

DOCUMENTARY STUDY  
FOR  
3510-3618 WHEELER AVENUE,  
ALEXANDRIA, VIRGINIA



2008

BY  
JOHN MILNER ASSOCIATES, INC.



DOCUMENTARY STUDY FOR  
3510-3618 WHEELER AVENUE,  
ALEXANDRIA, VIRGINIA

Prepared for  
HDR Architecture  
1101 King Street  
Suite 400  
Alexandria, Virginia 22314

By  
Joseph Balicki, RPA  
Kirstin Falk

Final Report

JOHN MILNER ASSOCIATES, INC.

5250 Cherokee Avenue, Suite 300  
Alexandria, Virginia 22312

June 2008

---

## ABSTRACT

HDR Architecture, Inc., retained JMA to conduct a documentary study on the approximately 6.5-acre Wheeler Avenue project area in Alexandria, Virginia. The City of Alexandria is redeveloping the project area into a new police facility. The study is required by the City as part of its Planning and Zoning conditions to satisfy requirements of the city's Archeological Preservation Code. The goal of the project is to provide a recommendation as to whether archeological investigation is needed prior to development. JMA evaluated the historic significance of the property, determined the potential for significant archeological resources, considered the effects of previous disturbances, and completed a historic context. Historic maps, aerial photographs, and historic documents were used to establish a history of the land-use and provide insight into archeological potential.

Based on this review, JMA determined that the project area contained one former mid-nineteenth-century structure location and the setting has a high potential to have been occupied during the prehistoric period and by Federal troops during the Civil War. However, previous modern disturbances and grading have resulted in destruction of all natural ground surfaces and removal of the natural stratigraphic sequence to a depth below any human occupation. Therefore, due to the extensive earthmoving, there is no potential for the recovery of significant archeological resources. No additional archeological investigations are warranted.

**TABLE OF CONTENTS**

ABSTRACT.....i

TABLE OF CONTENTS.....ii

LIST OF ILLUSTRATIONS ..... iii

LIST OF TABLES .....v

1.0 INTRODUCTION ..... 1

    1.1 Project background ..... 1

    1.2 Project Setting, Topography, and Environment..... 2

2.0 RESEARCH DESIGN.....3

    2.1 Purpose and Objectives ..... 3

    2.2 Documentary Research Methods ..... 3

    2.3 Field Methods ..... 3

3.0 BACKGROUND RESEARCH.....4

    3.1 Prehistoric Context ..... 4

    3.2 Historic Context..... 4

        3.2.1 History of the Project Area ..... 6

        3.2.2 Tax Assessment and Deed Records ..... 6

        3.2.3 Adjacent Mill Property..... 8

        3.2.4 Civil War Context..... 9

        3.2.5 Historic Maps ..... 9

        3.2.6 Historic United States Geological Survey (USGS) Maps and Aerial Photographs .....10

        3.2.7 City Permits .....11

    3.3 Summary .....12

4.0 POTENTIAL ARCHEOLOGICAL RESOURCES ..... 13

5.0 CURRENT CONDITIONS AND FIELD ASSESSMENT ..... 15

6.0 SUMMARY AND CONCLUSIONS ..... 16

7.0 REFERENCES CITED..... 17

APPENDIX I: Chain of Title

APPENDIX II: Resumes of Key Personnel

APPENDIX III: Illustrations

---

## LIST OF ILLUSTRATIONS

- Figure 1. Detail of 1965 map, showing the project area and vicinity (*Alexandria, VA.-D.C.-MD. 7.5 –minute series*, USGS 1965).
- Figure 2. Current conditions map showing proposed construction (HDR Architecture, Inc., 2008).
- Figure 3. View from Wheeler Avenue of the approximately 10.5-to-13 foot terrace cut, with the bus parking lot in the background, facing south.
- Figure 4. Detail of 1865 map, shows the extent of batteries and trenches associated with forts in the vicinity of the project area, indicating the high probability that the project area was occupied by troops during the Civil War (*Defenses of Washington*, U.S. Engineers Bureau, 1865).
- Figure 5. Sketch plan showing the six different city-owned tax parcels, identified as 3510-3618 Wheeler Avenue, which contribute to the project area.
- Figure 6. Detail of 1895 map showing minimal development in the project area before the turn of the century; no buildings or structures located within the project area (*Washington Sheet, Maryland-District of Columbia-Virginia*, USGS, 1895).
- Figure 7. Detail of 1861 map; no buildings or structures located within the project area (*Map of the Ground of Occupation and Defense of the Division of the U.S. Army in Virginia*, U.S. Coast Survey, 1861).
- Figure 8. Detail of 1861 map; unidentified structure shown on the edge of the project area (*Right Bank of Potomac River*, U.S. United States Army, Engineer Department, 1861).
- Figure 9. Detail of 1864-1866 map; second map to show an unidentified structure on the edge of the project area (*Environs of Washington*, Engineer Department, 1864-1866).
- Figure 10. Detail of 1865 map; one of the numerous documents indicating no buildings or structures within the project area (*Extract of Military Map of N.E. Virginia Showing Forts and Roads*, War Department, Engineer Bureau).
- Figure 11. Detail of 1894 map; there are no buildings or structures located within the project area (*The Vicinity of Washington, D.C.*, G M Hopkins, 1894).
- Figure 12. Detail of 1909 map; there is one structure located within the project area (*Washington Quadrangle, Maryland-District of Columbia-Virginia*, USGS, 1909).
- Figure 13. Detail of 1945 map; more construction appears in and near the project area (*Alexandria Quadrangle, Virginia-District of Columbia-Maryland, 7.5 minute series*, USGS, 1945).
- Figure 14. Detail of 1983 map; the project area is surrounded by development, similar to the 1965 USGS map (*Alexandria Quadrangle, Virginia-District of Columbia-Maryland*, USGS, 1983).
- Figure 15. Detail of 1937 aerial photograph; the project area includes little development (Aerial Photographs, Alexandria Archeology Vertical Files; original filed at the National Archives, College Park, MD, 1937).

- Figure 16. View of Wheeler Avenue showing grading of natural topography, project area is to the left, facing southwest.
- Figure 17. Bus parking lot at northeast corner of the project area, note the evidence of earthmoving, facing east.
- Figure 18. Graded parking lot at north end of the project area showing natural topography in the background, facing north.
- Figure 19. North end of the project area showing the graded parking lot to the left and the terraced lot containing the salt dome, facing south.
- Figure 20. Earthmoving has removed the natural topography within the project area; note cut-bank in the center background, facing south.
- Figure 21. Example of the extent of earthmoving, note the man-made plateau in the background, facing east.
- Figure 22. Overview of the terracing and cut-bank in the central portion of the project area, facing south.
- Figure 23. Cut-bank along the west boundary of the project area, facing south.

## LIST OF TABLES

Table 1. Historic Names of “Grist Mill” on Wheeler Avenue ..... 8

## 1.0 INTRODUCTION

### 1.1 PROJECT BACKGROUND

HDR Architecture, Inc., retained JMA (John Milner Associates, Inc.) to conduct a documentary study on an approximately 6.5-acre project area within Alexandria, Virginia, in preparation for its redevelopment into a new police facility. The Wheeler Avenue project area is located near the southeast intersection of Duke Street and Quaker Lane (Figure 1). The project area includes portions of six different city-owned tax parcels identified as 3510-3618 Wheeler Avenue. Currently, the project area primarily consists of two industrial complexes which contain a recycling center, a salt dome, and material storage sheds.

The City has proposed redevelopment of the project area into a new police headquarters facility (Figure 2). The proposed development includes extensive earthmoving, the construction of a four-story Alexandria Police Headquarters building, a five-and-a-half story parking garage, and a small (one story) parking facility. The plans also include vehicular access roads and the reconfiguration of surface parking areas.

The documentary study is being undertaken to satisfy requirements of the City of Alexandria Archaeological Preservation Code. Alexandria Archeology has reviewed the project, determined that a documentary investigation is warranted, and has developed a phased scope of work where subsequent fieldwork phases are dependent on the results of previous phases. The goal of this initial documentary study project is to undertake research that will evaluate the historical significance of the property, determine the potential for the recovery of significant archeological resources, provide an historic context within which the potential archeological resources can be evaluated, and provide recommendations as to whether an archeological investigation is necessary prior to construction.

The documentary study consists of three tasks: a documentary study, oral presentation, and report preparation. Since this documentary study determined that no further archeological investigations were warranted, a report was prepared for this phase of the project. If, however, archeological field investigations had been recommended, the results of the documentary study and field results would have been incorporated into a single report.

Investigations followed the 19 October 2007 Scope of Work prepared by Alexandria Archeology. The investigations complied with the *City of Alexandria Archaeological Standards* (2005) and the Secretary of Interior's Standards and Guidelines for Archaeology and Historic Preservation.

On Friday 1 May 2008, JMA presented an oral presentation on the documentary study to HDR (Luis Pitarque) and Alexandria's Department of General Services, Capital Projects Division (Henry M. Lewis). JMA completed documentary research and developed appropriate historic and prehistoric contexts as necessary. The study consisted of map research, plus primary and secondary source information. Project specific information and general historical background information on file with Alexandria Archeology were also reviewed.

Joseph Balicki was project manager and principal investigator. Background and documentary research was conducted by Kirstin Falk. Sarah Ruch prepared the graphics and Casey Gonzalez proofread and prepared the report. Dr. Charles D. Cheek reviewed the document for quality.

## **1.2 PROJECT SETTING, TOPOGRAPHY, AND ENVIRONMENT**

The project area is located within the City of Alexandria, Virginia (Figure 1). Located west of Old Town Alexandria, the project area is south of Duke Street (Rt. 236, Little River Turnpike) and north of the railroad tracks (Norfolk Southern Railroad). Until 1952, this location was part of Fairfax County and not part of Alexandria. Currently, the project area is the maintenance yard for the city where equipment is stored and repaired and where road maintenance materials are stored (Figure 3). Furthermore, the north side of the project area is part of a large parking lot.

The project area is within the Coastal Plain physiographic province and the Potomac/Shenandoah River drainage. The natural topography of the area consists of deeply entrenched stream valleys bounded by rolling uplands. The project area occupies the top and southwest slope of a ridge which extends out into the Cameron Run stream valley. This stream valley is approximately 2,000-feet (ft.) wide south of the project area and has an active floodplain. North of the project area, the topography slopes steeply up to bluffs overlooking the Potomac River.

---

## 2.0 RESEARCH DESIGN

### 2.1 PURPOSE AND OBJECTIVES

The documentary study was designed to evaluate the potential for preserved significant archeological resources within the project area and provide recommendations as to whether an archeological investigation would be necessary prior to the proposed construction of a new police headquarters. The objective was to provide recommendations based on examination of the historic occupation documented in the historical record combined with an assessment of the project area's current conditions.

### 2.2 DOCUMENTARY RESEARCH METHODS

Historic maps, deeds, title documents, and previous cultural resources reports were consulted in order to gain an understanding of the property's history. Background research was limited to review of existing documentary information held by the following repositories: Alexandria Archaeology Museum; Virginia Room, City of Fairfax Regional Library, Fairfax County Public Library; and Local History/Special Collection, Kate Waller Barrett Branch, Alexandria Public Library. Deed records within the collections of the City of Alexandria and Fairfax County were also reviewed. Additionally, Alexandria Archives and Records Center was consulted in order to understand any City of Alexandria permits relevant to the project area. The Archives forwarded copies of the relevant permit lists; however, actual permits for each project were not reviewed.

It was necessary to conduct research in repositories in both Alexandria and Fairfax County. The project area was considered part of Fairfax County until 1952; therefore, any relevant pre-1952 deeds or title documents are filed at repositories in Fairfax County, while recent documents are filed with the City of Alexandria.

The Official Records of the Union and Confederate Armies (OR) and the Atlas to the OR were consulted to determine if the project area or immediate vicinity appear in any correspondence or maps within these reference materials. Attempts were also made to locate regimental histories, diaries, and other Civil War-period documents that could shed light on the history of Civil War activities in the vicinity of the project area. Copies of Civil War era maps, on file at JMA, were also examined.

### 2.3 FIELD METHODS

Field investigations included a walkover of the project area. This walkover examined the current conditions and identified disturbed areas. The walkover was documented with digital photographs.

## **3.0 BACKGROUND RESEARCH**

### **3.1 PREHISTORIC CONTEXT**

The prehistoric cultural sequence for the Coastal Plain of Maryland and Virginia parallels that identified for other areas of the Middle Atlantic region. It consists of seven time periods divided as follows: Paleo-Indian (11,000 to 8000 BC), Early Archaic (8000 to 6500 BC), Middle Archaic (6500 to 3000 BC), Late Archaic (3000 to 1000 BC), Early Woodland (1000 to 500 BC), Middle Woodland (500 BC to AD 900), and Late Woodland (AD 900 to 1600) (Griffin 1967 and Dent 1995). Paleo-Indian through Middle Archaic sites in the area are very rare and poorly documented. More intensive occupation began in the Late Archaic period. The exploitation of anadromous fish during the spring and early summer was the focal point of the subsistence and settlement rounds.

Technological innovations, such as the invention or adoption of pottery and the bow and arrow, mark the Early and Middle Woodland periods. Intensive exploitation of floral resources in floodplain environments led to increased sedentism during these periods. The Late Woodland period is characterized by the introduction of agriculture and a shift in settlement locations. Hunting, fishing, and the gathering of plant foods still contributed much to the diet.

