

FINAL REPORT
DSUP #2011-0024

MARCH 7, 2013

**PHASE IB ARCHEOLOGICAL TESTING
FOR THE PROPOSED
BRADDOCK METRO PLACE DEVELOPMENT
ALEXANDRIA, VIRGINIA**

PREPARED FOR:

**BRADDOCK METRO PLACE, LLC
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**PHASE IB ARCHEOLOGICAL TESTING FOR THE
PROPOSED BRADDOCK METRO PLACE DEVELOPMENT,
ALEXANDRIA, VIRGINIA
DSUP #2011-0024**

Final Report



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March 2013

for

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PUBLIC INFORMATION SUMMARY

BRADDOCK METRO PLACE PROJECT (DSUP #2011-0024)



Excerpt from aerial map of Alexandria, showing residential development surrounding the project area (Source: Google earth, image date 10/12/2012)

Prepared on behalf of:

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BRADDOCK METRO PLACE PROJECT (DSUP #2011-0024)

Project History

In the Spring 2013, construction will begin for a new 165-unit residential complex located on the north side of Madison Street, east of the intersection of N. Fayette Street. The complex will include 10 above-ground residential levels situated over a two-level underground parking deck. As part of the planning activities, and as required under the Alexandria Archeological Protection Ordinance of 1989, Braddock Metro Place, LLC, retained the cultural resource management and planning firm of R. Christopher Goodwin & Associates, Inc. to conduct archival background and archeological studies of the project area prior to the start of construction.

The background archival research, conducted in October 2011, showed the only significant historical development within the project area occurred during the early twentieth century, when two bungalows were constructed on separate lots at what was then the corner of Madison and N. Payne streets. Completed on August 31, 1929, the bungalows were demolished during the late 1940's as the City began construction for the new Parker-Gray High School complex. The school was completed in 1950, converted into a middle school in 1965, and demolished during the early 1980s, as the block was redeveloped as a mixed-use neighborhood. The project area has existed as a grass open space since that period (Figure 1).



Figure 1. Photograph of the Braddock Metro Place project area, view south toward Braddock Place (Source: RCG&A, Inc., image date 2/20/2013)

“Smith’s Subdivision”

The Braddock Metro Place project area lies within the northwestern quadrant of the City of Alexandria, within City Blocks 317 and 318. The area had been incorporated into the City grid in 1798 and, by 1808, was described as containing “fine meadow and pasture lots well enclosed with post and rail fences” (Flahive and Sipe 2006:45-47). Despite the picturesque description, large portions of the northwestern quadrant remained undeveloped through the early twentieth century. Fire insurance maps produced by Hopkins (1877) and Sanborn (1921) showed Blocks 317 and 318 as undeveloped lots.

Completed in 1929 and depicted in Figure 3, two single story bungalows stood on adjacent 43 x 95 ft lots within “Smith’s Subdivision” (Alexandria Deeds Book 99:381). John Shepherd, a widowed 29-year old trucker of African-American descent, had purchased both lots in 1928 from real estate developer Howard M. Smith, for whom the subdivision was named. Smith was forced to sell the lots that Shepherd had purchased to satisfy a mechanics’ lien. Perhaps due to its auspicious start, by 1941, Smith’s Subdivision remained largely vacant.

No additional development appears to have occurred within Blocks 317 and 318 until the late 1940s when construction of Parker-Gray High School began. Completed in 1950, the school complex occupied Block 318, while Block 317 was converted into athletic fields (Figure 3). N. Payne Street was removed and bleachers for the athletic field installed in its place. Parker-Gray High School became Parker-Gray Middle School in 1965.

The former Parker-Gray High School was demolished in the early 1980s as Blocks 317 and 318 were converted into their current compliment of mixed-use residential and commercial buildings and open space areas.

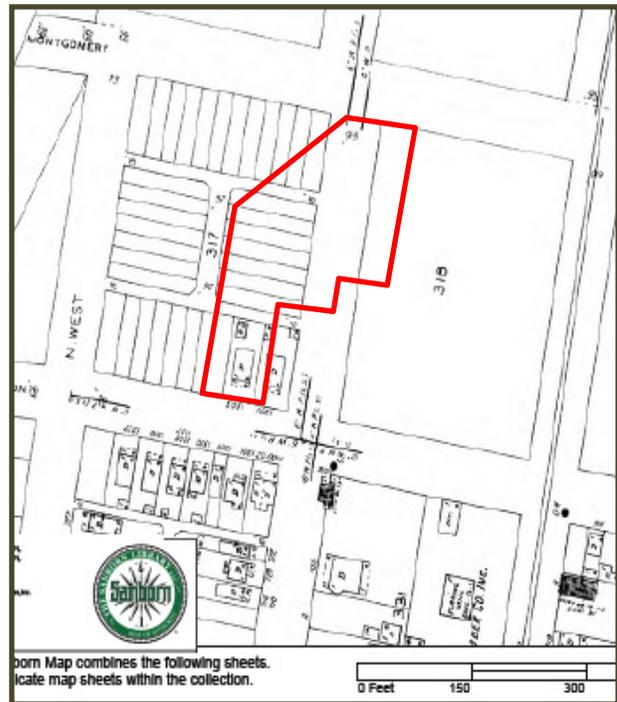


Figure 2. Excerpt from the 1941 Sanborn Fire Insurance map of Alexandria, showing Smith’s Subdivision (Source: EDR, Inc.)

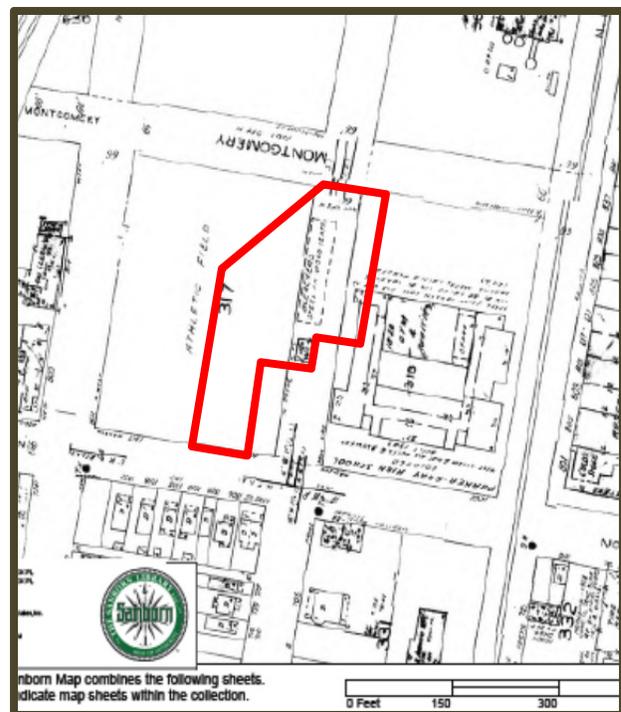


Figure 3. Excerpt from the 1959 Sanborn Fire Insurance map of Alexandria, showing Parker-Gray High School (Source: EDR, Inc.)

Archeological Testing

Archeological testing for the proposed Braddock Metro Place development was undertaken in February 2013 by R. Christopher Goodwin & Associates, Inc. The archival study conducted in October 2011 had indicated that the greatest potential for significant archeological resources lay within the southeastern corner of the project area, in the former location of John Shepherd's bungalows. In coordination with Alexandria Archaeology, a testing plan was developed that sought to determine the potential for intact archeological deposits associated with the occupation of the bungalow and use of its rear outbuilding.

This plan entailed the excavation of three backhoe trenches within the southern portion of the project area (Figure 4). The trenches measured 1.5 x 5 m (5 x 16.4 ft) and were excavated into undisturbed soil. In Trench 1, placed 15 m (50 ft) from Madison Street, undisturbed soil was exposed at 0.6 m (2 ft) below the surface. A layer of imported soil and gravel and a layer of crushed asphalt overlay the undisturbed soil (Figure 5).

