some measure of economic prosperity for the inhabitants of Virginia (DHR 2003:49). In addition to the exploitation of mineral resources and forest products, the economy of Virginia saw a return to its roots with tobacco product manufacturing providing a source of prosperity. An expansion of the state's transportation network followed the need to deliver these raw materials to markets and factories.

The construction of the railroads in the 1850s, coupled with an increase in productivity due to modern farming methods, facilitated the transport of farm products from Fairfax and Prince William Counties to Washington, D.C. and other more urban areas (Smith and Causey 2005:21). Later in the 19th century, the construction of the trolleys made increased commuter travel possible within Fairfax County, although the county maintained its rural character into the 20th century (Smith and Causey 2005:21).

G.M. Hopkins prefaces the *Atlas Of Fifteen Miles Around Washington*, with "A Historical Sketch of Fairfax County, Va.," which states the population of Fairfax County in 1878 was 12,952. The county's population after the Civil War included northerners who settled in the area after the end of the war. Many of the newcomers were farmers who cooperated with native residents to explore ways to improve the devastated rural areas of the county. Fairfax County's depressed economic and agricultural conditions in the 1870s, combined with an influx of northern farmers, promoted the organization of farmers clubs to improve dairy and farming methods in grazing, cropping and plowing, and also to implement fruit orchard improvements (Netherton et al. 1992:415).

The Hopkins 1878 map reflects the increased settlement within this portion of Fairfax County, but the study area appears sparsely settled (Exhibit 14). The home of Henry Bontz is figured prominently (he was a patron of the atlas). Major George Terrett's residence was now owned by Mrs. Terrett. South of the study area lies the town of Lincolnia, whose name was changed after the War (Pence 2007: 51).

Economic conditions for Fairfax County continued to improve at the end of the 19th century, and the population of the county increased as residents of Washington D.C. migrated out of the city and eventually settled in the surrounding rural areas. Rapid increase in urban area settlement in the 1870s and 1880s, including Washington D.C., gave rise to a popular middle class sentiment that cities were unhealthy, dirty, noisy and rife with immoral activity (Smith and Causey 2005:21). In order to escape these many ills in the hot humid summers, the middle class residents of Washington, D.C. sought refuge in the surrounding, more rural suburbs. This escape was made possible by the improved transportation networks, including the railroads, trolleys and roads, as well as by paid vacation time (Smith and Causey 2005:21). The escapes varied from short stays in rural hotels or resorts to summer residency in rural villages near the railroads. In the early 1900s, Fairfax County became such an escape and many of the communities, however, small, promoted themselves as such (Smith and Causey 2005:22). Because of the close proximity of the county to the District of Columbia, it was even possible for the



BUSINESS NOTICE
Chas. Arnold,
 House Painting of all description
 Near Falls Ch. Fairfax Co.

 Approximate Location of Study Area

Map Source: "Falls Church, District No. 4, Fairfax County". From G.M.Hopkins' Atlas of Fifteen Miles Around Washington, D.C., 1878". Library of Congress, Geography and Mapping Department.

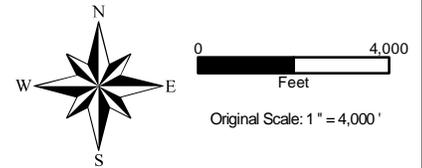


Exhibit 14
1878 Hopkins Map
Falls Church, District No. 4, Fairfax County, VA

wage-earners to commute on a weekly basis and local land developers began establishing summer communities in the more rural areas (Smith and Causey 2005:22). In 1904, the Washington and Falls Church Electric Railway was extended to Vienna and Fairfax Court House (Sweig 1995:7).

Improvements to the transportation system gave rise to the first stages of what would later become suburbanization. Between the mid-1870s and 1920, residential development along the Leesburg Turnpike boomed outside the borders of Alexandria in the more rural areas. A survey of historic maps shows that, by 1878, there were notably more houses and buildings in the area than had been during the Civil War years. An Alexandria Gazette article printed December 31, 1892 describes the development and growth of the city at the end of the 19th century. This article describes the rate and quality of progress and construction that took place over the earlier few years. The report writes:

The steady increase in building in Alexandria, as has from time to time been commented on in the Gazette, is remarkable, which compared with the lethargy exhibited but a few years ago. Now people build houses here and in Washington and other places to sell and speculate on... 'Tis true most of the houses are of moderate dimensions, but they are stylish and fitted with modern conveniences, are attractive and in many cases are erected by people who occupied them... One hundred and sixty five thousand dollars were expended this year on the erection of new houses. The additions to Portner Brewery along will cost \$35,000... The suburbs are by no means what they were last year. What were then barren squares with rail fences in the north, northeast and northwest are dotted with cozy residences... Lots compared with other localities, are cheap in that section and are sure to attract builders. The building of an electric railway from this city to Washington so often talked about is sure to crystallize into a fact; it is a demand of the times, and when that shall have been accomplished... Alexandria will take a spurt which will be marvelous to the enthusiastic as well as to the conservative. The Auditor this year issued 127 permits for the erection of buildings, and with the steady increase of our population this number is bound to be greatly exceeded during next year. We all feel that our old city has taken on new life, and we are overjoyed to see it. We have waited long and patiently for the turn in the tide, been held in derision by those of other places and humbugged and deceived by those who made stupendous promises and fulfilled none [AG, 31 December 1892].

The late 1890s saw the suburban development of Spring Park (now Rosemont) and Braddock Heights. By 1894, several neighborhoods had been established outside the City of Alexandria, though the City was still surrounded to the northwest and west by farmland. Development and growth continued through the first decades of the 20th century. By 1900, there were reportedly 6,400 residents living in Alexandria County, 10,200 in 1910, and, by 1920, there were 16,000 people living in Alexandria County when the county was renamed Arlington (Arlington Historical Society 2001a).

Economic conditions gradually improved in this area, in part to an increase in farming productivity coupled with proximity to railroads, which facilitated the transport of farm products from Fairfax County into Washington, D.C. and other more urban areas (Smith and Causey 2005:21). By the end of the 19th century, the population of Fairfax County increased as residents of Washington D.C. migrated out of the city and eventually settled in the surrounding rural areas.

Late 19th/ Early 20th Century Property History

The 1870 population census shows the Bontz household composed of Henry (51) with his children Henry A. (18), Ella (14) and Harriet (8). Harriett Bontz had died in 1869 at the age of 48 (AG 1 March 1869:2). Harriett's sister, Mary Scarce (62), Mary Payne (39) a domestic servant and her child, Lewis (2) were also residing with the family. Bontz's 74 acre farm was valued at \$5,000 in 1870, according to that year's agricultural schedule. Bontz was growing corn and potatoes on a portion of his improved acreage; the farm also yielded \$50 worth of orchard products, \$5 of market garden produce, butter (200 lbs) and hay (estimated at one ton). The total value of slaughtered livestock was \$115.

Bontz was remarried the following year on May 31, 1871 to Martha Ratrie of Loudoun County. Martha (52) is enumerated in the 1880 census records along with Henry (61), who is now listed as a farmer. The family included Bontz's father George (88), his son Henry (24), daughter Harriett (18), Martha's sister, Mary Ratrie (40) and her adopted child Minnie Lee (15). Farm laborers residing within the household included John Shuster (45), Malaci (16) and Edward Jones (15) – the latter two identified as “Black.”

That year, ten acres of his property were primarily under corn cultivation, with a small amount set aside for Irish and sweet potatoes. The remaining 62 acres were used for orchards, pasture or meadow. The 1880 agricultural census differed from previous years because it included detailed information on crops and animals. The schedule revealed that Bontz's orchards included 50 apple trees and 100 peach trees on 3 acres. The total value of livestock (24 milk cows and 4 hogs) and poultry (50) was \$500, while the total value of the farm (including land and buildings) was \$4000.

Henry Bontz's closest neighbors included members of his immediate family. The Hopkins 1879 map (Exhibit 15) prominently depicts the residence of Henry Bontz within the study area, as well as the dwelling of Bontz's second eldest child Ava Lavinia and her husband John Creed, who in 1880 (at ages 34 and 38, respectively) were living immediately to the southeast of her father's property with children Betty (12), George (11) John (6), Mary C (4), and Albert (1).

Bontz's eldest daughter Mary Catherine and her husband Thomas Terrett were also living along Seminary Road. In 1880, this couple (both aged 38) had six children: William (15), Thomas (11), Hatta (9), Martha (7), Henry (4) and Nettie (2). The Hopkins' 1894 map shows the location of the Terrett house roughly one-half mile north of her father's farmstead (Exhibit 16).

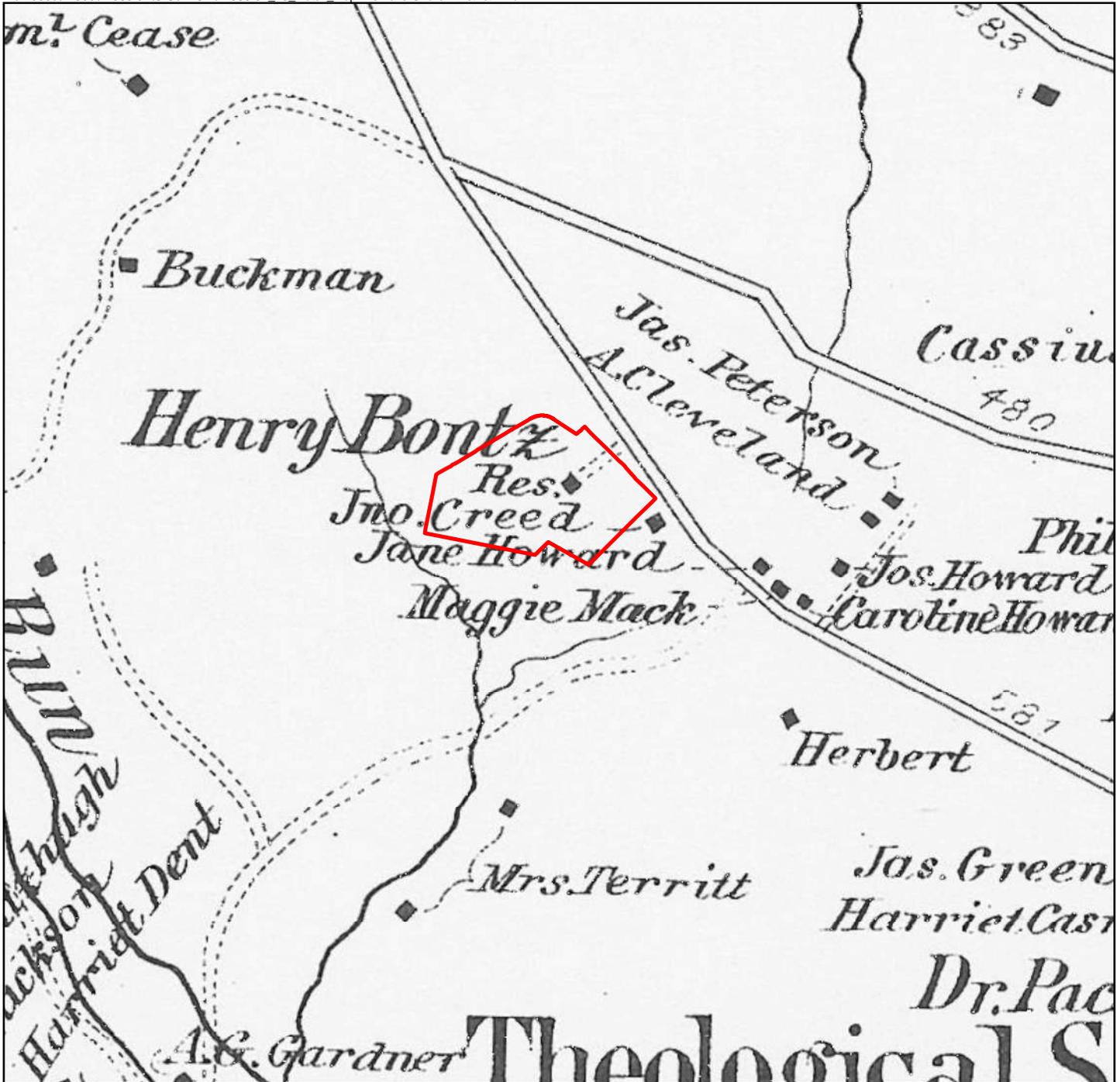
Henry Bontz died on December 15, 1892, at the age of 74. His will, written on January 3, 1891 and proved in court in 1895, named Martha A. Bontz as Executor (see Appendix III). Martha received all personal property and real estate, but upon her death, the residence and property reverted to his eldest son Henry, with the exception of the 2.5 acre tenement of Ara Lavinia Creed and her family. Upon Martha's death, the 2.5 acre tract was to be divided equally amongst his four daughters.