Native Americans first encountered Europeans in the very early 1600s. By the late seventeenth century, European settlement had reached well into the Tidewater area of the Potomac and its influence had reached further into the interior. Introduced European diseases and the increased hostilities between groups led to the disruption of the Native American populations and the abandonment of many areas. By the early 1700s, the native populations were little barrier to European settlement (Feest 1978).

### **3.2 HISTORIC CONTEXT**

The first permanent English settlement in North America was established by the Virginia Company of London at Jamestown, Virginia, in 1607 (Salmon 1983). By 1625, the Virginia Company charter was revoked by the King and the land became a royal colony. Increasing population made the creation of counties and county governments necessary. In 1645, Northumberland County was established between the Rappahannock River and the Potomac River, enabling settlement in Northern Virginia (Jirikowic et al. 2004).

Land in the colony was granted to individuals by the governor on the authority of the king. Much of the land became farms and larger plantations growing tobacco as the main crop. By 1730, Fairfax County was formed from part of Prince William County north of the Occoquan River (Jirikowic et al. 2004).

In 1749, the town of Alexandria was formed on the west bank of the Potomac River on land that had been granted to Margaret Brent and to Richard Howson who sold his land to a Scotsman named John Alexander (Voges 1975). The General Assembly directed that a town be established, with a public warehouse for the inspection, storage, and shipping of tobacco, on the north bank of Great Hunting Creek. In 1749, by official act, a 60-acre tract of land belonging to Phillip Alexander, John Alexander, and Hugh West was appropriated to form the town named Alexandria (Voges 1975). The town was surveyed and marked off into lots that were sold at public auction. The town of Alexandria grew so rapidly that the trustees asked permission of the

General Assembly to enlarge the town area and 46 additional lots were surveyed and sold at auction (Voges 1975). In 1779, Alexandria was incorporated as a town, thus enabling the exercise of some self-government; its area extended west to include Washington Street.

In the late eighteenth century, the town experienced a period of economic growth and development. There was extensive shipping and the attendant maritime trades, and manufacturing and retail operations expanded. In 1795, the Fairfax and Loudoun Turnpike Company was established to build a better road between Alexandria and the farms of western Fairfax County. This road, Little River Turnpike, was completed in 1806 and ran from the waterfront in Alexandria to the Little River in Aldie, Virginia, a distance of thirty-four miles (Daugherty et al. 1989). Within the boundary of Alexandria the road kept its eighteenth-century name, Duke Street. It became the main transportation artery into Alexandria and was vital to development on the west side of town. This route is approximately 500 ft. north of the project area.

In 1789, Virginia ceded 10 square miles of land to the Federal Government to be used as the permanent seat of the government (Mitchell 1977). Boundaries for the new District of Columbia were established by President George Washington. This portion of Alexandria became part of the District in 1801 and the boundary crossed Duke Street at Hooff Run. Alexandria was returned to Virginia in 1846 as Alexandria County; the area was no longer part of Fairfax County. Six years later, in 1852, Alexandria was chartered as a city, making it politically and administratively independent of the county in which it was located. At this time the boundaries were again extended to the north and west. (Salmon 1983; Cheek and Zatz 1986.)

At the beginning of the Civil War, Virginians voted to secede from the United States. Confederate leaders thought that Alexandria was not defensible, and on May 24, 1861, Federal regiments crossed the Potomac River, entered Virginia and occupied Alexandria with little resistance. As the U. S. troops entered and occupied Alexandria, the Confederate forces retreated and abandoned their posts (OR 1899, Series I, Volume II: 23-27).

Over the course of the war, the Federal Army built an integrated system of fortifications around Washington, D.C., to protect the capital city (Figure 4). To secure the western approaches to the city, several forts, including Fort Williams, Fort Worth, Fort Ward, and Fort Ellsworth, and a number of batteries were constructed on the outskirts of the City of Alexandria between Cameron and Four Mile Runs. West of the city and north along Quaker Lane, near its junction with Seminary Road, was Fort Williams. Located approximately 2,000 ft. to the north, Fort Williams was the closest of the defenses of Washington forts to the project area. It was constructed in 1863 (Cooling and Owen 1988:64). The purpose of these fortifications was to protect the Cameron Run Stream valley through which ran several strategic transportation routes (Little River Turnpike and the Orange and Alexandria Railroad).

Located approximately one mile northwest of the project area at the junction of Quaker Lane and Seminary Road is The Virginia Theological Seminary (Figure 4). The seminary served as a hospital to the Union Army during the Civil War (Embrey et al. 2004).

By 1915, the city had annexed over 1,300 acres from the surrounding area; 866 acres from Alexandria County and 450 acres from Fairfax County. The city needed this additional land to accommodate its development. Alexandria continued to expand in the early to mid-twentieth-century through further annexations (Cheek and Zatz 1986). However, it was not until 1952 that

the land which includes the project area was annexed into the City of Alexandria from Fairfax County.

### *3.2.1 HISTORY OF THE PROJECT AREA*

Historical documents provide limited information specifically relevant to the project area. Documents including tax assessment and deed records, maps, aerial photographs, and city permit records, show only agricultural use within the project area and little development in the immediate vicinity prior to the twentieth century. However, documents do record the development of farmsteads on the surrounding land along with the construction of landmarks including the neighboring mill and railroad tracks. Additionally, documents record area Civil War activities, including the location of several nearby forts. Despite the quantity of information relevant to land within the extended vicinity, there is little information which specifically pertains to the project area. Analysis of this documentation indicates that there was no pre-twentieth century occupation of the project area, with the exception of agriculture use. The following summarizes the available information.

### *3.2.2 TAX ASSESSMENT AND DEED RECORDS*

A review of the project area involves an examination of only portions of the six different city-owned tax parcels identified as 3510-3618 Wheeler Avenue. Documentation for the City of Alexandria includes tax assessment records for five of the six properties (3502, 3518, 3534, 3540, and 3610 Wheeler Ave.). Additionally, the courthouse contains deed records for four of the properties (3518, 3534, 3540, and 3610 Wheeler Ave.); two of the properties (3502 Wheeler Ave. and the unidentified property) are not individually listed (see Appendix I for Chain of Title). The history of only one of the properties (3518 Wheeler Avenue) can be documented through deed records back to the 19<sup>th</sup> century. The other properties are only documented through the 20<sup>th</sup> century. Deed records indicate that the project area has had an industrial function since the 1960s. The majority of the project area (five of the six properties) was owned by the City of Alexandria by the mid-1960s. Although the remaining property was not acquired by the city until 1995, documentation indicates that the property was serving an industrial function by the early 1960s (1962). A summary of each property follows; Figure 5 illustrates the location of each parcel.

**3502 Wheeler Avenue** – The approximately 22,500-square (sq.)-ft. lot was purchased by the city in 1967. The prior property owner was Elia Elizabeth Theimer (Alexandria Tax Assessment Records [ATAX] 675-438). The property was primarily agricultural prior to purchase by the city. Currently used as a parking area, there are no structures on this property.

There is no historic information for 3502 Wheeler Avenue prior to the city's purchase of the property. Courthouse records do not include information specifically pertaining to this property; there are no deeds outlining the transfer of this property.

**3518 Wheeler Avenue** – An approximately 144,500-sq.-ft. lot, purchased by the city from the William B. Hapke Company Industrial Maintenance Corporation in 1965 (ATAX 627-127). A salt dome and material storage sheds are currently located on the property; in the legal description, the City of Alexandria identifies the property as a Legal Shop.

Deed records document the ownership of this property from 1856 when David G. Watkins and John Watkins purchased the property from William Cazenono and S.J.

---

Stuart (Fairfax County Deed Books [FCDB] Z 3-270). The property remained in the possession of private individuals until 1960 when it was purchased by the Industrial Maintenance Corporation.

References within the deed records indicate that this property was once associated with the nearby property which currently includes the (still extant) mill. As late as 1903, records for 3518 Wheeler Avenue reference the “Old Dominion Mills” (FCDB L 6-659).

**3534 Wheeler Avenue** – The small rectangular shaped parcel is surrounded on three sides by 3518 Wheeler Avenue which forms a U-shape around the parcel. The lot is approximately 11,000 sq. ft.; it was purchased by the city in 1965 from Mary and Garrett Sanborn (ATAX 631-488). The property currently includes part of an access road and vehicular parking.

The ca. 1930s deed records for this property reference “Old Cockrell’s Mill Road” (FCDB F 136-210); members of the Cockrell family were associated with the adjacent 3518 Wheeler Avenue between 1903 and 1927 (FCDB L 6-659 and X 5-303).

The earliest deed for this property is dated 1938; it indicates that the property was owned by Mr. and Mrs. Garrett Sanborn. There is no prior deed reference for 3534 Wheeler Avenue. It is likely that this small property was historically joined with neighboring 3518 Wheeler Avenue, and therefore also associated with the Mill.

**3540 Wheeler Avenue** – The approximately 714,500-sq.-ft. lot was purchased from Bernard and Mildred Boswell in 1956 (Alexandria Circuit Court Clerk’s Office; Court Records [ACR], Deed Book 431-488). Although this is the largest parcel, only a small portion of the property is included within the eastern edge of the project area. A twentieth-century (post-1956) structure identified as the fleet services building is currently located on the property.

Prior to the ownership of the property by Mr. and Mrs. Bernard Boswell, there is no previous deed reference for 3540 Wheeler Avenue. Courthouse records do not include information specifically pertaining to this property; there are no additional deed records referenced to further outline the transfer of this property.

**3610 Wheeler Avenue** – The approximately 74,500-sq.-ft. lot creates the western border of the project area. Ownership of the property was transferred to the city from F&H Property of Virginia, LLC, in 1995 (ACR, Deed Book 1551-510). The property currently consists of storage structures and vehicular parking areas.

Deed records indicate that the property was owned by private individuals until the 1960s when then owner, S. J. Bell, mortgaged a portion of the property for the use of underground storage tanks (ACR, Deed Book 553-175). It appears that Mr. Bell retained the property until his death in 1995 when executors of his estate sold it to the First Bank of Virginia. Within six months of this transaction, the City of Alexandria had purchased the property from F&H Property (ACR, Deed Book 1560-0777).

According to deed records, S.J. Bell was first associated with the property in 1956 when he purchased it from Mr. and Mrs. Lewis Baker, Sr. Deed records outline the transfer of this property from the late 1940s; prior to S.J. Bell's purchase, the property was privately owned. There is no prior deed reference for 3610 Wheeler Avenue.

Given the association of neighboring 3518 Wheeler Avenue (located east of 3610 Wheeler Avenue) with the mill (located west of 3610 Wheeler Avenue), it is feasible that this property was also historically connected with the mill.

**One additional parcel** is included in the project area. This parcel, located west of 3502 and east of 3518 Wheeler Avenue, does not have any individual identification information (there is no address or title transfer information for this property). Portions of the property currently serve the recycling center and vehicular parking.

### 3.2.3 ADJACENT MILL PROPERTY

The earliest extant structure to have been constructed within the vicinity of the project area is a mill. Located on the bank of Cameron Run, the mill was constructed sometime between 1776 and 1812. There is evidence that several outbuildings, which were associated with the mill, were also constructed in the project vicinity. Today, the mill is the only historic structure located within the immediate vicinity of the project area (and the only extant mill in Alexandria).

Recognized as a notable historic structure, the mill is included on the City of Alexandria Register of 100 Year Old Buildings Located Outside of the Historic District. According to historic newspaper articles, the mill remained operational into the 1930s (*Fairfax Herald* Jan. 20, 1933, pg. 1). Currently, the structure serves as an office space and storage facility for a local construction company.

Through the years, numerous names have been associated with the mill. Historic documentation (deed records, maps, and newspapers) include the following identification names (Table 1):

**Table 1. Historic Names of “Grist Mill” on Wheeler Avenue**

<b>Mill Identification (Name)</b>	<b>Source</b>
Water Grist Mill	1789 Deed Records
Merchant Mill	1812 Deed Records
Phoenix Mill	1853 and 1896 Deed Records
Watkins Mill	1853 Deed Records
Browns Mill	1864 - 1866 <i>Environs of Washington</i> (map)
Old Dominion Mills	1894 <i>The Vicinity of Washington</i> (map); 1903 Deed Records

A comparison of deed records (Fairfax County and Alexandria) and other City of Alexandria records indicates that during the latter 1970s and early 1980s, both the mill property and a portion of the project area (3610 Wheeler Avenue) were in the possession of the same owner. During this period, the two properties were jointly owned by S. J. Bell and C [Charles] R. Bell.

Deed records, ca. 1850 to 1888, also imply a similarity in ownership of the mill property and another portion of the project area (3518 Wheeler Avenue); this portion of the project area was associated with the Watkins family during a period when historical documentation refers to the

mill as “Watkins Mill.” Additionally, as mentioned previously, 1903 deed records describe the applicable portion of the project area as “Old Dominion Mills” (see Appendix I for Chain of Title information).

#### 3.2.4 CIVIL WAR CONTEXT

Records related to the Civil War were also examined in the hope of finding information relevant to the project area. Although this investigation did not produce a direct reference to the project area, several documented Civil War campsites and fortifications are located within the vicinity of the project area; therefore, there is a high probability that the project area was occupied by troops during the Civil War. The impact of Civil War occupation within the area is illustrated in the 1865 *Defenses of Washington* map, which shows the extent of batteries and trenches associated with Civil War forts located within the vicinity of the project area (Figure 4). In addition to searching for the names of property owners, relevant Civil War records were also searched for any reference to the adjacent mill, including all known ca. 1860 names for the mill (OR 1899).