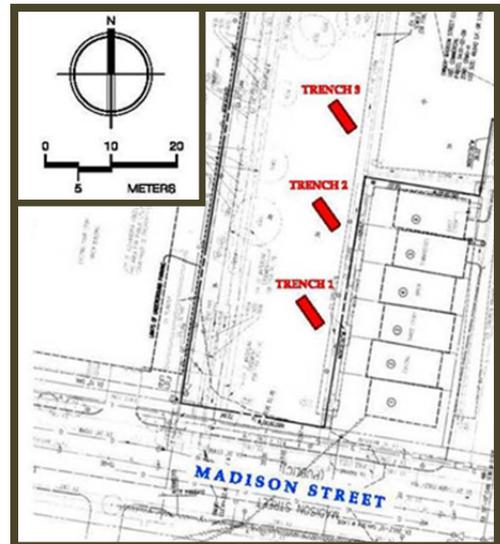


Figure 4 (above). Map showing location of test trenches (Source: Urban Engineering & Assoc., Inc.)

Figure 5 (left). Photograph showing Trench 1, profile west (Source: RCG&A, Inc., image date 2/20/2013)

The imported soil and gravel layer was found to extend across the entire surveyed area. Farther from Madison Street, the crushed asphalt layer was replaced by a layer of landscape gravel reminiscent of the type used for temporary construction access roads.

No evidence of Shepherd's bungalows or activities related to their occupation was found. During the late 1980s redevelopment of Blocks 317 and 318, the land appears to have been deeply graded. The original topsoil layer and the upper portion of the undisturbed subsoil underneath of it appear to have been completely removed and presumably trucked away. A blanket of new fill material, composed of "clean" soil mixed with landscape gravel, was brought in and spread across the project area. The surveyed area contained no intact pre-modern features or deposits and did not appear to exhibit the qualities of significance as defined by the National Register of Historic Places Criteria for Evaluation (36 CFR 60.4 [a-d]). No further archeological investigations are recommended or warranted for the Braddock Metro Place project area.

ABSTRACT

Phase IB archeological testing at the proposed Braddock Metro Place development project (DSUP #2011-24) was undertaken on February 20, 2013 by R. Christopher Goodwin & Associates, Inc., on behalf of Braddock Metro Place, LLC. The work was based on requirements stipulated by the Department of Planning and Zoning (City Compiled Completeness 2 Comments: Items 54, F-1 2011) and was pursuant to preliminary site plan comments generated by Alexandria Archaeology in October 2011 and the City of Alexandria's Archeological Ordinance No. 3413 (1989). All aspects of the investigation complied with applicable federal, state, and local standards, including those outlined in the *City of Alexandria Archaeological Standards* (Alexandria Archaeology 1996) and the *Secretary of Interior's Standards and Guidelines for Archaeology and Historic Preservation* (USDI NPS 1983).

The Braddock Metro Place project area encompasses approximately 46,000 sf in the interior of City Blocks #317 and 318, which are located in the northwestern quadrant of the City of Alexandria, Virginia. The area currently is an open space bordered by high-rise commercial office and residential buildings and residential townhomes. Planned development within this block will entail construction of a condominium complex within

the undeveloped interior parcel. A previous Phase IA archival background study and archeological assessment suggested a moderate potential for finding intact archeological deposits or features within the southern and western portions of the project area (Sanders 2011).

The objectives of the Phase IB study were to identify potentially significant cultural resources within the southern and western portions of the project area, to assess the potential impact of the proposed construction on those resources, and to make management recommendations with regard to identified resources. These objectives were met through sub-surface archeological testing of selected areas within the project area.

The archeological testing determined that the project area had been severely disturbed during the late twentieth century and contained no non-modern archeological deposits. Three mechanically excavated trenches were excavated within the project area. These tests consistently revealed imported fill soils overlying undisturbed, natural sediments. No non-modern cultural materials or deposits were present.

No further archeological investigations are warranted or recommended for the Braddock Metro Place property in Alexandria, Virginia.

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CHAPTER I

INTRODUCTION

Project Location and Description

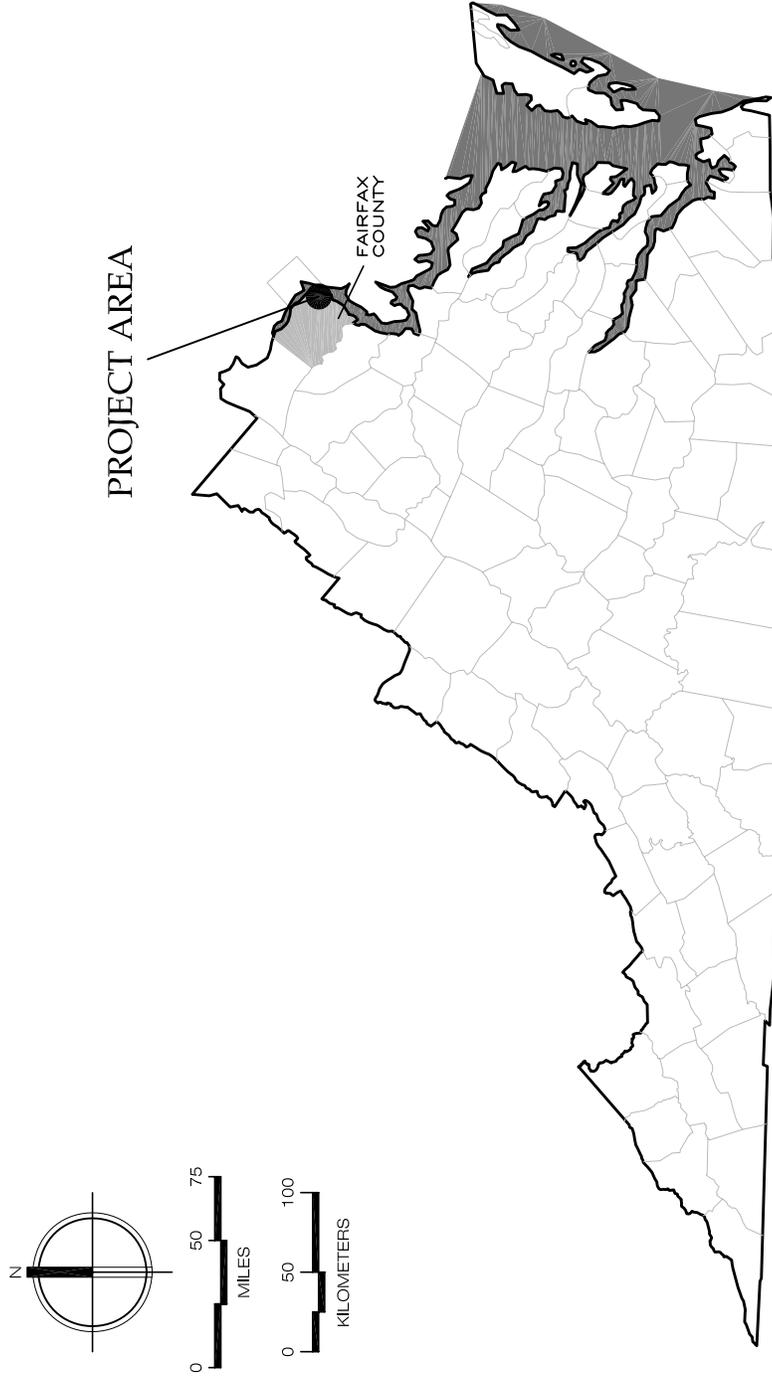
Phase IB archeological testing at the proposed Braddock Metro Place development project (DSUP #2011-24) was undertaken by R. Christopher Goodwin & Associates, Inc., on behalf of Braddock Metro Place, LLC. Archeological fieldwork was undertaken on February 20, 2013. The work was conducted pursuant to preliminary site plan comments generated by Alexandria Archaeology in October 2011 and on requirements stipulated by the Department of Planning and Zoning in February 2012 (City Compiled Completeness 2 Comments: Items 54, F-1).

The study was designed to assist Braddock Metro Place, LLC to comply with the City of Alexandria's Archeological Ordinance No. 3413 (1989), Section 11-411 of the City's Zoning Ordinance (1992), and Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (USDI NPS 1983). All work was conducted in accordance with standards established in the Secretary of Interior's *Standards and Guidelines for Archeology and Historic Preservation; Guidelines for Conducting Historic Resources Survey in Virginia* (Virginia Department of Historic Resources [VDHR] 2011); *City of Alexandria's Archeological Standards* (1996); and under the terms of the archeological permits issued by Alexandria Archaeology and the City of Alexandria, Virginia.

