

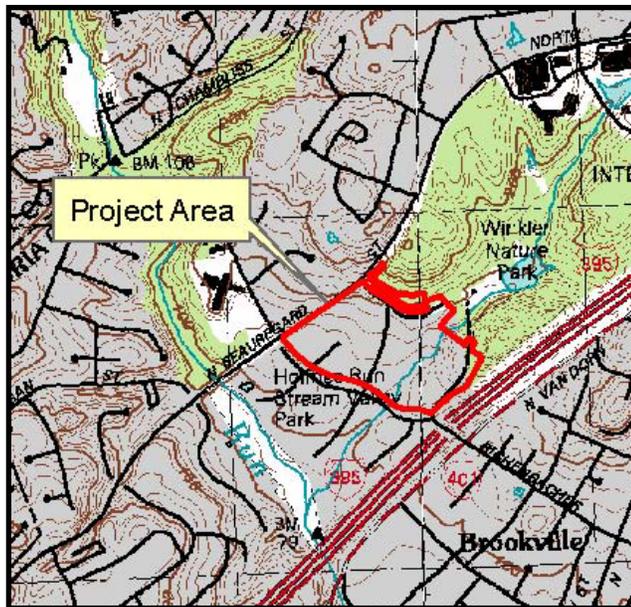
THE LYNBROOK AT MARK CENTER PROPERTY, CITY OF ALEXANDRIA, VIRGINIA

A DOCUMENTARY STUDY AND ARCHEOLOGICAL INVESTIGATIONS

Report Summary by John Mullen

INTRODUCTION

Documentary research and archeological investigations were conducted in anticipation of the redevelopment of the ±35 acre Lynbrook at Mark Center Property, which is located approximately one-half mile southwest of the intersection of Shirley Memorial Highway (Route 395) with Seminary Road (Route 420), in the City of Alexandria, Virginia. Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc., conducted the study, following a Scope of Work written by Alexandria Archaeology. Two previously recorded archeological sites, 44AX0038 and 44AX0039, were relocated and investigated,



and one new archeological site, 44AX0203, was identified within the project area. The designation as 44AX0203 represents this site as the 203rd archeological site (0203) recorded in the City of Alexandria (AX) in the Commonwealth of Virginia (44).

The documentary study revealed that the study property was part of a larger parcel owned by several generations of the Terrett family in the 18th and 19th centuries, until the estate was subdivided in 1851. The study area was contained within two of the newly subdivided parcels: a 204-acre parcel purchased by Turner Dixon and owned by his descendants until the mid 20th century; and a smaller 36 acre parcel, which passed through numerous landholders up to the 20th century. The land within the study area remained agricultural until it was developed into a residential neighborhood by Catherine and Mark Winkler in the last half of the 20th century.

PROPERTY HISTORY

A Documentary Study of the ± 129-acre JBG Mark Center properties, which incorporated the results of the Lynbrook Documentary Study, was conducted in 2010. The detailed results of the archival research are presented in that public summary.

