

Prince Street Hotel Property

1600 Prince Street
City of Alexandria, Virginia
WSSI #22251.01

Documentary Study and Geoarcheological Evaluation

Prepared for:
Carr City Centers of Washington, D.C
1455 Pennsylvania Ave, NW Suite 100
Washington, D.C. 20004

Final Report
August 2013

Prepared by:
John P. Mullen, M.A., RPA, David Carroll,
and Daniel P. Wagner, Ph.D.



5300 Wellington Branch Drive, Suite 100
Gainesville, Virginia 20155
Tel: 703-679-5600 Email: contactus@wetlandstudies.com
www.wetlandstudies.com

ABSTRACT

Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., of Gainesville, Virginia, conducted a Documentary Study on the ±5-acre Prince Street Hotel Property for Carr City Centers of Washington, D.C. The work was required under the City of Alexandria Archaeological Protection Code prior to development of the property and followed the Archaeology conditions of the Development Special Use Permit #2011-0034. The goals of the research were 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.

Prior to the growth and expansion of the city limits, the property was located along the western edge of the City of Alexandria, nestled between the corporate limits and the original line for the District of Columbia. Hooff's Run, now channelized beneath Diagonal Street, ran along the western edge of the property. Historically, the area bounded by Hooff's Run, Little Hunting Creek, Telegraph Road and King Street was known as the West End. This area was the location of several butchers' and tanneries, which were not allowed to be located within the city limits.

Circa 1792, Lawrence Hooff established a slaughterhouse along the tributary that now bears his name; the land to the south, including the project area, was known as Hooff's Meadow and was used to pasture horse and cattle throughout the 19th century. By 1913, row houses were constructed at the northern edge of the Meadow along King Street, but the Prince Street project area remained vacant until the Alexandria Floral Company moved to this location.

Because of its proximity to the Hooff's Run, the property was felt to have the potential to yield archeological resources which could provide insight into prehistoric and historic agricultural or industrial use just outside of Alexandria. A Geoarcheological Evaluation was subsequently conducted on the property. The geoarcheological study was limited to the vertical and horizontal extents of the proposed construction, and focused on determining whether buried surfaces, which could yield evidence of Native American occupation and activities, remained intact under the fill layers and within the alluvium deposits.

The geoarcheological testing revealed that the property was originally a wetland setting subject to frequent inundation, and was may have been open water during late prehistoric times. The soil profiles clearly indicated either an aquatic environment or a wetland too poorly drained for occupation; no inhabitable ground surface was available for human use in prehistoric times within the property. These findings are compatible with descriptions of the property and historic land use indicated during research into the history of the project area.

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INTRODUCTION

This report presents the results of an archival and documentary study of the Prince Street Hotel property, located at 1620 Prince Street, 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 Carr City Centers of Washington, D.C. David Carroll and John P. Mullen, M.A., RPA conducted the documentary research and the background material was prepared by John Mullen, Boyd Sipe, M.A., RPA, and William Barse, Ph.D.

The study was initiated in anticipation of the planned development of the project area and the concern that significant archeological resources may be impacted by this construction. The work was required under the City of Alexandria Archaeological Protection Code prior to development of the property and followed a Scope of Work approved by Alexandria Archeology (Appendix I). The purpose of the documentary study was to develop a historical context for the interpretation of the land use history of the project area and to identify the potential locations of archaeological resources that may be preserved, and ultimately determine if archeological investigations were needed on the property prior to development.

ENVIRONMENTAL SETTING

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

The Prince Street property is located along a channelized portion of Hooffs Run, which drains into Cameron Run approximately 4000 feet to the south. Cameron Run in turn empties in the Potomac River near Jones Point. The project area is located along the floodplain of Hooff's Run; however, the natural topography has been altered by its current urban setting (Exhibit 2). Currently, the project area is vacant, but used as parking (Exhibit 3).



 Project Area

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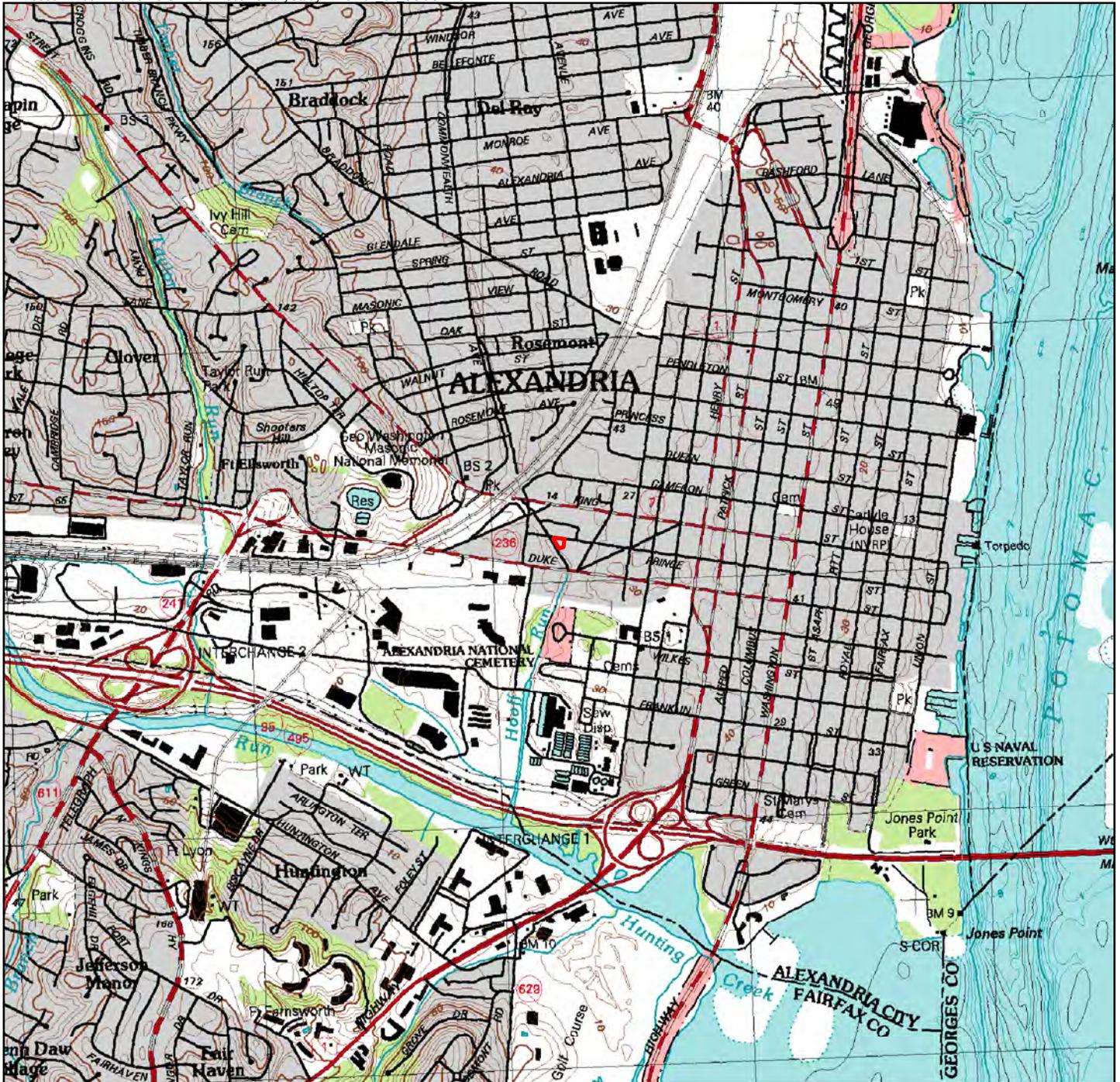
Exhibit 1 Vicinity Map

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 Project Area

Latitude: 38°48'18" N
Longitude: 77°03'29" W

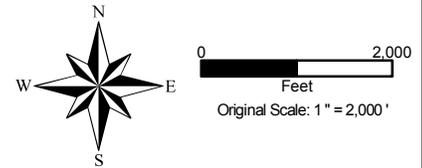


Exhibit 2
USGS Quad Map
Alexandria, VA-DC-MD 1994

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 Project Area

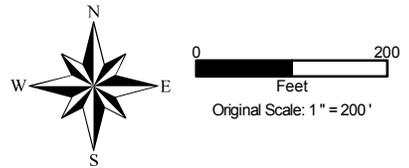


Photo Source: Wetland Studies and Solutions, Inc.

Exhibit 3 February 2012 Natural Color Imagery

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PALEOENVIRONMENTAL BACKGROUND

The basic environmental history of the area has been provided by Carbone (1976; see also Gardner 1985, 1987; Johnson 1986). The following will present highlights from this history, focusing on those aspects pertinent to the project area.

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

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

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

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

CULTURAL HISTORICAL BACKGROUND

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.

Diagnostic artifacts of the earliest groups include Clovis spear points (Early Paleoindian), Mid-Paleo points, and Dalton points (Late Paleoindian). Although hard evidence is lacking, the subsistence 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 in the county (c.f. Gardner 1985; Brown 1979).

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 spear points 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 Broadspire 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 Broadspire 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 spear points.

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 contact by Europeans were the Piscataway, descendants, evidently, of the prehistoric Potomac Creek populations. Also known as the Conoy or by the names of their villages, the Piscataway people 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 (Jones et al. 1997:19-20). These groups are frequently associated with the Coastal Algonquian linguistic group; some, however, such as the Piscataway, may well have been Iroquoian speakers.

The Doeg[sic] or Tauxenants, a branch of the Piscataway Indians, were in the Alexandria region at the time of European contact. It is unclear whether these groups spoke an Iroquoian or Coastal Algonquian dialect. 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).

The riverine and estuarine resources associated with the Potomac River would have been exploited by Native American populations in the project area throughout most of the known prehistoric past.

Prehistoric 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 Data Sharing System (DSS) 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 DSS, however, no temporal assignment was contained within the form. It should also be noted that the topographic setting of the sites shown on Table 2 is based solely on the U.S.G.S. topographic map information in DSS and, because of the map scale and configuration, the setting and hydrologic information was often difficult to ascertain.

As shown in 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. Many of the surveys that identified these sites were not systematic, and some were based solely on surface finds. In addition, historic period sedimentation and/or erosion has likely buried sites within the floodplain settings.

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 Hooffs 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 (FCR).

**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

Historic Overview

Establishment of Alexandria

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

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

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

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

The land that included the Prince Street Hotel property was also owned by West but lay just outside of the surveyed town lots in a region of plantations and tenant farms that had arrived in the area beginning with a land boom in northern Virginia around 1720 (Schweigert 1998: 4-6/7).

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

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

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

By 1770, the town of Alexandria was the largest town on the Potomac River and, by the 1770s; it had developed into an important center for maritime trade and participated in the flour trade with Europe and the Caribbean. By 1775, there were "20 major mercantile firms in Alexandria, 12 of which were involved in the transshipment of wheat" (Smith and Miller 1989:14). Although Alexandria flour was not considered as fine as that from Philadelphia, New York and Baltimore, flour milling served as a chief industry during the early 1780s and again in the 1790s (Smith and Miller 1989:14). The international market for flour transformed local milling into a larger and more profitable enterprise. During the Colonial period, the water powered grist or custom mills had primarily served a landowner and a "small circle of neighbors," while later "merchant mills" ground a greater quantity of flour to be marketed "by the sackful or shipload" (Netherton et al. 1992:1).

In 1779, the town of Alexandria was incorporated, which allowed it to have its own local government, as opposed to being governed by the laws of the county. Nevertheless, the Fairfax County Courthouse remained in Alexandria (Smith and Miller 1989:51). In 1791, Alexandria was ceded to the federal government to become part of the newly established District of Columbia, and was referred to as Alexandria County of the District of Columbia (Rose 1976:7). Although Alexandria officially became part of the District of Columbia on February 27, 1801, it continued to govern itself (Smith and Miller 1989:51);

The Fairfax County Courthouse, however, remained in Alexandria until 1799 when a new site for the courthouse was selected in its current location, now within the City of Fairfax.

The 1798 Plan of the Town of Alexandria by George Gilpin shows the project area lay outside of corporate limits of Alexandria but within the southwestern boundary of the District of Columbia (Exhibit 4). The map shows Duke Street exiting Alexandria to the west, crossing Hooff's Run near the District of Columbia line, but Prince Street terminated at West Street, the western boundary of Alexandria.

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 and from then on fell under Virginia laws (Rose 1976:7). In 1852, the City of Alexandria became a separate government entity, completely independent of Alexandria County.

Transportation and Commerce

In the late 18th and early 19th centuries, the economy of Alexandria was dependent upon its function as a port city (Cressey et al. 1982:150). As a center of export for the farms of Northern Virginia, the town prospered. During the 1790s, due in part to turmoil in Europe associated with the French Revolution and the beginning of the Napoleonic Wars; Alexandria became a major port for the exportation of American wheat. In 1791, the total value of the town's exports was \$381,000, and four years later it had grown to \$948,000 (MacKay 1995:55). By 1795, the City of Alexandria had closed its tobacco warehouses, as wheat supplanted tobacco as the main crop coming into the town. By 1800, Alexandria was fourth behind Baltimore, Philadelphia, and New York in wheat exports.

Three roads provided access through western hinterland: the southern Colchester Road, part of the Potomac Path; the East Ridge Road, which ran northwest toward Leesburg and across the Blue Ridge mountains; and the Mountain Road which ran west to cross the Blue Ridge at Snicker's Gap and into the Shenandoah Valley (Schweigert 1998: 4-9/10). Duke Street extended westward from Alexandria proper to the intersection of the Mountain Road and Colchester Road, and provided ready access for incoming products to the Alexandria wharfs.