The Braddock Metro Place project area encompasses an approximately 46,000 ft² of undeveloped land in the interior of City Blocks 317 and 318 (Figures 1 and 2). These blocks are located in the northwestern quadrant of the

City of Alexandria and are bounded on the south by Madison Street; on the east by North Fayette Street; on the north by Montgomery Street; and on the west by the Braddock Metro Station complex (Figure 3). North Payne Street formerly bisected the combined blocks. A complex of high-rise commercial office buildings currently borders this interior parcel to the west, while a complex of contemporary townhomes occupies the southeastern corner of the combined blocks. Planned development within the undeveloped interior of the project parcel includes construction of a high-rise condominium complex and associated infrastructure and landscaping.

The proposed reconstruction project will impact the entire Braddock Metro Place property. Research conducted during a Phase IA archeological assessment study (Sanders 2011) for the project indicated the earliest development within the project area occurred during the second quarter of the twentieth century. By 1929, two single-story bungalow dwellings had been constructed at the northwestern corner of Payne and Madison Streets (Sanborn 1929). These dwellings had been removed by 1959 and the area converted to athletic fields associated with the adjacent Parker-Gray High School (Sanborn 1959). No additional development was indicated within the project area until the construction of the current high-rise commercial and residential buildings during the last quarter of the twentieth century.

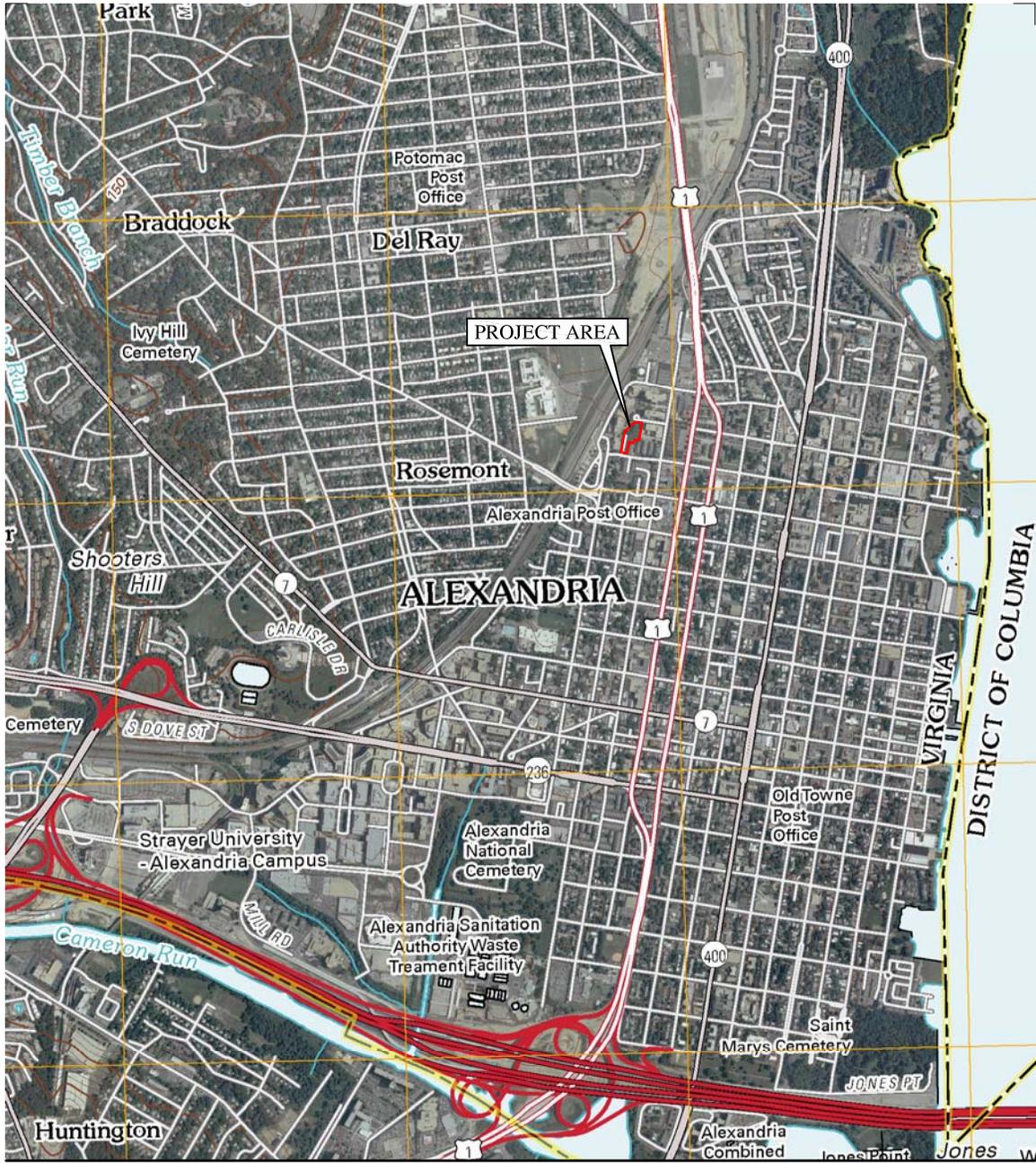


Virginia



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Figure 1 Map of Virginia, showing location of the project area



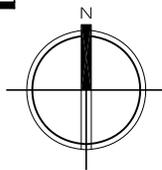
USGS 7.5 MINUTE ALEXANDRIA, VA-DC-MD QUADRANGLE, 2011

SCALE 1:24000

0 1/2 1 MILE

0 2000 4000 FEET

0 1/2 1 KILOMETER



VIRGINIA QUADRANGLE LOCATION

BRADDOCK METRO PLACE

Project Area Location
USGS Quadrangle

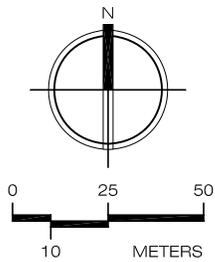
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PREPARED BY: BW

Figure 2. Excerpt from the Alexandria, Virginia, USGS 7.5' Quadrangle (1983 photorevised), showing the approximate location of the project area.



— PROJECT AREA BOUNDARY

BRADDOCK METRO PLACE

Project Area Location

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Figure 3. Aerial photograph showing the location of the project area

Research Design and Objectives

The primary objectives of this cultural resources investigation were to identify potential archeological resources within the project area; to determine the potential significance of any identified cultural resources; and to make recommendations for managing potentially significant resources, if any. The research design and field strategies were designed and coordinated with the professional archeological staff of the City of Alexandria. The project objective was realized through a combination of the previous Phase IA archival research and archeological assessment (Sanders 2011) and the current program of mechanical sub-

surface testing of potentially undisturbed portions of the project area.

Organization of the Report

Chapter I of this report describes the general scope and location of the Braddock Metro Place project, and presents the specific research objectives of the study. The natural setting and a summary of the relevant Phase IA findings are presented in Chapter II. Chapter III discusses the methods used to conduct the archeological fieldwork, and the results of the investigations are described in Chapter IV. Chapter V summarizes the findings of the study and presents management recommendations. Appendix I includes resumes of key project personnel.

NATURAL AND CULTURAL SETTING

Natural Setting

The Braddock Metro Place project area encompasses approximately 46,000 ft² of undeveloped urban land in the interior of City Blocks 317 and 318, in the northwestern quadrant of the City of Alexandria, Virginia. City Blocks 317 and 318 area bounded on the south by Madison Street; on the east by North Fayette Street; on the north by Montgomery Street; and on the west by the Braddock Metro Station complex. North Payne Street formerly bisected Blocks 317 and 318, crossing north to south between Montgomery and Madison streets. This street was removed during construction of Parker-Gray High School in 1950.

The project area lies within the Western Shore physiographic section of the Atlantic Coastal Plain province. This province extends westward from the Piedmont province to the Atlantic Ocean. Gradually decreasing in elevation as it nears the ocean, this province was formed through the rising and falling of coastal water levels. Late Tertiary and Quaternary era sands, silts, and clays cover much of the Atlantic Coastal Plain. Old shorelines frequently are evident as scarps and terraces in the eastern portion of the coastal plain (W&M Department of Geology 2011), while the western portion of the coastal plain is characterized by gently rolling topography crossed by steep-sided stream valleys. The nearest water source is the Potomac River, which lies 1.27 km (0.79 mi) east of the project area.

Geologically, the project area lies on the Old Town Terrace, a broad area composed of

well-developed gravel, silt, and clay that in Virginia extends along the western shore of Potomac River. The formation dates from the Sangamon era and, in its upper extent, is composed primarily of silt and clay overlying “muddy sand” (Flemming 2008:Plate 5).