#### 3.2.5 HISTORIC MAPS

Historic maps assist in understanding the development of the project area and the surrounding land. Late-nineteenth century maps show only minor development within the vicinity prior to the turn of the century; pre-twentieth century the project area and surrounding vicinity was either agricultural or undeveloped (Figure 6).

Located south of Duke Street (Little River Turnpike), east of the intersection with Quaker Lane, and north of the Orange and Alexandria Railroad, it is easy to identify the project vicinity on historic maps. Identification of the Theological Seminary, a landmark located northwest of the project area, also helps to distinguish Quaker Lane. Additionally, a comparison of fixed landmarks, such as streams, roads, and the mill, were used to approximate the location of the project area.

Dating from 1861, Figure 7 is one of the earliest maps reviewed with enough detail to show the project area. There are no buildings indicated on this map either within the project area or the project vicinity. A review of additional ca. 1860 maps also indicated a lack of buildings within the project area or vicinity, although many of these maps do show buildings located on adjacent properties. However, there are two maps which do show an unidentified structure located within the project area; these maps are Figure 8 (1861) and Figure 9 (1864-1866). Figure 8 appears to differentiate between the various types or functions of buildings. Some buildings on the map appear as solid rectangular or square shapes, while others are illustrated as outlined rectangles or squares. It is clear that the cartographers intended to use these different squares to convey the importance of some buildings. Given the positioning and association of the two different building symbols on the map, the differentiation implies that the solid shapes represent primary buildings, like primary residences and important commercial buildings, and the outlined shapes represent outbuildings, secondary residences, and/or support structures.

The mill, for instance, is represented by a solid square, but the adjacent structure (a support building) is an outlined square. This pattern of identifying primary and secondary buildings is also apparent in area farmsteads where the map shows one or two primary buildings, portrayed as solid shapes, surrounded by numerous outlined rectangular shapes representing the support buildings which would have been essential to the operation of the farm.

The structure which appears to be inside the project area in Figure 8 is represented as an outlined shape (the approximate location is based upon a comparison of fixed landmarks, streams, roads, and the mill). This structure was either a secondary or support structure, likely with an agricultural function.

Figure 9 is not as detailed as Figure 8 and it does not make any distinctions between any of the buildings; all of the buildings included on this map appear as dark rectangular shapes. However, the unidentified structure which appears within the project area on Figure 9 is in the same approximate location as the project area structure shown in Figure 8.

Figure 9, which identifies the mill as “Brown’s Mill,” also identifies the property to the northwest (what is today the southwest corner of Little River Turnpike and Wheeler Avenue) as Mrs. Hill’s property. Additionally, this map identifies property located in the vicinity which contains several buildings and structures as “Watkins.” The property is located west of “Brown’s Mill.” The names Hill, Watkins, and Brown are all associated with property within the project area (see Chain of Title in Appendix I).

As stated, there are numerous maps dating from the latter half of the nineteenth century which show no buildings within the project area or project vicinity, including Figure 10 (1865) and Figure 11 (1894). For example, Figure 11 identifies the mill (“Dominion Grist Mill”) and the nearby railroad station (Seminary Station), located just west of the project area, and several private properties located within the project vicinity.

The railroad, located just south of the project area, is another landmark which appears on historic maps. Founded in ca. 1850, the railroad was initially referred to as the Orange and Alexandria Railroad (O&A). Still operational, the tracks are currently part of the Norfolk Southern rail system.

There are also maps dating from the early twentieth century which show no buildings or structures within the project area. For example, a 1904 map of the rural postal delivery routes in the vicinity of Alexandria shows a vacant project site within the vicinity of the adjacent mill (Alexandria, Rural Free Delivery Routes 1904).

#### *3.2.6 HISTORIC UNITED STATES GEOLOGICAL SURVEY (USGS) MAPS AND AERIAL PHOTOGRAPHS*

A series of United States Geological Survey (USGS) maps shows the development of the project area starting in the late nineteenth century (Figures 1, 6, and 12-14). There are no buildings present within the project area on the 1895 USGS map (Figure 6). However, the 1909 map shows one unidentified structure within the project area (Figure 12). The structure shown on the 1909 map is in a different location than the structure which appears on the two earlier 1860s maps. The 1860s structure does not appear on either the 1895 or the 1909 map.

By the mid-twentieth century, several unidentified structures are shown within the project area and the project vicinity, a representation of the growth and development the area was experiencing. For example, the 1945 USGS map (Figure 13) included five structures of unknown function within the northern portion of the project area. The structures are concentrated near Wheeler Avenue and located on land which was privately owned (these structures could have been residential; there is no record of the function of these structures). From a comparison of the topographical lines on both the 1909 and 1945 USGS maps, it appears that none of the later

(1945) structures are in the same location as the earlier (1909) structure. The 1965 USGS map (Figure 1) indicates further alterations within the project area. There are five structures shown within the project area on the 1965 map. However, only three of the five appear to be located in the same location as those shown on the 1945 map. There is no record documenting the function of these structures. By the mid-1960's, most of the project area was owned by the city (only 3610 Wheeler Ave., located on the western edge of the project area, was still privately owned). Both the privately-owned portion and the city-owned property served an industrial function during this time period. The 1983 USGS map (Figure 14) is very similar to the earlier 1965 map. There appears to be no difference shown between the location of the structures within the project area. All of the project area structures continued to serve an industrial function in 1983. The industrial use of the project area continues today with the entire project area owned by the city and all the structures serving an industrial function.

Aerial photographs also illustrate the development of the project area. Like the USGS maps, the aerial images document changes, including the construction and demolition of structures. The two sources, aerial photographs and USGS maps, provide parallel views of the project area. Additionally, the aerial images highlight changes in the vegetation, primarily the removal of trees, and topographical changes; these types of alterations are particularly evident when viewing the land from above. Both USGS maps and aerial photographs support the conclusion that, with the exception of agricultural activities, there was no pre-twentieth century occupation in the project area.

Aerial photographs from the 1920s and 1930s show the project area and project vicinity as a primarily undeveloped area (Figure 15). The only development in the project area appears concentrated in the northwest corner of the area (this is not the same area where a structure is shown on the 1909 USGS map). The structures shown on the aerial photograph had an unknown function. During this period, the entire project area was privately owned. The images also illustrate the steep changes in grade and the location of trees within the project area. There are no roadways through the project area, although there appear to be two unconnected access paths. The nearby railroad tracks and rail storage area are easily identifiable landmarks.

### 3.2.7 CITY PERMITS

The City of Alexandria Archives and Records Center (Archives) retains permit records for construction and major alterations. The permits provide an overview of some of the ground altering activities which have occurred within the project area and on adjacent property. Although not all ground-disturbing activities appear to have been recorded, it is apparent that the project area has been severely altered.

Records from the archives indicate that permits have been issued for the "installation" of mechanical and industrial-related resources within the project area. One address (3600 Wheeler Avenue) has had petroleum-related equipment including an underground storage tank. Additionally, permitting records indicate that major ground-disturbances have occurred on the property located at 3540 Wheeler Avenue, one of the six parcels with a portion in the project area. Permit records include documentation pertaining to the installation and later removal of a 3,000-gallon underground fuel storage tank. Although it is believed that this activity occurred outside of the project area, the documentation does not identify the precise area within the 3540 address.

### 3.3 SUMMARY

In summary, although historical documentation provides limited information which specifically pertains to the project area, there is evidence that with the exception of agricultural use, there was no pre-twentieth century occupation. The documentation indicates that the project area was undeveloped prior to the 1860s. The first record of a structure associated with the project area dates from this period and it is evident that this isolated structure would have served an agricultural function. A comparison of the structure which appears on the 1860s maps and the structure included on a 1909 map shows that there is no continuity in the locations of these documented structures (the 1909 map follows an 1895 map which shows no structures located within the project area).

It is difficult to ascertain if the 1909 structure is the same as one appearing on a 1945 map. A comparison of the topographical lines on both of the maps suggests that the structures are located in two different locations (and therefore not the same). The structures shown on both the 1909 and 1945 maps are unidentified and there is no indication of their function.

The project site currently consists of portions of six separate city-owned properties. Deed records imply that several of the properties are historically associated with the extant historic mill; any connection between the project area and the mill predates the twentieth century. However, other than an agricultural function, there is no documentation identifying the historic function of the properties within the project area.

Documentation does indicate that the project area has served an industrial function since the 1960s. All of the structures which are currently located on the site were constructed after 1962. Prior to the 1960s, most of the properties which contribute to the project area were privately owned (only one property, 3540 Wheeler Avenue, which is located in the southwestern corner of the project area, was purchased by the city to serve an industrial function in 1956).

---

## 4.0 POTENTIAL ARCHEOLOGICAL RESOURCES

This section summarizes known and probable past occupation of the project area without regard for archeological potential. There is one known occupation, based on historic maps, and two possible periods of occupation.

Several Civil War period maps depict a structure in the project area (Figures 8 and 9). This building was likely a mid-nineteenth-century barn or some other type of outbuilding, because it is not depicted on other maps that show only residences and important buildings. The probable former location of the building in the project area was determined from measurements from known locations. Using the mill, located west of the project area, as a starting point, the building vicinity is approximately 440 ft. to the east along the south side of Wheeler Avenue. Potential archeological resources associated with this building location have included evidence for the building in the form of post-holes and ground surfaces and features associated with the mid-nineteenth century activities. The natural topography of this location was lowered approximately 12 ft. in the 1960s. At present, this location is the entrance to the maintenance yard.

The natural topographic setting of the project area is a gently sloping ridge overlooking the Carmen Run stream valley. Two intermittent stream drainages flanked the east and west sides of this landform. This type of topographic setting was attractive to Native American populations and their archeological sites are commonly found on such setting. These sites are usually limited occupation, transient hunting camps which tended to be reoccupied over time. Archeological evidence for these occupations typically is a scatter of lithic debitage (stone flakes), the byproduct of making stone tools, projectile points, fire-cracked rock from fireplaces, and possibly pottery sherds depending on the period of occupation. Because these site types reflect short-term occupations and limited activities, the probability for below-ground features, such as storage pits, is minimal. Furthermore, this topographic setting is not favorable for the accumulation of soil, and these sites tend to be restricted to the A Horizon or plowzone.

During the Civil War, this part of Alexandria was occupied by Federal troops who regularly camped in the vicinity of the Little River Turnpike and Quaker Lane intersection. There are no maps depicting a camp in the project area, but given the known strategic importance of this area, there is a high probability the location was, at least temporarily, camped upon. In the fall of 1861, the Federal Army was concentrating along a line extending from Four Mile Run and Fort Ward, in the North, and running roughly through the Alexandria Seminary and Fort Worth to the Cameron Run Stream Valley, in the south. The southern end of the line probably includes the project area. The fact that the project area was a high spot situated between the Little River Turnpike and the Orange and Alexandria Rail Road gives further credence to the probability that this location was occupied by Federal troops.

Previous investigations have shown that Federal camps extend south from the Seminary across Traitors Hill (site of Fort Williams) down to the north side of Duke Street (former Little River Turnpike) approximately 700 ft. north of the project area (Balicki et al. 2005, Balicki et al. 2006, Jirikowic et al. 2004). There is a high probability that the Civil War occupation extended south to Cameron Run, because the Federals would not have left a gap in their lines along a strategic transportation corridor. If Civil War troops camped within the project area, artifact scatters and features would be the expected archeological evidence. The majority of the archeological resources would be expected in the top of the soil column, either an A Horizon or plowzone.

Features such as hearths, sinks (latrines), refuse pits, and drainage trenches have been present. Depending on the time of year and military orders, architectural features (post-holes, chimneys, and hut-depressions) could also be expected.

In summary, several occupations in the past may have resulted in potential archeological resources. However, as will be shown, modern construction and landscaping activities have altered the natural topography and removed any evidence of past occupations.

---

## 5.0 CURRENT CONDITIONS AND FIELD ASSESSMENT

JMA conducted a field assessment of the project area on 27 February, 2008. The assessment consisted on a walkover and recordation of the project area's current conditions. At present, the project area is used by the City of Alexandria as a maintenance yard and parking lot. In the recent past, the entire project area has been extensively modified through earth-moving activities. These activities have altered the natural topography and a terraced landscape has been created (Figure 2). There is a large parking lot along the east side of the project area. The west side of this parking lot drops approximately 12 ft. to an area approximately 120-ft. wide. This area is used as a maintenance yard and for materials storage. On the west side of this maintenance yard is an approximately 8-to-10 ft. retaining wall. The west side of the project area is also a maintenance yard. The west end of the project area ends in an approximately 1 to 2 ft. slope to the adjacent property.

The north boundary of the project area, along Wheeler Avenue, has been modified. Wheeler Avenue and the area to the south have been leveled (Figure 16). The natural topography south of Wheeler Avenue has been leveled. The northeast corner of the project area is open space, but this location has been modified. The parking area south of this open-space was created by cut-and-fill. The area from the north side of this parking area to the train tracks, on the south side of the property, has been extensively modified by heavy machinery in order to level off the parking lot (Figures 17 and 18). The west side of the parking lot abuts a steep cut-bank.

The cut-bank drops the elevation approximately 12 ft. to a maintenance yard and material storage area. This area is approximately 120 ft. wide and runs from Wheeler Avenue, on the north, to the train tracks, on the south (Figure 2). The natural topography in this area has been altered and a terrace created (Figures 3, 19-21). Material storage abuts the cut-bank (Figures 2 and 3). On the west end of this area, a large salt dome is present (Figure 20). The west end has been extensively modified to accommodate this salt dome and activities associated with it (Figure 21). At this location, soil removal was deep enough to have removed any evidence of the former structure.

