

PUBLIC SUMMARY

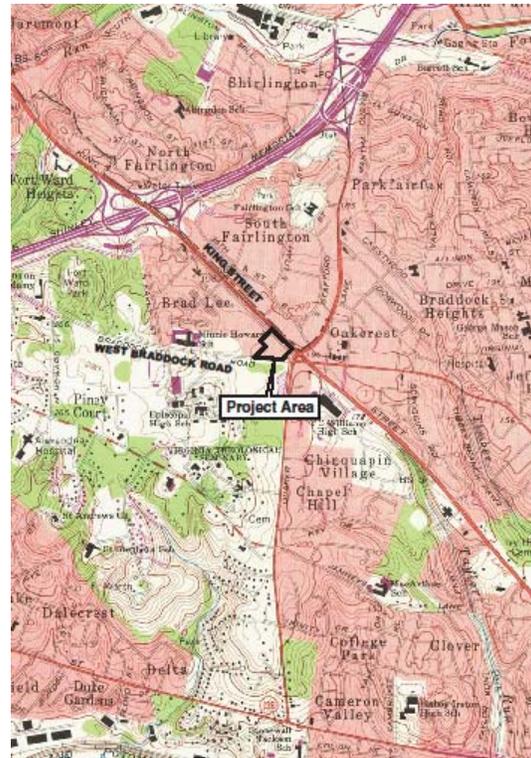
DOCUMENTARY STUDY FOR SAFEWAY REDEVELOPMENT 3526 KING STREET, ALEXANDRIA, VIRGINIA

CPH Engineers, Inc. retained JMA (John Milner Associates, Inc.) to conduct a documentary study on an approximately 6.3-acre Project Area within Alexandria, Virginia, in preparation for the redevelopment of the current Safeway store at 3526 King Street. The 3-acre Project Area is located at the west side of the intersection of King Street (VA 7) and Braddock Road (VA 620) in north-central Alexandria, adjacent to the Arlington County-City of Alexandria boundary. The Project Area currently includes of a one-story grocery store with an asphalt-paved, at-grade parking lot.

The goal of this documentary study project was to undertake research and evaluate the historical significance of the property, determine the potential for the recovery of significant archaeological resources, provide an historic context within which the potential archaeological resources can be evaluated, and provide recommendations as to whether an archaeological investigation is necessary prior to construction.

The Project Area is located within the City of Alexandria, Virginia. Located west of Old Town Alexandria in the north-central part of the city, the Project Area is south of King Street and north of Braddock Road. Until 1952, this location was part of Fairfax County and not part of the City of Alexandria.

The Project Area was located adjacent to several major roads of the nineteenth century. One is the Middle Turnpike (today's Leesburg Pike and King Street).



Project Location Map (USGS 1983).

The Middle Turnpike Company was organized in 1813 to build a road from Alexandria to Leesburg. Construction began in 1818 but the road was not opened until 1828 after receiving financial assistance from the state. Even then it only reached Difficult Run. The full road to Leesburg was finally completed in 1838 after the U.S. Congress authorized a lottery to raise funds for the road. This road did much to boost the development of Falls Church, west of the Project Area (Netherton et al. 1978:195-198). A toll gate was located just east of the Project Area.

Braddock Road, along the south edge of the Project Area, dates at least to the early nineteenth century in its present location, and likely earlier. While its name relates to the route used by General Edward Braddock on his way to Fort Duquesne (Pittsburgh) in 1755, this road was likely not used for such.

The Project Area is also adjacent to the portion of the District of Columbia that

Virginia ceded to the Federal Government in 1789. This land was returned to Virginia in 1846 as Alexandria County, rather than a part of Fairfax County. Six years later, in 1852, Alexandria was chartered as a city, making it politically and administratively independent of the county in which it was located. At this time the boundaries were again extended to the north and west (Salmon 1983), while the Project Area remained under the jurisdiction of Fairfax County.

After the battle of First Bull Run (First Manassas) in July 1861, the Union Army began to construct a series of forts surrounding Washington to defend the capital. One of these was Fort Ward, located approximately 0.6 miles west of the Project Area. Initially constructed in haste, it was improved over time with knowledge gained during the war (Cooling and Owen 1988:31). It was claimed to be one of the most important defenses of Alexandria. Batteries for field artillery were constructed at strategic positions along the infantry trench. In practice, the infantry trench and batteries were unmanned, except by an occasional picket. At no time was Alexandria threatened where the forts fired their guns or the infantry trenches were manned.

The Episcopal Theological Seminary south of the Project Area was a prime military location during the Civil War because of its strategic location on a hilltop west of Alexandria and its proximity to Washington, D.C. (Booty 1995:87). In June 1861, the campus and buildings of the Seminary and the High School were commandeered for a hospital and campground for Union troops. Tents were set up, and barracks and other buildings were erected on the Seminary grounds. The hospital at the Seminary was considered by most troops and by relief agents to be the cleanest and best organized of any (Barber 1977).