Soils mapped for the project area are the Urban Land series. These soils denote areas that are largely covered by concrete, asphalt, buildings, or other impervious surfaces and, in general, reflect the modern development of the project area. Soils immediately west of the project area, in the vicinity of the Blue Line Metro Rail line, are mapped as Grist Mill sandy loam (Map Unit 40; NRCS Web Soil Survey, accessed 1/15/2013). These soils have a typical soil profile that is consistent with naturally occurring soils documented within the project area. Grist Mill soils derived from marine sediments deposited on the coastal plain. They are classified as very deep, well drained sediments that are not prone to flooding or ponding. A representative soil sequence for the Grist Mill series is presented in Table 1.

The project area currently is maintained as a grass open space (Figure 4). Immature ornamental trees and bushes that lined the eastern side of the open space had been partially removed at the time of the archeological study. A small brick and concrete surfaced ornamental fountain with adjacent brick walkways was present along the eastern edge of the project area and appeared to have been constructed in association with the Braddock Metro Complex building. No additional above surface improvements were

Table 1. Soil Profile for Grist Mill Series (NRCS 2011:Accessed 1/15/2013)

| Stratum | Depth Below Surface | Soil Description |
|---------|-----------------------|--|
| A1 | 0-15 cm (0-6 in) | Very dark grayish brown (10YR 3/2) loam |
| C1 | 15-43 cm (6-17 in) | Strong brown (7.5YR 5/6) sandy clay loam |
| C2 | 43-102 cm (17- 40 in) | Yellowish brown (10YR 5/6) sandy clay loam; 10 per cent rounded quartz gravel |
| C3 | 102-114 cm (40-45 in) | Dark yellowish brown (10YR 4/6) sandy clay loam; common medium light brownish gray (10YR 6/2) iron depletions; 2 per cent rounded quartz cobbles |
| 2C4 | 114-132 cm (45-52 in) | Gray (2.5Y 5/1) clay; common medium distinct yellowish brown (10YR 5/6) mottles; 2 per cent rounded quartz cobbles |
| 3C5 | 132-147 cm (52-58 in) | Yellowish red (5YR 4/6) clay; 2 per cent rounded quartz gravel |
| 4C6 | 147-152 cm (58-60 in) | Grayish brown (2.5Y 5/2) sandy loam; 2 per cent rounded quartz gravel |



Figure 4. Photograph showing current conditions within the project area, view north from Madison Street

present within the project area. Numerous underground utility lines cross along the edges of the project area and through its center between the Braddock Metro Complex building and the buildings along North Fayette Street.

The average elevation within the project area is 37 ft (11.3 m) above mean sea level (amsl). Although the project area is relatively level, the adjacent landscape has the appearance of sloping up gradually to the north from Madison Street toward Braddock Place and Montgomery Street. Along the southern edge of the project area, the project area is approximately 1.5 m (5 ft) higher than Madison Street; along its southern edge, of the project area is level with Braddock Place.

Site-Specific Cultural Setting

The historical cultural setting presented below was adapted from the Phase IA archival background and archeological assessment conducted for the proposed Braddock Metro Place development (Sanders 2011). The goal of the assessment was to determine the archeological potential of the project area based upon available archival, cartographic, geotechnical, and project engineering resources. The findings of this study were presented in an executive summary report (dated November 7, 2011).

Antebellum Period (ca. 1800-1860)

Deed and title research conducted for the site of the Belle Pre Glass Company, located on North Henry Street east of the Braddock Metro Place project area, indicated that the northwestern portion of the City was primarily rural and agrarian during the early years of the nineteenth century. One conveyance from the heirs of Richard Conway to John Gadsby, dated 1808, described parcels in this section of the city as “fine meadow and pasture lots well enclosed with post and rail fences” (Flahive and Sipe 2006:45-47). The exception was the two-acre block acquired by John Potts in 1799 that later became the Colross estate (Alexandria Deeds K-2:502).

Civil War Period (1800-1865)

Civil War era activities and installations in the vicinity of the project area included a massive Union bakery and, at some distance to the west, a substantial encampment of Pennsylvania troops. Of particular importance during this period were railroads, one of which extended along North Henry Street and which was depicted in Magnus’ *Bird’s Eye View of Alexandria* (ca. 1864). An 1862 U. S. Coastal Survey map of this area of the city, however, showed no development within the project block.

Late Nineteenth – Early Twentieth Century (1865-1920)

Although development across much of the northwestern quadrant of Alexandria is well underway by the late nineteenth century, the project block remained undeveloped through the second decade of the twentieth century (USDA, Soils map, 1915). No structures appear to have been constructed within the present project area, nor were any property owners identified on Hopkins’ map.

During this period, property owners indicated on parcels in the vicinity of the project area appear largely to be absentee landowners. G. M. Hopkins’ *Atlas of Alexandria* (1878) identified owners of nearby developed properties, such as John Hunter and “Mrs. Jacobs,” yet they were not listed as residents of the Third Ward at that time (United States Bureau of the Census, Population Schedule [Census] 1880).

Modern Period (1920-Present)

The Sanborn Fire Insurance Company did not begin to map the blocks in the far northwestern portions of the city until 1921. In that year, the map of Blocks 317-318 indicated no buildings within the project block, which lay just west of the very edge of urban development. However, within the next two decades, some development had begun to occur. Sanborn’s 1941 Fire Insurance map indicates that the block bounded by Payne, West, Madison, and Montgomery streets had been subdivided into lots, and that two dwellings (numbered 1301 and 1303

Madison) had been constructed on the northwest corner of Payne and Madison.

A review of the 1930 census data for Ward 3 in Alexandria showed that John Shepherd, a widowed 29-year old trucker of African-American descent, owned the dwelling at 1301 Madison; Shepherd's household included John's sister-in-law, Louise Douglas, and her children (Alexandria Deeds Book 94:70-72; United States Bureau of the Census 1930: Population Schedule, Alexandria, Ward 3:Sheet 2). Land records for the City of Alexandria show that Shepherd purchased both of these developed lots in September of 1929. The combined boundaries of the two parcels, described as part of Smith's Subdivision, formed a rectangle measuring 43 ft east-west and 95 ft north-south, with its beginning point at the northwest corner of Payne and Madison Streets (Alexandria Deeds Book 109:326). Further research revealed that the two lots had been sold to satisfy a \$4,400 mechanics' lien brought by Burroughs and Varner, contractors, against Howard M. Smith, an

active real estate developer, and that the two bungalow dwellings had been completed on August 31, 1929 (Alexandria Deeds Book 99:381).

The two bungalow dwellings were demolished prior to 1959, as the Sanborn map of Blocks 317-318 indicates. In their place, the Parker-Gray High School complex and athletic field, occupied Blocks 317 and 318. Parker-Gray High School, part of Alexandria's segregated school system, was completed in 1950 as a replacement for an earlier overcrowded facility located on North Alfred Street. The new Parker-Gray, which accommodated 450 African-American students, maintained a full complement of competitive athletics until it was converted into an integrated middle school in 1965 (Parker Gray Alumni Association 2008; Dolan 1969:50). The entire complex finally was demolished in the early 1980s, after which time Blocks 317 and 318 were consolidated and developed as a mixed commercial and residential enclave (Sanborn 1989).

CHAPTER III

METHODS

Phase IA Disturbance Study

A Phase IA archival background study and archeological assessment was conducted for the proposed Braddock Metro Place development in October 2011 (Sanders 2011). The goal of the study was to assess the archeological potential of the project area. Available archival and historic cartographic data was reviewed, as was available technical data related to current subsurface conditions within the proposed development parcel. Sources consulted included geotechnical data derived from test borings conducted within the parcel in 2000 and 2011 (Geotechnical Consulting and Testing, Inc. 2011); existing subsurface conditions as depicted on engineering maps of the proposed development area; historic maps of the project area; and, previous cultural resource studies conducted in the vicinity of the project area. Research was conducted in local primary and secondary source archives. No archeological testing was performed as part of this assessment.

