Kimley»Horn

MEMORANDUM

To: Matt Arcieri
Planning and Community Development Director
City of Manassas, VA

From: Kate Widness, AICP, CNU-A

Kimley-Horn and Associates, Inc.

Date: December 10, 2024

Subject: Manassas Industrial School Cottage Assessment and Relocation

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Kimley-Horn, along with support from Dovetail Cultural Resource Group (Dovetail) and Wiss, Janney, Elstner Associates, Inc. (WJE), conducted an evaluation of the Manassas Industrial School for Color Youth Cottage (cottage) to determine feasibility to relocate the cottage structure to an appropriate and eventually permanent location on Jennie Dean Elementary School property. The cottage is currently located at 9601 Jefferson Street.

The cottage was originally sited on the Jennie Dean Elementary School property before being moved to its current site in likely the 1950s. The cottage is the last known standing building once associated with the industrial school, a location on the National Register of Historic Places (NRHP) and the Virginia Landmarks Register (VLR). The main objective of the effort was to determine structural soundness of the cottage for relocation as well as determine the original location of the cottage on the existing Jennie Dean Elementary School property. Jennie Dean Elementary School hosts the Jennie Dean Memorial Site which is a 5-acre archaeological site where the Manassas Industrial School was once located. The two proposed areas for relocation of the Cottage, including what is believed to be its original location, are adjacent to the existing memorial site.

The cottage is located at a property owned by Dominion Energy, who purchased the property for utility upgrades in the area. Dominion Energy worked closely with the City of Manassas through this study and will continue to partner in next steps moving forward.

Archeological Survey

Dovetail conducted an archaeological survey on a portion of the Jennie Dean Elementary School property from July 22 to July 26, 2024 with the objective of "[identifying] subsurface archaeological remains within the project area and [locating] the original site of the Cottage to assist with its relocation" (Page i of Dovetail Report). The full report can be found in Appendix A.

The project area consisted of two sub-areas that were each assessed:

- Area 1: an alternative location for the Cottage's relocation (1.6 acres)

- Area 2: the projected original location of the Cottage (0.16 acres)

Components

The assessment and subsequent report included the following components:

- Environmental setting of the project area
- Historical context surrounding the project/project area
- Archival/historical background research
    - Goal to better understand the remains found on the site
- Archaeological survey
    - Shovel test pits (STPs) within Area 1
    - Backhoe excavation within Area 2
    - Recorded uncovered features and collected artifacts for analysis
- Laboratory processing and analysis

Findings and Recommendations

A total of 235 historic artifacts were recovered from the project area. STPs in Area 1 uncovered 112 artifacts, while backhoe excavation in Area 2 uncovered 123 artifacts. However, only a few artifacts could be traced back to the Jim Crow-era prior to the relocation of the Cottage, likely due to the heavy disturbance from activity in the project area since then.

As a result of these findings, “Dovetail recommends that the archaeological site 44PW050 be expanded to include Areas 1 and 2, with these new areas not contributing to the overall eligibility of the site, and that site 44PW0505 be added to the NRHP listing for the Manassas Industrial School (155-0010) as a contributing resource, as the archaeological remains of the school formed the basis for the resource’s listing” (Page 59 of Dovetail Report).

Structural Assessment

Wiss, Janney, Elstner Associates Inc. (WJE) conducted a visual assessment of the Cottage with the objective of evaluating current conditions of the structure as part of a feasibility study for the proposed relocation approximately ½ mile away. The full report can be found in Appendix B.

Components

The assessment and subsequent report included the following components:

- Document review
    - Historical Overview Narrative and National Register of Historic Places Registration Designation Form (1994)
    - 2019 Dean Park Master Plan and Manassas Industrial School for Colored Youth (MIS) Interpretive Trail Master Plan
- A close-range visual survey of the interior and exterior, observing and documenting the following:
    - Structure description and typical conditions
    - Exterior

- Crawl space and first level
- Second level
- Roof framing
- Notable conditions

Findings and Recommendations

WJE concluded that "The Cottage is a lightweight, wood-framed structure in relatively good condition, with no known or observed structural concerns that would prohibit the structure from being relocated to a nearby site" (Page 4 of WJE report). They noted that much of the materials have been modernized, however, "the framing remains original with limited deterioration" (Page 4 of WJE report). They also noted that "moving the structure may result in minor distress to non-structural elements, such as wallboard finishes, which is typical for building relocations" and generally straightforward to repair (Page 4 of WJE report).