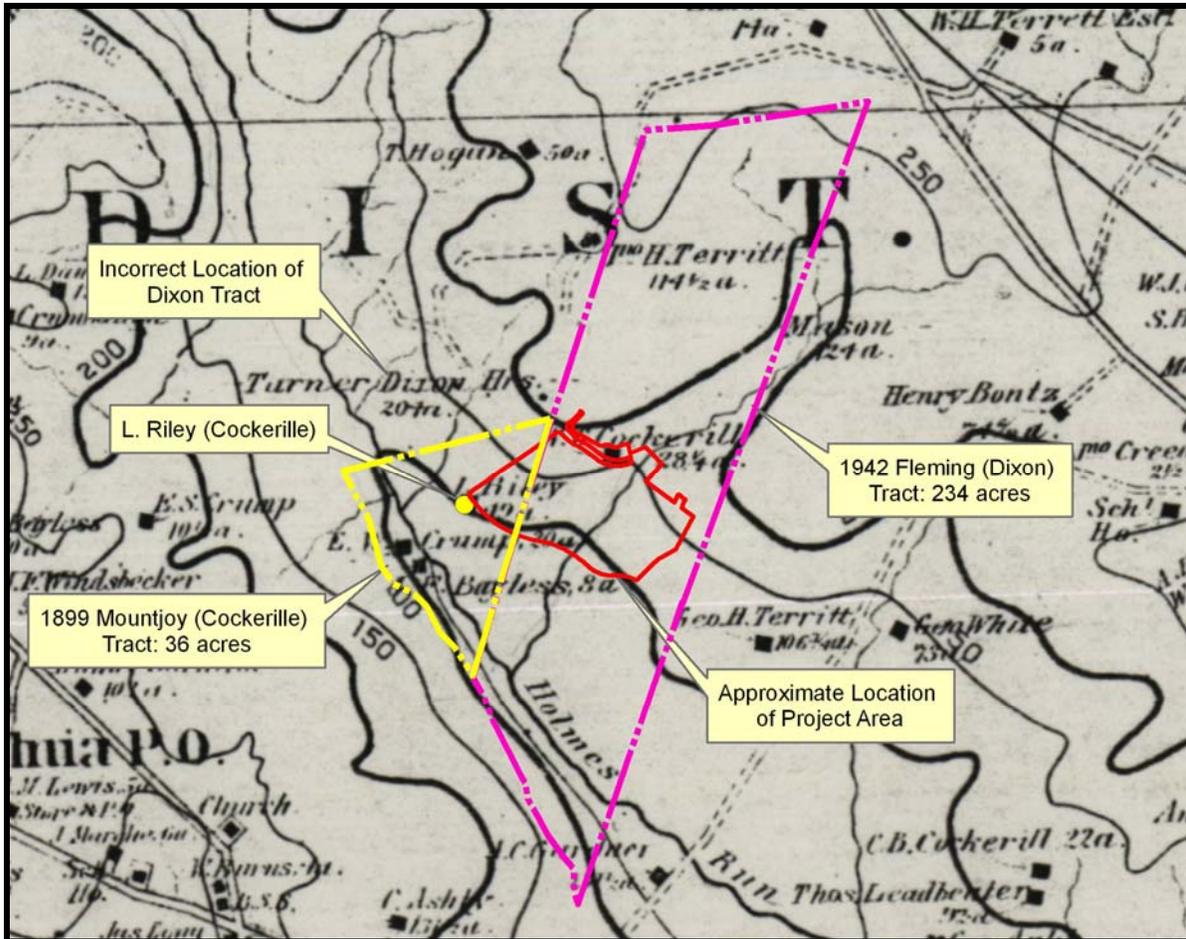
Residents of the Lynbrook Property

According to a 1940 Chancery Court deposition, the Dixon Tract contained "a fine old residence" and "a smaller house -- a kind of servant's house". This may be describing the farmstead within the study area that is depicted below on a circa 1860 map, and is shown in this location on historic maps through 1932. The main residence appears to be enclosed by a fence with two dependencies shown to the north. Two additional outbuildings to the east lie across the road that leads through the Lynbrook property toward the Terrett family estate (identified on the map as Maj. Geo. Terrett).



The 1860 map also show a residence (two buildings) outside of the Lynbrook property to the southwest. It is not clear when these buildings were constructed or who the early occupants were; however structures are listed in the 1870s and 1880s land tax records on the lot adjacent to the study area. The 1894 Hopkins map associates the house in this vicinity with L. Riley; however, the Hopkins map contains several errors. For example, Hopkins incorrectly places the location of the 204 acre property belonging to the heirs of Turner Dixon to the west of the W.G. Cockerill [sic] house, instead of to the east.