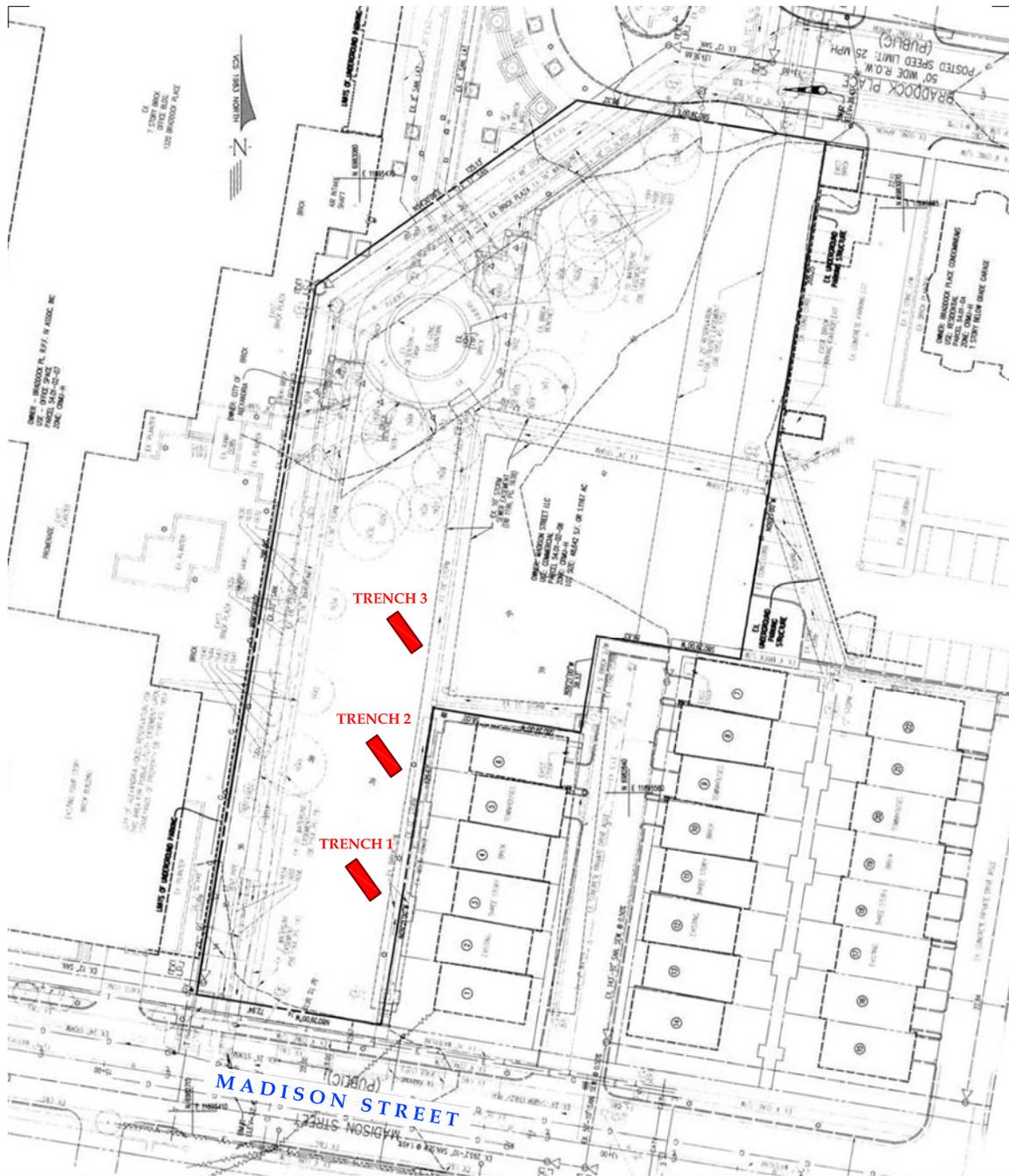
Phase IB Archeological Field Methods

Based upon the results of the Phase IA archeological disturbance study (Sanders 2011) and in consultation with Alexandria Archaeology, the area to be subjected to sub-surface testing was redefined to include only the southern and western portions of the project area. These areas were judged to have a moderate potential for containing intact archeological deposits associated with the mid-twentieth century development of that portion of the project area.

Mechanized Trenches

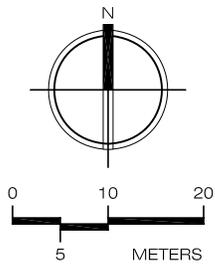
Sub-surface investigation of this area consisted of the excavation of three mechanized trenches totaling 23.4 m² (251.9 ft²) within the southern portion of the project area (Figures 5 and 6). Trenches were systematically placed at 15.2 m (50 ft) intervals beginning 15.2 m (50 ft) north of Madison Street. Trenches were oriented northeast to southwest, or diagonal to Madison Street, to maximize exposure across the lot and to increase the potential for locating intact structural remains. Soils were excavated by natural stratigraphic layers. A standard 10-gal volumetric sample was proposed from each pre-modern fill or cultural layer; this sample was to be screened through 0.25 in hardware cloth and a representative sample of cultural materials retained.

A mechanized trench recordation form was completed for each trench. Data recorded included the position of the trench, the depths of soil strata within the unit, and the presence or absence of cultural materials. The characteristics of each stratum were documented, including soil color and texture, using standard soil nomenclature and Munsell color chart designations. One wall of each trench was photographed in profile and drawn in scale. Photographs were taken when the trench reached a depth of 1.22 m (4 ft) below surface, or upon completion of the trench if excavation was terminated prior to reaching 1.22 m (4 ft) below surface.



BRADDOCK METRO PLACE

Location of Archeological
Test Trenches



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DATE: 02.21.13

PREPARED BY: BW

Figure 5. Map of Braddock Metro Place showing location of archeological test trenches (Source: Urban Engineering & Associates, Inc.)



Figure 6. Trench 1: Photograph showing beginning of excavation, view northwest

Laboratory Analysis and Curation

No non-modern cultural deposits were present within the investigated portion of the Braddock Metro Place project area. As such, no samples of cultural material were taken and no laboratory analysis was conducted.

Records and Curation

Upon completion of the project, all field notes, photographs, and technical document-

tation will be turned over to Braddock Metro Place, LLC for permanent curation or for transfer to an approved curation facility. Alexandria Archaeology or the Virginia Department of Historic Resources are recommended repositories that meet Federal curation standards (36 CFR 79: *Curation of Federally-Owned and Administered Archeological Collections*).

RESULTS OF INVESTIGATIONS

Archeological Field Results

The archeological investigation entailed the excavation of three mechanized test trenches within the southern portion of the project area. Each trench measured 1.5 x 5 m (5 x 16.4 ft) and was excavated to a minimum depth of 1.2 ft (4 ft) below surface. All trenches were oriented at a 45° angle to Madison Street, at an approximate bearing of 335° (magnetic).

Mechanized Trench 1

Trench 1 was located in the southern portion of the project area, 15.2 m (50 ft) north of Madison Street and 3.2 m (10.5 ft) east of the western boundary of the project area. The trench was excavated to a maximum depth of 1.81 m (5.9 ft) below surface and exposed six distinct stratigraphic layers (Figures 7 and 8). Excavation of the main portion of the trench was halted at 1.52 m (5 ft) below surface; an additional area in the center of the trench was extended to the final depth to assist in assessing the nature of the exposed soil strata.

Stratigraphy. The upper four soil strata exposed within Trench 1 were imported fill soils most likely deposited during the late twentieth century. These overlay undisturbed, culturally sterile subsoil.