West of the maintenance yard containing the salt dome is an approximately 8-to-10-ft.-high brick retaining wall. The terraced area to the west of this brick wall is approximately 80 ft. wide (Figure 2). Large-scale earthmoving has also been undertaken in this area, and the natural topography has been destroyed. The west side of this area has an approximately 250-ft.-long, 1-to-2-ft.-high cut bank on the north and a parking area on the south (Figures 22 and 23). The west end of the project area is approximately 120-ft. west of the cut bank (Figure 2). This lower area is flat.

The natural topography of the project area has been extensively altered. A comparison between the 1965 USGS and the current conditions maps graphically illustrates the degree of modification to the project area (Figures 1 and 2). The natural topography, until circa the late 1960s, was that of a ridge slope that dropped from the ridgetops on the north side of the Cameron Run Stream Valley down to the north side of the stream. Within the project area, the slope dropped approximately 50 ft. from the northeast to the southwest. In order to create level usable space, the natural slope was terraced into three level areas. The natural topography was not retained in any of these areas. Instead, several feet of material were removed. Removal of soil matrix was deep enough to have destroyed and removed any cultural materials that may have been present in the project area.

## 6.0 SUMMARY AND CONCLUSIONS

JMA conducted a documentary study and archeological assessment of the project area. The goal of the project is to provide a recommendation as to whether archeological investigation is needed prior to development. JMA evaluated the historic significance of the property, determined the potential for significant archeological resources, considered the effects of previous disturbances, and completed a historic context. Historic maps, aerial photographs, and historic documents were used to establish a history of the land-use and provide insight into archeological potential.

Based on this review, JMA determined that the project area contained one former mid-nineteenth-century structure location and the setting has a high potential to have been occupied during the prehistoric period and by Federal troops during the Civil War. However, previous modern disturbances and grading have resulted in destruction of all natural ground surfaces and removal of the natural stratigraphic sequence to a depth below any human occupation. Therefore, due to the extensive earthmoving, there is no potential for the recovery of significant archeological resources. No additional archeological investigations are warranted.

---

## 7.0 REFERENCES CITED

- Alexandria Archaeology  
 2005 *City of Alexandria Archeological Standards*. Alexandria Archaeology, Office of Historic Alexandria, VA.
- Alexandria Archives and Records Center (Archives)  
 1965-2007 City of Alexandria, Code Enforcement Bureau, Alexandria, VA.
- Alexandria Circuit Court Clerk's Office; Court Records (ACR)  
 City of Alexandria, Land Records, Alexandria, VA.
- Alexandria Tax Assessment Records (ATAX)  
 2008 Records and GIS maps available on City of Alexandria, Virginia, web site: <http://gis.alexandriava.gov/parcelviewernet/viewer>; site accessed 2008.
- Alexandria, Rural Free Delivery Routes  
 1904 *Map of Alexandria, Alexandria Co., VA., and Vicinity Showing Rural Free Delivery Routes Nos. 1, 2 and 3*. Copy filed at Alexandria Archaeology, Alexandria, VA.
- Balicki, Joseph, Bryan Corle, Charles Goode, and Lynn Jones  
 2005 Archeological Investigations for Quaker Ridge Housing (44AX195) Alexandria, Virginia. Report to Carr Homes, Alexandria, from John Milner Associates, Inc, Alexandria, VA.
- Balicki, Joseph, Bryan Corle, and Kerri Holland  
 2006 Archeological Testing (44AX199) Alexandria, Virginia. Report prepared for Alexandria Archeology, Alexandria, from John Milner Associates, Inc, Alexandria, VA.
- Cheek, Charles, and Karyn L. Zatz  
 1986 A Phase I Archeological Survey for the Proposed Widening of Route 236, Duke Street, City of Alexandria, Virginia. Report to Tippetts-Abbett-McCarthy-Stratton, Fairfax, VA, from John Milner Associates, Inc., Alexandria, VA.
- Cooling III, Benjamin Franklin and Walton H. Owen II  
 1988 *Mr. Lincoln's Forts: A Guide to the Civil War Defenses of Washington*. White Mane Publishing Company (no location given).
- Daugherty, Jesse, Madeleine Pappas, Justin Patton, and Kimberly Prothro  
 1989 A Phase I Archeological Investigation of the Quaker Village Site. Report to MTM, Alexandria, from Engineering Science, Inc., Washington, DC.
- Dent, Richard J.  
 1995 *Chesapeake Prehistory: Old Traditions New Directions*. Plenum Press, NY.
- Embrey, James, Lynn Jones, and Joseph Balicki  
 2004 Documentary Study, Archeological Evaluation, and Resource Management Plan for Virginia Theological Seminary Faculty Housing, Alexandria, Virginia. Draft Report to Virginia Theological Seminary, from John Milner Associates, Inc., Alexandria, VA.
- Fairfax County Deed Books (FCDB)  
 1856- Fairfax County Deed Books, Fairfax Courthouse, Fairfax, VA.

- 
- 1952
- Fairfax Herald*  
1911 Commissioner's Sale of Real Estate. March 31, 1911, pg. 2.
- Fairfax Herald*  
1933 Landmark Gone: Old Cloud's Mill on Little River Pike, Being Torn Down. January 20, 1933, pg. 1.
- Feest, Christian F.  
1978 Nanticoke and Neighboring Tribes. In *Handbook of North American Indians*, Vol. 15, *Northeast*, edited by Bruce G. Trigger, pp. 240-252. Smithsonian Institution Press, Washington, DC.
- Griffin, James B.  
1967 Eastern North American Archaeology: A Summary. *Science*, 156:175-191.
- Hopkins, G. M.  
1894 *The Vicinity of Washington, D.C.* G. M. Hopkins, PA.
- HDR Architecture  
2008 *Alexandria Police Headquarters; Site Plan*. Plan produced by HDR Architecture, Inc., Alexandria, VA.
- Jirikowic, Christine, Gwen J. Hurst, and Tammy Bryant  
2004 Phase I Archeological Investigation at 206 North Quaker Lane, Alexandria, Virginia. Draft report to Meushaw Development Company, Alexandria, from Thunderbird Archeological Associates, Inc., Woodstock, VA.
- Mitchell, Beth  
1977 *Beginning at a White Oak: Patents and Northern Neck Grants of Fairfax County, Virginia*. Fairfax County Administrative Services, Fairfax, VA.
- Official Records of the Union and Confederate Armies (OR)  
1899 *The War of the Rebellion: Official Records of the Union and Confederate Armies*. United States War Department, Washington, DC.
- Salmon, Emily J. (editor)  
1983 *A Hornbook of Virginia History*. Third edition. Virginia State Library, Richmond, VA.
- United States Army, Engineer Department  
1861 *Right Bank of [the] Potomac River from Alexandria to Chain Bridge from surveys and reconnaissances by officers of U.S. Cost Survey in connection with the Engineer Dept. U.S. Army*. Copy filed at Alexandria Archaeology, Alexandria, VA.
- United States Coast Survey  
1861 *Map of the ground of Occupation and Defense of the division of the U.S. Army in Virginia*. U. S. Coast Survey, Washington, DC.
- United States Engineers Bureau  
1865 *Defenses of Washington*. U.S. Engineers Bureau, Washington, DC.
- United States Engineers Bureau  
1864-  
1866 *Environs of Washington*. U.S. Engineers Department, Washington, DC.

## United States Geological Survey (USGS)

- 1895     *Washington Sheet, MD-DC-VA.* U.S. Geological Survey, Washington, DC.
- 1909     *Washington Quadrangle, MD-DC-VA.* U.S. Geological Survey, Washington, DC.
- 1945     *Alexandria Quadrangle, VA-DC-MD, 7.5 minute series.* U.S. Geological Survey, Washington, DC.
- 1965     *Alexandria Quadrangle, VA-DC-MD, 7.5 minute series.* U.S. Geological Survey, Washington, DC.
- 1983     *Alexandria Quadrangle, VA-DC-MD.* U.S. Geological Survey, Washington, DC.

## Voges, Nettie Allen

- 1975     *Old Alexandria: Where America's Past is Present.* EPM Publications, McLean, VA.

## War Department, Engineer Bureau

- 1865     *Extract of Military Map of N.E. Virginia Showing Forts and Roads.* Library of Congress, Division of Maps, College Park, Maryland.



## APPENDIX I

Chain of Title



**Chain of Title**  
**3518 Wheeler Avenue**  
**Alexandria, Virginia**

<b>Liber/Folio</b>	<b>Grantee (to):</b>	<b>Grantor (from):</b>	<b>Date:</b>	<b>Notes:</b>
627-127 (Alex)	City of Alexandria	William B Hapke Company, Indus. Maintenance Corp.	June 9, 1965	<i>Property condemned; city of Alexandria vs. Industrial Maintenance Corp., 3610 Wheeler Ave.</i>
517-478 (Alex)	Industrial Maintenance Corp.	Fannie J. Sanborn, widow	August 4, 1960	<i>Except portion to Garrett Sanborn and wife by deed dated October 27, 1938; DB F. No. 13, pg. 210 of Fairfax County.</i>  <i>For derivation of title see DB A. No. 10, pg. 40 of Fairfax County (n.d.) and DB 452, pg. 27 of Alexandria (n.d.)</i>
452-27 (Alex)	Fannie J. Sanborn	Merrill L. Sanborn, Frances Elizabeth Cauble, Dorothy Virginia Potter and Eleanor Janette Debusk	May 1, 1957	<i>Falls Church Magisterial District, Fairfax County, VA. Part of land conveyed to Merrill L. Sanborn by deed from Charles B. Cockrell and Maggie L. Cockrell (n.d.); except for acres deeded to Garrett Sanborn. (No prior reference.)</i>
A. No. 10-40 (FC) [235]-40	Merrill L. Sanborn	Charles B. Cockrell and Maggie L. Cockrell (wife)	May 27, 1927	<i>Conveyed from Frank M. Hill – February 19, 1903 (recorded February 25, 1903), L. No. 6, pg. 659 of Fairfax County “Old Dominion Mills”</i>
L. No. 6-659 (FC) [142]-659	Charles B. Cockrill (sic)	Frank M. Hill and Elizabeth R. Hill (wife)	February 19, 1903	<i>Reference to prior deeds: U.U. pg. 407; X. No. 5, pg. 304; Z. No. 3, pg. 270.</i>
X. No. 5-303 (FC) [128]-303	Frank M. Hill	John Johnson, Trustee	October 6, 1896	<i>Reference to prior deeds: U.U. pg. 407; H. No. 5, pg. 50</i>
-----	John M. Johnson in trust (Ruth Ann Roberts)	John W. Brown and Annie E. Brown (wife)	June 18, 1888	<i>Reference to prior deeds: Liber H. No. 5, pg. 50; Liber Z. No. 3, pg. 270.</i>
H. No. 5-50 (FC) [112]-50	Elizabeth Watkins, John Watkins, and Mary Watkins (wife), and Edgar Watkins, Trustee	Francis L. Smith, Special Commissioner	June 18, 1888	
Z. No. 3-270	David G.	William	March 17,	<i>(No prior reference.)</i>

<b>Liber/Folio</b>	<b>Grantee (to)</b>	<b>Grantor (from)</b>	<b>Date:</b>	<b>Notes:</b>
(FC) [78]-270	Watkins and John Watkins	Cazenono and S.J. Stuart	1856	

**Chain of Title**  
**3534 Wheeler Avenue**  
**Alexandria, Virginia**

<b>Liber/Folio</b>	<b>Grantee (to)</b>	<b>Grantor (from)</b>	<b>Date:</b>	<b>Notes:</b>
631-488 (Alex)	City of Alexandria	Garrett Clute Sanborn and Wife, Mary Lella Sanborn	July 21, 1965	<i>Prior ref.: DB F., No. 136, pg. 210, Fairfax County, VA, October 27, 1938</i>
F, No. 136-210 (FC) [318]- 210	Garrett Clute Sanborn and Mary Lella Sanborn (wife)	Wilson M. Farr, Special Commissioner	October 27, 1938	<i>"Old Cockrell's Mill Road" (No prior deed reference.)</i>

**Chain of Title**  
**3540 Wheeler Avenue**  
**Alexandria, Virginia**

<b>Liber/Folio</b>	<b>Grantee (to)</b>	<b>Grantor (from)</b>	<b>Date:</b>	<b>Notes:</b>
431-488 (Alex)	City of Alexandria	Bernard Boswell and Mildred Boswell (wife)	May 16, 1956	<i>Lang begins at southern boundary of Duke Street; adjacent to land of John Loughran and land associated with the railroad. (No prior reference.)</i>

**Chain of Title**  
**3610 Wheeler Avenue**  
**Alexandria, Virginia**

<b>Liber/Folio</b>	<b>Grantee (to)</b>	<b>Grantor (from)</b>	<b>Date:</b>	<b>Notes:</b>
1560-0777 (Alex)	First Virginia Bank, Executor of the Estate of S.J. Bell, deceased	Kevin P. Mullins and Douglas R. Myers, Trustees	November 24, 1995	