In addition to this conclusion, WJE provided other guiding elements within the report including considerations of historic and non-historic fabric as well as considerations for structural relocation, relocations engineering, routing, and temporary and permanent use.

The recommendations by WJE for evaluating the proposed building relocation are detailed at the end of the report and include guidance on the following considerations:

- Portions of the structure with historic significance
- Hiring a contractor and engineer to aid in the process
- Determining the intended occupancy or use at the new location
- Temporary relocation bracing and permanent use/live load upgrades
- Evaluation of the conditions of the structure before and after relocation
- Potential modern improvements to various elements
- Amend the MIS NRHP nomination form to include the Cottage once relocated

Next Steps

With the above information and recommendations in mind, the City of Manassas has obtained the following quote and description of services from Ace House Movers, Inc. for the relocation of the Cottage:

- "Jack up and move 36' X 42' one and a half story frame house to a new location. Ace will move front porch with house."
- "Ace will not haul any debris. Landscaping will be disturbed in order to set beams under the house. Ace will not provide new landscaping."
- "Owner will remove signs and right post for house to fit down road. Owner will obtain all permits. Owner will disconnect all utilities. Owner will provide new footings and foundation."

Subtotal: $42,000.00

The full quote as received can be found in Appendix C.

Based on findings from the cultural and structural assessments, it is recommended that the cottage remain on the current property (9601 Jefferson Street) until the Fall of 2026 when it can be permanently moved to the Jennie Dean Memorial Site. **Figure 1** below shows an approximate location of where the structure will be placed adjacent to the Jennie Dean Memorial Site. Continued coordination between the City and the Manassas City School Board will be required.