Henry Bontz's heirs sold the land including the study area to Victor C. Donaldson in February of 1913 (Fairfax County Deed Book Q7:24). According to the 1910 census, Victor Donaldson operated a general store in the vicinity of the study property. The 1920 census identifies his occupation as "Farmer," suggesting that Donaldson occupied and worked the Fairview property during his ownership. Donaldson owned the property for 13 years, before selling it in 1926 to Dr. Walter A. Warfield and his wife. The 1930 census once again lists Donaldson as a storekeeper.

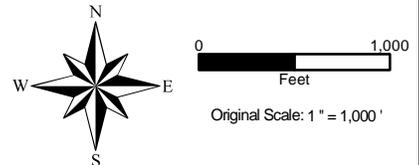
TWENTIETH CENTURY

World War I to World War II (1917-1945)

During the period of the two wars, national demographic trends were reflected in Virginia as the population of cities began to overtake that of rural areas. Farms were producing more but required less labor, a result of mechanization and new fertilizers; factories established in the state's cities attracted workers to become urban residents. Many African Americans became residents of Virginia cities, attracted by these new jobs, but they were relegated to segregated housing, neighborhoods, and transportation. By mid-century, however, resistance to such segregation increased, partly as a result of the concentration of populations in the cities. In response to the crises of the Depression and World War II, Federal and state governments increased both in the numbers of employees and offices, as well as in the scope of their activities during this time. Federal projects in

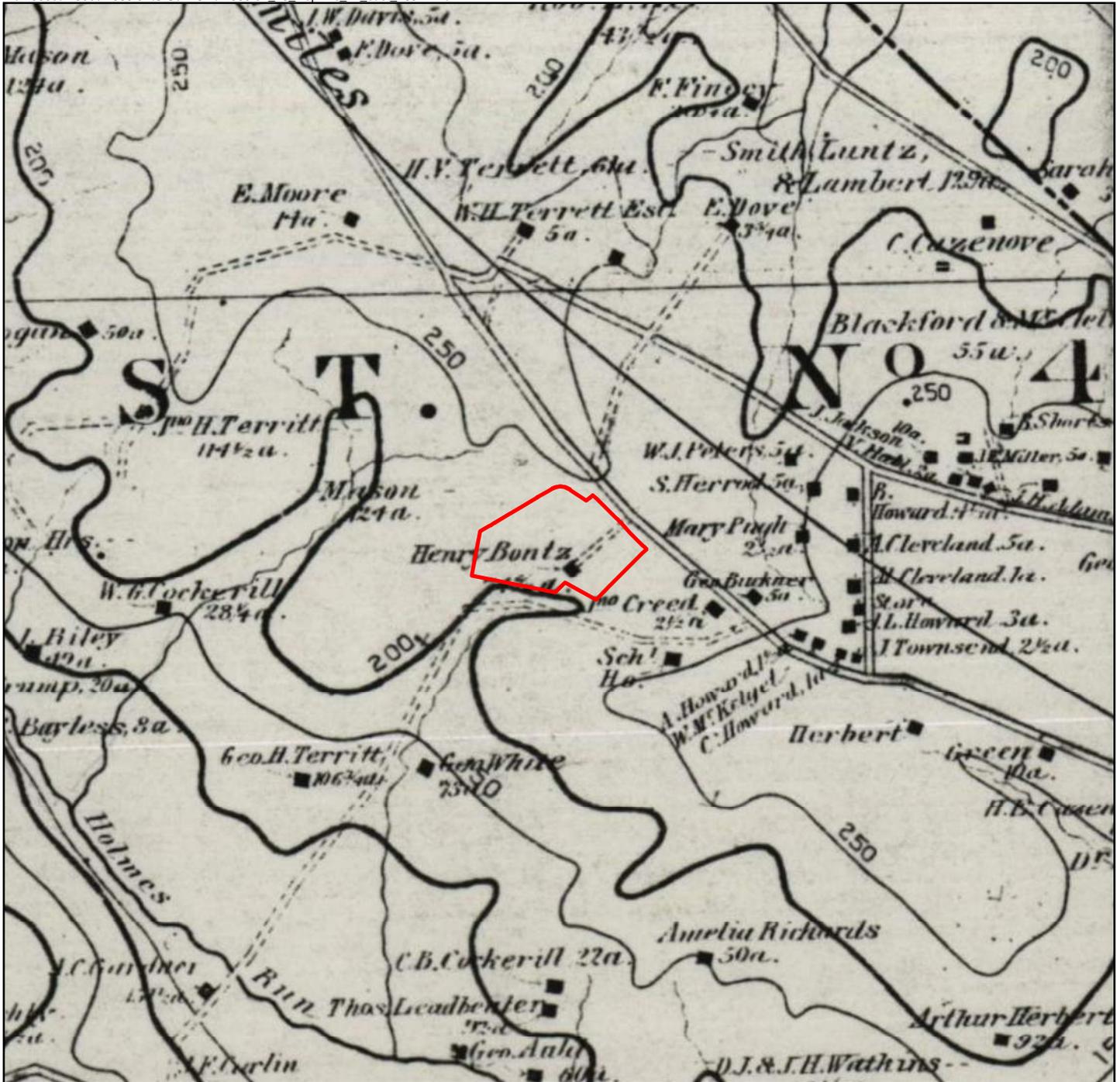


 Approximate Location of Study Area

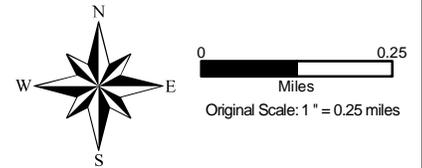


Map Source: "Falls Church, District No. 4, Fairfax County". From G.M.Hopkins' Atlas of Fifteen Miles Around Washington, D.C., 1878". Library of Congress, Geography and Mapping Department.

Exhibit 15
Detail of 1878 Hopkins Map
Falls Church, District No. 4, Fairfax County, VA



 Approximate Location of Study Area



Map Source: Hopkins, Griffith Morgan. "Map of the Vicinity of Washington, D.C., 1894". Library of Congress Geography and Mapping Department. Catalog Number: 88693364.

Exhibit 16
1894 Hopkins Map
Fairfax County, VA

Virginia during the Depression created new highways and parks, and helped to establish a textiles industry. World War II brought thousands of newcomers to the suburbs of Washington and to Norfolk; many continued as residents of Virginia when the war ended (adapted from DHR 2003:49-50).

The crash of the stock market in 1929 leading to the Great Depression of the 1930s, the extreme drought of 1930, and the subsequent government requests that cultivated acres be reduced 30%, saw hundreds of properties within the Northern Virginia region being sold for delinquent real estate taxes in 1931 and 1932. The major relief during the depression years was the creation of the Rural Electrification Administration (R.E.A.) in 1935, which revolutionized rural life by introducing electricity and indoor plumbing (Poland 1976).

In 1920, Alexandria County, a separate political jurisdiction from the City of Alexandria since 1870, was renamed Arlington County. The county took its new name from the 19th century Arlington Estate, located on the grounds of the Arlington National Cemetery.

During this period, land developers continued the process of suburbanization in Alexandria as well as Arlington and Fairfax Counties that had begun in the last decade of the 19th century. By the first two decades of the 20th century, Fairfax County actively solicited growth, hoping to attract middle class Washington, D.C. residents (Smith and Causey 2005:23). However, although some smaller “bedroom” communities were established in the first few decades of the century, substantial suburban development did not become well established in Fairfax County until after World War II (Smith and Causey 2005:23).

Working in the city and living in Northern Virginia was facilitated by the easy daily commute via the various electric railways, bus lines and good roadways. The introduction of automobiles and trucks in the 1920s and the subsequent development and improvement of roadways throughout the area led to the decline of the railroad system in Northern Virginia after World War I. Railroads experienced a temporary revival during World War II, but most passenger service in the region was discontinued shortly after the war (Netherton et al. 1992:266, 460, 487, 601).

Property Ownership 1926-1945

Victor C. Donaldson sold the property to Dr. Walter A. Warfield and his wife, Ruth Sudley (Barkley) Warfield in 1926 (Fairfax County Deed Book R9:330). The couple was married on March 25, 1919 in Petersburg, Virginia (Washington Post (WP), 28 March 1919: 3) and, according to Alexandria city directories, resided at 1910 Cameron Street, and not within the study area.

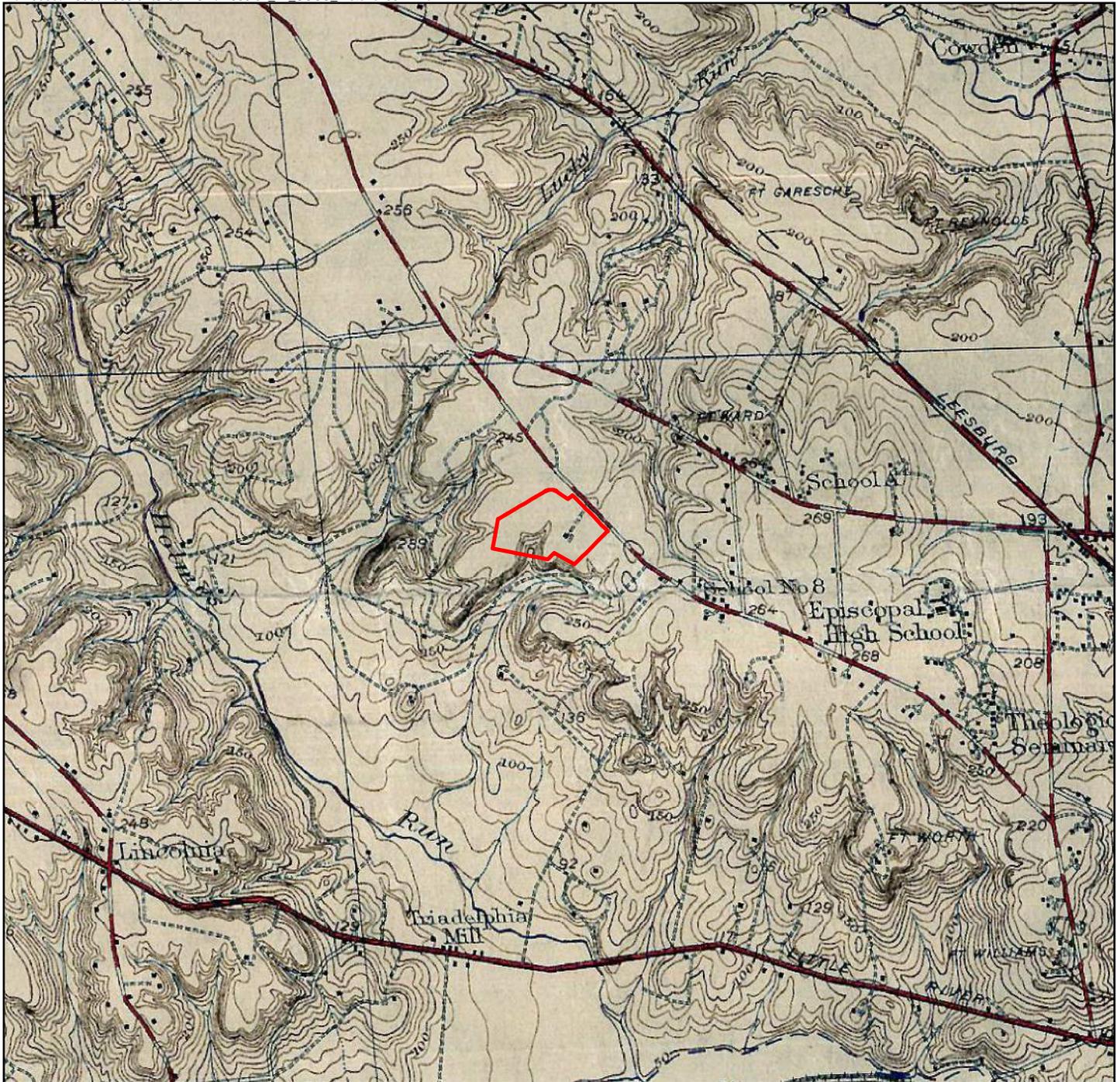
Dr. Warfield received his medical degree from George Washington University and was named the city physician of Alexandria in 1906 (Simmons 1906:215). He briefly served in the Virginia National Guard on the border of Mexico in 1916 before reopening his private practice in Alexandria. He served the city's poor until his untimely death from

pneumonia in 1928. Warfield is buried in Ivy Hill Cemetery in Alexandria (WP, 27 September 1916:5; WP, 25 October 1928:5). His widow continued to reside at 910 Cameron Street until at least 1930, according to federal census records.