<b>Liber/Folio</b>	<b>Grantee (to)</b>	<b>Grantor (from)</b>	<b>Date:</b>	<b>Notes:</b>
1551-510 (Alex)	City of Alexandria	F&H Prop of VA, LLC	November 17, 1995	
1551-485 (Alex)			October 5, 1995	
1527-1173 (Alex)	Kevin P. Mullins, Douglas R. Myers, First Virginia Bank, successors or "beneficiaries"	Estate of Samuel Joseph Bell, First Virginia Bank, Executor	April 4, 1995	<i>Deed of Trust</i>
1107-381 (Alex)	S. J. Bell (by his attorneys: Daphonal T. Bell and Gerald G. Thompson); and Daphonal T. Bell and his wife; and trustees: John H. Aylor and Walter H. Lockowandt	S. J. Bell (by his attorneys: Daphonal T. Bell and Gerald G. Thompson)	July 27, 1983	
1107-377 (Alex)	S.J. Bell	Charles R. Bell and Shirley Ann Bell (wife)	July 27, 1983	
882-659 (Alex)	S. J. Bell (3/4ths interest) and Charles R. Bell (1/4 interest)	Industrial Maintenance Corporation, a Delaware Corp.	January 30, 1978	<i>"Tract One: Premises known as 3610 Wheeler Ave., Alexandria City, Virginia..."</i>
839-861 (Alex)				<i>Deed of Trust (no prior reference).</i>
751-603 (Alex)				<i>Deed of Trust (no prior reference).</i>
553-175 (Alex)	Industrial Maintenance Corporation and American Oil Company (Mortgagee)	Mortgage of underground storage tanks (Mortgagor)	May 9, 1962	
434-135 (Alex)	S. J. Bell	Lewis J. Baker, Sr. and Elsie E. Baker (wife)	June 14, 1956	<i>For derivation of title see: DB 701-5 of Fairfax County, VA.</i>  <i>Conveyance subject to the Deed of Trust dated June 23, 1951, DB 881-321 of Fairfax County, VA. Party of the 2<sup>nd</sup> assumes current, present balance.</i>

<b>Liber/Folio</b>	<b>Grantee (to)</b>	<b>Grantor (from)</b>	<b>Date:</b>	<b>Notes:</b>
881-321 (FC)	Henry Thomas, John Strauss, John Walker, Trustees	Lewis J. Baker, Sr. and his wife	June 23, 1951	<i>Deed of Trust. Prior reference: DB 701-5 (FC)</i>
701-5 (FC)	Lewis Baker, Sr. and Elsie E. Baker (wife)	Marcus William Runion and Arline Frances Runion (wife)	July 15, 1949	<i>Derivation of title: DB 610-291 (FC); DB 640-273 (FC)</i>
610-291 (FC)	Marcus William Runion and Arline Francis Runion (Wife)	Ray N. Stolland Gladis L. Stoll (wife)	January 31, 1948	<i>(No prior reference.)</i>
640-273	Henry Thomas and John Strauss	Marcus William Runion and Arlene F. (wife)	July 27, 1948	<i>(No prior reference.)</i>

**Legend for Abbreviations:**

Alex = City of Alexandria, Virginia, Deed Book (ACR, at Alexandria Courthouse)

FC = Fairfax County, Virginia, Deed Book (at Fairfax County Courthouse)

## APPENDIX II

### Resumes of Key Personnel





## **JOSEPH BALICKI**

Senior Associate  
Principal Archeologist/Project Manager  
John Milner Associates, Inc.  
5250 Cherokee Avenue, Suite 410  
Alexandria, VA 22312  
(703) 354-9737 (phone)  
(703) 642-1837 (fax)  
jbalicki@johnmilnerassociates.com

## **EDUCATION**

M.A.	The Catholic University of America	Anthropology	1987
B.A.	The George Washington University	Anthropology	1981

## **PROFESSIONAL CERTIFICATION**

1999 Registered Professional Archeologist (RPA)  
1992-2004 OSHA-certified 40-hour hazardous waste field training

## **EXPERIENCE PROFILE**

Joseph Balicki is a graduate of The George Washington University and holds a Master's degree in anthropology from The Catholic University of America. Mr. Balicki has over 28 years of experience in North American archeology and has been involved in investigations of sites ranging from the Paleo-Indian through Historic periods. Since joining John Milner Associates, Mr. Balicki has supervised or assisted various archeological survey and testing programs in Virginia, Maryland, Massachusetts, Pennsylvania, New Hampshire, Indiana, North Carolina, South Carolina, and Washington, D.C. He has directed several Civil War archeological projects including a survey of over 750 Civil War sites in Fairfax County; documentation of eight earthworks in Leesburg; investigations at Fort C.F. Smith, Arlington County, and investigations at a Confederate cantonment at Marine Base Quantico. Mr. Balicki has presented 14 papers at professional conferences covering military camp layout and Civil War sites archeology, and contributed five chapters to publications addressing the archeology of the American Civil War.

## **KEY PROJECTS**

2008	Principal Archeologist. Phase I Archaeological Identification Survey for Visitor Facilities at Great Dismal Swamp National Wildlife Refuge, Suffolk, Virginia. U.S. Fish and Wildlife Service, Hadley, Massachusetts
2007	Principal Archeologist. Data Recovery Investigations of the Newgate Tavern (44FX3244) Centreville, Virginia. Unicorp National Development, Inc. Orlando, Florida.
2006	Principal Archeologist. Archaeological Testing (44AX199) 108 N. Quaker lane, Smucker Property Alexandria, Virginia. Alexandria Archeology, Alexandria, Virginia.

- 2005 Principal Archeologist. Phase II Archeological Evaluation of Prehistoric Site 44FX1921, Colyer Village, Fort Belvoir, VA.
- 2003-2007 Principal Archeologist. Archeological Investigations of the Proposed Rewatered Turning Basin, Crescent Lawn Archeological District (18AG227), Cumberland, Allegany County, Maryland. United States Corps of Engineers Baltimore District Baltimore, Maryland.
- 2002 Principal Archeologist. Documentation of Eight Civil War Forts and Earthworks in the Vicinity of Leesburg, Virginia. Town of Leesburg, Department of Planning, Zoning, & Development.
- 2000-2002 Fairfax County Civil War Sites Inventory. Fairfax County Park Authority.
- 1998 Archeological Investigations at Stratford Hall, Westmoreland County, Virginia. The Robert E. Lee Memorial Association, Inc.
- 1996-1997 Phase I Archeological Survey of Fort Monroe, York County, Virginia. Directorate of Peninsula contracting, Fort Eustis.
- 1996 Data Recovery at 44HE713 and 44HE714, James River Water Supply project, Henrico County, Virginia. Camp Dresser & McKee, Inc.
- 1995 Historical and archeological survey of Fort C.F. Smith, 2411 24th Street North, Arlington, Virginia. Arlington County Department of Community Planning.
- 1992-1996 Data recovery archeological investigations at Paddy's Alley, Cross Street Backlot, and Mill Pond, sites Boston, Massachusetts. The Central Artery/Tunnel Project and Bechtel/Parsons Brinkerhoff.
- 1992 Review and synthesis of archeological documentation Fort McHenry National Monument and Historic Shrine, Baltimore, Maryland. National Park Service, Denver Service Center.
- 1988-1991 Phase II & III archeological investigations of the site of the International Cultural and Trade Center/Federal Office Building Complex, Federal Triangle, Washington, D.C. TAMS Consultants, Inc.
- 1988-1989 Archeological investigations at Fort McHenry National Monument and Historic Shrine, Baltimore, Maryland. National Park Service, Mid-Atlantic Regional Office.
- 1987-1988 Excavation at Waihee Midden Site, Maui, Hawaii. Maui Archeological Project, The Catholic University of America.

#### **SELECTED PUBLICATIONS**

- In press The Watch-Fires of a Hundred Circling Camps: Theoretical and Practical Approaches to Investigating Civil War Campsites. In *Method and Topic in the Historical Archaeology of Military Sites*, Clarence Geier, Douglas Scott, Lawrence Babbitts, and David Orr editors. University Press of Florida, Gainesville, FL.
- 2007 Landscape Use During the Potomac River Blockade. In *Fields of Conflict*, Douglas Scott, Lawrence Babbitts, and Charles Haecker editors. Praeger Security International, Westport, CN.

- 2006 "Masterly Inactivity" The Confederate Cantonment Supporting the 1861-1862 Potomac River Blockade, Evansport, Virginia. In *Huts and History*, Clarence Geier, David Orr, and Mathew Reeves, editors. University Press of Florida, Gainesville, FL.
- 2006 Finding Civil War Sites: What Relic Hunters Know; What Archeologists Should and Need to Know. In *Huts and History*, Clarence Geier, David Orr, and Mathew Reeves, editors. University Press of Florida, Gainesville, FL. (with Bryan Corle).
- 2005 Mary Ann Hall's House. In *Sin City*, edited by Donna J. Seifert. *Historical Archaeology* 39(1). (with Donna J. Seifert).
- 2001 Defending the Capital: The Civil War Garrison at Fort C.F. Smith. In *To Peel The Earth: Historical Archaeology and the War Between the States*, edited by Clarence Geier and Stephan Potter.
- 2000 Mary Hall's First-Class Bawdy House: The Material Culture of a Washington, D.C. Brothel. In *Archaeologies of Sexuality*, edited by Robert Schmidt and Barbara Voss. (with Donna Seifert and Elizabeth Barthold O'Brien)
- 1998 Wharves, Privies, and the Pewterer: Two Colonial Period Sites on the Shawmut Peninsula, Boston. In *Perspectives on the Archeology of Colonial Boston: The Archeology of the Central Artery/Tunnel Project*, Boston, Massachusetts, edited by Charles D. Cheek. *Historical Archaeology* 33(3).
- 1998 Katherine Naylor's "House of Office": A Seventeenth-Century Privy. In *Perspectives on the Archeology of Colonial Boston: The Archeology of the Central Artery/Tunnel Project*, Boston, Massachusetts, edited by Charles D. Cheek. *Historical Archaeology* 33(3). (with Dana B. Heck).

## **SUMMARY OF PROFESSIONAL ACTIVITIES**

Mr. Balicki is author or co-author of one hundred thirty-two (132) cultural resources reports, nine (9) scholarly articles, and twenty-five (25) papers presented at professional meetings.





## **KIRSTIN CLOUTEN FALK**

Architectural Historian, Historic Preservation Specialist  
John Milner Associates, Inc.  
5250 Cherokee Avenue, Suite 300  
Alexandria, VA 22312  
(703) 354-9737 (phone)  
(703) 642-1837 (fax)  
kfalk@johnmilnerassociates.com

## **EDUCATION**

M.S.	Ball State University	Historic Preservation	2001
B.S.	Andrews University	Interior Design	1995

## **EXPERIENCE PROFILE**

Kirstin C. Falk is an Architectural Historian and Historic Preservation Specialist with John Milner Associates, Inc. (JMA). She holds a M.S. degree in Historic Preservation from Ball State University and a B.S. degree in Interior Design from Andrews University. Ms. Falk has served as Survey Coordinator for Historic Landmarks Foundation of Indiana, the nation's largest non-profit historic preservation organization, a position which included the oversight of historic resource surveys in an area of Indiana that comprised several counties. She has also worked as a National Register reviewer for the Indiana State Historic Preservation Office. As a JMA employee, she has prepared historic structure reports, determinations of eligibility, National Register nominations, historic contexts, and design guidelines. In addition to her present position at JMA, Ms. Falk currently serves as Architectural Historian to the Town of Herndon Heritage Preservation Review Board, Herndon, Virginia.

Ms. Falk qualifies as an Architectural Historian under 36CFR61. She has worked on projects geographically located throughout the United States, including extensive research in Little Rock, Van Buren, and Fort Smith, Arkansas.

## **PROFESSIONAL AFFILIATIONS**

Historic Landmarks Foundation of Indiana  
Recent Past Preservation Network

## **AWARDS**

ARCC King Metal for Outstanding Architectural Research

## **SUMMARY OF SELECT PROJECTS**

2008 Historic Structures Report, Garrett Hall, University of Virginia; designed by McKim, Mead and White, the Refectory (currently identified as Garrett Hall) was completed in 1908. Research includes visiting several New York repositories to acquire historic images and drawings. (Project currently in process.)