Around this time, John West sought to establish a subdivision along Duke Street's extension west of the city limits that he hoped would eventually be incorporated into the city proper. Called the West End in reference both to its location and its developer, the lots were laid out as a continuation of the city's street grid and, along with other lots rented or sold in the vicinity, created an environment for industries related to trade and traffic along the turnpikes. Livestock represented additional important traffic on the roads into Alexandria; in particular, the Mountain Road from the Shenandoah Valley brought cattle and hogs into Alexandria for processing and sale locally and for export (Schweigert 1998: 5-2).



 Approximate Location of Project Area

Map Source: Gilpin, George. "Plan of the town of Alexandria in the District of Columbia, 1798." 1798. Library of Congress Geography and Map Division Washington, D.C. 20540-4650 USA dcu. Call Number: G3884.A3 1798 .G5 Digital Id: g3884a ct001432 <http://hdl.loc.gov/loc/gmd/g3884a.ct001432>

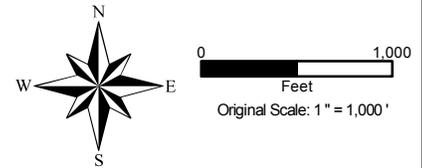


Exhibit 4 Plan of the Town of Alexandria in the District of Columbia, George Gilpin 1798

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WSSI #22252.01/.02 - August 2013



The open land and access to water present outside of the town limits along the main drover's route from the west provided a place for herds to await slaughter. As a result, taverns, livestock pens, blacksmiths and butchers became prevalent in West End, particularly after the banning of butchers within city limits by the Alexandria Common Council in 1803 (Schweigert 1998: 5-23).

By 1793, at least two slaughterhouses were operating in the West End area: Jacob Heineman on the west side of Hooff's Run, and Lawrence Hooff on the east side (Schweigert 1998: 5-23). Lawrence Hooff's slaughterhouse and meadow lot which contained the Prince Street Hotel project area were located between West's subdivision and the corporate limits of Alexandria, but clearly functioned as part of the West End community. West's plans for the annexation of his subdivision never came to fruition, but turnpike-related businesses remained in operation at West End throughout the 19th century.

As commerce in Alexandria grew and traffic on the roads between the surrounding rural areas and markets and shipping in the city increased, plans for developing turnpikes were also taking shape. Directly to the south of the project area, the Little River Turnpike (Routes 236 and 50) connected Duke Street with Fairfax Courthouse and eventually Aldie on the Little River; the route corresponded roughly with the previous Mountain Road. Construction began on the Little River Turnpike at the Duke Street bridge over Hooff's Run in 1803 and was completed to Aldie in 1812. By 1819, the Snicker's Gap and Ashby's Gap Turnpikes from Aldie to the Blue Ridge completed the turnpike connection between Alexandria and the Shenandoah Valley (Schweigert 1998: 5-8).

North of the project area, the Leesburg Turnpike (Route 7) was established along the route of the East Ridge Road. The turnpike was incorporated in 1809 and was completed to Leesburg in the late 1830s (Poland 1976:115, 117-118). The southern end of the turnpike connected with the westward extension of King Street to the northwest of the project area, near the northwestern corner of Lawrence Hooff's meadow lot where his slaughterhouse was located.

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

This latter half of the 19th century 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 ran along Wolfe Street to the south of the project 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) (Harrison 1987:340). There, the O&ARR met the Manassas Gap Railroad. The railroad provided additional access to raw materials and agricultural goods from the west to the city's commercial and shipping industries, and would prove strategically important to the transport of goods and soldiers during the Civil War.

The Civil War in Alexandria

On the night of December 26, 1860, Major Robert Anderson moved his troops from Fort Moultrie to Fort Sumter in the harbor of Charleston, South Carolina. Subsequently, on April 15, 1861, President Lincoln sent a reinforcement fleet of war vessels from New York to Fort Sumter to suppress the rebellion in the southern states. Two days later, on April 17, 1861, the Commonwealth of Virginia adopted the Virginia Ordinance of Secession and formed a provisional Confederate government (Gallagher 1989:29; Boatner 1991:729; Church and Reese 1965:134). On May 23, 1861, Virginia formally seceded from the Union by a vote of 97,000 to 32,000 (Bowman 1985:51, 55).

In a public referendum, Alexandrians voted 958 for and only 106 against secession (Smith and Miller 1989:83). Federal troops entered Alexandria on the morning after Virginia voted to secede, as Confederate troops exited the city to the west.

This was done without opposition, capturing in the town a few rebel cavalry. Some 700 rebel infantry in the town had received notice of the approach of the troops, and were ready to take the [railroad] cars. They escaped on the Orange and Alexandria Railway, burning the bridges behind them. Our [Union] troops pursued a short distance, also burning such bridges as they had spared [Scott 1880: 37-41]

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

Alexandria would remain an occupied city throughout the duration of the War. Private homes and businesses were taken over by the occupying army, and the city was used as a staging point for the various military campaigns in Virginia. No major Civil War battles were fought in the City of Alexandria, although its railroads, waterways and roadways figured in major troop movements into and out of the Washington, D.C., area. A few intermittent Confederate raids were made into the western end of Alexandria, mostly along the Orange and Alexandria Railroad, and one skirmish was reported on the Little River Turnpike (Duke Street) in June of 1863.

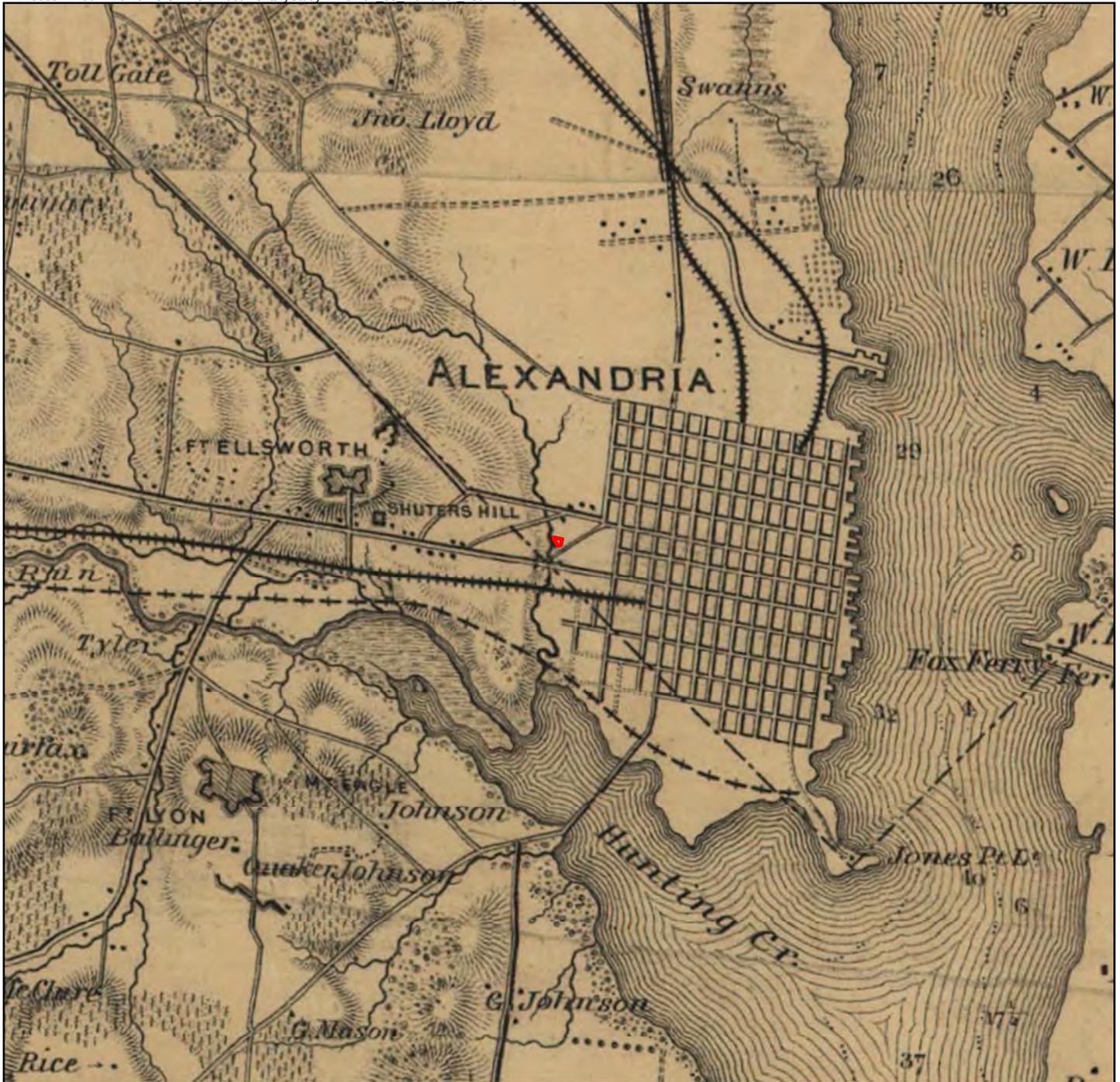
The Union Army constructed a ring of forts in Northern Virginia and Maryland to protect Washington, D.C.; several forts were located on the fringes of Alexandria. Fort Ellsworth for example, was located on Shooter's Hill to the west of the project area; it protected the Little River Turnpike, Leesburg Turnpike and the Orange & Alexandria Railroad at their entrance into Alexandria (Cooling and Owen 1988:30-31).

The West End vicinity was used for several purposes by the Federal forces during the Civil War, including temporary and permanent housing for troops, a hospital, storage, and livestock pens. It is likely that the project area, being a pasture associated with a slaughterhouse, saw use as a holding pen for livestock during the war. McDowell's 1862 map shows several buildings along King Street to the north of the project area as well as Fort Ellsworth to the west, and the three railroads leading into Alexandria (Exhibit 5).

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

The Late 19th and 20th Centuries

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).



 Approximate Location of Project Area

Map Source: Map of N. Eastern Virginia and Vicinity of Washington. Compiled by General Irvin McDowell, January 1862. United States. Corps of Topographical Engineers". Library of Congress Geography and Map Division. Washington, D.C. Historic Map Scale: 1" = 1 mile.




Original Scale: 1" = 0.5 miles

Exhibit 5 1862 McDowell Map

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.

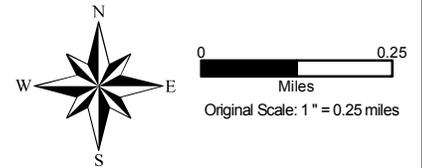
Rapid increase in urban area settlement in the 1870s and 1880s, including Washington D.C., gave rise to a popular middle class sentiment that cities were unhealthy, dirty, noisy and rife with immoral activity (Smith and Causey 2005:21). In order to escape these many ills in the hot humid summers, the 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. It was even possible for wage-earners to commute on a weekly basis from rural and small town areas in close proximity to the District of Columbia, and local land developers began establishing summer communities in the more rural areas (Smith and Causey 2005:22). This movement represented the beginning of the suburbanization of the Washington, D.C. Metropolitan Area, and was reflected in increased density of residences in the West End area and beyond; however, during this period of development, the meadow including the project area remained undeveloped (Exhibit 6).

Development within the vicinity to the north and immediately to the west of the project area is evident by the early 20th century; however, the project area remained on the periphery of this development; a possible explanation is provided by an examination of the topography. The 1929 and 1932 United States Geologic Survey (USGS) Washington, DC & Vicinity quadrangle maps continue to show the low area associated with Hooff's Run (Exhibits 7 and 8).

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 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).