Ruth Barkley Warfield was remarried to Brigadier General Duncan Kennedy Major in 1936 (WP, 4 April 1936:11). General Major was a graduate of West Point and was a veteran of the Boxer Rebellion in China, the Philippine Insurrection and World War I (Patterson 2014). At the time of his marriage to Ruth Barkley Warfield, Major was serving on the General Staff in Washington, D.C.; however, he was assigned that year to command the Infantry brigade in Hawaii and ended his career as commander of the Port of Embarkation in San Francisco (Patterson 2014).

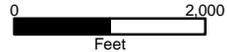
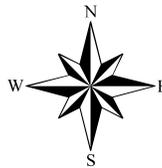
The property owners did not reside within the Seminary Overlook study area and it must have been leased to tenants. Historic maps and aerial photographs as late as 1937 (Exhibits 17 and 18) show the property still as an active farm, with the house and outbuildings located approximately where they had stood during Bontz's tenure, and nearly the entire acreage was dedicated to cultivated fields or pasture. However, by 1945, the existing farm buildings within the study area have been leveled and a new dwelling had been constructed to the west of the original farmstead location at the end of a re-routed driveway (Exhibit 19). A 1954 aerial photograph (Exhibit 20) shows this single large dwelling with extensive landscaped lawns and no visible agricultural outbuildings within the study area. The majority of the property is shown in early to middle forest succession; no standing buildings are visible in the location of the 19th century farmstead. It is clear that the pre-1945 construction of this dwelling marks the end of the agricultural history of the property.

General Major retired in 1940 and returned to Virginia. That year, Ruth Barkley Major conveyed full ownership of the property to her husband as 'tenants in common' (Fairfax County Deed Book H14:461). In 1942, Major leased their large house on 908-910 Cameron Street to the National House Agency under a "nationwide program to convert existing structures into homes for war veterans" (WP, 20 November 1942:B1); it is clear that the couple was not residing at this address. Given this, it is likely that the demolition of the original farmstead and the construction of the large new house (between 1937 and 1945) represented the establishment of the Majors' retirement dwelling.



 Study Area

Latitude: 38°49'39" N
Longitude: 77°06'47" W



Original Scale: 1" = 2,000'

Exhibit 17
USGS Quad Map
Washington, D.C. & Vicinity, 1932



 Study Area

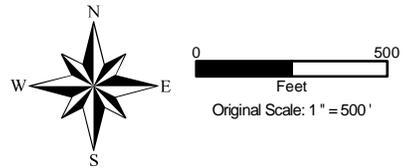
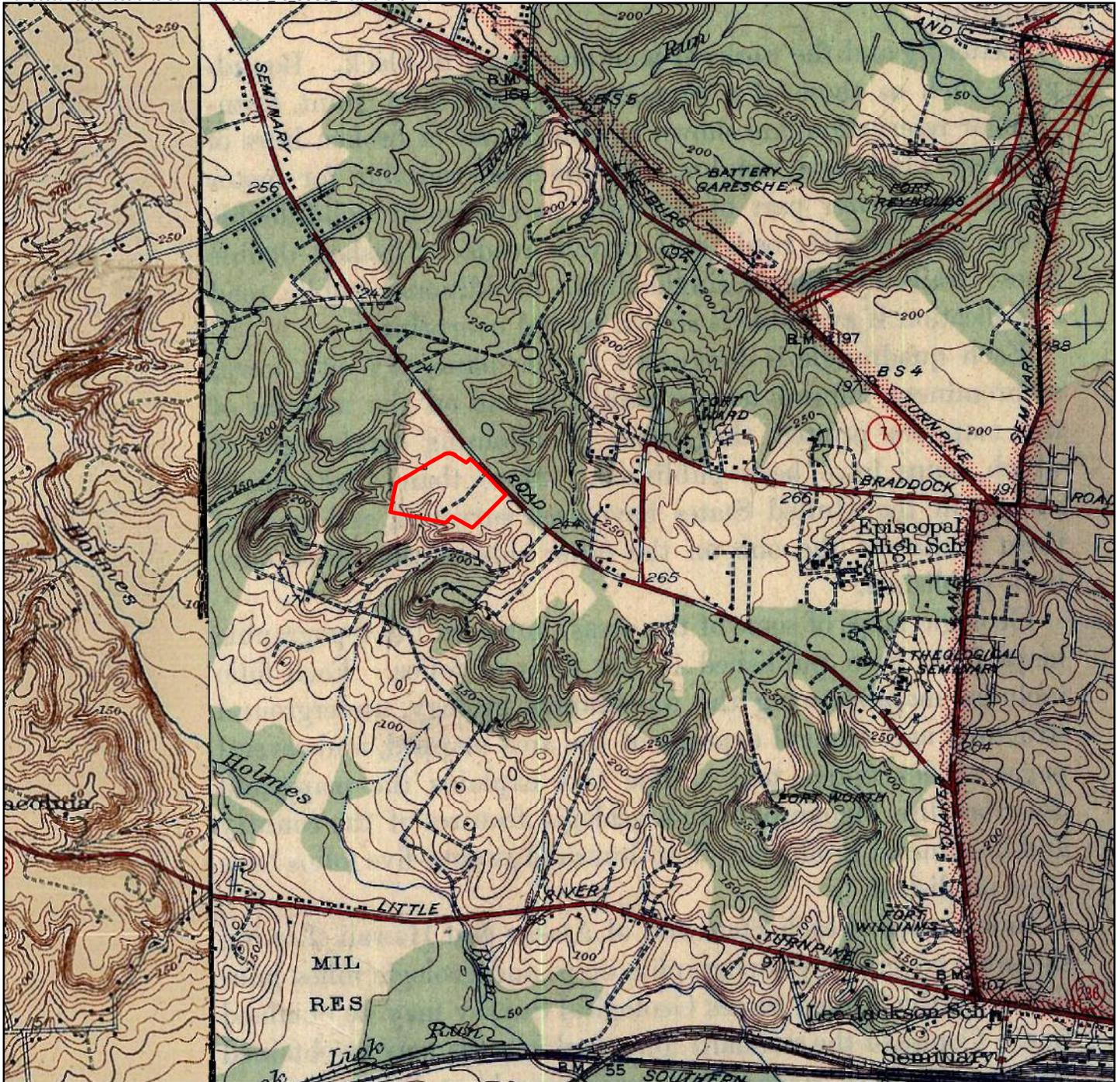


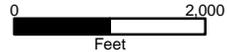
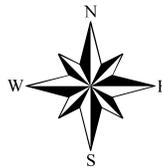
Photo Source: GIS & Mapping Services Branch

Exhibit 18 Spring 1937 Black and White Imagery



 Study Area

Latitude: 38°49'39" N
Longitude: 77°06'47" W



Original Scale: 1" = 2,000'

Exhibit 19
USGS Quad Map
Alexandria 1945 & Washington, D.C. & Vicinity, 1944



 Study Area

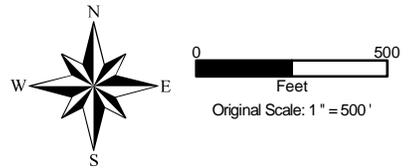


Photo Source: Fairfax County Mapping Office

Exhibit 20
1954 Air Photo
Fairfax County, Virginia

The New Dominion (1945-present)

The growth of government and related employment during this period, in both Richmond and in the areas adjoining Washington, D.C., spurred the transformation of formerly rural farmland into housing subdivisions and commercial centers. Rural population continued to decline and, by 1955, more Virginians lived in urban centers than in the country. During the latter part of this period, development has tended to follow transportation corridors such as Interstate 95, bringing with it not only housing and shopping, but schools, offices and other facilities, as well as networks of new roads (adapted from DHR 2003:50-51).

This period of the state's history witnesses the end of one-party rule that had commenced with the end of Reconstruction, and the Civil Rights movement that resulted in the end of segregation. In 1963, President John F. Kennedy presented a Civil Rights bill that would ban discrimination based on race, color, religion, sex, or national origin in public arenas, and empowered the United States General Attorney to sue state governments that continued to enforce racial segregation in public schools. President Lyndon B. Johnson signed the Civil Rights Act on July 2, 1964; this act also prevented discrimination in federally assisted programs and established a commission on Equal Employment Opportunities (U.S. National Archives and Records Administration 2009). In 1965, Johnson signed a Voting Rights Act that made it illegal to deny or hinder the right to vote based on literacy tests, an obstacle created by Southern states to prevent African American voting. This Act was amended in 1970 and 1975 when it was also expanded to include other minorities (U.S. Department of Justice 2008).

The history of Northern Virginia after World War II can be summarized as an era of population growth and increasing suburbanization. Interconnections with Washington, D.C. and the adjacent Maryland suburbs gained strength during this period as a result of increasing diffusion of federal agencies and employment throughout the region (Melder 1983:441). The number of federal workers did not fall after World War II, as it had after World War I and new jobs were created in the region by private companies that contracted for the government or subsisted on federal spending (Melder 1983:439).

This period saw the creation of a recognizable geographic and political bloc within the state known as "Northern Virginia." At first, this included only the City of Alexandria and Arlington and Fairfax Counties, but the definition of Northern Virginia grew, as population and suburbanization grew, to include Prince William, Loudoun, Stafford and Fauquier Counties (Moore 1985:7, 10).

New highways allowed the development of many of the new communities. Shirley Memorial Highway⁵, which is located west and north of the study area, was originally conceived in the 1930s as the proposed Fort Belvoir Bypass (to bypass Mount Vernon, Fort Belvoir, and downtown Alexandria). The highway was built in stages as funds

⁵ The section of highway from VA Route 7 to U.S. Route 1 was named after Henry Garnett Shirley, who had served as the Commissioner of the Virginia Department of Highways for 19 years and who died in office in 1941, just a few weeks after approving the plan to go forward with the new freeway (Kozel 2005).

became available, during the 1940s and 1950s (Kozel 2005). The engineers, who designed this section of Shirley Highway, worked in conjunction with the planners of the housing developments of Parkfairfax, Fairlington, and Shirlington, designing safe and efficient access to those communities built to house government workers. The Commonwealth of Virginia also worked with developers to construct access roads and egress ramps from the new exits, such as with Seminary Road and Route 350 (Fairfax County Deed Book 582: 145-151).

