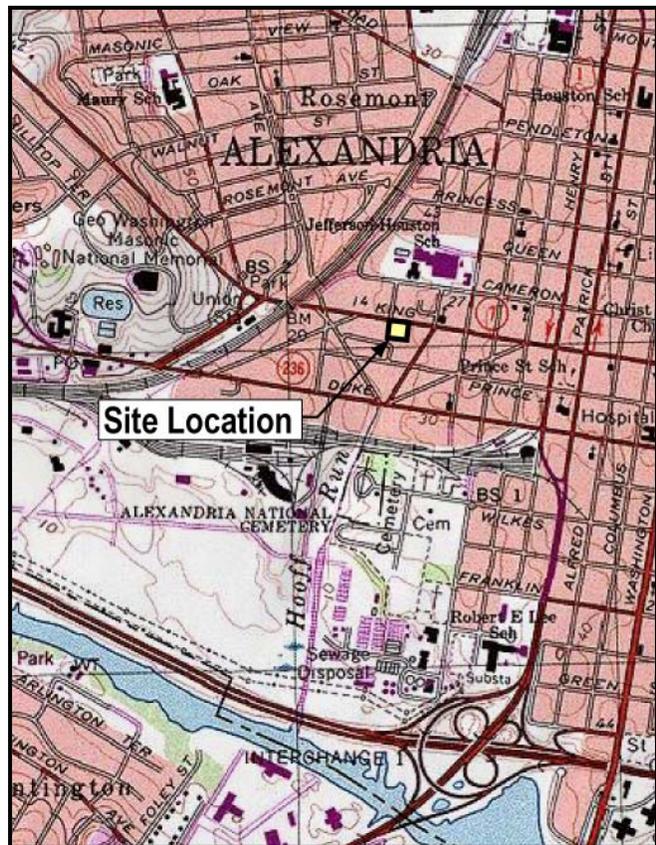


**PUBLIC SUMMARY FOR  
DOCUMENTARY STUDY OF LOTS  
1604—1614 KING STREET, ALEXANDRIA VIRGINIA**

For the past 90 years the row of brick townhouses fronting 1604 to 1614 King Street has changed with the neighborhood. For many decades the townhouses were family residences and apartments, but by the 1960s most were used for commercial purposes. Today, Faison & Associates proposes to return the townhouses to their initial purpose: providing homes for the citizens of Alexandria. The proposed residential development would consist of a six story building with underground parking. Townhouses located on lots 1604 through 1612 King Street would be retained, while the townhouse at 1614 King Street would be removed to allow construction of an access lobby for the proposed residential structure. A new residential structure would be constructed in an area currently used as a parking lot to the rear of the townhouses situated.

Before that happens, Faison & Associates is assessing the archaeological potential of lots 1604 through 1614 King Street in Alexandria. Greenhorne & O'Mara, Inc. was contracted by Faison & Associates to conduct an assessment of the impact of the proposed undertaking upon archaeological resources. The assessment included historical and archaeological background research, a field visit to the subject properties, and analysis of the proposed construction plans.

No archaeological sites have been recorded near the proposed construction site. The nearest recorded archaeological sites are to the east of the project area in the Old Town section of Alexandria or are located to the south between Duke Street and Great Hunting Creek. This doesn't include sites that haven't been found yet, though, and the discovery of sites is greatly influenced by development projects and the need to conduct investigations to comply with federal, state, and local regulations.



Relatively little can be said concerning the potential for prehistoric Native American artifacts in the King Street area. Several nearby projects identified archaeological sites that included prehistoric artifacts. Prehistoric Native American artifacts were found at sites at Shuter's Hill and near Great Hunting Creek. However, the King Street properties are located quite close to Hooff's Run. Archaeologists working in the Alexandria area have noted that prehistoric Native