- 2007 Capitol Complex Master Plan, Springfield, Illinois. Survey, evaluation, and recommendations for over seventy state owned and non-state owned resources within the Capitol Complex. (Project currently in process.)
- 2007 Historic Structure Report, Riley Property, Montgomery County, Maryland; a nationally significant resource, the property was home to Josiah Henson, the most identifiable slave from Montgomery County. Mr. Henson was an inspiration for Harriet B. Stowe's novel, *Uncle Tom's Cabin*, and author of his autobiography. Responsibilities include research, completion of a comprehensive timeline, and producing the historical context portion of the report. (Project currently in process.)
- 2007 Baltimore City Landmark Designation and Restoration, Mount Calvary Church, Baltimore, Maryland. Constructed in 1845, Mount Calvary Church was designed by noted Baltimore architect Robert Carey Long, Jr. The Landmark designation was approved by Baltimore City Commission for Historical and Architectural Preservation (CHAP). Restoration project includes research of historic documentation. (Project currently in process.)
- 2007 Tax Credit Application and Restoration, Wickes House, Chestertown, Maryland. The Wickes House is an excellent example of eighteenth century Georgian residential architecture; the building has a protective easement with the Maryland Historical Trust. Tax Credits are being used in the restoration of specific character defining features of the building. Responsible for the completion of the application. (Project currently in process.)
- 2007 Historical Resource Survey and Evaluation, U.S. Marine Corps Base Quantico, Virginia. A historic resource survey to determine the eligibility of pre-1960 resources for inclusion in the National Register of Historic Places. The potential eligibility of each resource was evaluated in terms of individual listing or as contributing to the National Register eligible Quantico Historic District. Served as Project Manager.
- 2007 Multi-media presentation documenting the history of family housing at U.S. Army Garrison, Fort Belvoir, Virginia. Development of a web-ready product including narrative text, historical images, and audio clips. Served as Project Manager, responsible for research, textural and audio information, and layout of the website.
- 2006 Historic Property Report, Drennen-Scott House, Van Buren, Arkansas; a nationally significant building which is important to the history of the local Van Buren area, western Arkansas region, and the adjoining Indian territory. Initially constructed in 1836, the house remained within the family until 2005 when the property was acquired by the University of Arkansas. Research included the compilation of historic images and documents, and communication with Drennen-Scott family members and area residents. Data collection enabled the development of a detailed timeline for the property. (Project currently in process.)
- 2006 Historic Structure Report, John Marshall House, Richmond, Virginia; constructed between 1788 and 1790 the house served as the primary residence of John Marshall and his family until his death in 1835. In addition to research, including the compilation of historic images and documents, responsibilities included the completion of a timeline and suggestions for incorporating the functions of the house and its associated outbuildings into the development of interpretive themes related to enslaved people. (The John Marshall House currently functions as a house museum.)
- 2006 Historical Resource Survey and Evaluation, U.S. Army Garrison, Fort Belvoir, Virginia. A historic resource survey to determine the eligibility of pre-1950 resources for inclusion in the National Register of Historic Places. The potential eligibility of each resource was evaluated in terms of individual listing or as contributing to the National Register eligible Fort Belvoir Historic District (1983, boundary increase 1996). Additionally, where applicable, resources were evaluated in relation to their potential contribution to a multiple property listing.

- 2005 Historic Structure Report, Phoenix Bank of Nansemond, Suffolk, Virginia; a historically significant bank building associated with the development of the African American business community in Suffolk, Virginia, during the early 1920s. Responsible for history of the property and the architectural history; co-authored report. Research included communication with local residents and descendants of prior property owners and architects.
- 2005 Historical Infrastructure Survey and Evaluation, U.S. Army Garrison, Fort Belvoir, Virginia. A survey to determine the eligibility for inclusion of specific resources in the National Register of Historic Places. The survey consisted of an evaluation of thirty-five resources that are part of the historic infrastructure at Fort Belvoir.
- 2005 Historic Research, Watervliet Arsenal, Watervliet, New York. Locate and analyze historic documentation relating to nine historic properties located at the arsenal. Research focused on reviewing hundreds of historic images. Along with other data collected, these images enabled the development of a detailed timeline for the property.
- 2005 Compliance process, Section 106 review, U.S. Army Garrison, Fort Belvoir, Virginia. Evaluation of proposed alteration to the South Post Long Parade Ground. Field survey, documentary research, preparation of report of findings, correspondence with Virginia Department of Historic Resources.
- 2004 Historic Structure Report, Barnes House, Prince William County, Virginia; an example of “Tidewater” vernacular frame construction, may be one of the last remaining examples of a small house constructed in the area prior to the Civil War, which had a long-time association with an African American family. Co-authored report; developed historical context and collaboration on the recommendations for treatment. The house is significant for its association with a Free Black family that lived in the vicinity prior to the Civil War.

#### **SUMMARY OF PROFESSIONAL ACTIVITIES**

Ms. Falk has over eight years experience in the field of historic preservation. While working for John Milner Associates, Inc. she has authored or co-authored over twenty reports and evaluations.



## APPENDIX III

### Illustrations



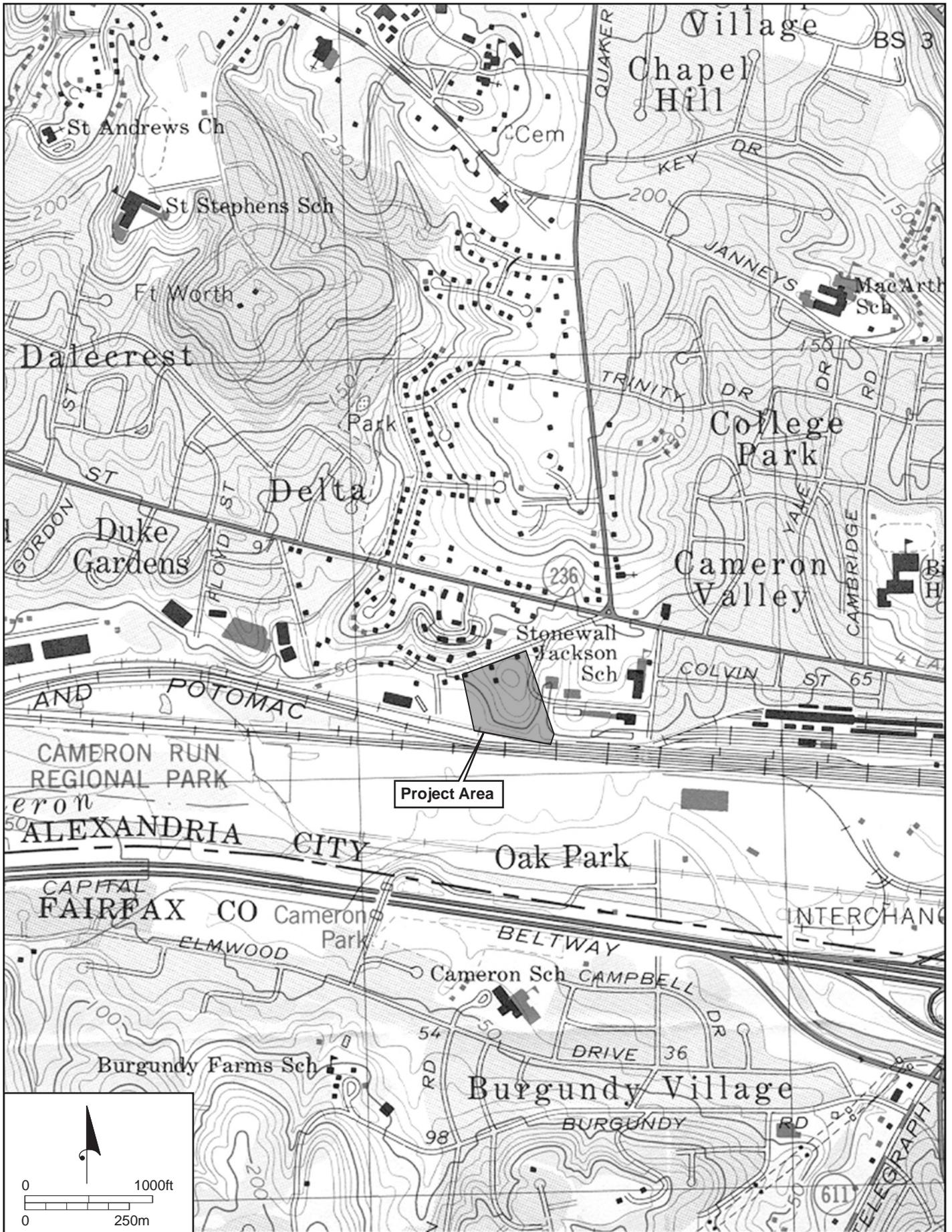


Figure 1. Detail of 1965 map, showing the project area and vicinity (Alexandria, VA.-D.C.-MD. 7.5 -minute series, USGS 1965).





Figure 3. View from Wheeler Avenue of the approximately 10.5-to-13 foot terrace cut, with the bus parking lot in the background, facing south.

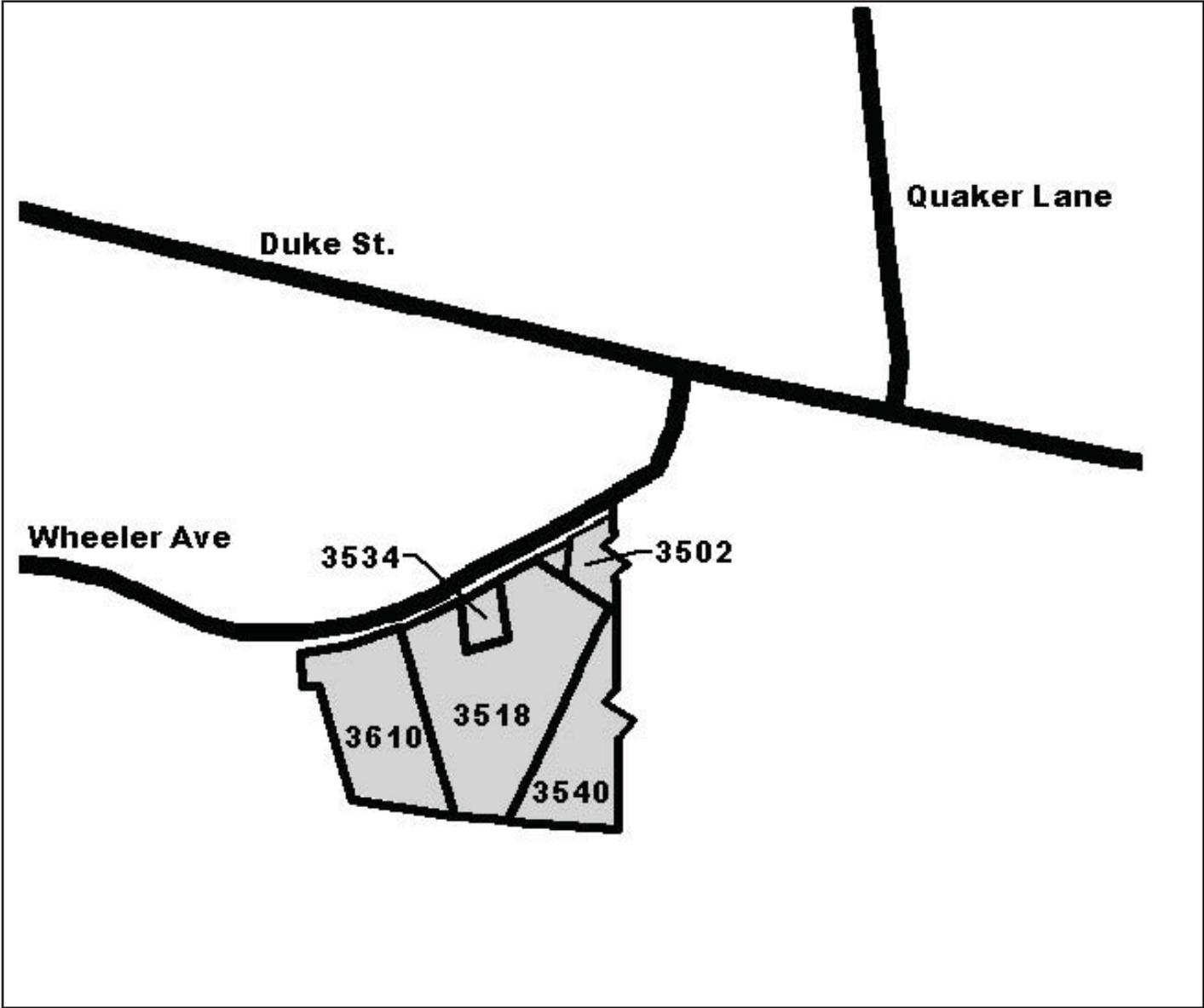


Figure 5. Sketch plan showing the six different city-owned tax parcels, identified as 3510-3618 Wheeler Avenue, which contribute to the project area.

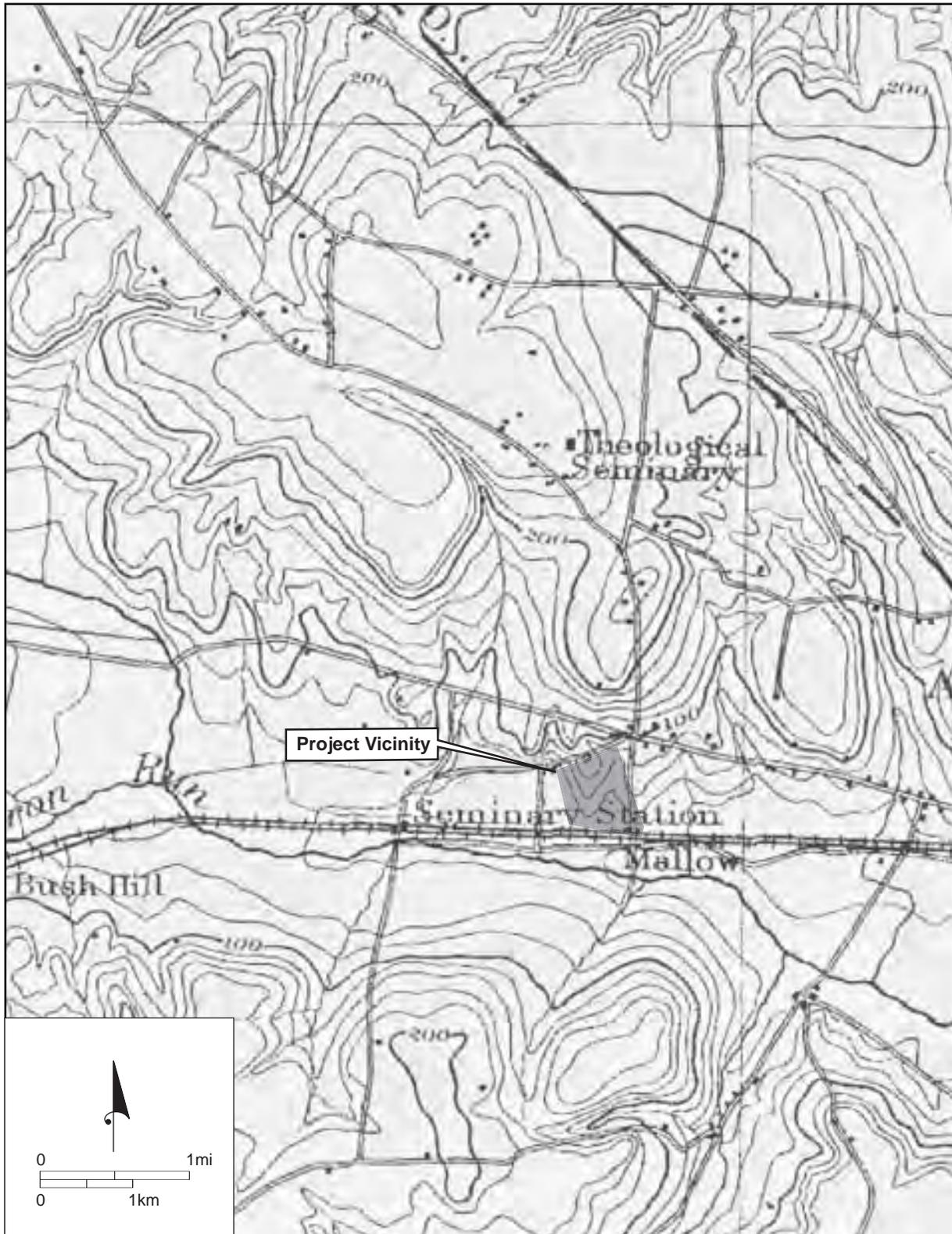


Figure 6. Detail of 1895 map showing minimal development in the project area before the turn of the century; no buildings or structures located within the project area (*Washington Sheet, Maryland -District of Columbia-Virginia, USGS, 1895*).