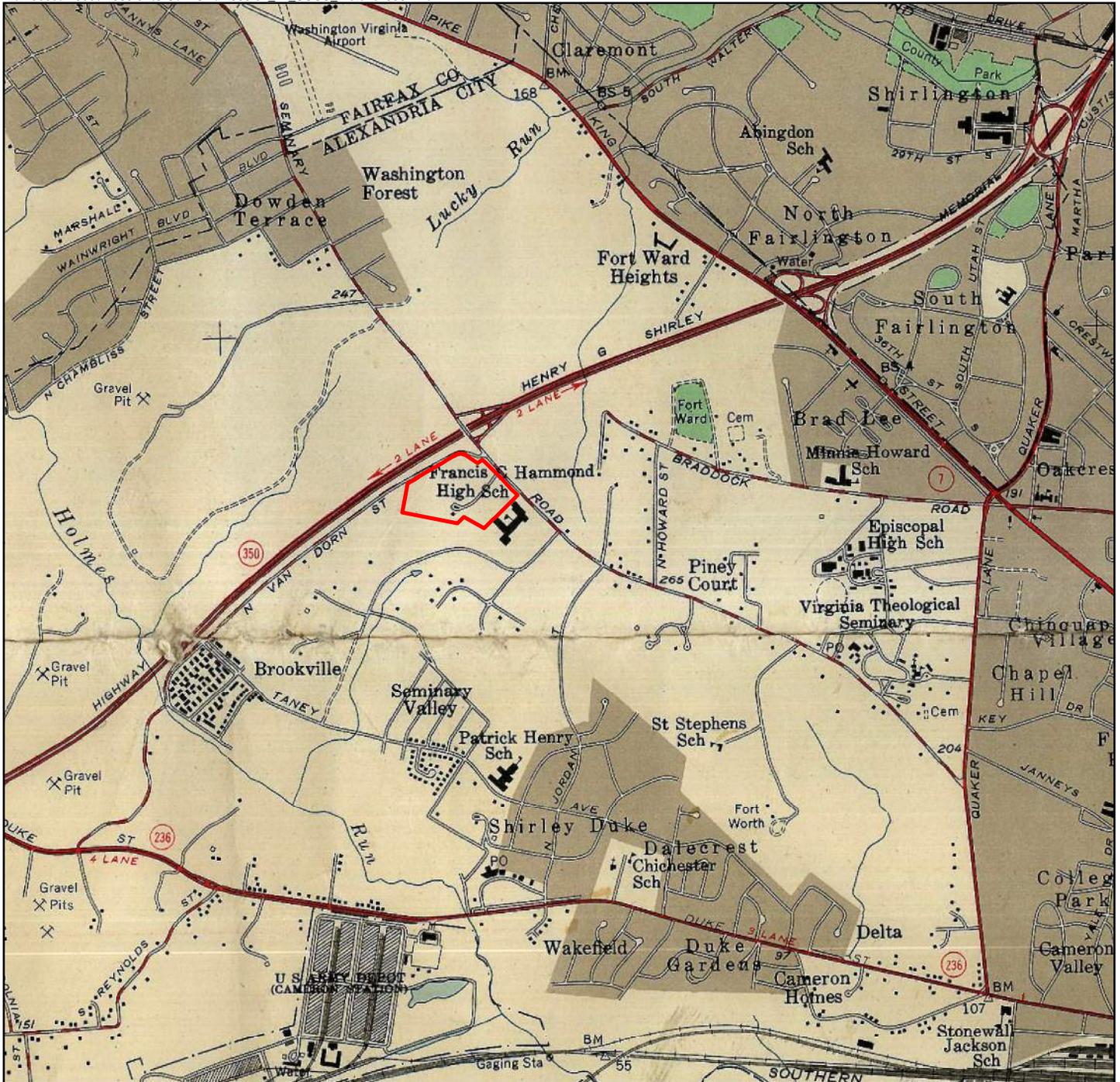
Shirley Memorial Highway (then designated VA Route 350) first appears on U.S.G.S. maps in the 1950s (Exhibit 21). Suburban growth was concentrated, at first at least, in proximity to the new highways; the construction of Shirley Memorial Highway led to explosive growth and development by the next decade (Exhibit 22). By 1950, the populations of Alexandria and the counties of Arlington and Fairfax had approximately doubled. Farmland still made up 42% of Fairfax County land in 1950. The population of Fairfax County tripled between 1950 and 1960 (Smith and Causey 2005:25). In 1952, the City of Alexandria annexed the portion of Fairfax County which included the study area.

By 1960, plans were under way to include Shirley Highway in the Interstate Highway System, which was authorized the Federal Aid Highway Act of 1956. In the late 1950s, work had begun on the creation of I-95; by 1964, the 71-mile section of I-95 from VA Route 54 in Ashland to the south terminus of Shirley Highway was open, thus completing the connection between the Richmond-Petersburg area with Washington, D.C. In the same year, I-495 (the Capital Beltway) was also completed.

By 1975, development in Fairfax County was noted as “phenomenal growth” (Kilmer and Sweig 1975:1). The 1990 Census showed Fairfax County with the largest population (818,584) of those counties of the Virginia/Maryland/West Virginia regions having satellite communities surrounding Washington, D.C. The influx of newcomers to Northern Virginia continues to the present; as of the 2000 Federal Census, only 25.9% of residents in the region were born in the state of Virginia (U.S. Census 2000). More recent figures estimate the total population of Fairfax County at 1,130,924 (U.S. Census Bureau 2014).

Post-War Development and Property History

Duncan Major died on May 26, 1947 at Walter Reid Hospital and is buried at Arlington National Cemetery (WP, 28 May 1947:12). His widow, Ruth Barkley Major survived him, and sold the property in 1953 to the Seminary Holding Corporation (Alexandria Deed Book 438:212), ending the private ownership of the property and opening the study area to development.



 Study Area

Latitude: 38°49'39" N
Longitude: 77°06'47" W

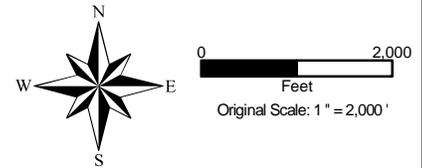
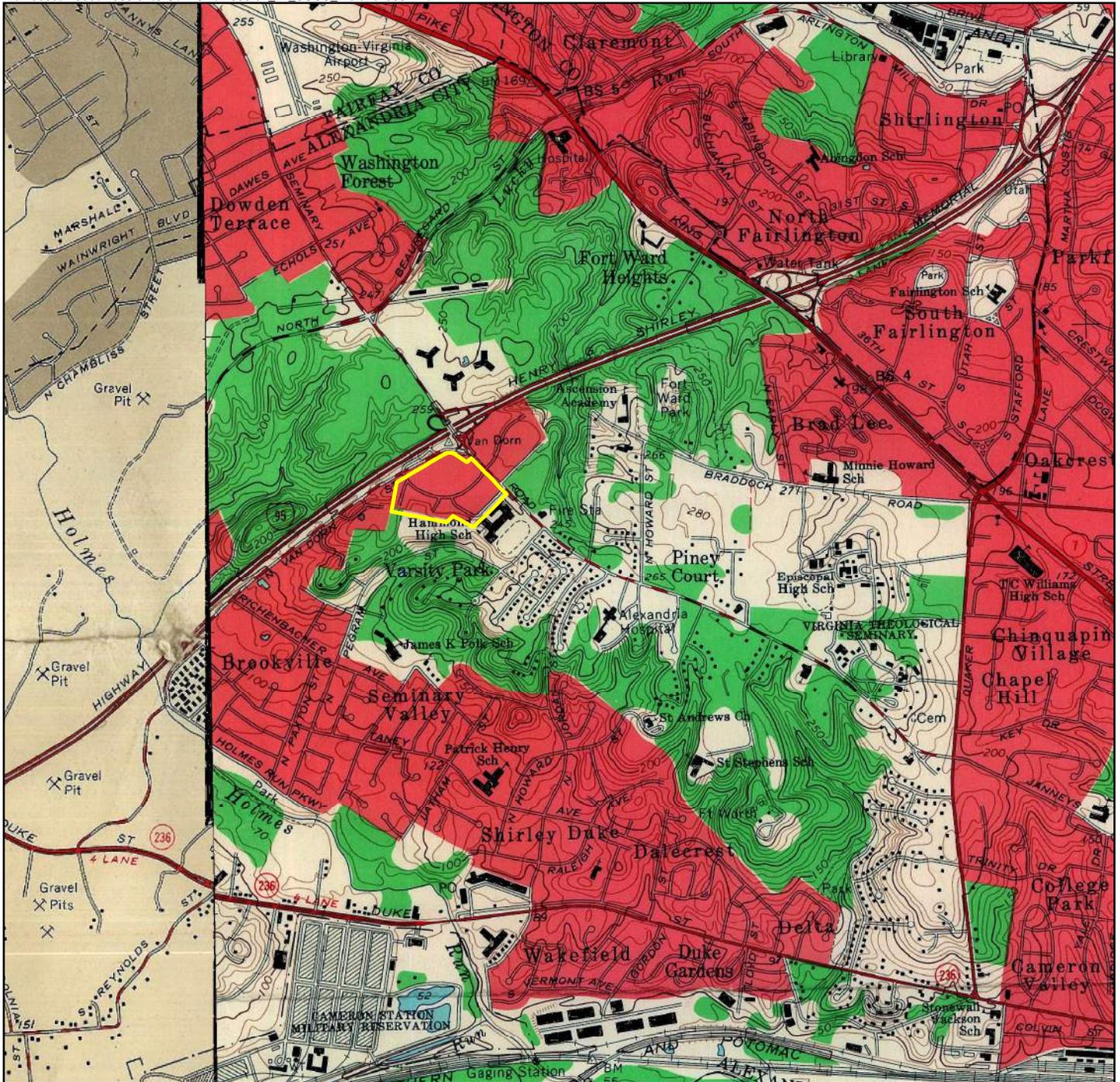


Exhibit 21 USGS Quad Map Washington, D.C. & Vicinity, 1956



 Study Area

Latitude: 38°49'39" N
Longitude: 77°06'47" W

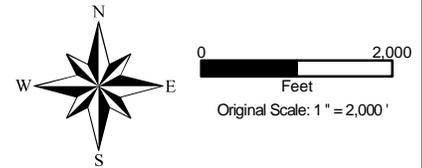


Exhibit 22 USGS Quad Map Alexandria 1965 & Washington, D.C. & Vicinity, 1956

The low-rise garden style apartments at Seminary Hill and the two luxury high-rise buildings at Seminary Towers were constructed and managed by Seminary Associates (composed of Community Builders Inc. and Weaver Brothers, Inc.). By August of 1960, the first section of Seminary Hill (142 units) was completed and fully occupied and construction of the second section containing 152 units was underway (WP, 20 August 1960:B18). Construction of the first of the two luxury high-rise buildings (Seminary Tower East) began in 1961 and the model apartment furnished by Woodward & Lothrop was opened by Seminary Associates in April of 1962 (WP, 28 April 1962:D16). The Towers were advertised as:

Luxurious new ultra-modern tower apartments on a beautiful hilltop setting overlooking the wooded countryside of Northern Virginia, the Potomac and downtown Washington...with private pool, putting green, badminton courts, landscaped roof garden, social room...secretarial service...and spacious air conditioned apartments combining the finest modern facilities with county club living [WP, 28 April 1962: A4].

The decision to construct garden-style apartments within the study area was in keeping with a trend in Northern Virginia, which began in the 1940s and 1950s. According to a City of Alexandria report on potential growth, the construction of garden style apartments in the city equaled the number of single family homes built in the 1960s, and had surpassed the number of high rise units constructed in the 1970s (City of Alexandria, 1975:15).

SUMMARY OF LAND USE AND OCCUPANTS

William Henry Terrett (1707-1758) appears to have manifested the trend of settlement in this area by wealthy plantation owners with his construction of Oakland, the Terrett family plantation home, which was located roughly one-half mile south of the study area. By the time of his death, William Terrett's estate consisted of approximately 1810.5 acres. Land use on the Terrett estate is indicated by the listing of William H. Terrett's estate accounts submitted to the Fairfax County courts. The list includes livestock consisting of horses, cattle, pigs and sheep, farming tools (plows, hoes, reap hooks), and one hogshead of tobacco. Although farming tools appear in the inventory, no other crops besides the tobacco are listed. Cobbler's tools, carpenter tools and a spinning wheel either indicate activities associated with a self-sufficient plantation dependent on slave labor and temporary hire, or else an exchange of their shoe making and carpentry work for other plantation necessities. The Terrett standard of living, and the wide range of imported merchandise available, is indicated in the extensive list of household goods and furniture.

William H. Terrett's estate accounts also show that the Terrett plantation was occupied by an overseer and slave quarters, with portions of his property leased. Edward Hufsey was listed as the overseer in 1758 and Thomas Williams in 1760. Land was leased to a John Summers, Frank Ballinger (1758-1760), Sarah Thomas (1758-1760), Benjamin Ladd (1759-1760), and Ann Ward (1758). Locations of these leases and the amount of acreage held by all tenants are not stated in the accounts.

The mid-18th century transition from an economy based on tobacco monoculture to the cultivation of wheat may have been linked to the early division of the Terrett plantation, now owned by the next generation, William Henry II, his wife Amelia Hunter and three children: George Hunter, John Hunter and Nancy (Douglas). The size of the Terrett estate was reduced by several land transactions during his lifetime, which provides context for the further estate subdivision. Several of the transactions appear in the general Fairfax County Deed Index, but are located in missing deed books. Land sales that we have information on include conveyances in 1793 of 185 acres to Baldwin and Catherine Dade and 133 ¼-acres to Ludwell Lee. Forty-four and one-half acres “on the west side of Holmes Run above the milldam” were also deeded to Robert Allison in 1796. The estate was inherited by his wife and children upon his death in 1826.

The study area was now owned by the third Terrett generation: George Hunter Terrett, and his wife Hannah Butler. Slavery remained vital on the Terrett plantation in the antebellum period and land use is indicated by the 1850 agricultural census, which lists wheat, corn and wool and hay were produced on Hannah B. Terrett's estate (270 improved acres and 448 forested acres). Her livestock included 20 cows, two oxen, and 15 sheep. Upon her husband's death, the ±1320 acre estate went into chancery and, in 1851, was subdivided into six lots.