 Approximate Location of Project 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 6
1878 Hopkins Map
Falls Church, District No. 4, Fairfax County, VA

Prince Street Hotel - Documentary Study and Geoarcheological Evaluation



 Approximate Location of Project Area

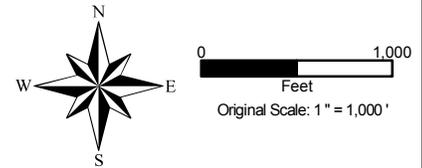


Exhibit 7
USGS Quad Map
DC Vicinity, VA-DC-MD 1929

Prince Street Hotel - Documentary Study and Geoarcheological Evaluation



 Approximate Location of Project Area

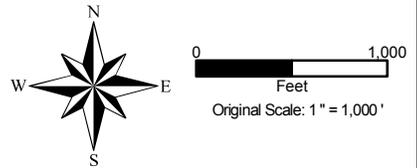


Exhibit 8
USGS Quad Map
DC Vicinity, VA-DC-MD 1932

Prince Street Hotel - Documentary Study and Geoarcheological Evaluation

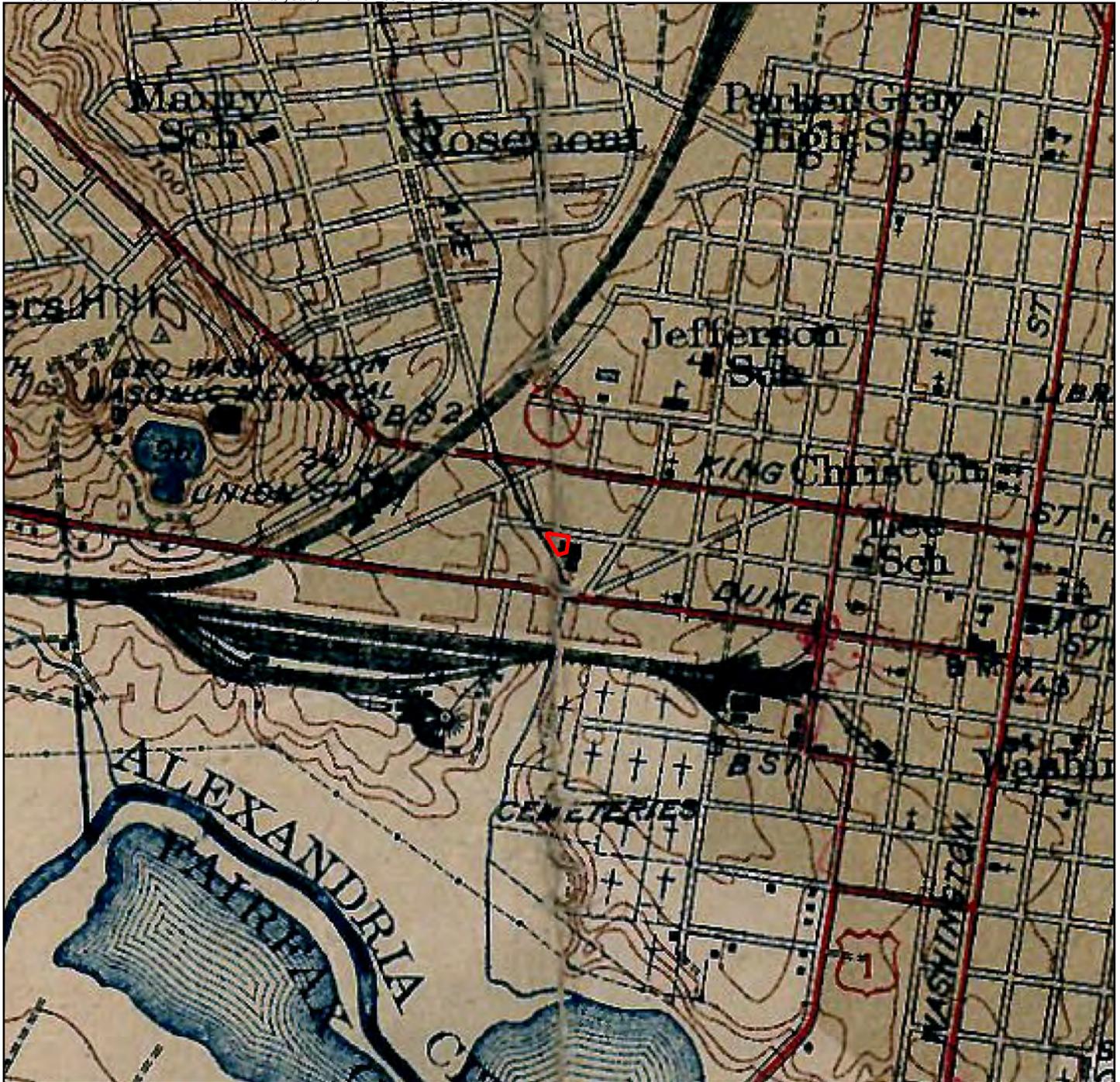
In 1920, Alexandria County, a separate political jurisdiction from the City of Alexandria since 1870, was renamed Arlington County. The county took its new name from the 19th century Arlington Estate, located on the grounds of the Arlington National Cemetery.

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. Joseph Teresi, owner of the Alexandria Floral Company, purchased land including the project area in 1941 and built a nursery, including a building that served as a dwelling for his family and his florist shop located at the western edge of the project area. This building represents the first known construction within the project area (Exhibit 9).

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).

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).



 Approximate Location of Project Area

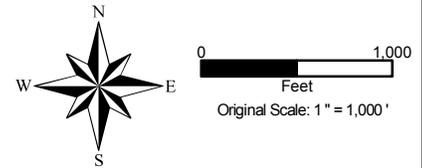


Exhibit 9
USGS Quad Map
DC Vicinity, VA-DC-MD 1944

Prince Street Hotel - Documentary Study and Geoarcheological Evaluation

THE OWNERSHIP HISTORY OF THE PROJECT AREA

The documentary study of the Prince Street project area follows a Scope of Work (Appendix I) from Alexandria Archeology; the research included the examination of available land tax records, deeds, wills, census listings, city directories, newspaper articles, maps, and other sources. The Chain of Title is summarized within the discussions below and contained within Appendix II.

The Hooff Family

Lawrence and Ann Hooff

Lawrence Hooff established a slaughterhouse on the east bank of what was later named Hooff's Run on property purchased from John West in 1792 (Fairfax County Deed Book X:548). The tract of land, which included the project area, was bounded by King Street extended on the north, the Alexandria corporate boundary on the east, Duke Street on the south, and Hooff's Run on the west. The slaughterhouse was located outside of the city limits as a matter of convenient access to pasture and water and its proximity to the Mountain Road which was used by drovers to bring livestock from the Shenandoah Valley for slaughter. After 1803, slaughterhouses were banned within the corporate limits of Alexandria (Schweigert 1998 5-23).

The land also became known in later years as Hooff's Meadow. This deed also makes reference to "the bridge on the turnpike road;" the stone bridge over Hooff's Run on Duke Street.

The Hooff family emigrated to Alexandria from Pennsylvania in the late 18th century and their descendants have remained in the city for generations. Lawrence Hooff and his wife, Ann Gretter, resided at 521 Duke Street and lived in Alexandria according to federal census records between 1810 and 1830. Lawrence was a founding vestry member of St. Paul's Church in Alexandria, after that congregation split from Christ Church circa 1810 (Meade 1978: Vol II, p 271). The couple had eleven children, Elizabeth (b. 1778/9); Lawrence (b. 1780); John (b. 1783); Ann (b. 1784); Peter (b. 1787); George (b. 1789); Lewis (b. 1791); Mary Ann (b.1794); William (b. 1796); Julia Maria (b.1798); and Philip Henry (b.1801). Lawrence Hooff (Jr.) served in the Virginia Militia during the Revolutionary War and was a pallbearer at General George Washington's funeral (Alexandria Library, Special Collection, vertical files).

In 1810, Lawrence and Ann Hooff conveyed Hooff's Meadow to William and Noblet Herbert to secure payment on a debt of \$697.64 owed to Robert J. Taylor (Arlington County Deed Book A-T: 597). The deed indicated that the debt was to be paid with interest by April 1811, or the parcel was to be sold at auction. Alternatively, if indulgence were granted by Robert Taylor, the arrangement could be continued with interest paid half-yearly until the full debt was paid. The deed also stipulated that Hooff would remain in possession and maintain full use of the property until such time as would be sold at auction.

The property in 1810 was described as:

Beginning on the south side of King Street at the line of Francis Peyton and running thence in the direction of the present road on King Street extending and binding thereon till it ranges with a row of poplar trees in the meadow, thence through the meadow and by the said poplar trees to the run, thence down to the line of the said Francis Peyton, thence northerly up the line of the said Peyton to the beginning [Arlington County Deed Book A-T: 597]

William Herbert appears to be paying taxes on this property between 1819 and 1828 as part of a larger parcel, but unfortunately there is a gap in the tax records until 1846 (Kreisa et. al. 2007:70).

In 1830, the Lawrence Hooff household consisted of 15 people including seven free whites, seven slaves, and one free colored person. Lawrence Hooff (Sr.) died on May 26, 1834 at the age of 79, and was described as "one of the oldest and most respectable inhabitants of this place" (Alexandria Gazette [AG], 30 May 1834:3). Hooff's will was proven in the Orphans Court for Alexandria County; Lawrence left all of his property (real estate, personal property and mixed) to his wife Ann, with the unusual provision in his will "that no appraisal [sic] or inventory of my property should be taken (Arlington County Will Book 4:70).

Ann Hooff died two years later on June 9, 1836 at the age of 76 (AG, 9 June 1836). She left the property that included the project area and all "goods attached thereto" to her sons and executors of her will, Lewis and Philip Henry Hooff – with the provision that they allowed Lawrence (Jr.) to use the property as a slaughterhouse or in any other manner (Arlington County Will Book 4:116). Lawrence in turn was to pay his brothers an annual rent of \$1, pay all taxes on the land and keep the property "in tenantable order".

At this time, the Hooff property was described as including four buildings – a "Slaughtering House, Hog House, Stable and Hay House" – all enclosed by post and rail fencing. Unfortunately, no appraisal was conducted of the "goods attached thereto" on the Hooff property, but Ann's will suggests that land use on the Hooff's Meadow property involved the use of slave labor.

Only one of the buildings is depicted within the Hooff's Meadow lot on the 1845 Ewing Map of the City of Alexandria, and no buildings are shown within the project area. The map clearly indicates the extent of the low-lying topography along Hooff's Run in the vicinity of the project area (Gzj kdk'32+.



 Approximate Location of Project Area

Map Source: "Plan of the Town of Alexandria, D.C. with the Environs Exhibiting the outlet of the Alexandria Canal, the Shipping Channel, wharves, Hunting Cr., etc.," Maskell C. Ewing, 1845. Library of Congress Geography and Map Division Washington D.C.

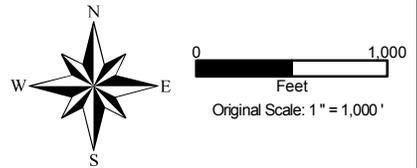


Exhibit 10 1845 Ewing Map of Alexandria, VA

Several of the Hooff children inherited several slaves from their mother (Table 2) with stipulations that all were to be freed when they reached the age of 28. It is possible given their ages, that Julie Amelia Ware and Montgomery were part of the household enumerated in the 1830 census as slaves under the age of 10. Lawrence was allowed the use of two slaves, Moses and Montgomery, if he needed them - although they were left to his brothers Lewis and Philip Henry. With the exception of Lawrence, none of the other eldest Hooff siblings were mentioned in the will.

**Table 2: List of Slaves Inherited by the Children of Ann Hooff
(Arlington County Will Book 4:116)**

Julia Maria	Julie Amelia Ware (aged 8)
Lewis	Mary (aged 6)
Philip Henry	Philip Harry Ware (one month old infant)
William	Adeline Ware (four month old infant)
Mary Amelia	Laura Ware (aged 3)
Lewis and Philip Henry	Moses (unknown age)
	Montgomery (14 years of age)

John Hooff

However, the year after Ann's death, her second oldest son John obtained the property. In accordance with the 1810 terms of the deed of trust from Lawrence and Ann Hooff, William Herbert advertised the public auction of the Hooff's Meadow lot in the Alexandria Gazette (AG, 12 September 1837):

TRUST SALE

On the 2d day of October next, will be sold on the premises, at 4 o'clock, P.M. for cash, that highly improved and beautiful situated lot, at the West end of King Street, called Hooff's Meadow; containing about six acres.

WM. Herbert - Trustee

The highest bidder at the auction was John Hooff and on October 2, 1837, William Herbert conveyed the property to him for \$600 (Arlington County Deed Book V2-C3: 195). It is not clear why William Herbert waited 27 years to fulfill the conditions of the deed of trust and auction the property for a value less than the original debt. If John Hooff was ever directly associated with the slaughterhouse business, he was no longer involved by July of 1847, when he was elected Cashier of the Alexandria Branch of the Exchange Bank of Virginia; Robert Jamison was elected president (Richmond Whig [RW], 23 July 1847:4). In an 1859 newspaper advertisement, the property was still referred to as "P. H. Hooff's meadow" (AG, 19 September 1859: 4).

John Hooff died on December 19, 1859, leaving his wife and two children; the funeral was held at their dwelling on the corner of Water and Prince Streets (AG, 11 November 1859:3). His will, probated in 1860, left all his property to his wife Martha and children; like his father Lawrence Hooff Sr. he directed that no appraisal be made of his estate (Alexandria Will Book 7:543).

The 1864 Plan Map of Alexandria appears to have been based on the 1845 Ewing Map; the 1845 alignment of Peyton Street between King and Duke Streets has been partially erased and redrawn in the correct location (Exhibit 11). One building is shown in the location of the northwest corner of Hooff's Meadow parcel; nothing is depicted within the project area.

The 1860 federal census lists Martha J. Hooff (49) Mattie (14), and John (15) in Alexandria, but by 1866, the family appeared to be preparing to move. The Hooff's Meadow lot was advertised for sale in the Alexandria Gazette [AG, 6 April 1866:3]:

By J. H. Parrott, Auctioneer

VALUABLE LOT FOR SALE – The property commonly known as "HOOFF'S MEADOW," at the west end of King Street, containing FIVE ACRES, more or less is offered for sale. If not sold at private sale before Saturday, the 7th day of April, 1866, it will be offered for sale at public auction on that day in from the Mayor's Office, at 12 o'clock, M. TERMS – One third cash, the balance in three and six months. Apply to Mrs. M. J. Hooff, as P. H. Hooff's Prince Street or to

LAWRENCE TAYLOR.
Attorney at Law.

By 1867, the family had moved to Maryland (Baltimore City Directory), but the property was not sold until 1872. The 1870 federal census shows John J. (26), wife Fanny (23) and son Frank (1) residing in Baltimore with his mother Martha (59) and his sister Martha (24). John's profession is listed as wholesale hardware dealer, although the city directory lists his occupation as a book keeper.