Detail of an 1862 map showing military defenses of Washington, D.C. (Bureau of Topographical Engineers 1862).

After the Civil War, African-American neighborhoods grew up in the project vicinity. After the Union Army's desertion of Fort Ward, freedmen moved here and the area was known as "The Fort". Oakland Baptist Church, a historically African-American church, is located south of the Project Area. This church was founded in 1888 and the present building was built in 1893.

The earliest deed that can be positively associated with the Project Area is for an April 12, 1870 conveyance from Cassius F. Lee and his wife Ann Eliza, to Cazenove G. Lee. The property transferred in this deed was 125 acres that was to be held in trust for Ann Eliza Lee (Fairfax County Land Records [FCLR] L4:35).

Cassius Lee's estate was known as Menokin. The house was likely built soon after Lee acquired the property, around 1850. The main house was located west of the Project Area and was accessed from Braddock Road.

The 1870 deed refers to Cassius F. Lee acquiring the property as three parcels in

1846-1847. He purchased 85 acres from Ellen M. Whiting for \$135 in February 1848 (FCLR M3:211), 30 acres for \$325 from David Porter in November 1847 (FCLR M3:242), and in June 1848 58.5 acres from Georgiana Slacum for \$1,200 (FCLR M3:305). Which parcel included the Project Area was unable to be determined.

Georgiana Slacum had inherited her property from the division of her father's, George Slacum, land in 1829 after his death (FCLR M3:305). Captain George Slacum's estate was known as Prospect Hill and the house is said to have stood at the present Bradlee Shopping Center (immediately northwest of the Project Area) (Kaye 1987:16). Prospect Hill was Slacum's 60-acre summer estate; the family also had a house on Wilkes Street in Alexandria. The estate was described as being three miles from Alexandria and "on the brow of a hill commanding a beautiful and extensive view of the surrounding country ... that portion of Fairfax County had some picturesque scenery but as poor soil as could be found in the 'old dominion of Virginia'" (Stark 1957:1).

Cassius Francis Lee was born in 1808 in Alexandria, the son of Edmund Jennings Lee and Sarah Lee. He was a first cousin of Robert E. Lee. He was a partner in the merchant firm of Cazenove & Co. and he was also associated with the Episcopal Theological Seminary. He served as the treasurer and on the board of trustees for the Seminary. He married twice, first to Hanna Hopkins, and then in 1846 to Ann Eliza Gardner (Lee 1895:474-477). It was the inheritance that Ann Eliza Gardner brought to their marriage that allowed Cassius F. Lee to purchase his property that included the Project Area (Fairfax County Chancery Record [FCCR] CFF60 F 1887).

Cassius Lee's entry in the 1860 Agricultural Census shows his farm to be larger and more valuable than others in his vicinity. He listed 90 acres of improved land and 35 of unimproved land, worth \$15,000. His

livestock was valued at \$770 and included 5 horses, 8 milch cows, and 6 swine. In 1869, his farm produced 10 bushels of Irish potatoes, 30 bushels of buckwheat, \$100 of orchard produce, \$200 in market garden produce, 312 pounds of butter, and 60 tons of hay (USBC 1860). Several nearby farms also produced similar or even larger amounts of butter, but none had the value of garden produce that his did. It seems that his farm was focused on producing crops for the local Alexandria and Washington markets, rather than for export.

The local market-driven focus of Cassius Lee's farm continued in the 1870 Agricultural Census. In this year his farm was listed as having 125 improved acres and 25 unimproved acres. The farm was valued at \$30,000. He also had \$400 in machinery and had paid \$550 in wages to farm workers the previous year (this figure included the value of room and board). Cassius Lee's livestock included 2 horses, 2 mules and asses, 5 milch cows, 4 cattle of other types, and 4 swine. His livestock was valued at \$770. Crops produced by his farm included 180 bushels of winter wheat, 9 bushels of rye, 500 bushels of Indian corn, 270 bushels of oats, 50 bushels of Irish potatoes, and 25 bushels of sweet potatoes. His orchard production was reduced from the 1860 census – only \$10 in 1869, but he produced 100 pounds of cheese, which was not listed in his 1860 enumeration. He also made 2 tons of hay. The value of all his farm production for 1869 was given as \$1140. This value was in the middle of production values for farms in the vicinity (USBC 1870).

By the 1880 Agricultural Census Cassius Lee had increased his orchard and dairy herd while the remainder of his farm production was similar to 1870. He listed his farm as having 125 tilled acres, 25 acres of woodland or forest, and worth \$20,000. He had \$800 worth of farm machinery and had purchased \$150 in fertilizer the year before. His \$400 in livestock included 5 horses, 24 milch cows, 1 other type of cattle, and 40

backyard poultry. His cows produced 17,000 gallons of milk in 1879. He listed 20 acres of mown hay that produced 20 tons of hay. His two acres of apples (200 bearing trees) produced 200 bushels of apples. He also had 1 acre of peaches (100 bearing trees) that produced 150 bushels of peaches. His orchard produce was valued at \$150. He also paid \$350 in wages (including room and board) for farm labor the previous year (USBC 1880). In this enumeration, Cassius Lee's farm is listed as larger and more valuable than nearby farms. The types of livestock and crops raised do not vary from nearby farms, but the quantities are larger.