A second discrepancy is apparent on the plat overlay (below), which shows the 1894 location of the Cockerille house within the *correct* location of the Turner Dixon property, and not within the adjacent 28 1/4 acre [sic 36 acre] parcel owned by the Cockerille family. The house identified as the "L. Riley" property, may in fact be the Cockerille residence (another 1860 map shows a Riley living much further west of the project area). Therefore the house within the northern end of the study area is likely be the "fine residence" described in the aforementioned 1940 Chancery Court that was rented to Giles Payne, and not the Cockerille house.



The reason or reasons for this discrepancy are not readily apparent. The mistakes may simply be careless mislabeling; however, they may also have resulted from survey error. The 28 1/4 -acre Cockerille parcel was not resurveyed until 1899, when it was found to encompass circa 36 acres. Likewise, historic records indicate that Lot #3 of the Terrett estate was resurveyed in 1864 and, again in 1942, when it was found to contain circa 205 acres rather than 234 acres, a discrepancy of approximately 29 acres.

ARCHEOLOGICAL INVESTIGATIONS

Following a Scope of Work from Alexandria Archaeology, archeological work was conducted within two areas of the property. In addition, a pedestrian reconnaissance of the remainder of the project area was conducted to examine existing conditions and disturbances. Two previously recorded sites (44AX0038 and 44AX0039) were investigated and one new archeological site, 44AX0203, was recorded. The purpose of the archeological work was to:

- relocate and redefine the limits of the two previously recorded archeological sites;
- to identify any previously unknown concentrations of prehistoric resources within the Resource Protection Area (RPA) along the tributary of Holmes Run; and
- to determine whether or not historic period resources associated with a dwelling shown on historic maps dating from the Civil War period into the early 20th century were present within the project area.

Pedestrian Reconnaissance

A pedestrian reconnaissance of the remainder of the property revealed that almost 100% of the ground surface located around the garden style apartments had apparently been altered by landscaping activities related to the construction of the apartments. A comparison of the site grading plans and the final site plans for Hamlet East with the existing conditions map and the walkover of the property confirmed that the proposed 1962 and 1963 grading and construction maps were accurately followed.

The majority of the underground utility lines are shown beneath the roadbeds, with the exception of the sewer line running through the floodplain of the tributary stream. However, the original site plans mark some areas as "natural" that have been subsequently disturbed by the construction of storm water drains located between some of the buildings and by other subsurface utilities, as evidenced by the utility boxes that are scattered throughout the project area today.

The soil profiles from judgmental testing of the grassy lawns between buildings confirmed this disturbance. Fill horizons overlying subsoil were found in most areas; however, two small, isolated areas did reveal a plow zone in the soil profile. The probability for locating prehistoric sites generally depends on the variables of topography, proximity to water, and internal drainage. The test pits containing the buried plow zone are located 500-600 feet west of the tributary of Holmes Run and therefore have a low probability of containing prehistoric resources. No additional archeological work was recommended for this portion of the property.

Sites 44AX0038 and 44AX0039

Three archeological sites have been recorded within or adjacent to the Lynbrook property. Sites 44AX0038 and 44AX0039 are located within the property along a tributary stream of Holmes Run, and site 44AX0011 is located adjacent to the northwest property line.

Sites 44AX0038 and 44AX0039 were identified during a 1979 survey by Terry Klein of the Alexandria Regional Preservation Office. Site 44AX0038 was defined by a surface collection of 6-8 quartz flakes and a possible projectile point preform. Site 44AX0039 was recorded approximately 50 feet north of site 44AX0038 and was also defined on the basis of surface collected quartz flakes and a quartz projectile point. Other prehistoric artifacts were noted on the surface along the stream in close proximity to these sites, but were not recorded as individual archeological sites or included within the limits of these sites.

Site 44AX011 was identified in 1979 as a prehistoric temporary campsite on the basis of the recovery of several quartz flakes. The site is located east of one of the apartment buildings (outside of the study area). A culvert for Roanoke Avenue drainage is reported to run through the center of the site.

Results of Archeological Testing Within the Floodplain

The first area investigated during the archeological survey was the floodplain or more specifically, the Resource Protection Area (RPA) along the unnamed tributary of Holmes Run which runs southwest through the eastern section of the property. Shovel test pits were excavated at 25-50 foot intervals.