On July 26, 1872, the heirs of John Hooff (Martha J. Hooff, Martha B. Hooff, and John J. and Fanny L. Hooff) conveyed the Hooff's Meadow property to Townsend Baggett for the sum of \$1700 (Arlington County Deed Book B4: 172). This transaction also included a release of deed of trust from the parties on the second part. Martha J. Hooff had conveyed her interest in the 5-acre lot to George W. Brent on June 23, 1865, in order to secure the payment of two notes to the First National Bank of Alexandria. Lucy Brent, Executrix for her deceased husband was satisfied with repayment and released her interest in the property (Arlington County Deed Book B4: 172).



 Approximate Location of Project Area

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

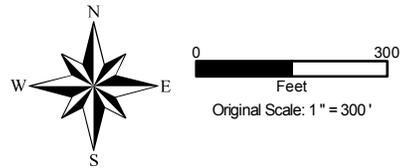


Exhibit 11 1864 Plan of Alexandria, Virginia

The Baggett Family

Townsend Baggett

The Hooff's meadow property now passed into the hands of another prominent family of Alexandria butchers. Townsend Baggett and his wife Catherine resided in Alexandria on the south end of Peyton Street (near its intersection with Duke Street) between 1860 and 1887, according to the federal census records and city directories. The residents of Townsend's neighborhood were primarily white and were employed as laborers, stone masons, carpenters, seamstresses, laundresses, and domestics.

In 1860, their household included Ann Cook (aged 76) and eleven children ranging in age between six and 29. Townsend, along with his eldest three sons James (29), Alexander (27) and Benjamin (22), were employed as Pork Butchers. Several of his neighbors were also employed as butchers, including George Benter, Jason Evans, George W. Tyler, and Henry Ferguson. George Benter (and Townsend Baggett) are also listed in the 1860 Washington City Business Directory with 20 other butchers operating in Alexandria. Townsend's estate was valued at \$10,000 in 1860 and 1870, with personal property valued at \$1500 and \$500 respectively.

The couple's eldest son James and youngest son Edward were enumerated as part of the household in the ensuing years. Three of Townsend's sons (Alexander, Benjamin and John H) remained in the butchering industry, but Townsend's occupation changed to "Gardener" in 1870 and "farmer" by 1880 (federal census records) and "dairyman" in the 1887 Alexandria City Directory. The 1880 agriculture census shows that Townsend Baggett was producing Indian corn, Irish potatoes, and peaches as well as raising dairy cows, swine and poultry on 30 acres of land in Alexandria. He also owned 15 acres in Jefferson Township.

Townsend Baggett died on March [May] 23, 1887 (Ancestry.com Operations, Inc. 2011). His will dated January 29, 1887 was probated in court on June 15th of that year (Arlington County Will Book 10: 129). His daughter Eliza, wife of John H. Myers, received two tenement houses on Peyton Street, several U.S. bonds, and

all my cows, hogs, and poultry and my horse "Selom", and the Spring wagon, and also the "Horse power" and cutting machine...

my dwelling house and lot, with the outbuildings...on the corner of Duke and Peyton streets in the City of Alexandria, together with all the household and kitchen furniture, pictures, books and ornaments...the garden attached to said house and lot, known as the "Meadow Lot", at the rear of the said house extending to King Street on the north, and Hooff's Run on the West, containing (5) five acres, more or less, with the small tenement situate thereon, on King Street, west of Peyton [Arlington County Will Book 10: 129-132]

Townsend Baggett or one his many sons in the business may have originally rented the slaughterhouse and field from the Hooff's prior to their purchase, but no documentary evidence has been found at this time to that effect. Baggett may have purchased the Hooff's Meadow property to continue its use as a slaughterhouse, but it was more likely used for crops and pasture. The 1880 agricultural census and description in his will show that Townsend was growing crops in the "garden" and raising dairy cows, hogs and poultry on 30 acres of land - which likely included the project area within the 5 acre "meadow lot" and possibly the 25 acres of land bequeathed to his son Benjamin¹. Finally, William P. Bloxham, testified in court that Townsend used the "Meadow Lot" lot to raise his cows (*Gdn(s) of Betsy Myers and Gdn(s) of Florence Myers vs. Florence Myers etc.*, Chancery Court Cause 1897-028, Alexandria City Court Records).

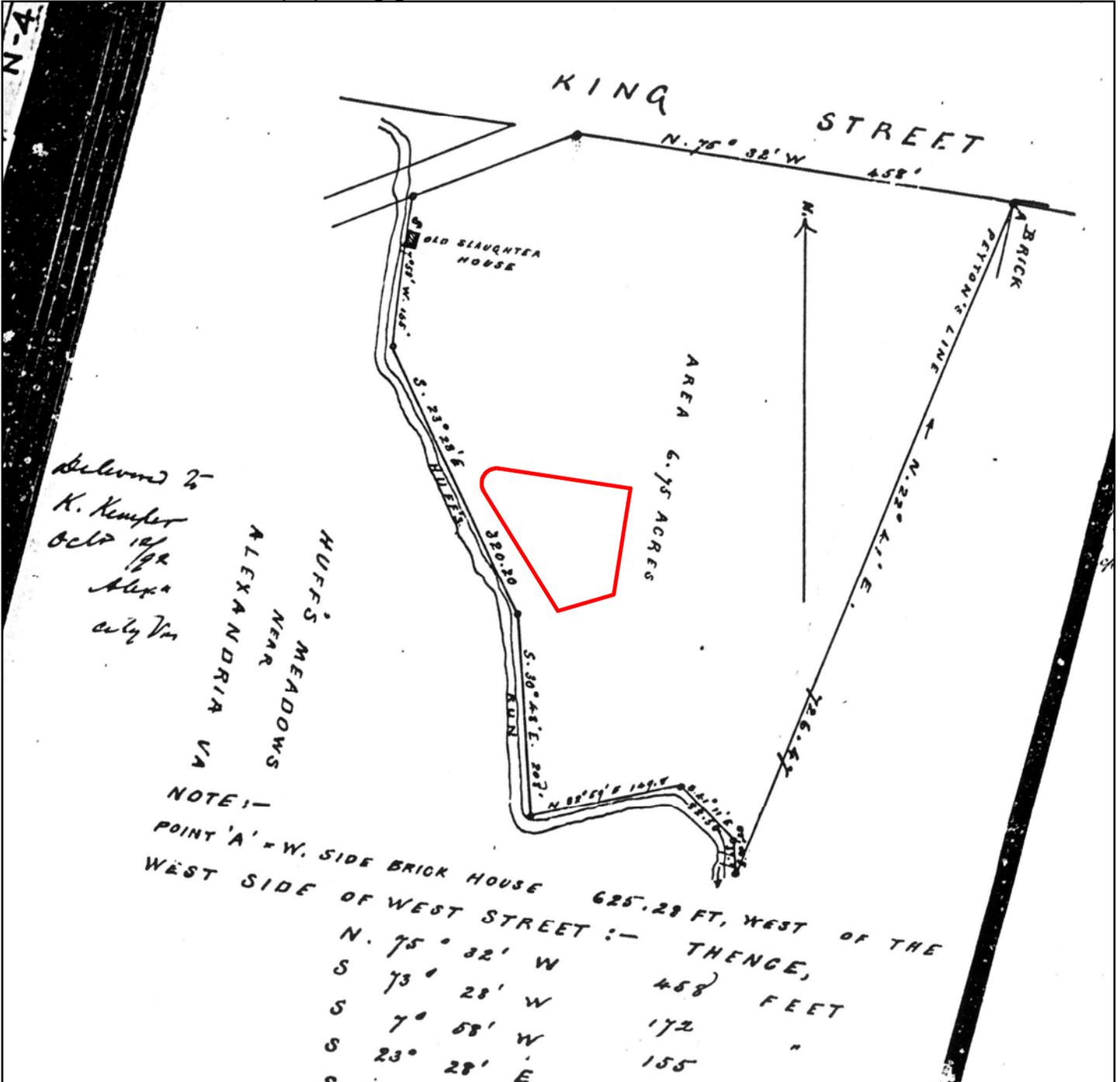
Eliza (Baggett) Myers and Florence (Myers) Cornwell

Eliza and John Myers moved into her father's house, along with her children, Ida, Betsy and Florence. The children had also inherited a house and lot on Peyton Street (between Prince and Commerce Streets) that was occupied by tenants; the collected rent or profits from its sale was for their collective benefit. John H. Myers died on April 8, 1887, followed by Eliza in October 4, 1890 (Bee 2011). Eliza died interstate and the three Chancery Court cases were filed to resolve her estate transfer.

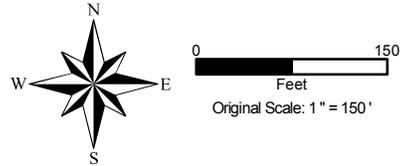
William P. Bloxham, a friend of the family from the West End, filed a deposition stating that the "Meadow Lot" was rented annually for \$75, which just about covered taxes and keeping the fence in good repair (*Gdn(s) of Betsy Myers and Gdn(s) of Florence Myers vs. Florence Myers etc.* Chancery Court Cause 1897-028, Alexandria City Court Records). Further, Magnus Schuler, a butcher from Alexandria, asserted that lot did not produce any revenue. The final decree resulted in the sale of the "Meadow Lot" (among other property) and the proceeds were divided equally amongst Florence Myers, Betsy (Myers) Wise and Ida (Myers) Murray (*Gdn(s) of Betsy Myers vs. Betsy Myers*, Chancery Court Cause 1897-40, Alexandria City Court Records).

In accordance with the 1892 final decree, the "Hooff's Meadow" lot was sold to William Wirt Henry Jr. of Richmond, Virginia (Arlington County Deed Book N4: 341); this deed was accompanied by a plat which shows that a building identified as the "old slaughter house" along the east bank of Huff's Run [sic] to the northwest of the project area (Exhibit 12). This is likely the building shown on the 1845 and 1864 maps (See Exhibits 10 and 11). The "small tenement" mentioned in Townsend Baggett's 1887 will is not depicted; however the northeast corner of the lot, identified as Point A, begins at the west side of a brick house, located 625.28 feet west of West Street. This appears to be the corner of the rowhouses located at 1520-1524 King Street, which were the subject of a Documentary Study and Archeological Evaluation in 2007 (Mullen et.al. 2009).

¹ Benjamin Baggett's inheritance was described as adjacent to the north of his existing property and bordered on the west by Hooff's Run.



 Approximate Location of Project Area



Map Source: Arlington County Deed Book N4: Page 344. 1892

Exhibit 12 1892 Plat Map of the Hooff's Meadow Parcel

William Wirt Henry Jr. sold the meadow lot (back) to Ida Murray, Florence Cornwell and Bessie Wise (all formerly Myers) in 1898 (Arlington Deed Book Y4:209). The entirety of the Hooff's Meadow parcel as well as several other parcels on Peyton Street became vested in Florence Cornwell in the ensuing years, but all records regarding her acquisition of the property were not located at this time.

A 1900 cadastral map of Alexandria County shows the project area located in the 2-acre parcel owned by Florence Cornwell at that time (Exhibit 13); the remainder of Hooff's Meadow (4-acres) is owned by her sister Bessie M. Wise. The brick house may have been constructed circa 1857 by Henry Bontz who owned the adjacent parcel (Mullen et.al. 2009: 35).

At her death, Florence Cornwell conveyed all of her property including the Hooff's Meadow parcel to her daughter Elsie C. Bunt; her will was probated on August 7, 1930 (Alexandria Will Book 5:199). Elsie Bunt, now Elsie Beattie, sold the Hooff's Meadow parcel, along with several other plots inherited from Florence Cornwell, to Joseph Teresi in 1941 (Alexandria Deed Book 174: 264).

Joseph Teresi was an Italian immigrant who owned and operated a florist business since 1931. He moved his business to the 1620 Prince Street in 1942, taking advantage of the large open parcel to construct greenhouses and a building that served as the florist shop and as the family residence (Connection Newspapers, 29 November 2006). No buildings are shown within the project area in 1921 (Exhibit 36); however, the 1942 Sanborn map shows the former store was a two-story cinderblock building with a brick façade pierced with windows on the second story. The foundation walls were eight inches thick and a fire wall extended twelve inches above the roof line.

The Alexandria Floral Company operated on the property for 75 years and became an area institution, with Teresi's daughter Nina Carroll taking over the business beginning around 1966. Nina's husband James Carroll Sr. served two terms on Alexandria's city council in the 1960s and '70s and was president of Alexandria Cablevision until his death in 1984 (Connection Newspapers, 29 November 2006.). The shop and dwelling, which stood on the eastern edge of the project area, has since been demolished.