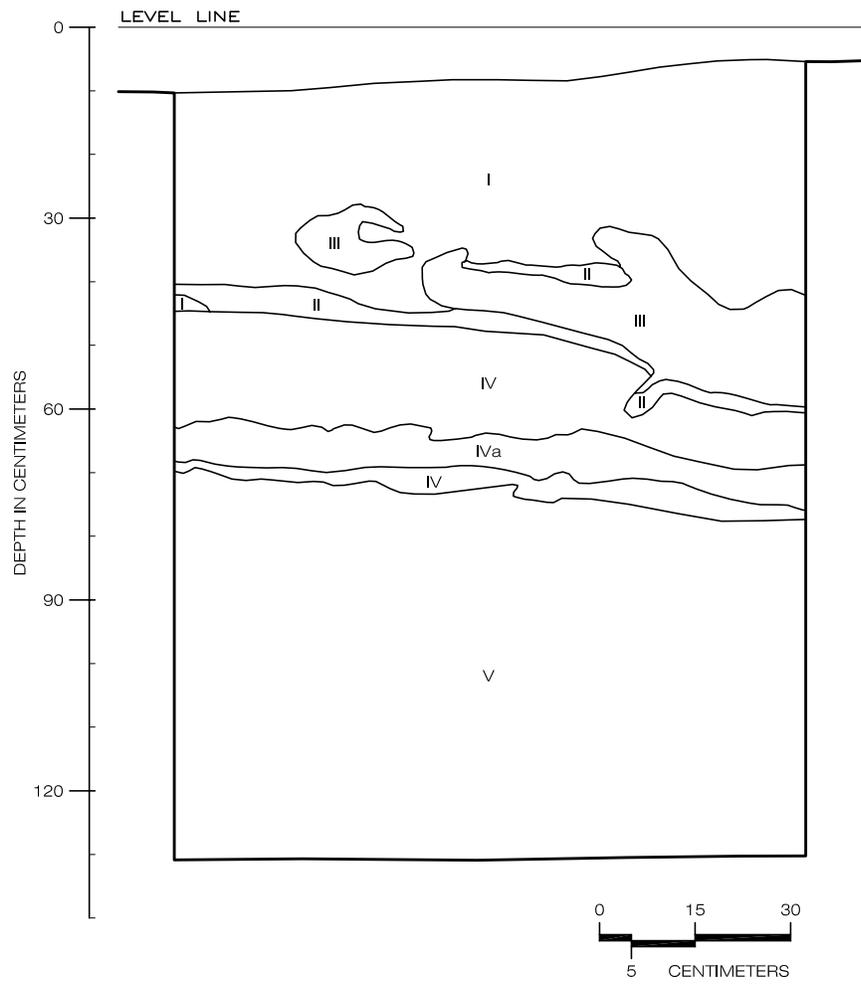
Stratum I was a 30 cm (11.8 in) thick fill layer of dark yellowish brown (10YR 3/4) clay loam with approximately 30 per cent medium landscaping gravel. Thin lenses of crushed asphalt and chunks of asphalt and concrete were noted within Stratum I. This

deposit also was present as Stratum I in Trenches 2 and 3 and was interpreted as blanket deposit of fill material intended to provide a well-drained substrate for the current landscaping (Figure 9).

Stratum II was a thin fill layer of yellowish brown (10YR 5/6) clay loam that contained isolated inclusions of yellowish brown (10YR 5/6) medium sand. This layer was a maximum of 6 cm (2.4 in) thick and was intermixed with Stratum III, a fill deposit of the same yellowish brown (10YR 5/6) clay loam mixed with dark yellowish brown (10YR 3/4) clay loam and gravel. Underlying these strata was Stratum IV, a 24 cm (9.4 in) thick deposit of crushed asphalt (Figure 10). Near its base, this deposit was mixed with the underlying Stratum V soils.

Strata V and VI represented sterile subsoil. Stratum V was predominately strong brown (7.5YR 5/6) sandy clay with inclusions of light brownish gray (10YR 6/2) clay and dark yellowish brown (10YR 4/4) loamy fine sand. This deposit contained occasional sandstone and quartz cobbles. Underlying Stratum V was a deposit of dark grayish brown (10YR 4/2) silty clay; this deposit contained partially decomposed tree roots.

Artifacts. No non-modern cultural materials were present in Trench 1. The only observed materials were construction debris included within the imported fill layers. These items included chunks of concrete and asphalt, and a single brick fragment. These artifacts were not retained.



- I. FILL: 10YR 3/4 DARK YELLOWISH BROWN CLAY LOAM with 30% LANDSCAPE GRAVEL
- II. FILL: 10YR 5/6 YELLOWISH BROWN CLAY LOAM mottled with 10YR 5/6 YELLOWISH BROWN MEDIUM SAND
- III. FILL: 10YR 5/6 YELLOWISH BROWN CLAY LOAM mottled with 10YR 3/4 DARK YELLOWISH BROWN CLAY LOAM and LANDSCAPING GRAVEL
- IV. FILL: CRUSHED ASPHALT
- IVa. FILL: 7.5YR 5/6 STRONG BROWN SANDY CLAY mottled with CRUSHED ASPHALT
- V. SUBSOIL: 7.5YR 5/6 STRONG BROWN SANDY CLAY with INCLUSIONS of 10YR 6/2 LIGHT BROWNISH GRAY CLAY and 10YR 4/4 DARK YELLOWISH BROWN LOAMY FINE SAND

Figure 7. Trench 1: Profile west wall

BRADDOCK METRO PLACE
 Trench 1
 Soil Profile
 West Wall

R. Christopher Goodwin & Associates, Inc.

241 East Fourth Street, Suite 100 Frederick, MD 21701

DATE: 02.28.13

PREPARED BY: BW



Figure 8. Trench 1: Photograph showing west wall profile.



Figure 9. Trench 3: Photograph showing Stratum I exposed, view northwest



Figure 10. Trench 1: Photograph showing Stratum IV exposed, view southeast

Mechanized Trench 2

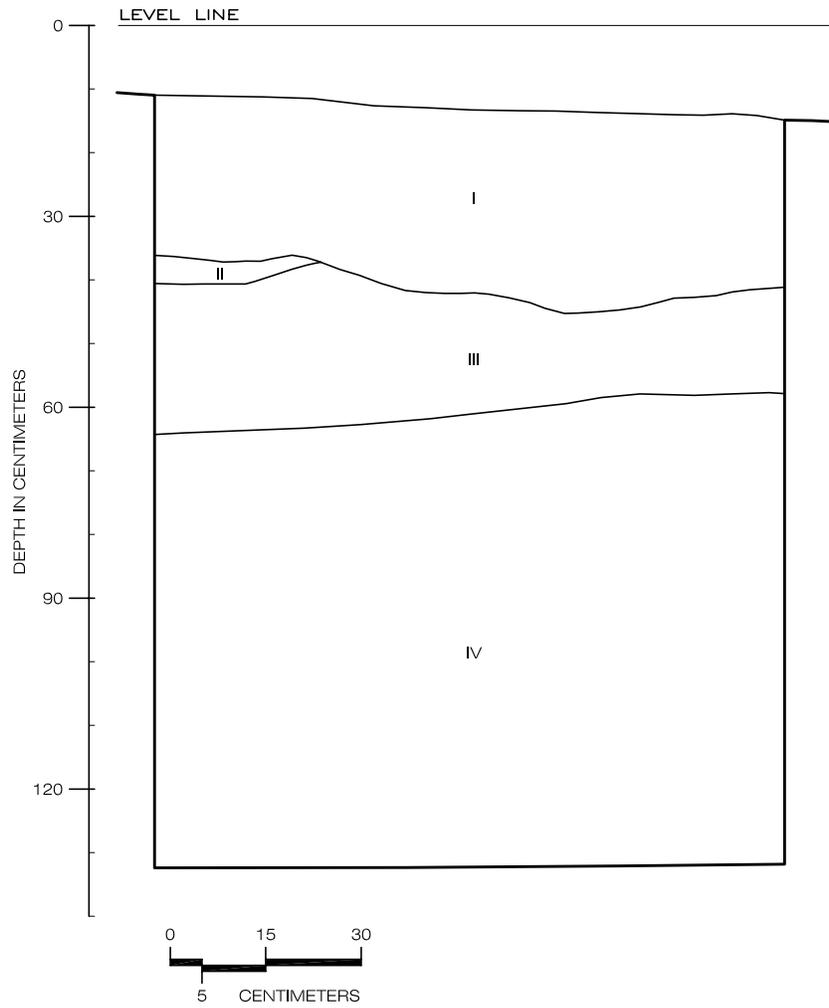
Also located in the southern portion of the project area, Trench 2 was placed 15.2 m (50 ft) north of Trench 1 and 3.2 m (10.5 ft) east of the western boundary of the project area. The trench was excavated to a maximum depth of 1.2 m (4 ft) below surface and exposed four distinct stratigraphic layers (Figures 11 and 12).

Stratigraphy. The uppermost soil stratum exposed within Trench 2 was consistent with Trench 1 Stratum I and represented a continuation of that imported fill deposit. In the western quarter of Trench 2, Stratum I overlay an irregular deposit of bluestone gravel (Stratum II). This deposit was 14 cm (5.5 in) thick along the western edge of the trench, but thinned quickly such that by the center of the trench the deposit had pinched out.