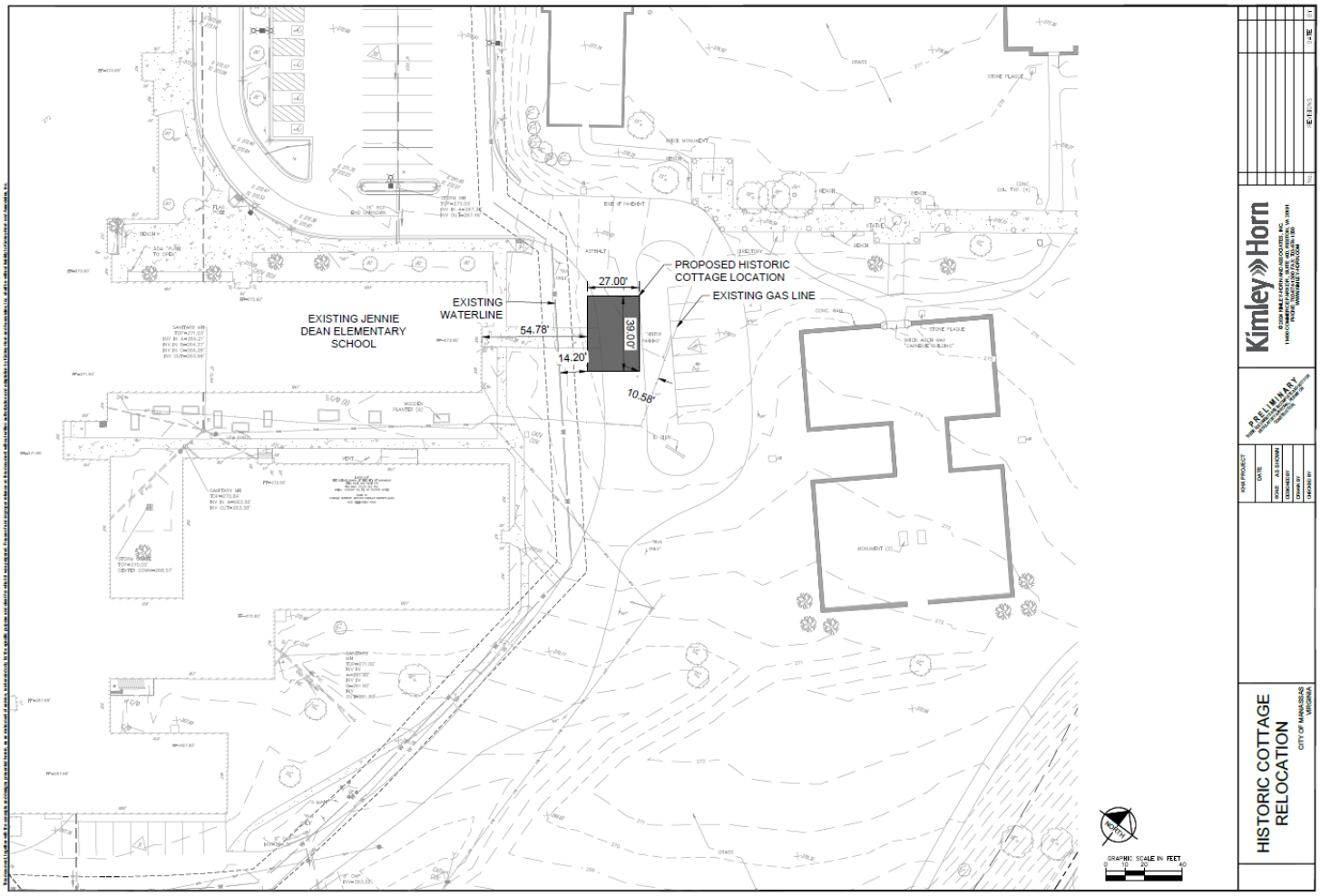


Figure 1: Approximate Location of the Manassas Industrial School for Color Youth Cottage

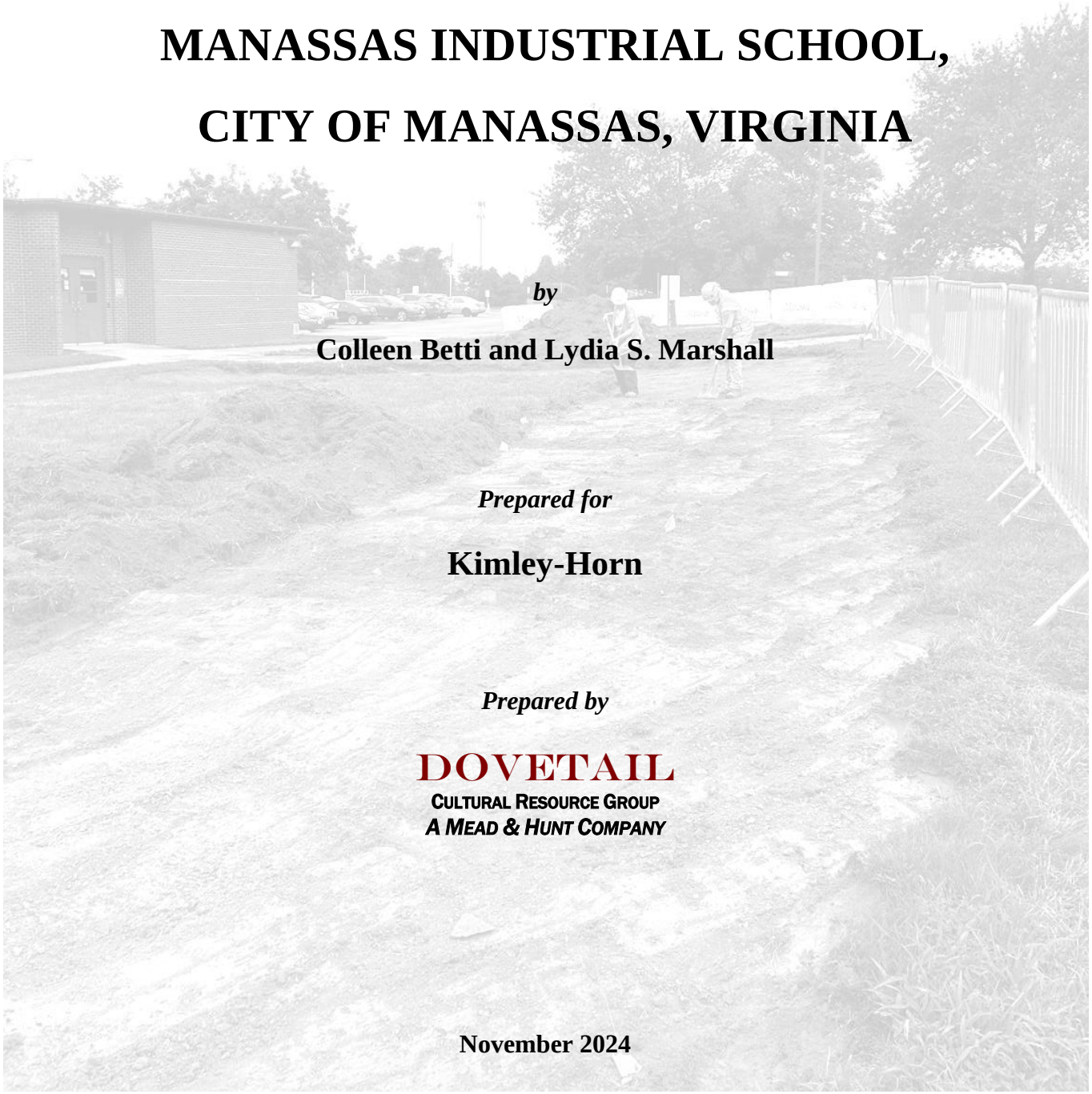
Kimley-Horn recommends that the City address the following actions between now and Fall 2026 to prepare the memorial site:

- Update NRHP listings as recommended
- Site planning of the original cottage location
- Foundation design for the cottage structure
- Restoration analysis to ensure cottage preservation

APPENDIX A

(Note this full report also has identified appendices within)

ARCHAEOLOGICAL SURVEY OF THE COTTAGE RELOCATION AREA AT THE MANASSAS INDUSTRIAL SCHOOL, CITY OF MANASSAS, VIRGINIA



by

Colleen Betti and Lydia S. Marshall

Prepared for

Kimley-Horn

Prepared by

DOVETAIL
CULTURAL RESOURCE GROUP
A MEAD & HUNT COMPANY

November 2024

Archaeological Survey of the Cottage Relocation Area at the Manassas Industrial School, City of Manassas, Virginia

by

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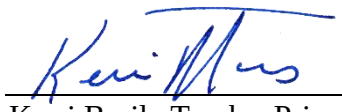

November 27, 2024

Kerri Barile Tambs, Principal Investigator — Date
Dovetail Cultural Resource Group, A Mead & Hunt Company

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ABSTRACT

At the request of Kimley-Horn and on behalf of the City of Manassas Museum (the City), Dovetail Cultural Resource Group (Dovetail), a Mead & Hunt company, conducted an archaeological survey on a portion of the Jennie Dean Elementary School property in the City of Manassas. The City is seeking to move a building known as the Cottage from its current location on Jefferson Street back to its original location on the Jennie Dean Elementary School parcel along Wellington Road. The current Jennie Dean Elementary School was the former location of the National Register of Historic Places (NRHP)-listed Manassas Industrial School (155-0010), as well as the Virginia Landmarks Register (VLR)-listed and NRHP-eligible archaeological site of the Manassas Industrial School (44PW0505). The Cottage was moved off the property in the 1950s when the current Jennie Dean Elementary School was built and is the last known standing building once associated with the industrial school. The current project area includes Area 1, an alternative location for the Cottage's relocation, containing 1.6 acres (0.6 ha), and Area 2, the projected original location of the Cottage, containing 0.16 acres (0.06 ha). The project, conducted in July 2024, was designed to identify subsurface archaeological remains within the project area and to locate the original site of the Cottage to assist with its relocation.

The archaeological fieldwork involved a shovel test pit (STP) survey of Area 1 and mechanically exposing Area 2 and mapping any identified features. As extensive archival research has already been completed on the Manassas Industrial School, a brief summary of previous research was compiled. Additionally, as the archaeology of schools is a relatively unexplored topic, research was completed on comparative excavations at schools in Virginia and the surrounding area.