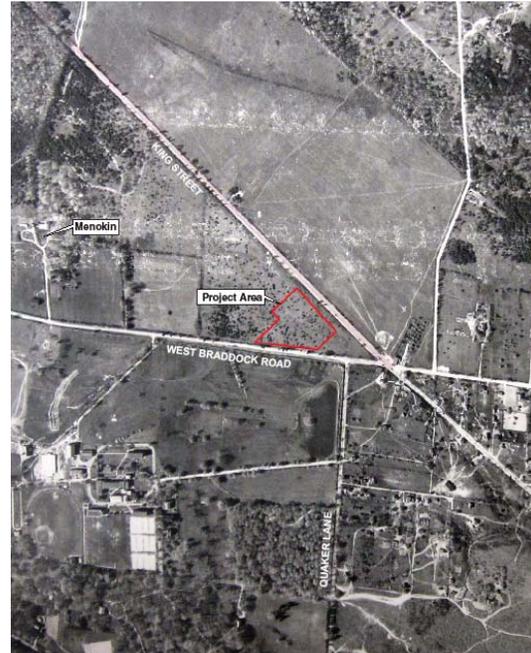
It is around this time that the property is referred to as Menokin. Menokin was also the name of Francis Lightfoot Lee's ca. 1769 house near Warsaw, Virginia. After the death of Ann Eliza Lee, wife of Cassius, in July 1885, the property was to be sold with the proceeds divided among her four children: Cazenove G. Lee, Francis DuPont Lee, Edmund J. Lee, Annie Cole, and the three children of her daughter Constance G. Peterkin, then deceased. In the court documents the property is described as "a farm partly in the County of Fairfax and partly in the County of Alexandria, known as "Menokin" containing in all about 150 acres and improved by a frame house, barns, outhouses &c." (FCCR CFF60 F 1887).

Menokin was sold at a public auction on April 14, 1888 with a winning bid of \$8,000. Marguerite DuPont Lee, wife of Cazenove Gardner Lee and daughter-in-law of Cassius F. and Ann Eliza Lee, was the highest bidder (FCLR I5:417).

Cazenove Gardner Lee, a lawyer based in Washington, D.C., and Marguerite Lee owned Menokin for over ten years, selling it in April 1896 to Clarence Thomas of Washington, D.C. for an undisclosed sum (FCLR M6:133). In February 1908, Menokin returned to the Lee family when Clarence Thomas sold the property to Maurice DuPont Lee, a son of Cazenove and Marguerite Lee) (FCLR Y6:637). Maurice

owned the property briefly, selling it three months later to Robert Lee Pickett for \$10,000 (FCLR Z6:296).

In April 1919 Mr. Pickett sold Menokin to Webb Metz (FCLR T8:362). Mr. Metz owned Menokin for only six years.



Detail of a 1937 aerial photograph (Agriculture Adjustment Administration 1937)

In April 1925 Walter duBois Brookings purchased the 90.625-acre Menokin from Mr. Metz (FCLR M9:78). He would be the last owner to reside at Menokin. Although he then owned Menokin, the 1930 Population Census lists Walter Brookings, his second wife Martha Nutting Brookings, and four children, as living in Gloucester City, Massachusetts. Mrs. Brookings was then serving as a state legislator (USBC 1930).

Walter Brookings served as the manager of the U.S. Chamber of Commerce's Natural Resources Department from 1921-1945. His obituary notes that he restored Menokin "a historic home on Seminary Hill near Alexandria" (*Washington Post* 1950:B2). Mrs. Brookings was very active in local civic organizations. Before marrying Walter

square feet (*Washington Post* 1967b:F8). In 1982 this expanded store and the dry cleaning store northwest of the grocery were demolished and the present Safeway store constructed.

JMA conducted an assessment of archaeological potential within the Project Area through analysis of georectified historical maps and aerial photographs as well as 21 geotechnical boring logs by Terracon Consultants, Inc. (2011). The historical maps reveal that the Project Area was an undeveloped property until the 1950s when a large shopping center and associated parking lot were constructed. A second round of construction occurred after the 1970's and resulted in the apparent removal of the 1950's-era buildings and construction

of a much larger building and associated parking lot improvements. The geotechnical borings suggest that the majority of the Project Area contains fill units varying in thickness from one to five feet and that no obvious archaeological materials, such as destruction debris from buildings, is present in the cored areas. While the geotechnical borings suggest that there is potential for buried landscapes in the Project Area, these landscapes if present are considered to have low archaeological potential due to the absence of historically mapped buildings or documented occupation predating the 1950's and the less than ideal environmental parameters for prehistoric archaeological potential. Therefore, no additional archaeological investigations are warranted.