Stratum III was a 19 cm (7.5 in) thick layer of disturbed soil that was consistent with Trench 1 Stratum V (subsoil), but that appeared to have been disturbed by modern grading and filling activities. This stratum was mixed with areas of loose brownish yellow (10YR 6/6) sand and irregular patches of bluestone gravel.

Underlying Stratum III was undisturbed, culturally sterile subsoil. Designated Stratum IV, this soil was consistent with Trench 1 Stratum V and represented a continuation of that soil layer. A gravel deposit was included within the stratum matrix, but appeared to be natural in origin and not the result of cultural disturbance.

Artifacts. No non-modern cultural materials were present in Trench 2. Unlike Trench 1, which contained a small quantity of mixed construction debris, Trench 2 was “clean” and contained only isolated areas of bluestone landscaping gravel.



- I. FILL: 10YR 3/4 DARK YELLOWISH BROWN CLAY LOAM with 30% LANDSCAPE GRAVEL
- II. FILL: BLUESTONE LANDSCAPE GRAVEL
- III. DISTURBED SOIL: 7.5YR 5/6 STRONG BROWN SANDY CLAY mottled with 10YR 6/6 BROWNISH YELLOW SAND and LANDSCAPE GRAVEL
- IV. SUBSOIL: 7.5YR 5/6 STRONG BROWN SANDY CLAY with INCLUSIONS of 10YR 6/2 KISHT BROWNISH GRAY CLAY and 10YR 4/4 DARK YELLOWISH BROWN LOAMY FINE SAND

Figure 11. Trench 2: Profile west wall

BRADDOCK METRO PLACE
 Trench 2
 Soil Profile
 West Wall

R. Christopher Goodwin & Associates, Inc.

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DATE: 02.28.13

PREPARED BY: BW



Figure 12. Trench 2: Photograph showing west wall profile.

Mechanized Trench 3

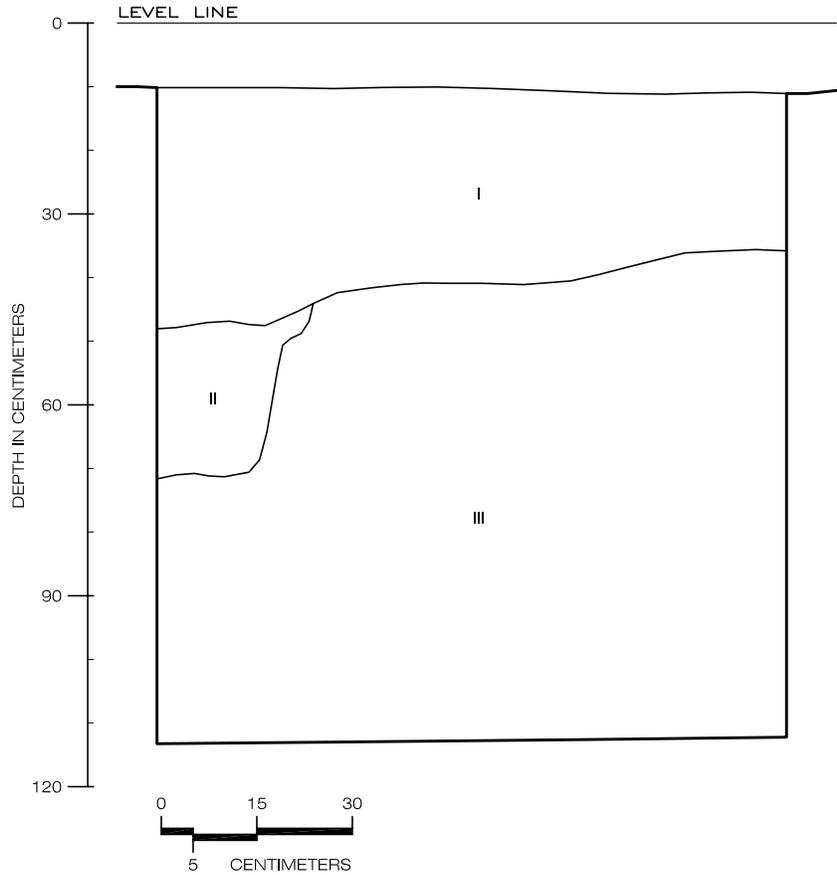
Trench 3 was located in the southern central portion of the project area. This trench was placed 15.2 m (50 ft) north of and in line with Trench 2. The trench was excavated to a maximum depth of 1.2 m (4 ft) below surface and exposed three distinct stratigraphic layers (Figures 13 and 14). Following the completion of trench documentation, the trench depth was extended to 2.13 m (7 ft) below surface at the discretion of the on-site foreman. This excavation exposed three additional soil strata.

Stratigraphy. The soil sequence exposed in Trench 3 was nearly identical to that of Trench 2. The uppermost soil stratum was a continuation of the dark yellowish brown (10YR 3/4) clay loam and gravel fill deposit designated as Stratum I in Trenches 1 and 2. Identical to Trench 2, the western quarter of Trench 3 contained an irregular, deposit of bluestone gravel that was thicker along the western edge of the trench and pinched out toward the center of the trench. Designated Stratum II, the gravel directly overlay

undisturbed, culturally sterile subsoil (Stratum III).

Strata III-V were natural, undisturbed subsoil. Extending from 0.3-1.27 m (1-4.2 ft) below surface, Stratum III was a moderately stiff, strong brown (7.5YR 5/6) sandy clay with increasingly prominent inclusions of light gray (10YR 7/1) clay. At a depth of 1.27 m (4.2 ft) below surface, this soil graded to Stratum IV, a relatively moist strong brown (7.5YR 4/6) clay loam. Stratum V, a yellowish brown (10YR 5/6) silty clay loam with flecks of light gray (10YR 7/1) clay, was exposed at 1.59 m (5.2 ft) below surface. This stratum overlay Stratum VI, a deposit of dark grayish brown (10YR 4/2) silty clay that previously had been exposed as Trench 1 Stratum VI. In Trench 3, Stratum VI was exposed at a depth of 2.13 m (7 ft) below surface.

Artifacts. No non-modern cultural materials were present in Trench 3. Stratum I contained two fragments of white, plastic drainage pipe; these materials were modern and were not retained.



- I. FILL: 10YR 3/4 DARK YELLOWISH BROWN CLAY LOAM with 30% LANDSCAPE GRAVEL
- II. FILL: BLUESTONE LANDSCAPE GRAVEL
- III. SUBSOIL: 7.5YR 5/6 STRONG BROWN SANDY CLAY with INCLUSIONS of 10YR 6/2 LIGHT BROWNISH GRAY CLAY and 10YR 4/4 DARK YELLOWISH BROWN LOAMY FINE SAND

Figure 13. Trench 3: Profile west wall.

BRADDOCK METRO PLACE

Trench 3
Soil Profile
West Wall

R. Christopher Goodwin & Associates, Inc.

241 East Fourth Street, Suite 100 Frederick, MD 21701

DATE: 02.28.13

PREPARED BY: BW



Figure 14. Trench 3: Photograph showing west wall profile

Summary

The results of the archeological fieldwork indicate that the Braddock Metro Place project area has been heavily impacted by late twentieth century construction activities. The entire southern portion of the project area, which had been judged to have the highest potential for intact archeological resources, had been graded down to undisturbed subsoil and re-filled with a blanket layer of imported clay loam and gravel. A deposit of bluestone gravel and crushed asphalt along the western edge of the study area was interpreted as the remnants of a construction access road.

No archeological deposits remain within the project area. The portion of the soil

profile that would have contained cultural materials and deposits related to early twentieth century occupation and activities has been completely removed and replaced by imported fill materials. The imported soils have no integrity or research potential. They are not associated with persons or events of National, State, regional, or local importance; they not represent unique resources; nor do they have the potential for contributing significantly to our knowledge of history.

As such, no further archeological investigations are recommended or warranted for the Braddock Metro Place project area.

SUMMARY AND RECOMMENDATIONS

Phase IB archeological testing at the proposed Braddock Metro Place development project (DSUP #2011-24) was undertaken during February 2013 by R. Christopher Goodwin & Associates, Inc., on behalf of Braddock Metro Place, LLC. The work was conducted pursuant to preliminary site plan comments generated by Alexandria Archaeology in October 2011 and on requirements stipulated by the Department of Planning and Zoning in February 2012 (City Compiled Completeness 2 Comments: Items 54, F-1).