- Approximate Location of Project Area
- Approximate Location of Hooff's Meadow Lot

Map Source: "Map of Alexandria County, Virginia for the Virginia Title Co. / prepared by Howell & Taylor, civil & topographical engineers, Washington, D.C. ; drawn by G.P. Strum." Alexandria : The Company, 1900 (Washington, D.C. : Andrew B. Graham, photo-litho) LoC Digital ID: <http://hdl.loc.gov/loc.gmd/g3883a.ct002287>

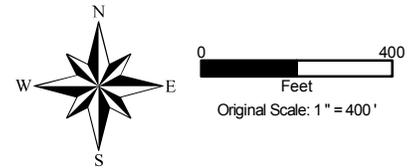
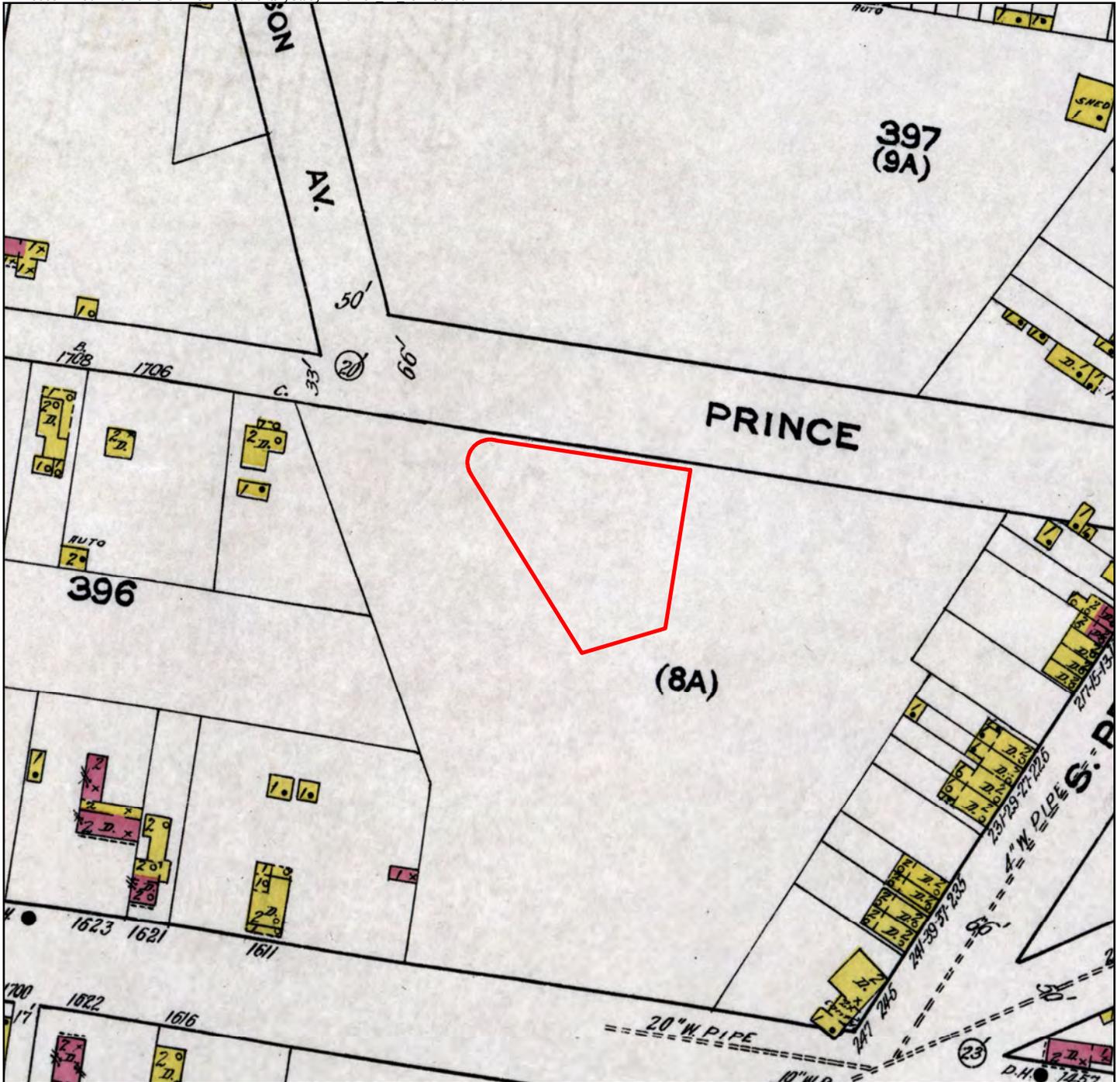


Exhibit 13 1900 Howell & Taylor Map of Alexandria County, Virginia



 Approximate Location of Project Area

Map Source: "Sanborn Fire Insurance Map from Alexandria, Independent Cities, Virginia."
 Sanborn Map Company, August 1921. Sheet 25.
 Library of Congress Geography and Map Division Washington D.C.

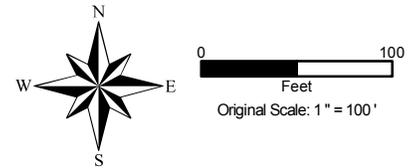


Exhibit 14 1921 Sanborn Fire Insurance Map

LAND USE HISTORY WITHIN THE PROJECT AREA VICINITY

The slaughterhouse was at least in use by Major Lawrence Hooff Jr. in 1826, as evidenced by a newspaper advertisement, which also mentions the Bontz and Benter families (AG, 7 January 1826: 4; Exhibit 15). Lawrence may have continued to use the property until his death in 1842 or the property may have been leased. Little evidence has been located at this time for leases during the Hooff tenure.

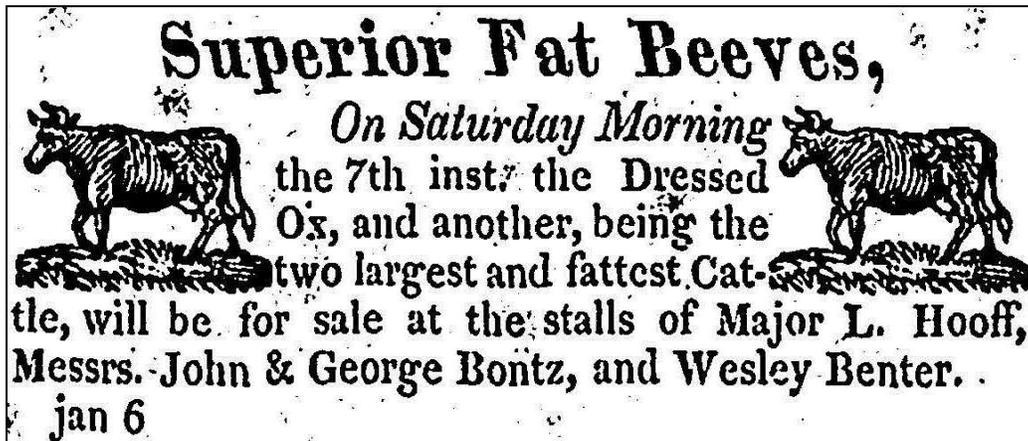


Exhibit 15: 1826 Newspaper Advertisement for Superior Fat Beeves

However, a 1937 reminiscence of the “happy by-gone days” by R. E. Lee Tyler identifies a possible tenant during Townsend Baggett's ownership, and describes land use of the property and of upper King Street in the late 19th and early 20th century.

On the south side of King St., from Peyton St. to Hooff's run, was a very wide and deep ditch...To the south...was a very large meadow which extended from King St. to an old stone bridge on the south [on Duke St.]...This meadow was owned by the late Townsend Baggett. It was a great place in winter for sledding...How often have I seen this meadow filled with cattle and horses. These horses were owned by men who made their living hauling with them and other ways.

They would turn these horses in the pasture on Saturday evening and leave them there until Sunday evening late, this was during spring, summer and fall [Tyler 1989]

From this description, it is clear that the bulk of the meadow lot, including the project area remained in use as open pasture land during and likely after the ownership of Townsend Baggett. The writer continues with a description of the northwestern corner of the meadow, which included a gate for the ingress and egress of livestock near the intersection of King Street and Diagonal Road.

There was a short road from the street to this gate for the entrance of horses and cattle, and the road had a tendency to stop the flow of water in the ditch. In summer time the water would become stagnated and very offensive. Just beyond this gate following the diagonal road was a slaughter house situated on Hoofs run and facing the Diagonal road. This slaughter house was built of brick, which in my boyhood days was used by Mr. Jonathan Pierpoint [Tyler 1989]

Jonathan Pierpoint (1839-1900) is enumerated in the 1880 and 1900 U.S. census records as a butcher residing in Alexandria with his wife Helen and numerous children; however, in the 1897 and 1899 editions of Richmond's Directory of Alexandria his profession is given as "inspector river impvs." Pierpoint died on June 12, 1900; his obituary stated,

At one time he was the lighthouse keeper at Fort Washington, but more recently had been engaged as an inspector of government work on the river. He married a daughter of the late John Baggett, who with eleven children survive him (AG, 12 June 1900:3).

The discrepancy in the records regarding Pierpoint's occupation cannot be adequately explained at this time, but it is clear that the records refer to the same individual, in particular by virtue of the connection to the Baggett family. Most likely, Pierpoint did operate as a butcher at the Hooff's Meadow slaughterhouse as indicated in Tylers' reminiscence and suggested by the census records during at least portions of his residency at Alexandria. It is possible that the slaughterhouse ceased to operate after the property was sold to William Wirt Henry, causing Pierpoint to take other jobs. In any event, it is very likely that the Hooff's Meadow slaughterhouse was in operation after transferal of the property from the Hooff to the Baggett families.

No evidence has yet been located that indicates the meadow parcel including the project area was used for habitation during the historic period. It is possible that the "tenement" referred to in the will was actually the slaughterhouse building which remained extant on the lot; alternatively, it may have referred to a dwelling on an adjoining parcel, as several dwellings were located on the south side of King Street directly adjacent to the meadow lot and Baggett owned several contiguous parcels with dwellings on the block. In any case, if a dwelling did in fact stand within the Meadow Lot, it was almost certainly located along King Street and would not have stood within the project area.

HOOFF'S RUN CHANNELIZATION AND DAINGERFIELD ROAD

As early as 1845, reports of flooding along Hooff's Run appear in the local newspaper:

A very heavy rain last Saturday morning caused the run in the neighborhood to suddenly rise. There was a complete sheet of water along Hooff's meadow, extending from the head of King Street to Hunting Creek, making the whole valley present the appearance of the creek (AG, 13 November 1843:4).

By the early 20th century Hooff's Run had become known as a public nuisance and health hazard, as evidenced by the Tyler's 1937 reminiscence of the "stagnant and offensive" ditches feeding into the stream. By 1905, the Alexandria City Council discussed constructing a sewer line to ease the flooding along King Street and help draw development to the area (The Evening Star [ES], 15 March 1905:13). The topic of "sewering Hooff's Run" was still under discussion and fully endorsed by the city's chief engineer in 1924. Reportedly, some of the pollution in the run originated upstream in Arlington County and required negotiations to obtain funding from both municipalities (WP, 20 November 1924:2; WP, 24 September 1925:8; WP, 16 October 1925:5).

The City of Alexandria proposed \$200,000 bond in 1927 to construct the sanitary sewer and for other street improvements and work began in 1928 (WP, 1 October 1927:2; WP, 1 May 1928:5). Florence Cornwell sold the western section of the meadow lot (corresponding to the present location of Daingerfield Street) to the City of Alexandria, with the condition that she "doth also quitclaim and surrender...all rights to have the stream known as Hooff's Run and its tributaries to flow in their natural courses" (Alexandria City Deed Book 92: 461). A plat made in 1941 for the subdivision of the adjacent property owned by Beattie, shows the purchase from Cornwell and also notes the "center of original location of Hooff's Run (Exhibit 16).

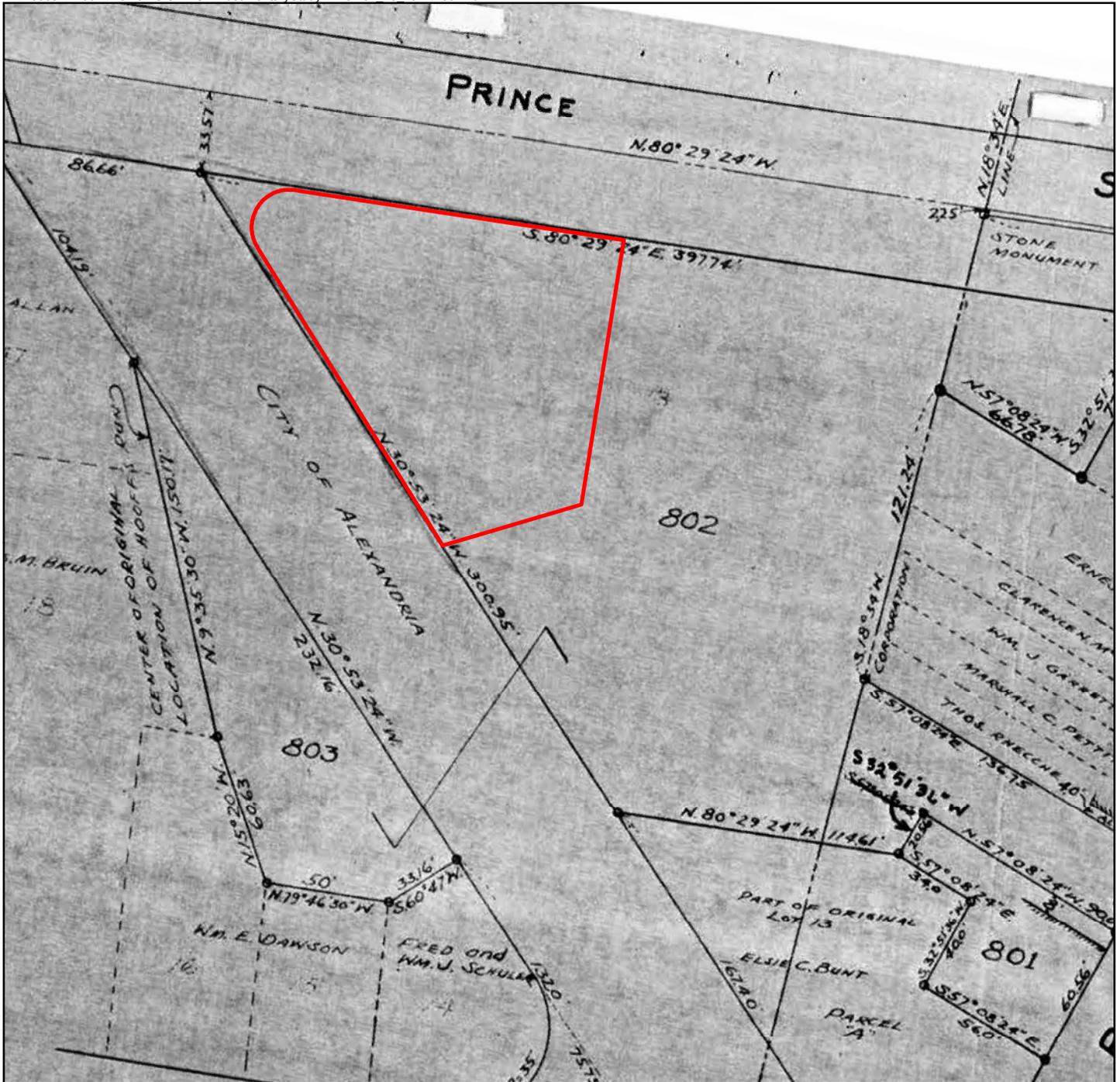
In 1951, the city proposed a five year capital improvement plan, which included \$125,000 for "covering Hooff's Run, a drainage stream, between King St. and Prince St., opening up Daingerfield Rd. to traffic" (WP, 4 November 1950:B1). Aerial imagery from 1949 shows the stream running between regular straightened banks to the west of the the project area; the Alexandria Floral Company's building/Teresi residence and greenhouses are also shown. By 1957, Daingerfield Road was under construction and Hooffs' Run appears to be covered (Exhibit 17). The road was complete and open to traffic by 1960, as evidenced in aerial imagery from that year (Exhibit 18). Plates 1 and 2 show the current conditions of Hooff's Run.