Land use within the study area changed very little following the sale of Lot 1 of the Terrett estate to William Scarce in 1852, remaining agricultural (either cultivated for crops or as pasture and wood lots) into the 20th century. It appears that Scarce was the first to build a dwelling on the parcel, although he likely never resided on the property. Tax records indicate a the presence of buildings assessed at \$1000 value in 1857 when Scarce sold the property to Henry Bontz, who named the farm “Fairview” and resided there until his death in 1892. His wife and heirs most likely continued to reside on and operate the farm until 1913, when it was sold to Victor Donaldson, a local storekeeper.

Donaldson continued farm until 1926, when it was sold to Dr. Walter A. Warfield and his wife Ruth Barkley. Warfield was the city physician of Alexandria and resided within the city; he almost certainly leased the property to a local farmer. Ruth Barkley Warfield retained the property after her husband's death and, in 1940, added her new husband, Brigadier General Duncan Kennedy Major, Jr. to the property title. It appears that following General Major's retirement in 1940, the original farmstead was razed and a large new house was constructed on the property within which the Majors likely resided; a 1954 aerial photograph clearly shows that the property was no longer used for agricultural purposes.

The Majors' conversion of the property from agricultural to residential use reflects a trend in the region that began with the increased ease of commuting into Washington, D.C. from outlying communities like Alexandria and Falls Church in the late 19th and early 20th centuries due to transportation improvements. This trend accelerated following the Second World War, after which the formerly rural vicinity of the study area was developed with considerable rapidity. The widowed Ruth Barkley Majors sold the property to Seminary Holding Corp in 1953, ending the private ownership of the property and opening the land to development.

Following the local trend in Northern Virginia that began in the 1940s and 1950s, Seminary Associates began construction of the garden style apartments at Seminary Hill and the two high-rises at Seminary Towers in the early 1960s. In 1960, construction of garden style apartments in the city equaled the number of single family homes built in the 1960s, and had surpassed the number of high rise units constructed in the 1970s (City of Alexandria, 1975:15).

CURRENT CONDITIONS AND PROPOSED CONSTRUCTION

Eight low-rise buildings and two high-rise buildings are currently located on the property. This Documentary Study was initiated in anticipation of the planned construction of a four new multi-family residential buildings within the southern half of the Seminary Overlook property (Exhibits 23-25). Two of the buildings will have above ground parking garages enclosed by residential units and two of the buildings will have swimming pools within a courtyard. A central green space will be located in the center of the property. Kenmore Avenue will also be realigned.

The existing East and West Seminary Towers will be retained; however, two new infill apartment buildings are planned for the second phase of development. The new buildings will have below grade parking and an additional parking deck shown is planned along the north edge of the site along Van Dorn Street (Exhibit 26).



Exhibit 23: Conceptual Plan for Phase I of Seminary Overlook



Exhibit 24: Landbay A Perspective View From Seminary Road



Exhibit 25: Landbay B Perspective View From Central Green

Conceptual Site Plan



Seminary Hill and Towers Apartment Redevelopment
Alexandria, Virginia

Home Properties, Inc.
Wahb Collett
Brewman Consulting
Wells - Associates
April 2, 2013

hord | coplan | machi
750 L. Pratt Street, Suite 1100 Baltimore, MD 21202
410.537.7313 | www.hord.com
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Exhibit 26: Conceptual Plan for Seminary Overlook

ARCHEOLOGICAL EVALUATION

The results of the above documentary research as well as the apparent impacts of the current 20th century development were used to assess the potential for locating archeological resources within the study area; this assessment is presented below.

The extent to which the natural topography of the study area was altered during the development of the property is unclear based on the examination of historic and current topographic maps. The natural landscape was, for the most part, flat prior to development, and it is possible that relatively minor grading was undertaken during the construction of the existing apartment units. According to plans showing existing conditions, the apartment buildings stand on concrete slabs which likely did not deeply impact the ground outside of the location of the footers. These footers and buried utilities likely represent the deepest disturbances within the study area; the vegetated and asphalt-paved areas are the least likely to have undergone significant disturbance apart from the buried swale.

The ravine or deep swale that once occupied the western portion of the property was filled during the mid-20th-century development of the study area; it is possible that this original ground surface remains intact beneath the layers of transported fill, but it is not anticipated to contain significant archeological resources.

Archeological Site Probability

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.

The study area is situated on what was originally a broad upland ridge top drained to the south and west by a tributary stream in a notable ravine or deep swale towards Holmes Run, which in turn empties to the Potomac River. Based on the environmental setting and the proximity of prehistoric camp sites recorded in the vicinity, the study area has a moderate to high probability for containing prehistoric archeological sites. These sites would likely consist of small temporary camp sites seasonally utilized during hunting or the exploitation of other local resources.

The probability for the occurrence of historic period sites largely depends upon the historic map search, the history of settlement in the area, the land use, the topography and the proximity of a particular property to historic roads. However, the absence of structures on historic maps does not eliminate the possibility of an archeological site being present within the property as it was common for tenant, slave, and African-American properties to be excluded from these maps.

The documentary evidence presented above provided information about the land use and, therefore, the potential for historic archeological resources in the study area. The study area was used for agricultural purposes from the 18th through the early 20th century. A review of 19th century historic maps and other documentary evidence revealed that Henry Bontz's farmstead, known as Fairview, stood within the study area from circa 1856 until circa 1940. It is not clear if the buildings at the complex shown on Civil War maps are the same as those in the farmstead evident in a 1937 aerial image; however, the location of the complex does not appear to have changed from the time of the original construction in the late 1850s. The archeological signature from Bontz's dwelling and possibly of the larger outbuildings such as the barn would most likely include stone foundations, as well as scattered artifacts associated with the occupation of the farm.

Twentieth century aerial photographs and maps show that the farmstead was demolished and replaced by a single family residence circa 1940. This dwelling was subsequently replaced by the current apartment buildings in the 1960s. The property has a moderate to high probability of containing historic resources associated with the occupation of the study from the mid-19th century through the mid-20th century.

Potential to Locate Archeological Sites and Recommendations

The potential to locate archeological resources within the study area; however, will be limited somewhat by the continued agricultural use of the property and, more significantly, by the disturbance that occurred during the 20th century development within the study area.

Although the original grading and construction plans for both Seminary Hills and Seminary Towers were not located and examined at this time, the buildings do not appear designed to fit into the existing topography, as was the case with the nearby Brookdale, Meadowcreek and Lynbrook neighborhoods; the architects of these neighborhoods purposely left areas of "natural" topography untouched by the development (Mullen 2010). The existing conditions plans for Seminary Overlook that nearly all of the property has been paved or built upon. All buildings within the study area are constructed on slab concrete foundations and are most likely supported by concrete and cinderblock footers. Stormwater and other buried utilities are also located on this map. Also, due to minor topographic differences, some buildings are slightly below adjacent grades.

Although the study area has a moderate to high probability for prehistoric resources, temporary camp sites do not frequently include deep subsurface features, and plowing and other agricultural land use lessens the potential for locating intact resources. Likewise, the study area has high potential for historic resources and it is possible that remnants of the stone foundations may have been preserved beneath the concrete slab foundations.

Our experience at archeological sites in some parts of Alexandria has revealed historic foundations and other cultural materials preserved beneath overlying mid-20th century concrete slab foundations; however, the research potential of these remnant features beyond their physical location has been minimal, as they had been disturbed by footers, utility lines and other infrastructure. In our opinion, construction of the circa 1940 single family dwelling and the subsequent construction of the Seminary Hills and Tower apartments have significantly disturbed any intact prehistoric or historic archeological resources that have research potential; therefore we are not recommending any archeological work within the study area.

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Fairfax County birth and marriage records
Fairfax County Deed Books
Fairfax County chancery court causes
Fairfax County land tax records
Fairfax County personal property records
Fairfax County Will Books
Northern Neck Land Grants
Southern Claims Commission
United States Bureau of the Census
United States Senate Records

**APPENDIX I:
Scope of Work for Documentary Study**

**Seminary Overlook Property
City of Alexandria, Virginia
DSUP2013-0026**

Scope of Work for a Documentary Study

This scope of work is for a Documentary Study for the Seminary Overlook property located south of the apparent intersection of Van Dorn Street and Seminary Road in Alexandria, Virginia. The goals of the research are to understand the land use history of the project area, to develop a historical context for the interpretation of the site, and to identify the potential locations of archeological resources that may be preserved. Ultimately, the research will result in a recommendation as to whether an archeological investigation is needed on the property prior to development. In addition, Thunderbird staff will work with the developer, architect, and landscape architect to potentially integrate themes and elements of the historic character of the property into the design and any open space for the project.

An initial review of historic maps shows the property was part of a larger parcel owned the Terrett family in the 18th and 19th centuries, prior to the subdivision of their estate in 1851. The land containing the study property appears to have been sold to Henry Bontz, a local butcher, who occupied the property into the 20th century. Civil War era maps show four structures associated with Bontz in the study property; U.S.G.S. maps show a dwelling persists in the approximate location of the earlier dwelling until circa 1945. Therefore the property has a high probability for the potential of location 19th and 20th century archeological resources.

This work is being done to satisfy requirements of the City of Alexandria Archaeological Protection Code prior to development on the property and in accordance with Coordinated Development District (CDD) #22 staff recommendations. 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*.

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 archeological 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 archeological 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 archeological work and the development of historic contexts for the interpretation of the site. The work will present the potential for the archeological work to increase our understanding of Alexandria's past and will highlight the historical and archeological significance of the property.

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 archeological resources that could provide insight into Alexandria's past, and presents specific recommendations for the archeological 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 archeological 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.

The Documentary Study will include a map which illustrates potentially significant archeological areas and recommendations for the archeological fieldwork, if needed. The recommendations will be based upon the specific criteria for evaluating potential significance as established and specified in the Alexandria Archaeological Protection Code. If archeological work is recommended, a Scope of Work for the Archeological Evaluation, with an archeological testing strategy, will be included in the report.

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.

In addition, Thunderbird staff will work with the developer and the City staff to develop themes that could be used to integrate the historic character of the property into the design of the project. If required by the City Archaeologist, the archeological consultant will supply the written text and graphics for a potential historic marker. The text should be up to 200 words in length with a paragraph on the historical significance of the site and a paragraph on findings from the archeological investigation. The graphics (minimally four, with captions) need to be high-quality copies (scanned at a minimum of 600 dpi and saved separately as jpeg or tiff files) of line drawings (e.g., site maps, feature drawings), historic photographs and maps, or other illustrations (e.g., site or artifact photos) in black and white or color. All copyright releases need to have been obtained and credit provided for each graphic. The text and graphics must be submitted to Alexandria Archaeology on a CD.

The consultant will coordinate with the City Archaeologist before writing the text and selecting images.