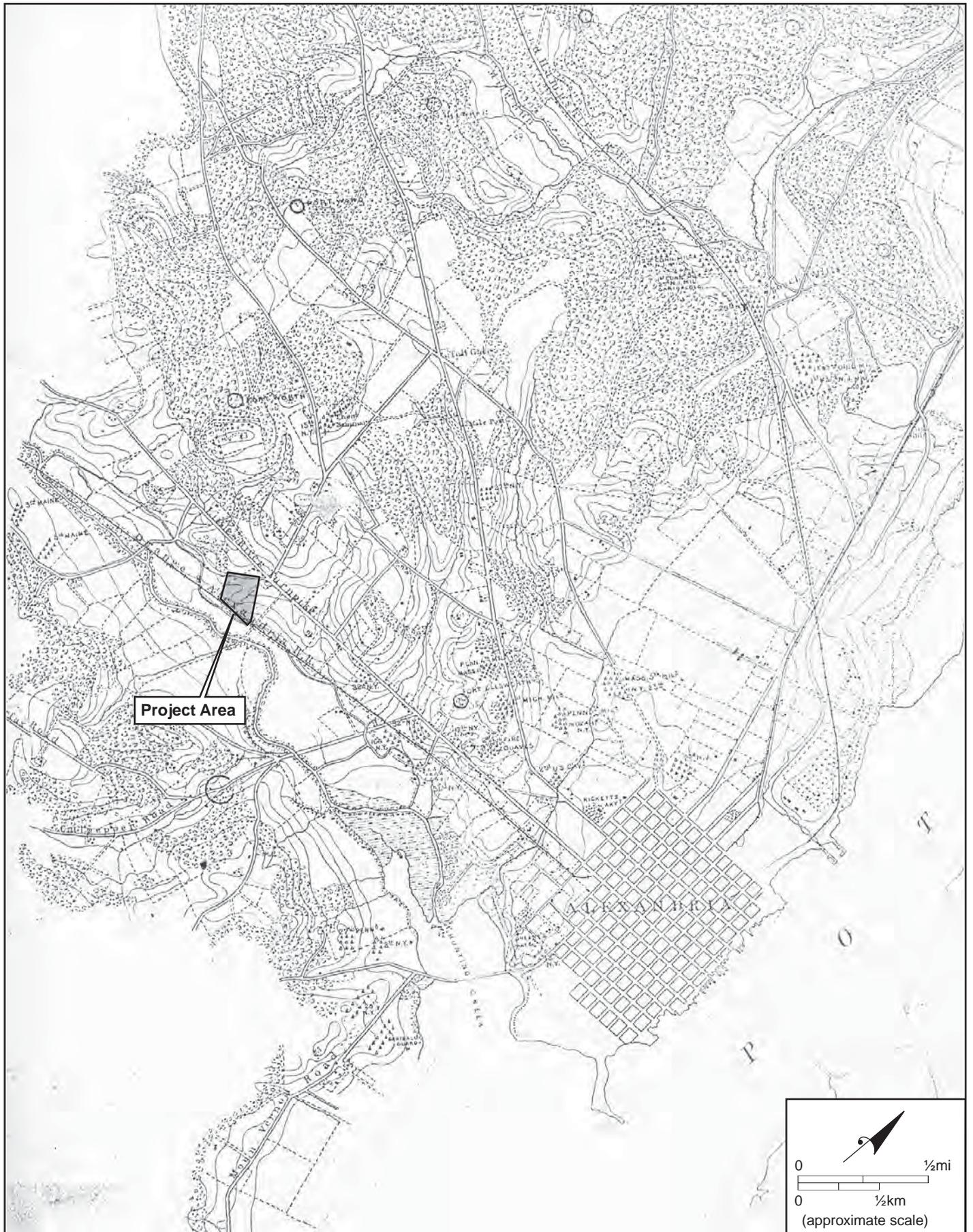


Figure 7. Detail of 1861 map; no buildings or structures located within the project area (*Map of the Ground of Occupation and Defense of the Division of the U.S. Army in Virginia*, U.S. Coast Survey, 1861).

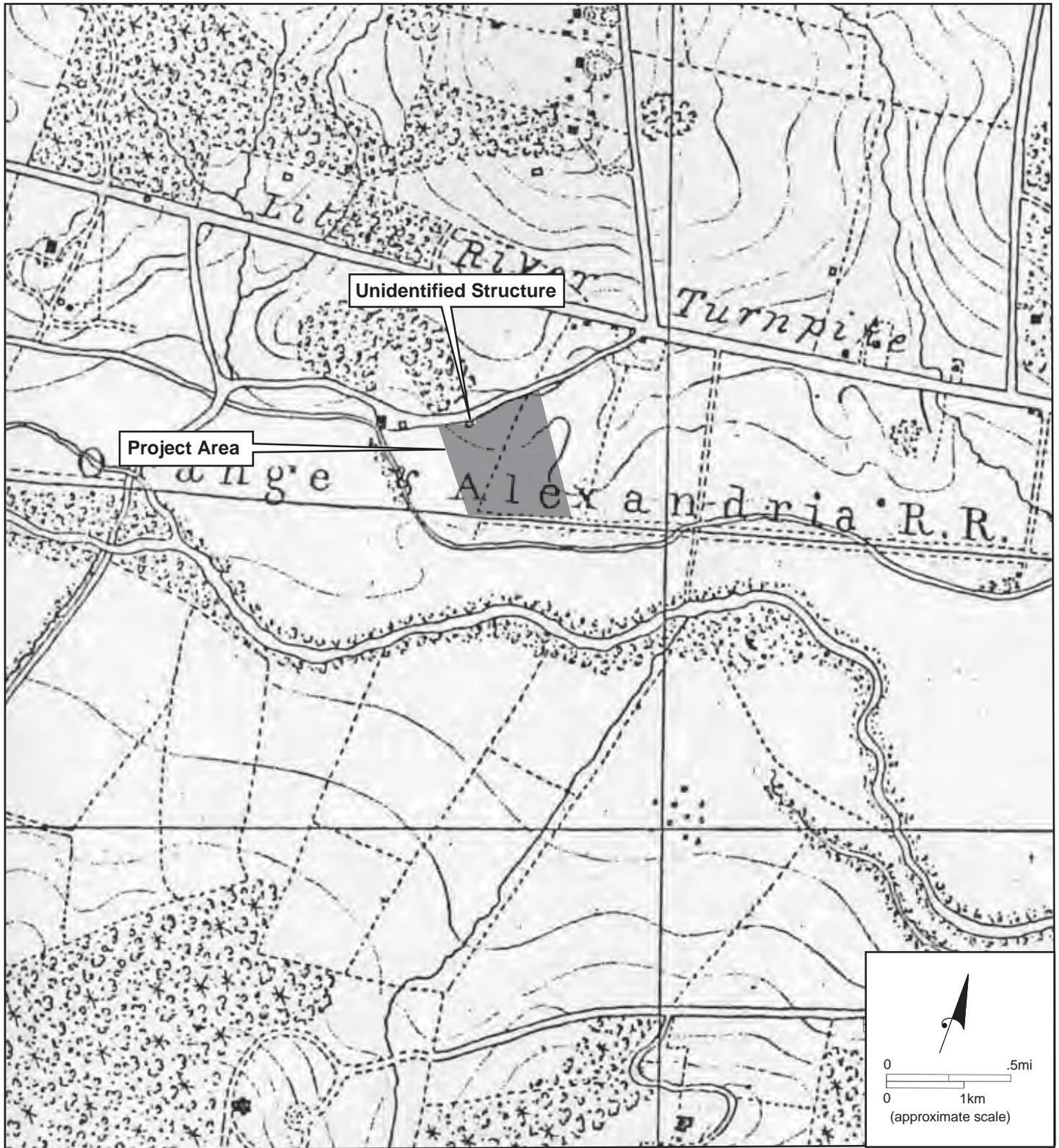


Figure 8. Detail of 1861 map; unidentified structure shown on the edge of the project area (*Right Bank of Potomac River*, U.S. United States Army, Engineer Department, 1861).



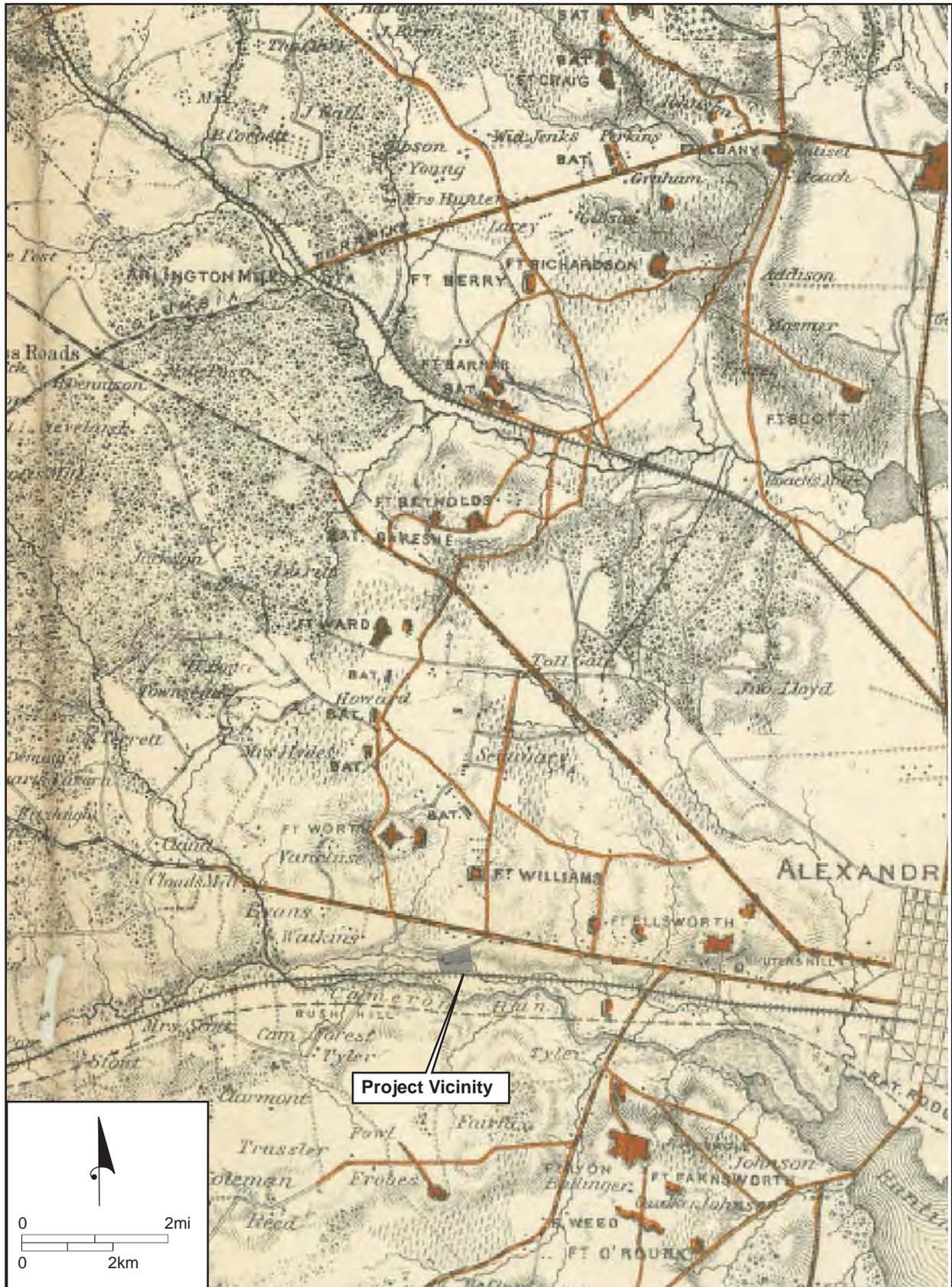


Figure 10. Detail of 1865 map; one of the numerous documents indicating no buildings or structures within the project area (*Extract of Military Map of N.E. Virginia Showing Forts and Roads*, War Department, Engineer Bureau).