Plate 1: Channelized Portion of Hooff's Run Beneath Duke Street

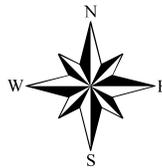
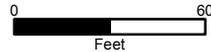


Plate 2: Natural Course of Hooff's Run South of Jameson Avenue



 Approximate Location of Project Area

Map Source: City of Alexandria Deed Book 174: Page 266. 1927

Original Scale: 1" = 60'

Exhibit 16 1941 Plat Map



 Project Area

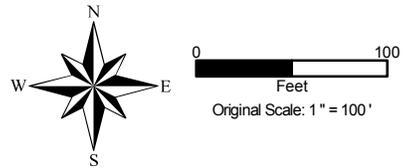


Photo Source: USGS

Exhibit 17 March 1957 Black and White Imagery



 Project Area

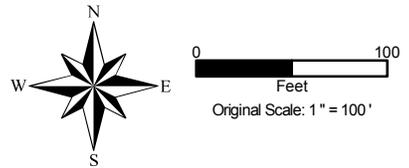


Photo Source: USGS

Exhibit 18 April 1960 Black and White Imagery

CURRENT CONDITIONS AND PROPOSED CONSTRUCTION

The property was the former location of a retail floral shop that was demolished circa 2006; the project area currently consists of gravel parking lot (Plate 3 and see Exhibit 18). This Documentary Study was initiated in anticipation of the planned construction of a five to six story hotel containing 109 guest rooms and covering 54,013 square-feet (Exhibits 20 and 21) . One level of below grade parking is proposed.

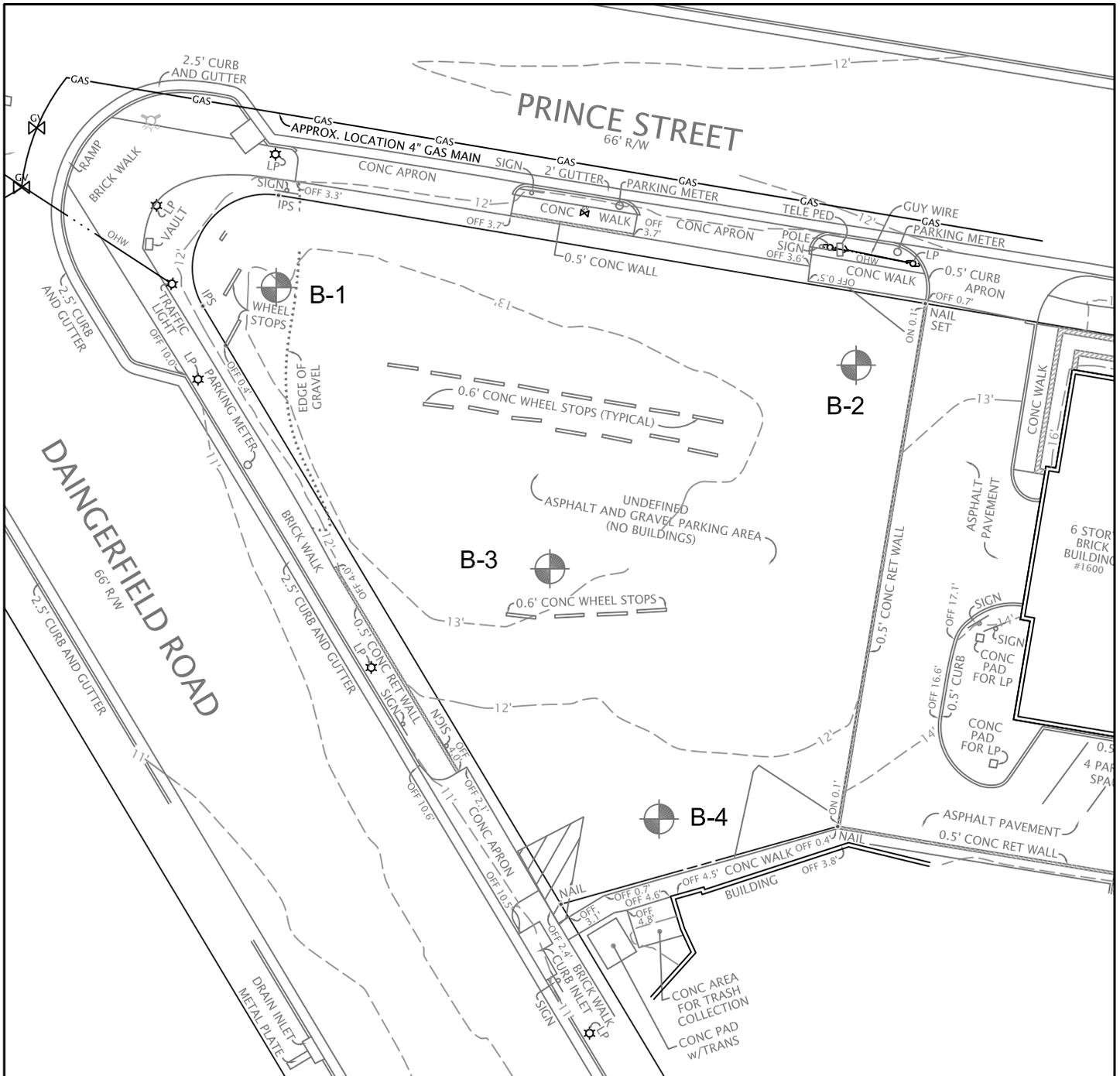


Plate 3: Current Conditions in Project Area Looking North

Geotechnical testing was conducted within the project area in 2012 (ATC 2012; Exhibit 19). The four test bores identified deep fill horizons overlying alluvial deposition. The fill deposits extended eight to eleven feet below surface and contained various amounts of "asphalt, brick fragments, and organics". The fill horizons may contain historic materials, but were likely deposited in the 20th century in association with the construction of the Hooffs Run sewer and Daingerfield Road. Asphalt and glass fragments were recovered from Test Bore B4 at 8-10 feet below grade.

Alluvial deposits that extended to an approximate depth of 18-33 feet below ground surface were identified beneath the fill horizons. The alluvium consisted of layers of olive brown silt and silty sand, gray clay or clayey sand and loose gray sand. Test Bores B3 and B4 contained organics at 10 feet and 23 feet below grade.

The alluvium was sitting atop a terrace formation, "formed and deposited during the Sangamon Stage by the historical retreat of the Potomac River"(ATC 2012: 4). Potomac Formation marine clay lay beneath the terrace deposits. The last two strata were too old to contain evidence of human occupation.



Map data file: 111130012 ALTA TOPO
 NORTH UP.dwg, received from Client
 on April 10, 2013.

 Geotechnical Bore Location

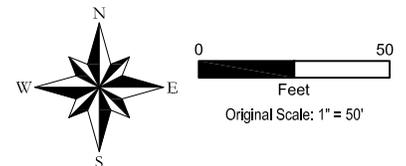


Exhibit 19 Existing Conditions and Location of 2012 Geotechnical Bores



CORNER OF DAINGERFIELD DRIVE AND PRINCE STREET LOOKING EAST

Exhibit 20: West Elevation of Proposed King Street Hotel



CORNER OF DAINGERFIELD ROAD AND PRINCE STREET LOOKING SOUTH

Exhibit 21: North Elevation of Proposed King Street Hotel

The geotechnical study determined that Stratum B (the alluvium) was not suitable to provide adequate support for the proposed subgrade floor of the hotel (ATC 2012: 16). ATC recommended replacing a minimum of two feet of Stratum B with structural fill. According to information provided by the client, the existing grade (elevation) within the project area ranges between 11 and 13 feet m.s.l and the proposed garage foundation will impact the half foot m.s.l. elevation contour, or up to five feet into the alluvial deposits (Stratum B). The foundation will consist of a four inch (4") thick slab with two foot (2') thick columns supported by drilled rammed aggregate piers. The column footers (Geopiers) can "transmit the structural loads from the garage to more competent and denser soils", i.e. the marine clay.

ARCHEOLOGICAL RESOURCE ASSESSMENT

The Prince Street Hotel property is located within Alexandria's Archeological Resource Area 1 (Old Town) which encompasses the city blocks that were originally surveyed in 1798, although the project area was not part of this town grid, and was not part of the City of Alexandria until 1915. The property is also located within the King Street Metro area of the City of Alexandria's Small Plan Area, King Street Metro/Eisenhower Avenue. This area was defined by warehouses, other low commercial/retail buildings and parking lots. The lack of development was attributed to the periodic flooding of Hooff's Run, which has now been channelized under Daingerfield Street (Alexandria 1992:3)

Archeological research within this area has consistently demonstrated the presence of significant archeological resources that have contributed to the understanding of the development of the City of Alexandria. The results of the documentary research of the Prince Street Hotel property was used to assess the potential for locating archeological resources within the property, and is presented below.

Prehistoric Archeological Resources

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

The project area is situated within the floodplain of Hooff's Run, although the tributary stream has since been channelized and is located underneath Daingerfield Road. Because of the close proximity to the original stream, the project area has a moderate to high probability of containing prehistoric resources in the buried alluvial deposits, identified during the 2012 geotechnical testing.

The presence of any intact significant prehistoric archeological resources is considered low to moderate, dependent on the identification of inhabitable buried ground surfaces within the alluvial deposits.

Historic Archeological Resources

The documentary evidence presented above provided information about the land use and therefore the potential archeological signature for historic resources in the project area. The project area was located within a meadow that was likely used as pasture for horses and cattle from circa 1792 until the late 19th/early 20th century. There is no evidence of any structures being located within the project area. Therefore there is a low probability of finding historic archeological resources within the project area.

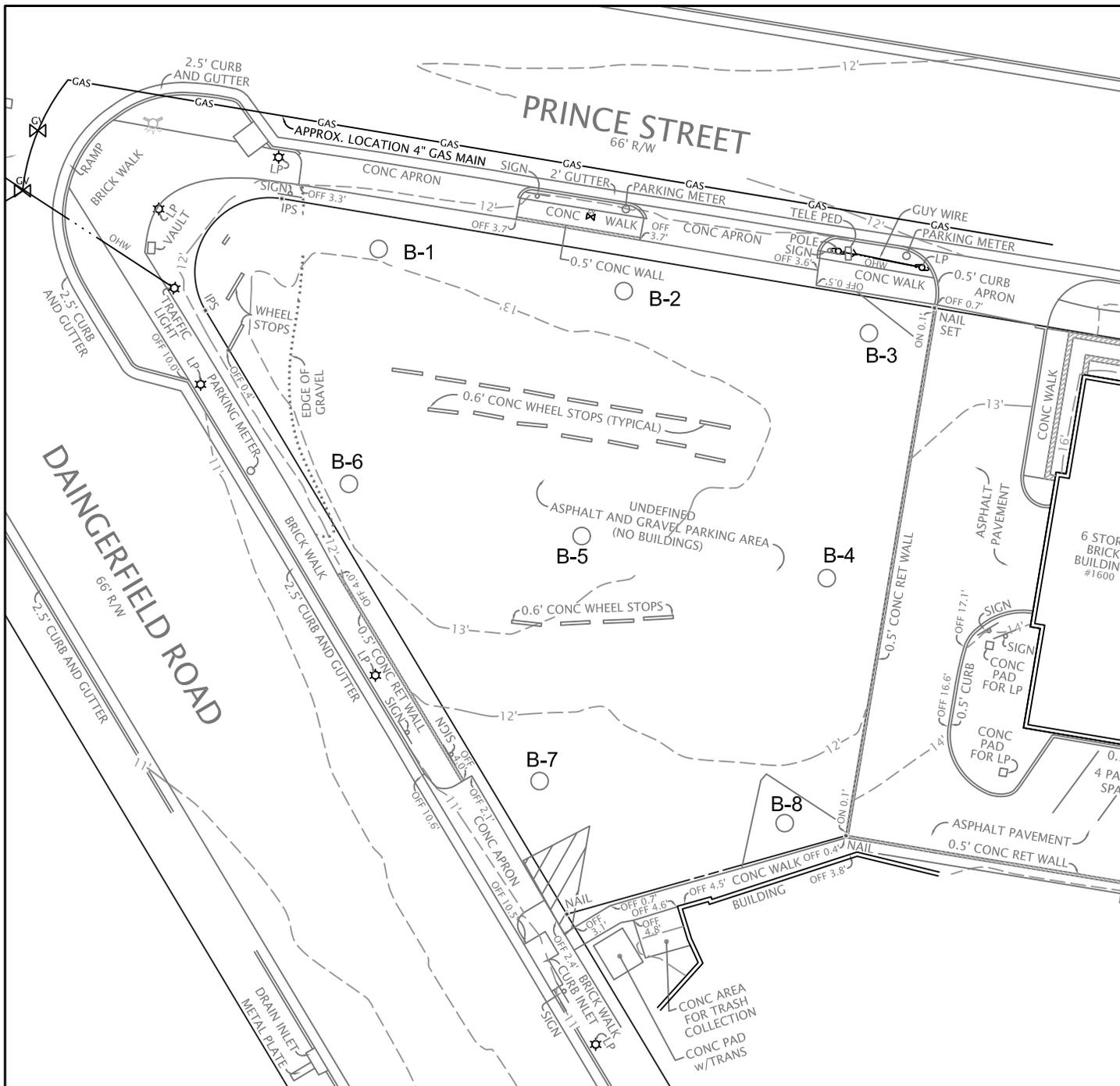
GEOARCHEOLOGICAL EVALUATION

Based on the results of the documentary study, a geoarcheological evaluation was undertaken to evaluate the potential for the recovery of significant prehistoric archeological resources. The geoarcheological study focused on determining whether buried surfaces, which could yield evidence of Native American occupation and activities, remain intact within the alluvial deposits buried under the fill layers.