The study was designed to assist Braddock Metro Place, LLC to comply with the City of Alexandria's Archeological Ordinance No. 3413 (1989), Section 11-411 of the City's Zoning Ordinance (1992), and Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (USDI NPS 1983). All work was conducted in accordance with standards established in the Secretary of Interior's *Standards and Guidelines for Archeology and Historic Preservation; Guidelines for Conducting Historic Resources Survey in Virginia* (Virginia Department of Historic Resources [VDHR] 2011); *City of Alexandria's Archeological Standards* (1996); and under the terms of the archeological permits issued by Alexandria Archaeology and the City of Alexandria, Virginia.

The proposed development project consists of the construction of a high-rise condominium complex with associated infrastructure and landscape improvements. This project will impact the entire Braddock Metro Place property. A previous Phase IA

archival background study and archeological assessment of the subject property suggested that past construction activities had limited subsurface impact and primarily had been confined to the utility installations and landscaping. This study identified the southern and western portions of the project area as having the highest potential for intact archeological resources related to the pre-modern development of the property.

The Phase IB archeological testing was designed to identify potentially significant cultural resources that might be affected adversely by the proposed reconstruction project; to assess the potential impact of the proposed reconstruction on historic resources within the project location; and to make management recommendations with regard to identified resources. The objectives of the study were realized through archeological testing of selected portions of the project area.

Summary and Recommendations

The archeological investigations undertaken in connection with this study consisted of mechanized testing within the southern portion of the Braddock Metro Place project area. Research conducted during the Phase IA archeological assessment study (Sanders 2011) documented no apparent development on this parcel prior to the early twentieth century. By the second quarter of the twentieth century, two single-story bungalow dwellings stood at the northwestern corner of Payne and Madison Streets. The dwellings were demolished prior to 1959 (Sanborn 1959), and the lots subsequently incorporated

into the athletic field for the adjacent Parker-Gray High School. By the late 1980s, the school had been demolished and the current compliment of high-rise office and residential buildings constructed.

The archeological study confirmed that the project area had been severely disturbed during the late twentieth century and, in each of the areas examined, had been graded down to culturally sterile subsoil and refilled with imported soil and gravel. No evidence of the bungalow dwellings that formerly stood at the corner of Payne and Madison Streets or of the

athletic field surface for Parker-Gray High School remained. The site contains no intact pre-modern features or deposits and does not appear to exhibit the qualities of significance as defined by the National Register of Historic Places Criteria for Evaluation (36 CFR 60.4 [a-d]).

As such, no further archeological investigations are recommended or warranted for the Braddock Metro Place project area.

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For R. Christopher Goodwin & Associates, Inc., Suzanne Sanders, M.A., served as the Principal Investigator and Senior Project Manager for this project, and supervised all aspects of the work. Kathleen Child, M.A., directed the archeological field survey with the assistance of Craig Kitchen, B.A. Graphics were prepared by Barry Warthen, B.A. and Ms. Sharon Little produced the technical report.

APPENDIX I

**RESUMES OF KEY
PROJECT PERSONNEL**

Suzanne Sanders, M.A., Senior Project Manager, received her Bachelor of Arts degree from SUNY Binghamton in 1984, and her M.A., in Historical Archaeology from the College of William and Mary in 1988. Ms. Sanders' M.A. thesis focused on vernacular architecture (standing structures), and included an inventory and analysis of over 400 buildings. For four years, while at William and Mary, Ms. Sanders instructed archeological field schools in historical archeology held by the College in the West Indies. In addition to extensive field experience in the Mid-Atlantic, Ms. Sanders has worked in the southeast, including North Carolina, Florida, and Louisiana; and, in West Virginia and Ohio. Her fieldwork also includes extensive experience on both historic and Precolumbian sites in the Bahamas and in the Caribbean. Ms. Sanders has worked on sites ranging in date from the mid-seventeenth through the twentieth century. These have included both urban and rural sites related to domestic, agricultural, industrial, institutional, and military activities. These investigations have included the range from Phase I survey and inventory, through Phase II evaluation, and Phase III mitigation. Her experience in cultural resource management includes participation in the preparation of planning documents such as Memoranda of Agreement (MOAs), Programmatic Agreements (PAs), Environmental Assessments, Environmental Impact Assessments, and Historic and Archeological Resources Protection Plans (HARP Plans). Additional participation in planning under Federal Preservation Law has included the preparation of National Register of Historic Places nominations and amendments to nominations for both sites and districts.

Ms. Sanders has supervised or served as project manager for Phase I survey and inventory projects that include extensive, long-term Section 110 inventory on federal properties and military installations. These surveys have included the preparation of planning documents for these facilities. Her involvement in Phase II evaluation of prehistoric, Precolumbian, and historic sites has included extensive domestic, agricultural and plantation, industrial and institutional, and military sites throughout the Mid-Atlantic and in the Bahamas and the Caribbean. Relevant projects encompassed research on eighteenth and nineteenth century domestic and plantation sites in Maryland and Virginia; seventeenth, eighteenth, and nineteenth century plantation and sugar processing sites in the Caribbean; and Precolumbian habitation sites in the Caribbean. Ms. Sanders has managed or supervised many Phase III mitigation projects, including urban domestic and industrial sites in Annapolis and Baltimore, Maryland, and Civil War campsites in Pennsylvania and Virginia, as well as a nineteenth century graveyard in Pennsylvania. At Goodwin & Associates, Inc., Ms. Sanders also has been involved with many comprehensive, multi-phase investigations of urban neighborhoods. In Baltimore, these include working with the Maryland Stadium Authority in connection with the development of Oriole Park at Camden Yards, the Baltimore Convention Center, and the Ravens Stadium. Her work with the City of Annapolis was connected with several phases of downtown development, including the Gott's Court Parking Area and the Main Street Project. She also was involved in the 14th Street Urban renewal efforts in Washington, D.C.

Ms. Kathleen Marie Child was awarded a M.A. in Historical Archeology from the College of William and Mary in Virginia, in 2007. She received her B.A. in Economics, with honors, from St. Mary's College of Maryland, in 1989. Ms. Child maintained an undeclared minor in Anthropology and acquired considerable archeological experience through involvement with numerous Phase I and II level archeological investigations of prehistoric and historic period sites, including excavations at Susquehanna (1987-1988), Cross Manor (1989), and St. Mary's City (1988-1989). While a student, she was employed with Jefferson Patterson Park & Museum (1987-1989), Historic St. Mary's City (1988-1989), and independent cultural resource contractor James Gibb (1986-1989) as an archeological assistant, as well as for the Maryland Gifted and Talented Program in Archeology (1988) as a teaching assistant.

Since joining R. Christopher Goodwin & Associates, Inc., in 1989, Ms. Child has continued to gain experience through participation in and supervision of excavations of prehistoric and historic period sites from numerous temporal periods and physiographic settings. She has supervised or participated in data recovery efforts at three Late Woodland/Mississippian period village sites and has supervised Phase I through Phase III level investigations of numerous short-term habitation sites from the Early Archaic through Late Woodland Periods. She also has participated in data recovery and mortuary excavations at a sixteenth century prehistoric settlement.

Her experience in historic archeology includes supervision of Phase I through Phase III level investigations at middle seventeenth through modern twentieth century sites in settings spanning rural agrarian through urban developed. Included is: supervision of Phase III level archeological investigation and land use assessment of a continuously occupied middle seventeenth through middle twentieth century historic plantation site; Phase III level documentation of use modifications of an extant eighteenth century Creole cabin; the documentation of an extant nineteenth century grist mill; the documentation of Civil War period fortifications and defensive lines associated with the Warrick Line near Yorktown, VA; and, the documentation and investigation of Civil War period encampments at Signal Hill near Manassas Battlefield. She also has supervised mortuary excavations at two nineteenth century historic cemeteries, including one adjacent to Gettysburg Battlefield, and participated in the investigation of the potential locations of Civil War period battlefield interments near Gettysburg Battlefield.

Ms. Child has authored and co-authored many technical reports while employed with R. Christopher Goodwin & Associates, Inc. She has presented two original research papers at the Mid-Atlantic Archeological Conference, including one on the regional significance and research potential of two historic sites related to the early development of Leonardtown, Maryland. Ms. Child recently has completed coursework for her Master's Degree in Anthropology at the College of William and Mary.