Figure 11. Detail of 1894 map; there are no buildings or structures located within the project area (*The Vicinity of Washington, D.C.*, G M Hopkins, 1894).

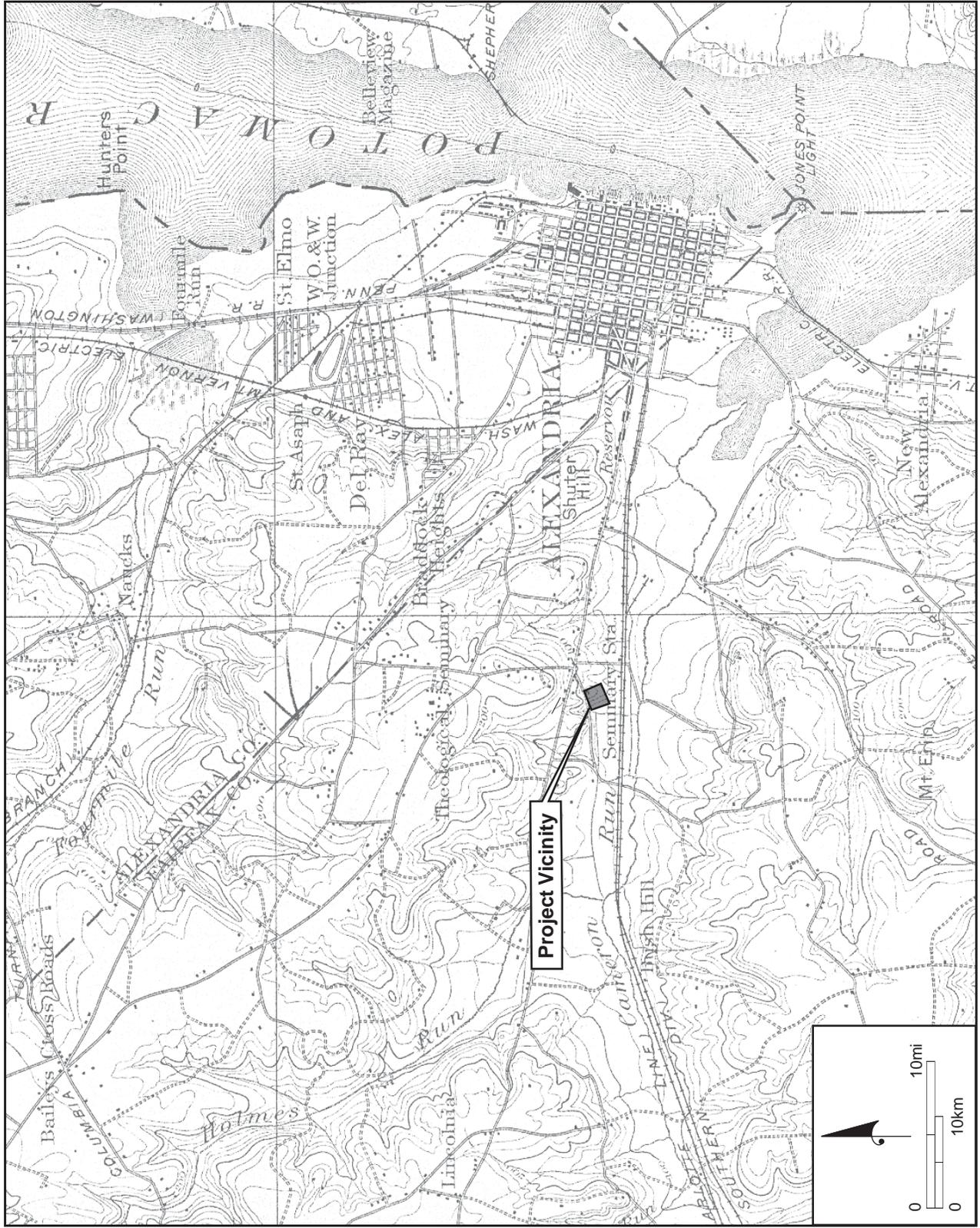


Figure 12. Detail of 1909 map; there is one structure located within the project area (Washington Quadrangle, Maryland-District of Columbia-Virginia, USGS, 1909).

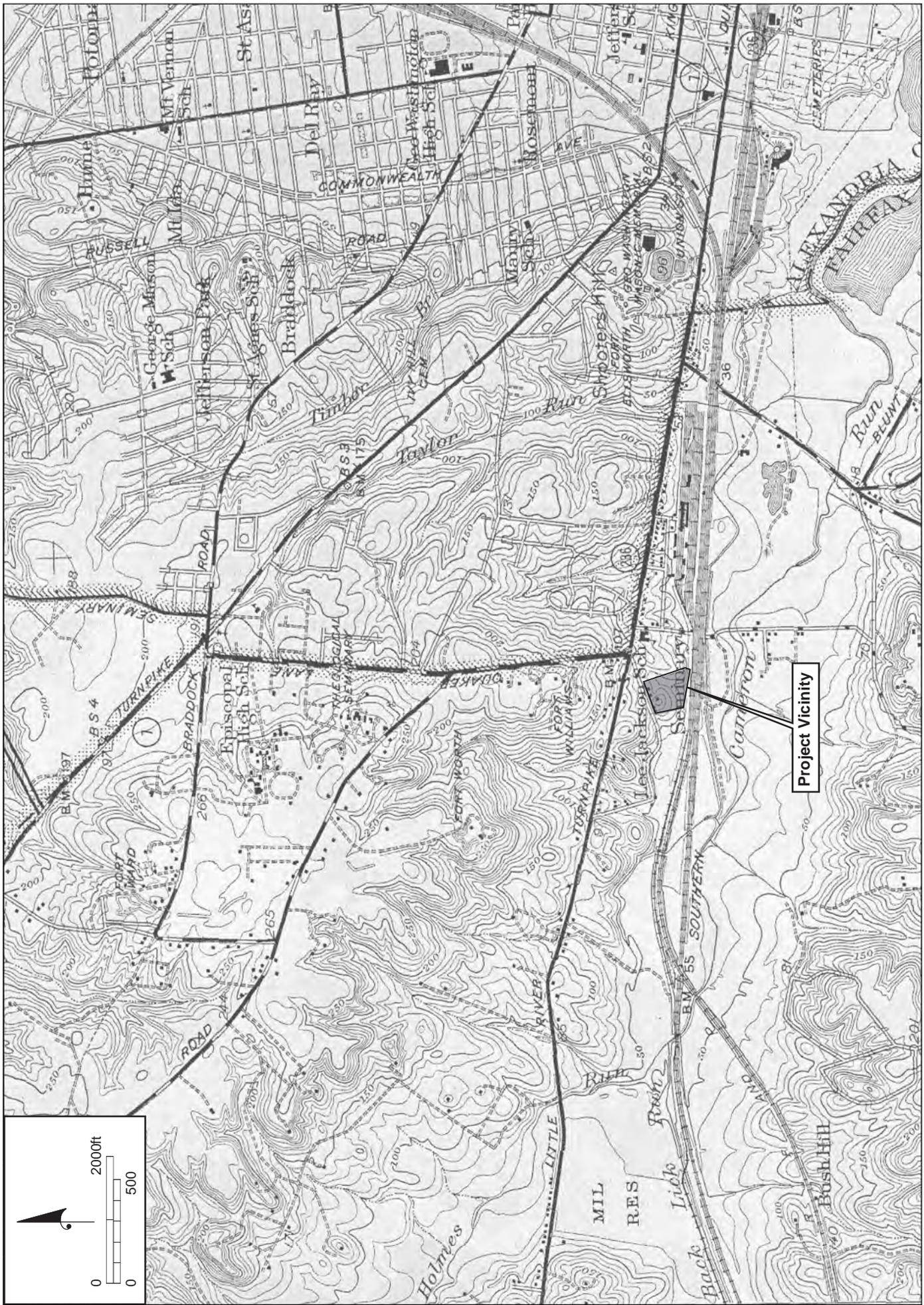


Figure 13. Detail of 1945 map; more construction appears in and near the project area (Alexandria Quadrangle, Virginia-District of Columbia-Maryland, 7.5 minute series, USGS, 1945).

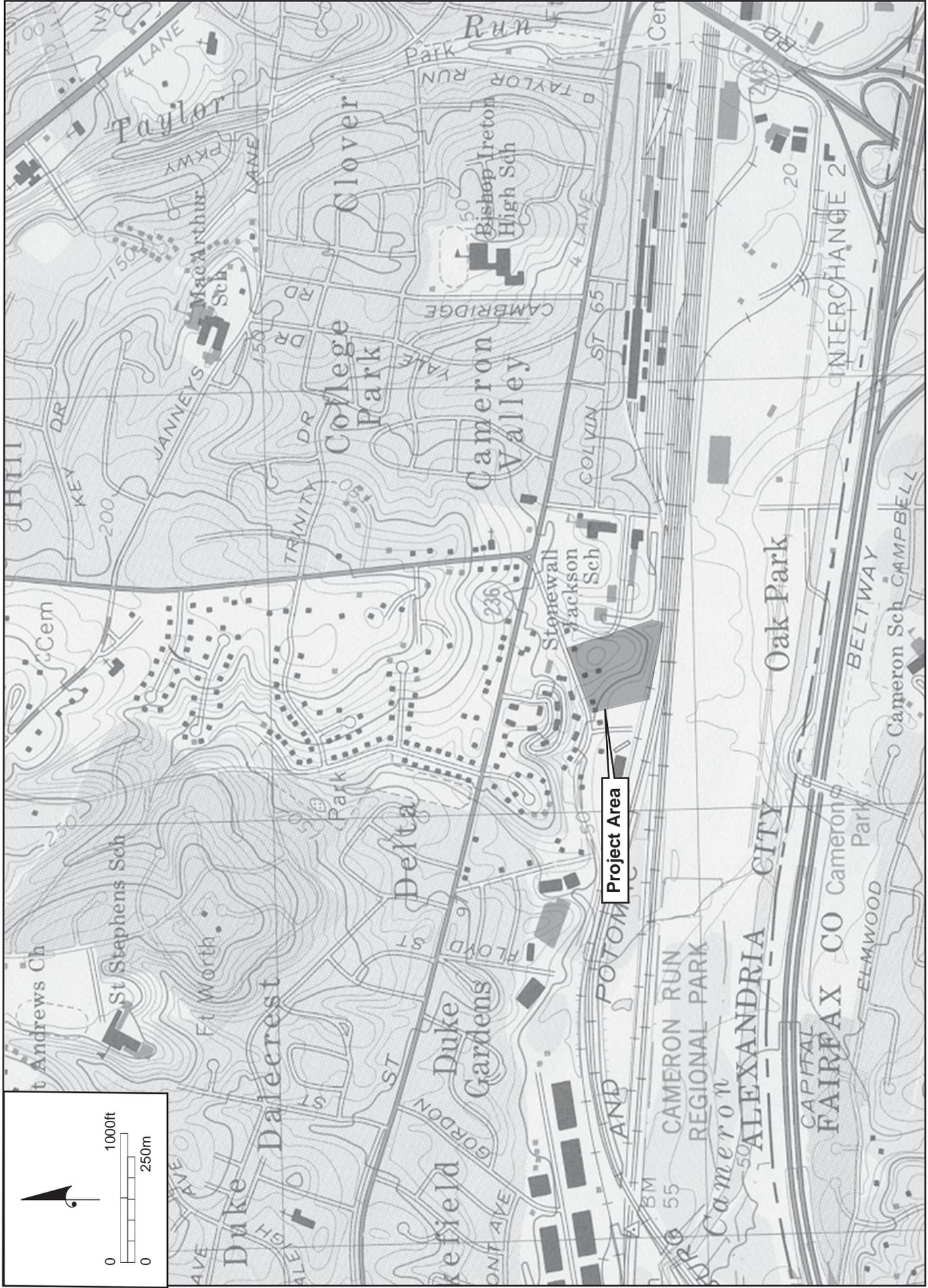


Figure 14. Detail of 1983 map; the project area is surrounded by development, similar to the 1965 USGS map (Alexandria Quadrangle, Virginia-District of Columbia-Maryland, USGS, 1983).



Figure 15. Detail of 1937 aerial photograph; the project area includes little development (Aerial Photographs, Alexandria Archeology Vertical Files; original filed at the National Archives, College Park, MD, 1937).



Figure 16. View of Wheeler Road showing grading of natural topography, project area is to the left, facing southwest.



Figure 17. Bus parking lot at northeast corner of the project area, note the evidence of earthmoving, facing east.



Figure 18. Graded parking lot at north end of the project area showing natural topography in the background, facing north.



Figure 19. North end of the project area showing the graded parking lot to the left and the terraced lot containing the salt dome, facing south.



Figure 20. Earthmoving has removed the natural topography within the site area; note qc cut-bank in the center background, facing south.



Figure 21. Example of the extent of earthmoving, note the man-made plateau in the background, facing east.



Figure 22. Overview of the terracing and cut-bank in the central portion of the project area, facing south.



Figure 23. Cut-bank along the west boundary of the project area, facing south.