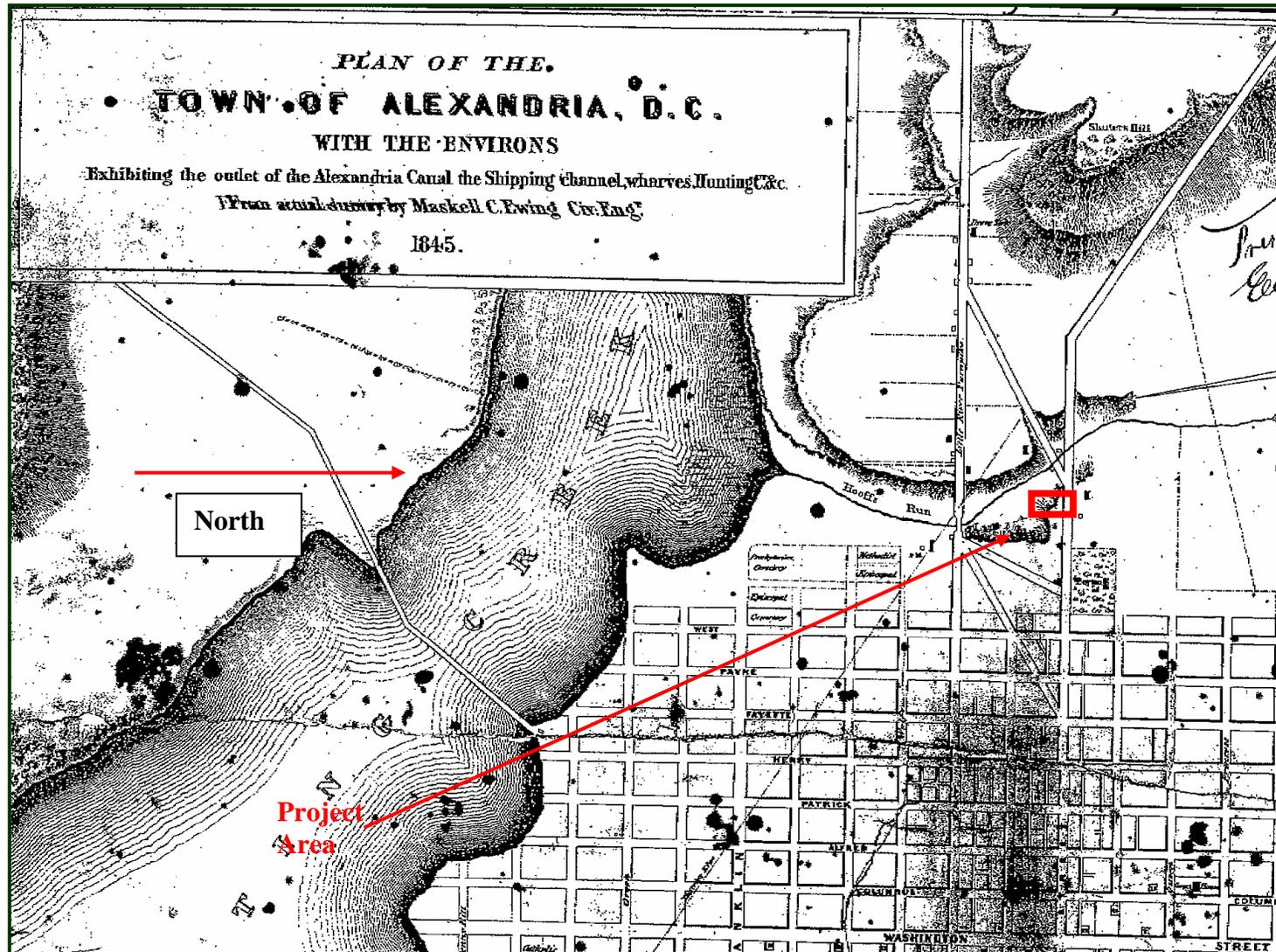


**The Townhouse Facades Today**

American sites tend to be found in the vicinity of permanent sources of water. Such sources of water were often highly attractive to wild game, which was important to the diet of prehistoric Native Americans.