Tasks

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

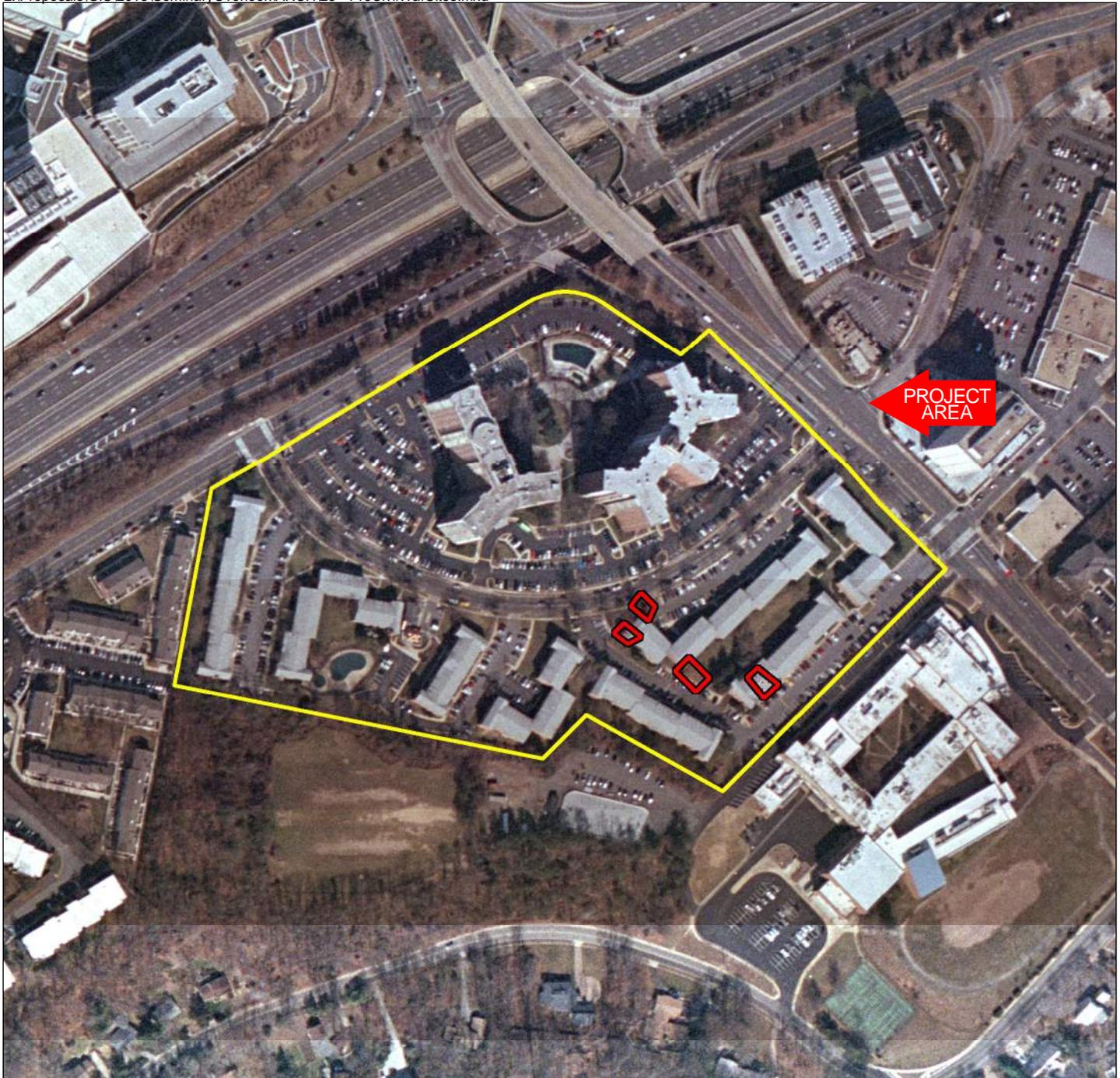
1. Visit Alexandria Archaeology to gather information, including to-scale historical maps, site reports, and secondary compilations and indexes, and complete research on primary sources.
2. Analyze the compiled data to evaluate the potential for the recovery of significant archeological resources on the property.
3. Produce recommendations and communicate (i.e, by email or phone) these to Alexandria Archaeology staff.

4. Produce and submit two copies of draft Documentary Study to Alexandria Archaeology, including the public summary document.
5. 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 |

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 Pre-Civil War Sites

**Location of Pre-Civil War Sites
February 2012 Natural Color Imagery
Seminary Overlook
Original Scale: 1" = 300'**

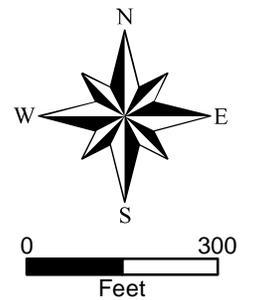


Photo Source: Wetland Studies and Solutions, Inc.

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

Exhibit A

APPENDIX II
Chain of Title

CHAIN OF TITLE FOR SEMINARY OVERLOOK

Home Properties Seminary LLC 12.2148 acres
Parcel 3332-01-02 – or Parcel A of subdivision plat of Ruth Barkley Major

1959 July 16

Walter T. Oliver, Jr. Hermen Greenberg 12.2148 acres
William Whitney Clark Earl M. Macintosh, Jr.
Trustees Trustees
Deed - Alexandria Deed Book 496:66

1956 September 5

Walter T. Oliver, Jr. Seminary Holding Corp. 22.3369 acres
William Whitney Clark Parcel "A"
Trustees
Deed – Alexandria Deed Book 438:212

1953 February 12

Seminary Holding Corp. Ruth Barkley Major 22.3369 acres
Parcel "A"
Deed – Alexandria Deed Book 438:212

1940 September 19

Ruth Barkley Major Ruth Barkley Major 62.53 acres
Duncan K. Major Jr. Duncan K. Major Jr.
Deed – Fairfax County Deed Book H-14:461

1926 March 1

Walter A. Warfield Victor C. Donaldson 63.93 acres
Ruth B. Warfield K. May Donaldson
Deed – Fairfax County Deed Book R9:330

1913 February 4

Victor C. Donaldson Heirs of Henry Bontz 70 acres 1 rood, 21 poles
(28 individuals)
Deed – Fairfax County Deed Book Q7:24

1857 October 5

Henry Bontz William B. Scarce 105 acres 1 rood, 20 poles
Deed – Fairfax County Deed Book T3:193

1854 February 14

William B. Scarce William H. Dulaney 138 acres 2 roods, 20 poles
Deed – Fairfax County Deed Book T3:494

APPENDIX III
Transcriptions of Historic Documents

HENRY BONTZ
Fairfax Will Book 682 (G2):38

I Henry Bontz, of the County of Fairfax in the State of Virginia, being of sound and disposing mind, memory and understanding do make ordain and publish this my last Will and Testament hereby revoking all other wills by me at any time heretofore made.

First: I direct my funeral expenses and all my just debts be paid out of my estate as soon after my death as practicable.

Secondly: I give devise and bequeath to my beloved wife all my estate, real, personal or mixed to have and to hold the same for and during the rest of her natural life and to receive and enjoy the rents, issues and profits thereof without any account whatsoever for the same

Thirdly: In consideration of the faithful services rendered to me by my son Alfred Henry Bontz, and in full settlement and discharge of any claim he may have assert against me or my estate for services rendered, I give, devise and bequeath to my said son (upon the death of my wife) my farm known as "Fair View" upon which I now reside and being situated in Falls Church Township, Fairfax County, Virginia, together with all the stock, wagons, carriages and farming utensils and implements upon the said farm or belonging to the same. Excepting however from the said farm, the tenement and two acres of land adjoining, now in the occupancy of my daughter Ara Lavinia Creed and her family which is to be disposed of in the manner hereinafter directed.

Fourthly: I direct upon the death of my wife that all my household and kitchen furniture be sold and the proceeds thereof be equally divided among all my children.

Fifthly: I give, devise and bequeath upon the death of my wife all the residue of my estate including the tenement and two acres of land occupied by my daughter Ara Lavinia Creed and not hereinbefore disposed of to my four daughters Mary Catherine Terrett, Ara Lavinia Creed, Ella Hardy Brown and Harriett Beauregard Hansborough, to be equally divided between them. They, my said daughters and each of them to have and to hold their respective shares in my estate free from the debts, liabilities or control of their present or any future husbands, and with full and absolute power to my said daughters and to each of them, to dispose of their respective shares in my estate either by deed or will as fully and completely, and to all intent and purposed as if they were my sole and married.

Sixthly: I nominate and appoint my beloved wife Martha A. Bontz to be the Executor of my last Will and Testament, and request that no security be required of her from her Bond as such and that no appraisement or Inventory of my estate be made or required.

In testimony, whereof I have hereunto subscribed my name and affixes my seal this 3rd day of January 1891.

Henry Bontz
Seal

Signed, sealed, published and declared by the Testator as and for his last Will and Testament in our presence, who in his presence at his request, and in the presence of each other have subscribed out names as witnesses.

Arthur Herbert
A.A. Warfield
James R. Caton

In the of County Court of Fairfax County April Court 1895 Chapter writing purporting to the last Will and Testament of the late Henry Bontz was this day presented to the Court by Martha A. Bontz the Executor therein named who made oath thereto: And was fully proved by the oath of James T. Caton, on the subscribing witnesses thereto – who deposed and made oath on the Holy Evangels of Almighty God that he and the other subscribing witnesses to said will, Arthur Herbert and A. A. Warfield did in the presence of the testator and at his request sign said Will as witnessed thereto and that said testator then and there signed, sealed, published and declared the same as and for his last Will & Testament whilst they were all present at the same time and together. And that as the time the said testator was of sound and disposing mind, memory and understanding and capable of making a valid deed will or contract. Wheretoforesaid Will is admitted to probate and ordered to be recorded as therein last Will and testament of the said Henry Bontz.

And therefore, the said Executor Martha A. Bontz qualified as such by taking the oath prescribed by law and entering into and acknowledging a Bond in the penalty of \$18,000 conditioned as the law directs (no security being required of her by direction of said testator.)

Teste

PW Richardson

Seal

1843 WILL, GEORGE HUNTER TERRETT
Fairfax Will Book 670 (U1): 126-129

In the name of God Amen! I George Hunter Terrett of Fairfax County, in the State of Virginia, considering the certainty of death and the uncertainty as to the time at which it may happen, have thought proper to make and publish this my last will and Testament in manner and form following that is to say –

First. After all my just debts and funeral expenses shall have been paid, I do hereby give and bequeath to my beloved wife Hannah Butler, the whole of my estate, real personal and mixed, to be held by her for and during her natural life, so long as she may remain my widow.

Second. Immediately, or as soon as may be, after the death or intermarriage of my said wife, I do hereby direct, that the whole of my estate, real, personal and mixed (with the exceptions and under the conditions hereinafter mentioned) shall be equally divided, share and share alike, among my children herein named to wit – my sons George, Alexander and Gibson, and my daughters, Mary Payne and Amelia – deducting from the portion that would, under such divisions, fall to the share of my daughter Mary, the value of the negroes which I have already given to her.

Third. That portion of my estate to which my son Alexander, would be entitled to under this my will, I do hereby order and direct to be placed in the hands of my sons George and Burdett Ashton, who I do hereby appoint Trustees in this behalf, with power to use and dispose of such portion as they may think best for the benefit and support of my said son Alexander, whom I particularly recommend to their brotherly care and attention.

Fourth. In case any of my children herein before named shall depart this life, without lawful issue, before the division of my Estate shall take place as herein before directed, then the part or portion to which he, she or they would have been entitled under such division, had he, she or they lived to the time of making the same, shall be equally divided among the survivors of my children herein before named. And in case any of my children herein before named shall depart this life, leaving lawful issue, before a division of my estate shall take place under this my will, then his, her or their child or children, respectively, shall be entitled to the share or parts which their father or mother of such child or children would have been entitled to if living at the time when a division of my estate as herein declared, is directed to be made.

Fifth. I do hereby appoint and direct, that my said beloved wife shall have the Guardianship and tuition of my children during their minority respectively, so long as she shall continue sole, and in case of her death or marriage during the minority of any of my children, then I appoint that my son George shall have the Guardianship and tuition of them during their minority – and I earnestly entreat their utmost care, respectively, in and about the morals and education of my said children.

And lastly – I do hereby constitute and appoint my dearly beloved wife sole Executrix of this my last will and Testament; and reposing, as I do, the most entire confidence in her, I do hereby direct that no security be taken or exacted from her for the due and faithful performance of the duties and trusts hereby confided to her as sole Executrix of this my last will and testament.

In witness whereof I have hereunto set my hand and affixed my seal this second day of September in the year of our Lord one thousand eight hundred and thirty eight.

Geo. H. Terrett

Signed, sealed published and declared
By George Hunter Terrett, the above named testator as and for his last will and Testament, in the presence of us, who, at his request, and in his presence and the presence of each other, have subscribed our names as witnesses hereto.

Geo. Minor
A. Macrae
Nathan Lusborough

Codicil to my last will and Testament which is hereunto annexed, dated the second day of September A.D. 1838

1. In the event of my daughter Emelia being unmarried at the time of her mother's death, or when a distribution is directed to be made of my estate under my will, I do hereby direct and declare, and it is my will that she and take two twelfths of my estate real & personal. But in case she shall intermarry before the time allotted by my will for a division of my estate, then and in that case she is to be entitled and to receive no more than one share, or child's part, or one twelfth of my estate real and personal.

2. In my will and Testament hereunto annexed, my son William Henry is not named for certain causes not therein mentioned; but having for him the same love and affection which I have for, and bear to my other beloved children, I have determined to place him on an equal footing with the rest of my children (except in the case of my daughter Emelia above mentioned) and I do therefore devise to him one twelfth part of my estate to be paid over to him at the time a distribution thereof shall take place under the provisions of my said will to which this is a codicil – it being my desire at the decease or intermarriage of my wife that the whole of my estate, real, personal and mixed, shall be divided (with the exception in favor of my daughter Emelia above mentioned) among my children equally, share and share alike. And I do hereby enjoin it upon my children (and particularly, upon my eldest son William Henry, who now lives with me) to be kind, dutiful and obedient to their mother, so long as they may continue to live with her. But nothing herein contained is intended to alter and change that part of my will which provides that the value of the slaves which I have already given to my daughter Mary is to be deducted from the portion of my estate devised to her or to which she may be entitled under my will and this codicil to the same.