A Scope of Work established in consultation with and approved by Alexandria Archaeology stipulated that geoarcheological testing would consist of the excavation of a series of soil bores conducted at 50-foot intervals across the property. If necessary, the test bore interval could be reduced to 25 feet in order to refine the limits of a buried ground surface and/or any archeological materials located within the buried ground surface. The drilling operation would utilize a split spoon continuous sample in order to visually inspect all soils excavated. Bores would be excavated to a minimum depth equal to the depth of the planned impact by construction, roughly 10.5- 12.5 feet below grade.

Geoarcheological testing was conducted on August 10, 2013 by Thunderbird Archeology; Geo-Science Consultants, LLC of University Park, Maryland analyzed the soil bore samples. The results of the analysis are summarized below and presented in their entirety as Appendix III. The objective of the study was to determine whether formerly inhabitable land surfaces persist beneath the current altered landscape; the presence of buried habitable surfaces might indicate the necessity for additional archeological investigation of the project area.

A total of eight test bores were excavated at approximately 50 foot intervals within the project area (Exhibit 22 and Plate 4). The boring was conducted using the Geoprobe® Model 7720DT, a high-capacity direct push machine that collected 5 foot soil samples within a plastic tube liner, allowing for easy continuous sampling and recording of the soil profile. All cores extended to the depth of 15 feet, and examined soil materials were described in accordance with standard pedological techniques and nomenclature for the field characterization of soil.



Map data file: 111130012 ALTA TOPO NORTH UP.dwg, received from Client on April 10, 2013.

○ Geotechnical Bore Location

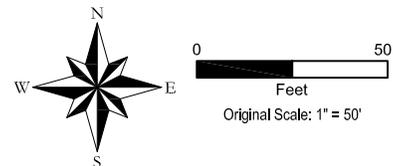


Exhibit 22 Existing Conditions and Location of 2013 Geotechnical Bores



Plate 4: Geoarcheological Boring, August 10, 2013

The test bores revealed the presence of deep fill across the entire area with a thickness of 8 to 9 feet. Natural stratigraphy beneath the fill was found to be consistent throughout the project area. Deposits consisted primarily of roughly 6 to 7 feet of poorly drained, dark-colored, silty sediments atop subsoil of sandy and gravelly composition. The soil profile indicated an active depositional environment prior to the area being buried by the overlying historic fills. This suggests that the buried natural surface was frequently inundated by Hooff's Run – corroborating the archival evidence presented above. The dark color of the uppermost sediment stratum is indicative of a vegetated ground surface and indicates the original ground surface at the time of its burial beneath the overlying fill deposits.

The study concluded that the original landscape of the project area was a wetland setting subject to frequent inundation, and was perhaps open water during late prehistoric times. Most of the alluvial materials identified may have accrued after the onset of European settlement, when the introduction of widespread agriculture vastly accelerated rates of soil erosion, which in turn choked most regional waterways by the early part of the 19th century. The soil profile clearly indicates that either an aquatic environment or a wetland too poorly drained for occupation, rather than a stable land surface suitable for human occupation, was present within the project area. These findings are compatible with descriptions of the property and historic land use indicated during research into the history of the project area.

SUMMARY AND RECOMMENDATIONS

The extensive documentary study indicates that the project area was located within Hooff's Meadow, an undeveloped parcel of land used for pasture and perhaps small-scale agriculture from the 18th century through the 1940s, when the Alexandria Floral Company was established on the property. The Alexandria Floral Company operated until the first decade of the 21st century, and was demolished in 2006. No significant historic archeological remains are expected to be present within the project area.

Geoarcheological soil borings have indicated that an intact buried ground surface is present beneath several feet of 20th century fill soil that covers the project area. However, the original ground surface now buried within the property was poorly drained and frequently inundated in the past, and possibly lay below water level in late prehistoric times. Based on the results of the geoarcheological testing, no inhabitable ground surface was available for human use in prehistoric times within the project area.

Due to the low probability for the presence of prehistoric or historic archeological remains within the project area indicated by the geoarcheological and documentary study, no further archeological work is recommended for the project area.

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1859 " Will be sold at public auction" 19 September: 4.
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Alexandria (city) personal property tax records
Alexandria (city)/ District of Columbia/ Baltimore business directories
Alexandria (city) building permits
Alexandria (city) chancery court cases
Alexandria (city) public works information
Alexandria death and cemetery records
Alexandria birth and marriage records
Northern Neck Land Grants
United States Census

Appendix I: Scopes of Work

**Prince Street Hotel
1620 Prince Street
City of Alexandria, Virginia**

**Scope of Work for a Documentary Study, Resource Management Plan,
Public Summary and Historic Marker Test**

April 26, 2013

This scope of work is for a Documentary Study for the property located at 1620 Prince Street 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 archaeological 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, the consultant shall 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.

The West End of Alexandria was historically the location of several butcher's and tanneries. Circa 1792, Lawrence Hooff established a slaughterhouse along the tributary that now bears his name (Hooff's Run), within the vicinity of the 1620 Prince Street property. The current property appears to be located east of the stream within Hooff's Meadow, which was used to pasture horse and cattle throughout the 19th century. No buildings are shown within the property on historic maps or aerial images until the mid-20th century, when the Alexandria Floral Company moved to this location.

Because of its proximity to the Hooff's Run, the property has the potential to yield archeological resources which could provide insight into prehistoric and historic agricultural or industrial use just outside of Alexandria. As the property was reportedly subjected to extensively infilling, the study shall also consider the effects of previous disturbances and grading on potential archeological resources sites as well as the impact of the proposed construction activities on the areas of potential.

This work is being done to satisfy requirements of the City of Alexandria Archaeological Protection Code prior to development on the property. 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.

An Archaeological Resource Management Plan will be prepared and included within the Documentary Study, as well as 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 Archaeological 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, the archeological consultant 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 with Resource Management Plan, if needed, 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 |

SCOPE OF WORK
Geoarchaeological Evaluation of the
Prince Street Hotel Property
City of Alexandria, Virginia

The archeological excavation plan will consist of the excavation of a up to eight (8) test bores at 50 foot intervals within the area of archeological potential as depicted in Exhibit 1. The test bore interval will be reduced to 25 feet, at the discretion of the pedologist/ geoarcheologist, in order to refine the limits of the buried ground surface if located. The maximum number of bores at the will not exceed twenty (20). The drilling operation will utilize a split spoon continuous sample in order to visually inspect all soils excavated. The testing strategy and interval was established in consultation with Garrett Fesler, Alexandria City archaeologist. If the event that a buried ground surface is encountered, additional work beyond the geomorphological assessment may be needed to assess the significance of the findings. Decisions regarding the significance and the need for additional testing will be made in consultation with Alexandria Archaeology.

The analysis will focus on determining whether buried surfaces, which could yield significant prehistoric archeological resources, remain intact under the fill layers. The pedologist/geoarcheologist will address the question of whether or not more deeply buried surface layers are present, which could contain evidence of earlier Native American occupation and activities. An interpretation of the data should be presented to provide insight into the historical landscape in this area.

Laboratory Work and Curation

Although it unlikely that archeological artifacts will be recovered from the test borings; any recovered artifacts will be cleaned, stabilized (if necessary), cataloged, labeled and packaged in accordance with the guidelines set forth in the *City of Alexandria Archaeological Standards*. The artifacts if they are to be donated to the City will be delivered to Alexandria Archaeology. Archeological collections recovered as a result of the Alexandria Archaeology Resource Protection Code must be curated at a facility which meets Federal standards for archeological curation and collections management as described by 36CFR Part 79. The Alexandria Archaeology Storage Facility meets these standards, and the property owner is encouraged to donate the artifact collection to the City for curation. The archeological consultant is responsible for arranging for the donation of the artifacts with the owner and will deliver the artifacts and signed forms to the appropriate storage facility.

At the conclusion of the project, copies of all digital images, field notes and forms, and other field records will be submitted to the City on a CD-ROM.

Geoarchaeological Evaluation Report

The *Geoarchaeological Evaluation Report* will include, but not be limited to the following: a public summary; a map of the project area; a map with testing locations; a summary of the procedures; and results of the field investigation. If any archeological artifacts are recovered, the report will include artifact analysis. If the investigation results in the discovery of features that require additional archaeological work, the *Geoarchaeological Evaluation Report* will include a Resource Management Plan. The Resource Management Plan will present a strategy, scope of work (including a map indicating locations of proposed work in relation to completed tests). All archeological sites (if discovered) will be registered with the Virginia Department of Historic Resources and copies of the registration forms will be submitted to Alexandria Archaeology. When the fieldwork is completed, one copy of the full *Geoarchaeological Evaluation Report* will be submitted to Alexandria Archaeology as a draft for review. However, if further archeological investigations are necessary, the evaluation report can be a letter report to accompany the Resource Management Plan with the final report produced after all fieldwork is completed.

Once the report is approved by the City Archaeologist, revisions will be made, and four copies of it, one unbound with original graphics, will be submitted to Alexandria Archaeology. The report will also be submitted on a CD. All site maps and drawings must be inked or computer generated so as to produce sharp and clear images that will result in clear photocopies or microfilms.

Public Interpretation

The *City of Alexandria Archaeological Standards* require that a public summary be prepared as part of an *Archaeological Evaluation Report*. 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 *Archaeological Evaluation Report*. Upon approval, a master copy (hard copy as well as on CD or computer disk) will be submitted to Alexandria Archaeology. The summary and graphics should also be e-mailed to Alexandria Archaeology for publication on our web site.

Tasks

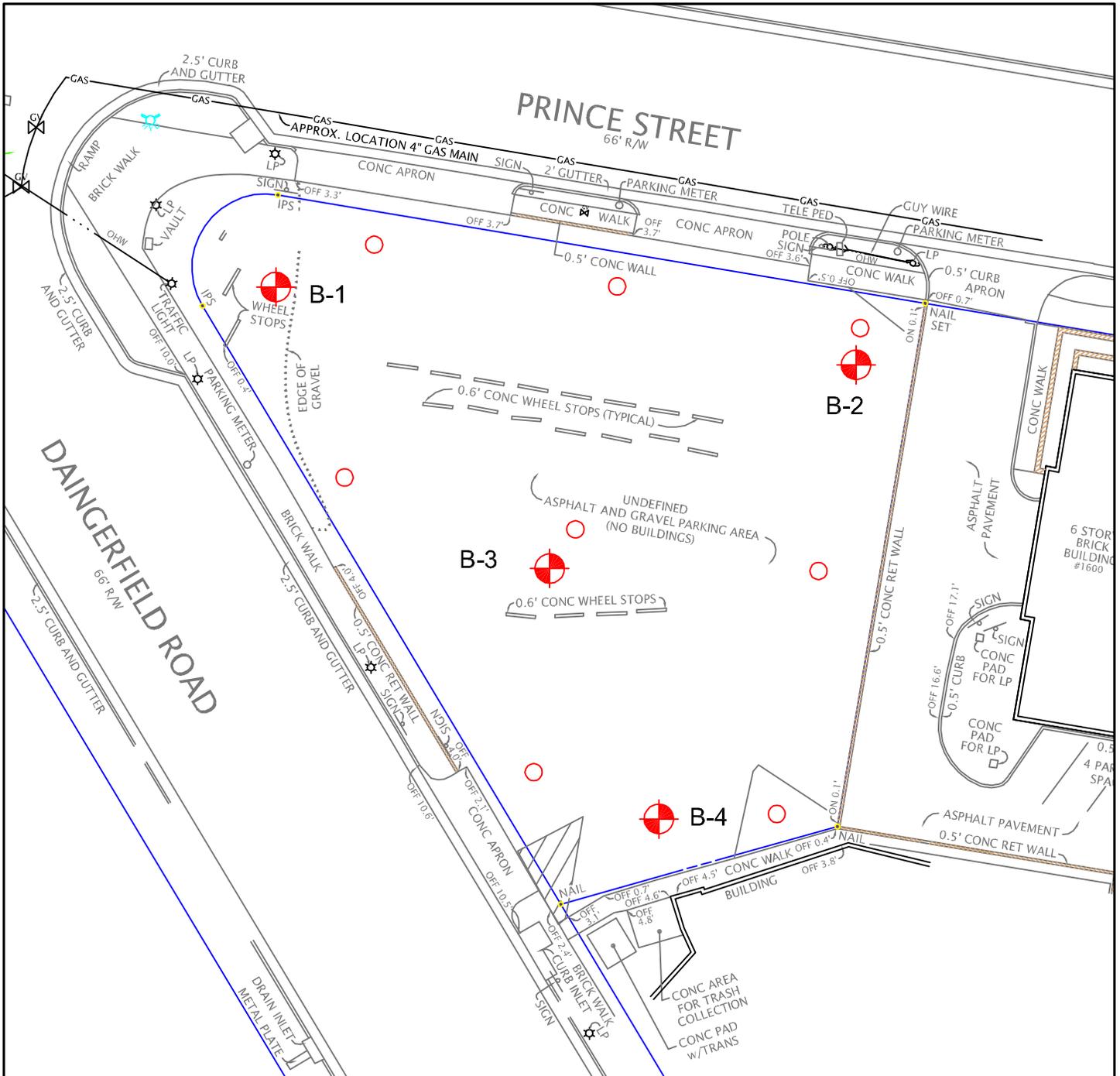
The following is a summary of the tasks to be completed:

1. Obtain archeological certification from City of Alexandria.
2. Notify Alexandria Archaeology of the field work start date.
3. Conduct the field investigation and complete the analysis.
4. Produce and submit one draft Georchaological Evaluation Report to Alexandria Archaeology, including the public summary document. If further archaeological investigations are necessary, the evaluation report can be a letter report to accompany the Resource Management Plan with the final report produced after all field work is completed.
5. Deliver to Alexandria Archaeology four bound copies and one unbound copy, plus a CD of the final report, final versions and CDs of the public summary and historic marker text and graphics, plus all field notes, digital images, forms, and associated records.

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, PageMaker or PDF as appropriate

L:\Proposals\proposals\2013\Alexandria_Prince Street\Geoarchaeological SOW.docx



Map data file: 111130012 ALTA TOPO NORTH UP.dwg, received from Client on April 10, 2013.

- Proposed Bore Location
- ⊕ ATC Bore Location

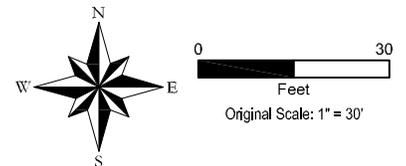


Exhibit A

Location of 2012 Geotechnical Bores and Proposed 2013 Geotechnical Bores

**Appendix II:
Chain of Title**

Chain of Title

2012 May 15

Carr Hospitality

Alexandria Floral Company

Deed - Alexandria 120010238

1981 December 31

Alexandria Floral Company

Deed of Resubdivision - Alexandria Deed Book 1042:291

1969 January 8

Alexandria Floral Company

Joseph and Mary Teresi

2 lots

Deed - Alexandria Deed Book 692:174

1941 May 8

Joseph and Mary Teresi

Elsie C. Bunt Beattie

Lots 802 and 803

John Mosby Beattie

Lot 802 contains the project area.

Deed - Alexandria City Deed Book 174:264

1930 August 7

Elsie Cornwell Bunt

Florence Cornwell

estate

Will - Alexandria City Will Book 5:199

1898 November 3

Florence Cornwell

Ida Murray

6 3/4 acres

Bessie Wise

“Hooff’s Meadow”

Full ownership of the parcel is vested in Florence Cornwell

Deed - Alexandria County Deed Book Y4:431

1898 June 22

Ida Murray

William Wirt Henry

6 3/4 acres

Florence Cornwell

“Hooff’s Meadow”

Bessie Wise

Deed - Alexandria County Deed Book N4:341

1892 June 7

William Wirt Henry Jr.

K. Kemper

Earnest E. Murray

Special Commissioner

Ida Murray

Attached plat showing lot containing 6 3/4 acres

Deed - Alexandria County Deed Book N4:341

1887 June 15
Eliza Myers Townsend Baggett 5 acre "Meadow Lot"
Will – Alexandria City Will Book 10:129

1872 July 26
Townsend Baggett Lucy Brent, Executrix for Martha J. Hooff
George W. Brent Martha B. Hooff
& the First National Bank Jno. J. Hooff
of Alexandria Fanny L. Hooff
Described as 5 acres generally known as Hooff's Meadow
Deed – Alexandria County Deed Book B4:172

1860
Martha J. Hooff John Hooff estate
Martha B. Hooff
John J. Hooff
Entire estate to his wife Martha J. Hooff and children
Will – Alexandria City Will Book 7:543

1837 October 2
John Hooff William Herbert 6 acres
Deed – Alexandria County Deed Book V2-C3:195

1836
Lewis Hooff Ann Hooff slaughtering house
Philip Henry Hooff and associated facilities
Will – Alexandria City Will Book 4:116

1834 May 4
Ann Hooff Lawrence Hooff estate
Entire estate to his wife Ann
Will – Alexandria City Will Book 4:70

1810 October 4
William Herbert Lawrence Hooff 6 acres
Noblet Herbert and Wife
In trust for the payment of debt to Robert J. Taylor
Deed of Trust – Alexandria County Deed Book A-T:597

1792
Lawrence Hooff John West and wife acreage not given
Parcel on east bank of "a gutt or creek which empties itself into great hunting Creek"
Deed – Fairfax County Deed Book X:548

**Appendix III:
Geoarcheological Investigation Report**

Geo-Sci Consultants LLC

4410 Van Buren Street, University Park, Maryland 20782

tel: 301 277 3731

fax: 301 277 2147

**GEOARCHAEOLOGICAL INTERPRETATIONS
OF PROPERTY ADJACENT TO THE PRINCE STREET HOTEL
IN ALEXANDRIA, VIRGINIA**

Submitted to
Wetlands Studies and Solutions, Inc.

By
Daniel P. Wagner, Ph.D.
Pedologist

August 19, 2013

Introduction

This report summarizes pedological and geoarchaeological investigations near the Prince Street Hotel in Alexandria, Virginia. The principal objective of the study was to ascertain whether any original, formerly inhabitable land surfaces still persist within the obviously altered landscapes of the area. Since it is possible that previous landscape modifications may at least in part have entailed some filling of this relatively low elevational setting, there is also the possibility that original surfaces might be preserved beneath fill at some locations. This in turn offers the prospect for the presence of buried cultural resources. Investigations were therefore directed toward examinations of soil features for indications of deposit types and intact natural land surfaces that may once have been available to former inhabitants of the area in either prehistoric or early historic timeframes.

Interpretations are based on examinations of soil cores extracted from 8 Geoprobe borings distributed across the relatively small project area. All cores extended to the depth of 15 ft, and examined soil materials were described in accordance with standard pedological techniques and nomenclature for the field characterization of soil. The compiled descriptions are attached at the end of the report.

Geomorphic Setting

As with most of northeastern Fairfax County and all of the City of Alexandria, the study location is situated within the Coastal Plain Physiographic Province. Geologically, this province is characterized by unconsolidated sediments that can range widely both in composition as well as age. Sediments as old as Lower Cretaceous are predominant throughout the broader region, but near the project area landforms comprised of these ancient deposits lie almost a half mile to the west. Natural sediments forming uplands within the vicinity of the project area are of Quaternary age, and are identified as the Pleistocene age Shirley Formation. This formation has a mixed composition, and is characterized by sandy and gravelly strata interbedded with layers of loamy, silty or even clayey sediments. Since the elevation of the project area is no more than about 13 ft or so, and previous work identified the presence of deep fill, deposits of more recent origin might also be expected in association with the former floodplain of Hoff's Run. These may range from coarse-textured alluvium laid down by the stream to more silty and clayey deposits more typical of modern estuarine sedimentation.

Results and Conclusions

Not unexpectedly for an area of only about a quarter acre size, soil stratigraphy was found to be very consistent across the site. As with previous geotechnical examinations this study also identified deep fill across the entire area. The thickness of this cindery and earthen fill appears to be on the order of 8 to 9 ft; however, due to the variable and often coarse composition of the fill as well as the softness of underlying natural strata, this is only an estimate that could have an error margin of as much as 2 ft or so. Low reliability of depth determinations is a function of poor retrieval of material within the upper fill mantle combined with the apparent compression of underlying strata.

Natural stratigraphy beneath the fill follows a repetitive pattern that is all but uniform throughout the project area. Deposits consist mainly of about 6 to 7 ft of poorly drained, dark-colored, silty sediments atop basal strata of sandy and gravelly composition. Such sediments identify an active depositional environment either subject to tidal inundation or so low-lying that flooding by the formerly nearby Hooff's Run or perhaps even Cameron Run was very frequent. Given the modern elevation of as much as 13 ft and the approximate 8 to 9 ft of fill, the surface of these wetland sediments appears to have been about 4 to 5 ft above sea level. Hence, a local floodplain is possibly of greater likelihood than a low mud flat subject to tidal processes, at least by the time of fill deposition. The black color (5Y 2.5/1) of the uppermost layer (Figure 1) is also suggestive of a vegetated surface into which organic matter was naturally incorporated, and in no instance was a fibrous mat typical of tidal marshes identified.

The original landscape of the project location was a wetland setting subject to frequent inundation. A stable land surface suitable for human occupation did not exist. Indeed, it is entirely possible and perhaps even likely that open water was present in the area during late prehistoric time, and that most of the alluvial materials identified were amassed subsequent to European settlement. With the introduction of widespread agriculture and vastly accelerated rates of soil erosion, massive sediment influx was responsible for the choking of most regional waterways by the early part of the 19th Century. The identified 6 to 7 ft of silty alluvium would not be outside the range typical for such sedimentation, but whatever the actual origin of these deposits, the location was clearly either an aquatic environment or a wetland far too poorly drained for occupation.



Figure 1. The soil of Boring 3 is typical for the site. Silty alluvial sediments underlie 7.8 ft of fill. The dark layer at this depth is possibly the surface horizon of a wetland floodplain.

Descriptions for Core Borings

Boring 1

Depth (ft)	Properties
0- ~8.6	Cindery and earthen fill; poor recovery
~8.6-14.6	Black (5Y 2.5/1) silt loam; estuarine or alluvial sediments
14.6-15.0	Dark grayish brown (10YR 4/2) gravelly sand; alluvium

Boring 2

Depth (ft)	Properties
0- ~8.0	Cindery and earthen fill; poor recovery
~8.0-9.1	Black (5Y 2.5/1) silt loam; estuarine or alluvial sediments
9.1-14.8	Dark gray (5Y 4/1) silt loam; estuarine or alluvial sediments
14.8-15.0	Dark grayish brown (10YR 4/2) gravelly sand; alluvium

Boring 3

Depth (ft)	Properties
0- ~7.8	Cindery and earthen fill; poor recovery
~7.8-8.7	Black (5Y 2.5/1) silt loam; estuarine or alluvial sediments
8.7-14.4	Dark gray (5Y 4/1) silt loam; estuarine or alluvial sediments
14.4-15.0	Dark grayish brown (2.5Y 4/2) gravelly sand; alluvium

Boring 4

Depth (ft)	Properties
0- ~9.2	Cindery and earthen fill; poor recovery
~9.2-9.8	Black (5Y 2.5/1) silt loam; estuarine or alluvial sediments
8.7-14.6	Dark grayish brown (2.5Y 4/2) silt loam; estuarine or alluvial sediments
14.6-15.0	Dark greenish gray (5GY 4/1) sand and loamy sand; alluvium

Boring 5

Depth (ft)	Properties
0- ~8.3	Cindery and earthen fill; poor recovery
~8.3-9.2	Black (5Y 2.5/1) silt loam; estuarine or alluvial sediments
9.2-13.6	Olive gray (5Y 4/2) silt loam; estuarine or alluvial sediments
13.6-15.0	Dark greenish gray (5GY 4/1) loamy sand; alluvium

Boring 6

Depth (ft)	Properties
0- ~8.5	Cindery and earthen fill; poor recovery
~8.5-9.1	Black (5Y 2.5/1) silt loam; estuarine or alluvial sediments
9.1-13.3	Dark gray (5Y 4/1) silt loam; estuarine or alluvial sediments
13.3-14.7	Gray (5Y 5/1) sandy loam; alluvium
14.7-15.0	Gray (5Y 6/1) gravelly sand; alluvium

Boring 7

Depth (ft)	Properties
0- ~8.4	Cindery and earthen fill; poor recovery
~8.4-9.2	Black (5Y 2.5/1) silt loam; estuarine or alluvial sediments
9.2-13.4	Olive gray (5Y 4/2) silt loam; estuarine or alluvial sediments
13.4-15.0	Gray (5Y 5/1) sandy loam; alluvium

Boring 8

Depth (ft)	Properties
0- ~8.4	Cindery and earthen fill; poor recovery
~8.4-9.1	Black (5Y 2.5/1) silt loam; estuarine or alluvial sediments
9.1-13.6	Olive gray (5Y 4/2) silt loam; estuarine or alluvial sediments
13.6-15.0	Gray (5Y6/1) loamy sand; alluvium