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

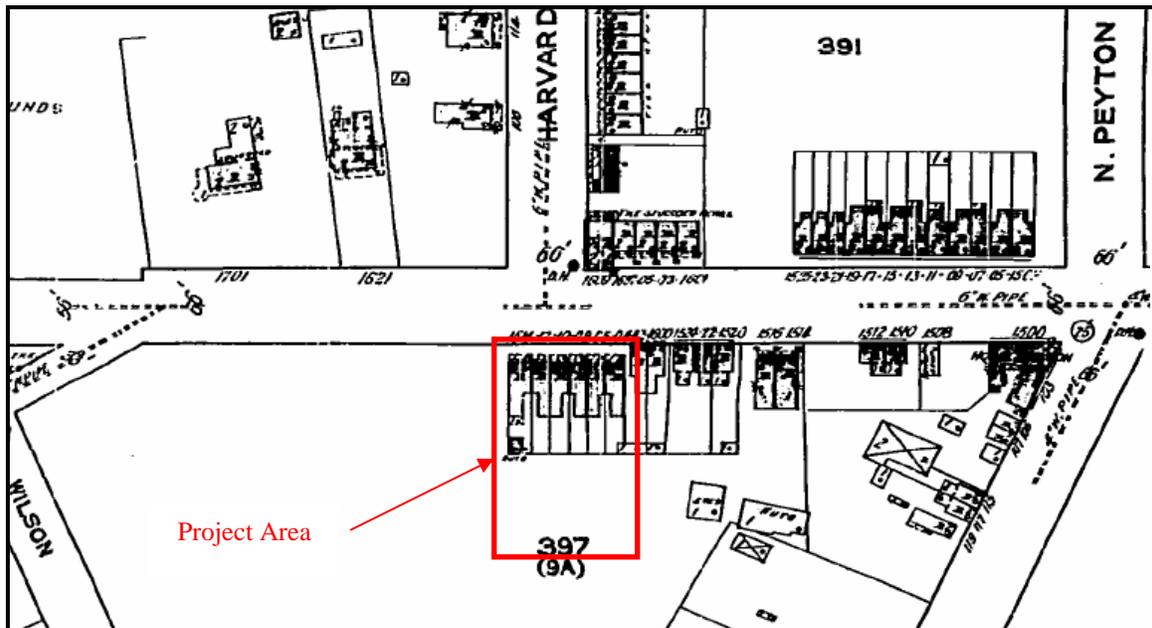
Hooff sold his property to Noblet Herbert in 1810, and Herbert's son in turn sold at least a portion of the property to John Hooff, son of Lawrence Hooff, in 1837. Both tax records and historic maps suggest that no structure was present within the King Street properties during the period of John Hooff's ownership. Tax records indicate that John Hooff lived in the City of Alexandria. Period maps depict structures to the east at the southwest corner of the intersection of Peyton and King Streets and along the north side of King Street to the north of the subject properties. One map, dating to 1845, appears to depict a structure either within or quite near to the 1604-1614 King Street properties.



1845 map of the West End (Ewing 1845).

Hooff's heirs in turn sold the property to Townsend Baggett in 1872. Once again, there is no mention of the presence of a structure in tax lists for the King Street properties. However, Townsend Baggett's will does mention the presence of a structure, called in that document a small tenement. The condition and use of the King Street properties are discussed in a reminiscence written in 1937 but describing the property during the ownership of Townsend Baggett. The property is described as a meadow known as Baggett's meadow or pasture that was used to pasture cattle and horses. Historic map evidence indicates that Townsend Baggett lived along the north side of King Street, quite near to the King Street properties.

Upon the death of Townsend Baggett, the King Street properties were willed to his daughters. Eventually, the properties were sold to M. B. Harlow shortly after the turn of the twentieth century. It appears that Harlow had the brick townhouses present on the King Street properties constructed during the 1910s. By the 1920s the townhouses were sold to individual occupants. The townhouses have been sold and resold, and the nature of their use has changed over the years. Some of the structures were used as apartments and eventually all came to be used as commercial buildings. Aside from the construction of wooden porches along the rear of the buildings, no significant changes appear to have taken place since their construction 90 years ago.



1921 Sanborn map of the King Street properties.

The purpose of this investigation was to determine if there could be remnants of earlier habitation beneath the current buildings and parking lot. Our research found that:

- The Hooff's Run area may have originally been forested and quite attractive to prehistoric Native Americans in terms of potential for subsistence-related activities. Based on the proximity of the 1604-1614 King Street parcel to Hooff's Run, there is a possibility that prehistoric Native American artifacts are present beneath the ground surface.
- The land appears to have been used as an agricultural plot, most likely associated with the pasture of livestock. This was not uncommon in the area, as the West End became a major center of meat processing for export to Alexandria and later Washington, D.C., as early as the 1790s.
- There is some evidence that a structure was present within or quite near to the 1604-1614 King Street parcel. An 1845 map of the area places a structure in this vicinity and the 1870s will of Townsend Baggett mentions the presence of a "small tenement" on the property.
- The brick townhouses located on the King Street properties were built with running water and toilets installed. It is unlikely that these residential structures were ever associated with privies, wells, or cisterns.

For these reasons, it is possible that there are significant archaeological deposits remaining underneath the project area. Greenhorne & O'Mara, Inc. is recommending that archaeological excavations designed to determine whether such remains are present be conducted at this location prior to construction of the proposed residential structure.