In Witness whereof I have hereunto set my hand and seal this third day of March in the year of our Lord one thousand eight hundred and thirty nine.

Geo. H. Terrett

Signed, sealed and declared by the within
Named George Hunter Terrett, as a codicil
to his last will and Testament, in the presence
of us, who, at his request and in his presence,
and in the presence of each other, have subscribed
our names as Witnesses thereto.

Nathan Lufborough
Alexander Hunter
R.B. Alexander

At a Court held for the County of Fairfax this 17 day of July 1843

This Last Will and Testament of George Hunter Terrett Deceased, with a codicil attached thereto was this day presented to the Court and the Codicil being proved by the oath of Alexander Hunter and R.B. Alexander subscribing witnesses thereof is certified – And at a Court continued and held for the said County on the 15 day of July 1848 – The same was again presented to the Court by Hannah B. Terrett the Executrix thereon named who made oath thereto the Codicil having been heretofore proved – And the Will being proved by the oaths of Allen Macrae & George Minor subscribing witnesses thereto – the same, together with the Codicil annexed is admitted to Probate.

Teste

M. Ball C.C.

1843 ESTATE INVENTORY, GEORGE HUNTER TERRETT
Fairfax Will Book 670 (U1): 136-137

Fairfax County

July Court 1843

Ordered that Allen Macrae, James Cloud, Richard H. Clagett, Edwin C. Fitzhugh, Owen Leddy & Thomas Z. Smith, do Inventory and appraise all and singular the Estate of George H. Terrett deceased which shall be presented to their view by the Execu^x and make report to the Court, they bring first duly sworn according to Law.

A. Copy

Teste

M. Ball

Pursuant to the annexed order of Court to us directed, we the undersigned appraisers, having been first sworn for that purpose, have inventoried and appraised, as below stated, all the personal Estate of George H. Terrett dec^d which was presented to our view, hereunto set our hands this 25th day of August 1843

Subscribe and sworn to before
 Me this 25 day of August 1843
 T. Cloud J.P.

A. Macrae
 R. H. Clagett
 Owen Leddy

35 Head of Cattle assuage value per head \$6	210.00
1 Yoke of Oxen	30.00
36 Sheep @ \$1.25 each	45.00
1 Dun colored mare	30.00
1 Black Horse	20.00
1 Blooded Mare	80.00
1 Grey Horse	40.00
1 Sorrel Mare & colt	50.00
1 Ox Cart	10.00
2 Horse Carts	35.00
1 Grain Fan	5.00
1 Sleigh	10.00
2 Harrows	10.00
Cart Gear	3.00
1 Carryall	10.00
8 Beds & furniture of 4 rooms	200.00
2 Sideboards	12.00
1 Sofa	15.00
1 Mahogany Arm Chair	12.00
2 Ottomans	5.00

Carried Over	\$832.00
1 Dog Chains	12.00
1 Pair Brass Andirons, Tinder, & Shovel & Tongs	15.00
2 Large Looking glasses	25.00
1 Eight day clock	30.00
1 Bookcase & Books	10.00
Silver Plate	35.00
1 Sett Blacksmiths Tools	20.00
	<u>\$979.00</u>

Slaves as follows

Jackson (aged)	00.00
John (aged)	00.00
Hanson (aged)	50.00
Mike	300.00
Townsina	400.00
William	400.00
Thornton	400.00
Israel	350.00
Charles	300.00
Lewis	300.00
Aaron	250.00
George	200.00
William	175.00
Richard	200.00
John	250.00
Dennis	250.00
Edward	250.00
Thomas	100.00
Lavinia	250.00
Jane	250.00
Mary Ann	300.00
Mary	300.00
Arianna	250.00
Eliza	300.00
	<u>6804.00</u>
Amt. Carried Forw ^d	6804.00

Martha (Absconded)		
Eliza		300.00
Emily		150.00
Hannah		200.00
Lucretia		200.00
Julia		100.00
Maria		100.00
Susan		100.00
Bersheba		75.00
Mary Ann		75.00
Roberta		100.00
Emma		100.00
Sally		75.00
	(8379)	
	Total	<u>\$8379</u>

At a Court held for the County of Fairfax the 18 day of Sept. 1843
This inventory and appraisement
of the Estate of George H. Terrett dec^d was this day returned and or ordered to be
recorded

Teste

M. Ball C.C.

**1758 Estate of William H. Terrett
Fairfax County Book 758:275-291**

1758 The Estate of M^r William Henry Terrett _____ D^{rs}
Tob Cash
June To paid M^r David Craig 3 hogs^h Tob. Viz

WHT N^o. 1 1085
22 1021
22 1136
3 Casks 90

1759 To Cash paid M^r Craig 20.12.2
1758 To paid Captain John Thomson for 5 hoes
& Leading Lines at 9/ 129
To paid Capt. John Dalton as approv'd Acct 6034,25.3.3
To paid Nath. Popejoy for weaving 6.6
To paid Edward Hussey overseer 873
To paid Edward Hussey the remainder of his crop 210
To paid William Ricket his share of the crop 1742
To paid M^r Kirkpatrick, Hiefs. ^r Guthrie & C^o acct 12072.16.3
To paid 10s for finding a saddle belonging to the Estate 0.10.0
To paid for weaving Cloth 1.4.7
To paid 13 parish and county levies 637
To taxes on D^o 2.12.0
To p^d Jn.^o Norris & Capt. Thomson 1.11.1
To p^d Capt. Thomson of Acct O 1.2.8
To paid M^r Terretts bond to M^r Chapman at
sundry times 140.10.2?
To paid M^r Summers for making M^r Terretts coffin _____ 0.16.0
To paid M^{rs} Tramell 0.10.0
To 1 lamb dead before the sale 0.4.0
To 2 old horses for the use of the Estates plantation 4.10.0
To paid Watson & Kirkpatrick as of acct prov'd _____ 6.11.11 ¼
To John Muir of acct proved 7.18.2
To M^{rs} Mason of D^o 0.5.3
To cash paid Sampson Darrell of acct proved 1.6.6
To 17 yds Brown Linen for the people at 6
SterlJ
18/3 144
7 yds Cotton [?] bro. thread 1/6

	To making 6 shirts & 6 shifts for D ^o 6/	0.6.0
	To making 2 mens jackets and breeches 5/	0.5.0
	To making 1 womens Petticoat	0.1.0
	To 3 yds country cloth 6/	<u>0.6.0</u>
1758	Contra C	<u>14308219.8.6</u>

June 19 By 15 inspectors notes Rec^d of M^r John Hunter Viz

	WHT N ^o 1	1102
	2	873
	3	981
	4	1004
	5	997
	11	966
	12	1006
	13	904
	14	1003
	15	1102
	16	1034
	17	1064
	20	1083
	21	1021
	22	1136
	By a transfer note	<u>630</u>
		15906
	By John Norris	702
	By C ^o with Capt Dalton by Nat Popejoy	260
	By Ann Ward	170
	By C ^o with Capt Dalton by W ^m Adam	182
	By 15 Hh ? ^{do} as above at 30 [?]	450
	By 4 weathers & 1 lamb sold the Butcher	2.4.6
	30/ by Nate Popejoy 6/6	
	By 2 Linen Jackets sold William Picket 6/	0.19.6
	D ^o 8 Brass 12/ D ^o 18 old Iron 1/6	
	By 1 old brass Fountain 2 packs of Cards	0.3.0
	1 sett of Butt ^s 1 old pocket	
	By 3 Books 2/6 2 p ^f old stockings 2 old bands	0.9.0
	Old Iron	
	By 1 Great coat sold In Lister 22/6 2/9	1.7.0
	thread hoes & 3 old Caps 4/6	
	By 2 Razors 2/ Earthen plates 1/C snuff bottle ?	0.3.0

By 1 Case of Knives & forks old prayer book ?	0.7.0
3 old chairs sold John Jackson	
By cash in the house at M ^r Terretts deceased 11/1 _____	0.11.1
By a claim against the parish 500	
By Edward Hulsey's acc ^t in M ^r Terretts book 338	
By William Picket due the book	0.1.3
By Cash for old buttons Tankerd \$ Pamphletts 2/112	0.2.112
Rents By Jn. Summers for Frank Ballenger 1060	
By one p ^r Spectacles to M ^r Coleman 2/6	4.7.6
By D ^o for Coat and Gun £4.5	
By 1 Cow sold the Butchers wife 36/ 1d ^o &	4.6.0
Calf sold the Saddler 50/	
By W. Kirk Reagan Ball ^a 7/6 ? Tobacco	0.9.0
Tongs & old book sold 1/6	
By one bed & Furniture 7.0.0 1 Portmantle	7.9.0
Trunk and 2 small Trunks 9/ _____	
By Chest of Drawers £3.0.0 by a	1.10.0
Cherry tree table 30 p _____	
By china bowls & Earthen Ware 40/ 1 Tea	2.12.0
Chest and canisters 12/	
By 1 Desk £3 1 Case small bottles 5/ 1 punch	3.6.3
bowl 1/3	
By 1 frost bill ? cotten 7/1	0.7.0
By 7 Beds 1 ? . 5.0 1 ? 10.0 the others 4/15	20.10.0
By 1 Walnut Cubbard 29/6 1 p ^r Iron dogs 10/	<u>1.19.6</u>
D ^o D ^o	1963656.5.0£
To sum brought over	14308219.8.6 3/4
To 3 p ^r shoes at 5/	0.15.0
To 3 p ^r plaid hoes at 9 sterling	18
To 2 1/4 yds brown Botles? a 1.4 ? for a bag	
at the Quarter 50 50.10 ^d Nails 2/0 10 nails	20?
at 6/4 1/2 Sterling?	

To sundries for the use of the Quarter Viz	
3 grubbing hoes & 2 axes	0.13.6
3 old hoes one Iron Wedge	0.8.0
2 old Crack'd potts and iron braces	0.15.0
2 plows and harnesses	0.17.6
2 Bells 8/ 1 old Grindstone 3 old knives 4/10	0.12.10
1 Chain 2 Bolts sold as 12/ 1 Sifter 1/3	0.13.3
1 Little Hog for the negro at the Quarter W/64	0.12.6
1 Bed rug [?] for overseer at Quarter	1.11.0
To p ^d M ^f Donaldson for mending a Tea	
	0.3.6
Kettle belonging to the Estate	
To paid M ^f Sebastian for Acct proved	0.14.4
To p ^d M ^f John Gladen's prov'd acct	2.1.6
To paid John Williams a balance due	
	0.5.0
by M ^f Terretts books	
To a frying pan 2/6 drawing knife and	
	0.3.6
Hand saw 1/	
For the Use of the Quarter	
50, 10 nails 5 mending and finding leather	
	0.1.8
for a lambs shoes 1/3	
Clothing for Judy's Child 5/ Cash for	
	0.14.0
Midwife for a negro wench 9/	
To paid James Hurst's acct against the Estate	0.6.03/4
To p ^d [?] 1.15.0 D ^o [?].A.G.	2.19.9
To a Clks noted paid Sheriff 20/1 a 2	2.3.0
To a screatarys note paid d ^o 30 a 2 ^d	0.6.0
To 5 Levies paid D ^o at 9/6	2.7.6
To paid W. Pipers proved account	2.3.0
To paid Tax on a chair 17s year 15/	0.15.0
To Carlyle and Dalton smiths acct	2.0.8
To M ^f Garrard Alexander	3.19.1
To 3 1/2 Gallons of Rum for the Funeral & sales.	1.1.0
To paid land taxes on 1700 acres of land for 1757.	1.18.3
To D ^o on 1300 for 1750	1.9.3
To p ^d Joseph Cash a balance due on M ^f	
	66
Terretts Book	
Contra C ^f	143927251.19.87
Brought over	1963656.5.02