Historic artifacts were recovered from the fill horizons in nearly every shovel test pit. Most of the artifacts dated to the 20th century and included wire nails, glass bottle sherds, brick, mortar, plastic, tile fragments, etc. These were considered to be secondarily deposited materials and were not recorded as an archeological site as they could have been transported to this location from elsewhere.

Prehistoric artifacts were also recovered from the fill horizons in a number of the shovel test pits and two apparent concentrations of prehistoric artifacts were identified. The first was located approximately 50 feet west of site 44AX0038 and contained four quartz flakes, one quartzite flake and a quartzite hammer stone. The artifacts were recovered from both plow zone and fill horizon

contexts. The second concentration of prehistoric artifacts was identified east of the playground. Sixteen prehistoric artifacts were recovered from five test pits; with the exception of one quartz flake found in a possible buried land surface, all artifacts came from disturbed fill contexts.

The shovel testing within the recorded locations of the of sites 44AX0038 and 44AX0039, and within the general vicinity, exhibited moderate to heavy disturbance- possibly related to the construction of the apartment buildings or more likely, the buried sewer line running along the creek. Only one prehistoric artifact was recovered from site 44AX0038 – a single quartz flake was recovered from the uppermost fill horizon within STP 59. No artifacts were found within site 44AX0039.

No new archeological sites were located within the RPA and sites 44AX0038 and 44AX0039 appear to be located in areas previously disturbed- possibly from the construction of the nearby buried sewer. Therefore, the planned demolition of the apartment buildings will not affect significant archeological resources and no further work was recommended in this area.

Results of Archeological Testing Within the Projected Location of the Historic House

The second area explored was the "the vicinity of the residences in the northern end of the property that are depicted on Civil War maps through the early 20th century". Archeological testing within this location produced one new archeological site, 44AX0203.

Site 44AX0203

Site 44AX0203 represents the remains of an early 20th century domestic site that is depicted on historic maps in this vicinity. The site was defined by three features (two depressions and a stone marker) and 12 shovel test pits that contained artifacts. The test pits were excavated at 25 foot intervals within the site. The soil profiles revealed primarily fill horizons overlying subsoil, although it is possible that some of the fill horizons may represent yard refuse deposits.

Glass artifacts, particularly automatic bottle machine (ABM) sherds, constitute most of the assemblage. A large number of modern windowpane sherds were found within Depression #2, but they likely represent refuse that originated elsewhere and was placed in this location. The post-1907 (or post-1934) date for the ABM sherds and the overall composition of the assemblage is consistent with the presence of an early 20th century building in this area.

Although the U.S. Army Corps of Engineers map from the 1860s show five structures in the vicinity of site 44AX0203, no evidence of the earlier occupation was located. Only one structure appears on maps of the site vicinity from 1879

until 1944. After 1944 no structures are noted in this location. A 1937 aerial photograph shows the project area under cultivation, however the location of the structure at site 44AX0203 is difficult to discern.

Documentary research revealed that a portion of the project area was leased to Giles Payne in the early 20th century, who reportedly lived in "fine old residence" that later burned down; Payne moved into a building described as "servant's quarters", which also was destroyed by fire. Following Giles Payne's death in 1916, the property was leased to a hog farmer in the 1930s. It is not clear where the last tenant was residing on the property.

Site 44AX0203 consists of the remains of a domestic occupation, possibly associated with a domicile that is depicted on 19th and early 20th century maps (and possibly occupied by Giles Payne). Based on the artifact assemblage as a whole, the occupation of the site appears to be no earlier than the late 19th century and the occupation likely continued into the mid 20th century. Two depressions were located within the site, but no structural remains were evident.

As plans for the proposed redevelopment of the project area did not appear to impact site 44AX0203, no further archeological work was recommended. However, if future plans involve impacts to the site, additional archeological work should be required.