By 1 teakettle 1 brass skiller, 1 pestle & mortar	1.15.6
1 old Coffeepott old Candlesticks brass cocks	
By 33 ^w feathers 47/ 1 old Churn 1/6	2.8.6
By 2 Grey horses & 2 Mares £16.15.0	21.5.0
2 old horses £4.10.0	
By 1 old Mare & Colts 29/12 Sheep	4.8.6
Old & young 59/6	
By Cows Calves yearlings and Steers	32.10.0
By one old seal skin trunk 4/ old Casks	1.8.0
And tubs 24/	
By 4 cotton counterpains 32/ 2 old D ^{o 6/}	2.3.0
6 p ^r old pillow cases 5/	
By Earthen plates 3/6 2 small books 1/4	0.19.0
1 p ^r scales and W ^{ts} 15/	
By 3 sows and 15 shoats 36/ 6 old	3.17.6
leather Chairs 22/ 1 old Gun 19/6	
By 6 Silver tablespoons 6 Tea	5.5.0
Spoons and Tongs	
By 11 large hogs £4.5.0, 4 shoats 12/ 1 old	5.14.6
large Table 17/6	
by old pewter bason & plates [?] 10/1 patterpans	0.19.4
& Butter dish 1/3	
By 1 old small Rum Case 11/1 1 Tankard old /0	0.14.10
By 1 pack of Cards 1 old Table 1 small	1.12.1
plate 12/1 6 old leather chairs 20/	
By 1 box Iron & heaters 3/8 2 pewter dishes 11/1	0.14.0
By old Tankard and 1 old Table 2 old Chairs	0.17.1
12/1 old iron hoops 5/	
By 1 large Rum Case	3.10.0
By 1 old desk 10/ 4 Maps 9/ 1 Table 1 of 1 bed	4.19.0
and Furniture £3.10.0	
By 1 Watch £4.16.0 old Books £2.7.6	7.3.6

By 1 pocket Book 6/ Hibyards 11/ ½ doz Ivory	2.9.0
Knives and forks 10/6 1 Hat 2/6	
By 2 Candel molds 4/2 3 Wine glasses 1/4	0.5.6
By 1 Bowl Coffee cups Surveyors compass £3.2.10	3.9.6
4 Books and 1 pewter spoon 6/8	
By 1 Crupper 1/3	0.1.3
By 3 Little old pictures 2/ 2 old Quilting frames	0.10.6
& hair broom 4/ 2 small old Casks 4/6	
By 1 mug 3 stone chamberpots 1 Little plate 2/6	0.2.6
By 2 old potts 2/7 8 doz Quart bottles 13/3/	2.10.10
Knitting needles 9 1 saddle and Bridle 34/6	
By 1 large iron pott crack'd 3 small d ^o , 3 p ^r	1.16.6
hooks 20/6 2 Iron pottracks 16/	
By 1 p ^r handmill stones 1 old grind stone 21/	1.4.3
Walnut plank 1/3 2 stock locks 2//	
By 1 old bag & tin pan 7 butterpot Sugar	0.5.10
Box Cannisters 5/3	
By 601 pork @ 20/ £6.0.2 1 small bag	6.12.82
W. 64 @ 2	
By 1 Bandy mare and Colts 38/1 1 Cradle	1.19.9
Vizt a tray 1/9	
By 198 Pork @ 2 £1.13.0	1.13.0
By cash received of Thomas Bryan 3.1.0	3.1.0
By David Thomas	2.0.0
By James Hurst £3.15.4 1/2 David Thomas	17.19.102
£2.4.6 a chair & harness £12.0.0	
By 1 coffe mill 5/1 1 Drum 20p 1 old tob. [?]	1.7.0
1/ 1 Flower and pepper box 1/	
By 3 snuff bottles & 1 old bag 9. 1 p ^r plaid bow 1/6	0.9.9
1000 Nails 7/6	
By 2 small raw hides 10/1 1. powder 2/6 1 tob. [?] 3/	0.15.6
By shoemakers thread 2/6 2 2 ^{lb} Oil 2/6	0.5.0

By 4 Cart hoops 5/ 2 Lancets 1 old Garden line				0.8.0
and shoe brush 6				
By 2 Shares Tob. At the Quarter			1028	_____
				<u>£20664207.18.1¼</u>
	Do	D ^r	Tob.	Cask
Brought over			143921251	19.81/2
To a cord for Traces & leading line (formerly)				0.2.6
To 2 Weeding hoes 10/ Cash for mending a plow 2/				0.12.0
To lines for mending a drum				
To a p ^r leading lines 2/6				0.2.6
To 9 ½ yds brown linen for a bed tick at 7				0.11.1
Sterling reduced to Curr. 2/ at 100 & C				
To making a bed tick and bolster 2/				0.2.0
To 18 yds yds brown Linen for the negroes at 14				1.1.0
To 7v ^w brown thread for 3 Neg. belong to the				0.1.9£
Estate				
To making 6 Shirts and Shifts				0.6.0
To 91/4 yds Cotton for the Estates negroes				1.4.31/2
19/9£ 3 p ^r plaid [hoes] 4/6				
To making 2 Vests & 2 pair of Breeches 5/				1.0.0
3 p ^r Shoes 15/				
To 11/4 yds Plaid for a Child at 14, making				0.2.11£
A Womens Jacket & Childs frock 1/6				
To 13.6 ^d Nails for hogheads 20.10 D ^o				0.0.3
To 300 w ^t pork a 21/6				3.4.6
To 1 plough horse for Estates use 5.0.0				
3 Yds Country Cloth of Wench at 2/4 7/				5.7.0
To making a womans petticoat at 1/ a stock lock fover over ^r 3/0				0.4.0
To provision for Coppers & making 12 h.h.				1.10.0
To 1 Broken salt 2/6 1 Tub piggin & 3 pewter				0.6.6
plates for overseer 4/				
To 4 yds Cotton for Blanket for d ^o 9/ 100.8				0.10.02
Nails 50, 6 D ^o 1/01/2				
To 1 p ^r sheets for d ^o 10/ 1 small pot for d ^o 3/				0.13.0
To 100 ^{lb} for the negroes				1.1.16
To 200, 8, Nails 100.10.25, 10.40.6				0.3.0

By 3 Old bells and one old Cask 15/ 1 Crofs cutsaw 15/	1.10.0
By 21 Shoats 2 small sows. 11 small hogs & pigs	5.4.6
By 1 old Grindstone 3 old kives 4/10 1 Chain	0.16.10
2 Bolts 1 old Ax 12/	
By 1 old Pewter 1 piggin and sifter 6/ 1 doz Case	0.19.10
Knives 1 horse of leem [clay horse?] 13/10	
By 1 small table 5/ 1 old trunk 1 large	0.11.6
Old chair 2/	
By 7 old sheets 1 old rug 2 old pillowcases	1.3.6
13/6 2 Table cloths and napkins 10/	
By 1 table Toylette 3/ 2 sets of Shoemakers	0.12.4
Tools 5/ Glass Ware 4/4	
By old ploughs hoes Carpenters tools etc.	5.8.6
At home plantation	
By 1 boc iron and heaters old sifter & scarch?	0.12.8
& wheat sive	
By 1 old table pails & tubs 12/6 1 Case	0.14.6
Bottles Vials etc. 2/	
By stone butter pots and Jugs Sugar	1.0.6
Box tea Cannisters ... 20/6	
By 2 old frying pans 1 Griddle old ladle	0.9.1
By 1 old chest old boxes Chair frames 18/2	1.0.2
old books, Shears Snuffers and Combs 7/	
By 1 Spinning Wheel 9/1 1 old D ^o & Cards 9/9	0.18.0
By 6 old Reap hooks 2 Bolts 1 Chain 11/1	0.19.0
Tiles & Saw 2/	
By old Iron 2 gun Barrels & Lumber 10/6	0.11.12
1 old Wallet 7 1/2	
By old Tea Canisters Butterpot & lum	0.4.9
ber 3/6 2 ^w Lead and 1 old Lock 1/3	
By 1 old sun Glass Spectacles frames 6 1	0.10.6
Fiddle and 1 p ^r Shoes 10/	

By 1 old Linen Wheel & Wig 2/6 1 Spy Glass	0.1.4
ink Glass and old Spur 1/4	
By 1 p ^r money scales, hone, Ink Box, padlock etc.	0.12.0
By George Williams balance due on the books	0.7.72
By 3 shares of corn at home house 9 Barrels 4 Bush. & share in all 29 Barrels 2 Bushels 1750	
By 3 shares of Corn at 5 [att?] 2 Barr. Of share 36 Barrels for 1758	
By 1 [?] share of Corn at home house for the Year 1759 10 Barr. _____	
	Corn 75 Barr. 2 Bus. 212051/2245.18.3/4
D ^o D ^r	
	Corn 53 Barr. 6 1/2 Bush.
Brought over	14532£275.1.92
To land tax on 1300 acres	1.9.3
To paid Robert Boggles proved acct. 5/ 2 purges	0.6.6
for a negro child of the estates 1/6	
To Quitrents paid Col. West for the year 1757 1700 acres	2.5.1
To D ^o for 1758 £1.12.0 & 1759 1.12.6 1300 acres	3.5.0
To M ^r Broadwaters proved act against the Estate	1075.6.13.41/4
To 200 8 ^d Nails for the Quarter	0.1.8
To 192 yds bro' Lin at 1/ 19/6 To 1/2 ^w thread 2/ _____	1.1.6
To 2 1/2 yds Cotton 18/8 making 6 Shirts & Shifts	1.5.8
& 2 Shirts for a Child 1/	
To 3 p ^r plaid hoes 4/6	0.4.6
To 7 Barrels Corn for horses in Winter & Summer 1760	
To 4 1/4 yds plaid 6/4 1/2 for making 2 Jackets & 2 p ^r	0.41.4
Breeches 5/	
To making a Petticoat and Childs Frock 2/	0.17.0
To 9 p ^r shoes 15/	
To 1 Rug for oder 8/6 1 Cadder for Sambo 1/10	0.12.2
Advance 100 pc ^t 3/8	
To 400 8 ^d Nails 3/4 3 yds Lin for a bag 2/6	0.5.10
To 3 barrells Corn for a negro boy who looked after the Children at Quarter	
To 6 ^{lb} fat for the negroes at Quarter	0.8.0
To a Sow and 6 pigs. 2 Barrows and 2 Gilts	2.10.0
of a year old sent to the Quarter	
To leading lines and traces for the Quar ^{tr}	0.5.0

To 100 W. pork for overseer at Quarter	3.00
To smiths work for D ^o to John Gladen	2.1.0
To 50 8 ^d Nails	0.0.5
To paid William Ellzey as Acct. proved	0.15.0
To paid Robert Boggess 4 parrish levys 80	
	121
To 4 County levys	41
To tax on 1300 acres of Land	1.6.0
To paid the Balance of M ^r Chapman bond	
	28.10.82
Interest D ^o	
To Corn as above 53 Barr ^s ½ Bush at 8/_____	25.4.92
	357.16.63/4
To an Error in Casting the 2 fol ^o on the Debit side 20	
To D ^o in Casting up the 3 D ^o in D ^o	0.1.3
	157512.351.5
To 5/16 Com. For trouble & in selling paying etc	788.17.10.0
	165392375.7.92
Balance due the Estate of M ^r Terrett in [106?] 1265372	
	29177£

Contra	C	
Brought over		212051/2245.18.83/4
	Corn 75 lb. 2 Bush.	
By Benj. a Ladds Rent for the year 1759		2.10.0
By Frank Ballangers rent for the year 1758530	
By fodder sold in 1758		3.3.4
By Sampson Trammells Ball ^{cc} on the books		0.4.8
By Sarah Thomas & Ann Wards rent for 1758 & 1759	1060	
By 1 coat and Jacket sold		3.0.6
By David Andrews ball ^a on the books & a bottle		0.1.72
By 1 share at the home house 1759	15672	
By 2 D ^o at the Quarter	1930	
By Capt. Dalton for sewing silk		2.9.0
By 3 shares of Tobacco at Quarter of Tho. Williams		
	2234	
Crop 1760		
By Bery. Laddes Rent for 1760		2.10.0
By Sarah Thomas Rent for 1760	530	

	Barrl	
By Corn as above91 & 1 Bush. At 8/	37.13.7
		<u>29057.297.11.51/4</u>
By an Error in casting up the 3 fol ^o on the C ^r side		4.0.0
By 5 Tobacco hogsh ^d last year a 3/		0.15.0
By 4 D ^o this year at 30 tob.		120
		<u>291777.1299.6.51/4</u>
Balance due from M ^r Terretts		
Estate in Cash		<u>375.7.93/4</u>
	D ^o Dr	
To the balance due the adm. on the other side		76.1.42
In current money		
	Contra C	
By the balance due the Estate in tob. The other		
side is 12637h ^{hd} Tob ^o 7608 at 20/ C ^t is		76.1.42
		<u>5029</u>
	Balance due the Estate	
	C.C. Marg ^t Terrett adm.	

At a court cont^d and held for the County of Fairfax
22 July 1761

Margaret Terrett adm. of William Henry Terrett
Gent. Deceased Exhibited this account to which she made
oath and the same being Examined by the Court is allowed
and ordered to be Recorded.

Teste. S. Wagoner C^l Cou^{rt}