A total of 74 STPs was excavated in Area 1 during the survey. An additional 45 STP locations were left unexcavated due to slope associated with grading, the school driveway, a bike path, and buried powerlines. A backhoe was used to remove topsoil within all of Area 2, except where utilities had been marked or sidewalks were located. The exact location of the Cottage could not be identified within Area 2, although the quantity of concrete and brick debris observed in the northern portion of Area 2 suggests it was the former location of the Cottage; however, it appears most subsurface remains were removed during construction of the current school. A total of 235 artifacts was recovered from the project area, 112 from the STPs and 123 from the stripped areas. Based on this work, the boundaries of the VLR-listed and NRHP-eligible site 44PW0505 have been expanded to include the positive STPs in Area 1 and the former location of the Cottage in Area 2. However, due to the more recent date of the majority of the artifacts in Area 1 and the disturbed nature of Area 2, these locations are not recommended to contribute to the overall eligibility of site 44PW0505. While the architectural resource 155-0010 is listed in the NRHP under only Criterion D, site 44PW0505 is not listed, despite the archaeological components of site 44PW0505 providing the data for resource 155-0010's listing. **Dovetail recommends that site 44PW0505 be added to the NRHP listing for the Manassas Industrial School (155-0010), with Area 1 and Area 2 as non-contributing resources to the site.**

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INTRODUCTION

At the request of Kimley-Horn and on behalf of the City of Manassas Museum (the City), Dovetail Cultural Resource Group (Dovetail), a Mead & Hunt company, conducted an archaeological survey on a portion of the Jennie Dean Elementary School property in the City of Manassas. Work was done at two locations, the 1.6-acre (0.6-ha) Area 1 and the 0.16-acre (0.06-ha) Area 2, which together comprise the project area (Figure 1–Figure 2, pp. 2–3). The project area is located on the current Jennie Dean Elementary School property, the original location of the Manassas Industrial School, founded in 1893. The Manassas Industrial School was founded by Jennie Dean, formerly enslaved, to educate African American children. It was initially a private school funded by Northern white philanthropists and was designed to provide academic and vocational industrial education to children in a Christian setting. Unlike most of the African American schools in Virginia that were part of the new public school system, it was a residential school with dormitories and a large campus. All original industrial school buildings were torn down in the 1950s to make way for the current Jennie Dean Elementary School. The only building that was saved is the circa-1914 Cottage; this building was moved off site and relocated on Jefferson Street. Note, the Cottage has been referred to variously in source materials as the Model Cottage, the Black Cottage, and the Home Economics Cottage for the Manassas Industrial School; for the purposes of this report, it will be referred to simply as the Cottage. Although there are no above-ground vestiges of the original school remaining, the architectural component of the Manassas Industrial School (155-0010) was listed in the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP) under Criterion D in 1994; the archaeological component of the Manassas Industrial School (44PW0505) was determined eligible for listing in the NRHP by DHR staff under Criterion D and is listed in the VLR (Figure 3, p. 4). The site is not listed as a contributing resource to the listed architectural component.

The City has proposed the relocation of the Cottage from its current location on Jefferson Street in the City of Manassas back to its original location, or nearby, on the campus of the current Jennie Dean Elementary School/former Manassas Industrial School lot. This archaeological survey was a part of that process. Prior to the survey, the original location of the Cottage was determined to be in Area 2 through aerial photograph overlays, and archaeology was requested in this area to determine the original footprint of the building. Area 1 was proposed as an alternative location for the Cottage if the original footprint could not be relocated in Area 2 due to project engineering requirements. Archaeology was to determine the nature, extent, and, if possible, potential significance of any cultural resources within Area 1. Tasks associated with the current study comprised compiling a brief history of the Manassas Industrial School from previous research and summarizing archaeological research on schools in Virginia and the surrounding region, followed by archaeological survey of Area 1 and backhoe clearing in Area 2. This survey complied with the DHR *Guidelines for Conducting Historic Resources Survey in Virginia* (2017).

The archaeological work was conducted from July 22–26, 2024, by Dovetail under the direction of Project Archaeologist Colleen Betti with help from Alexander Kerr, Logan Barger,

and Meredith Amato. Kerri Barile Tambs served as the Principal Investigator for the project and also contributed to the fieldwork. Dr. Barile Tambs and Dr. Betti exceed the professional qualification standards for Archaeology and History as prescribed by the Secretary of the Interior in 48 FR 44716 and Appendix A of 36 CFR 61.

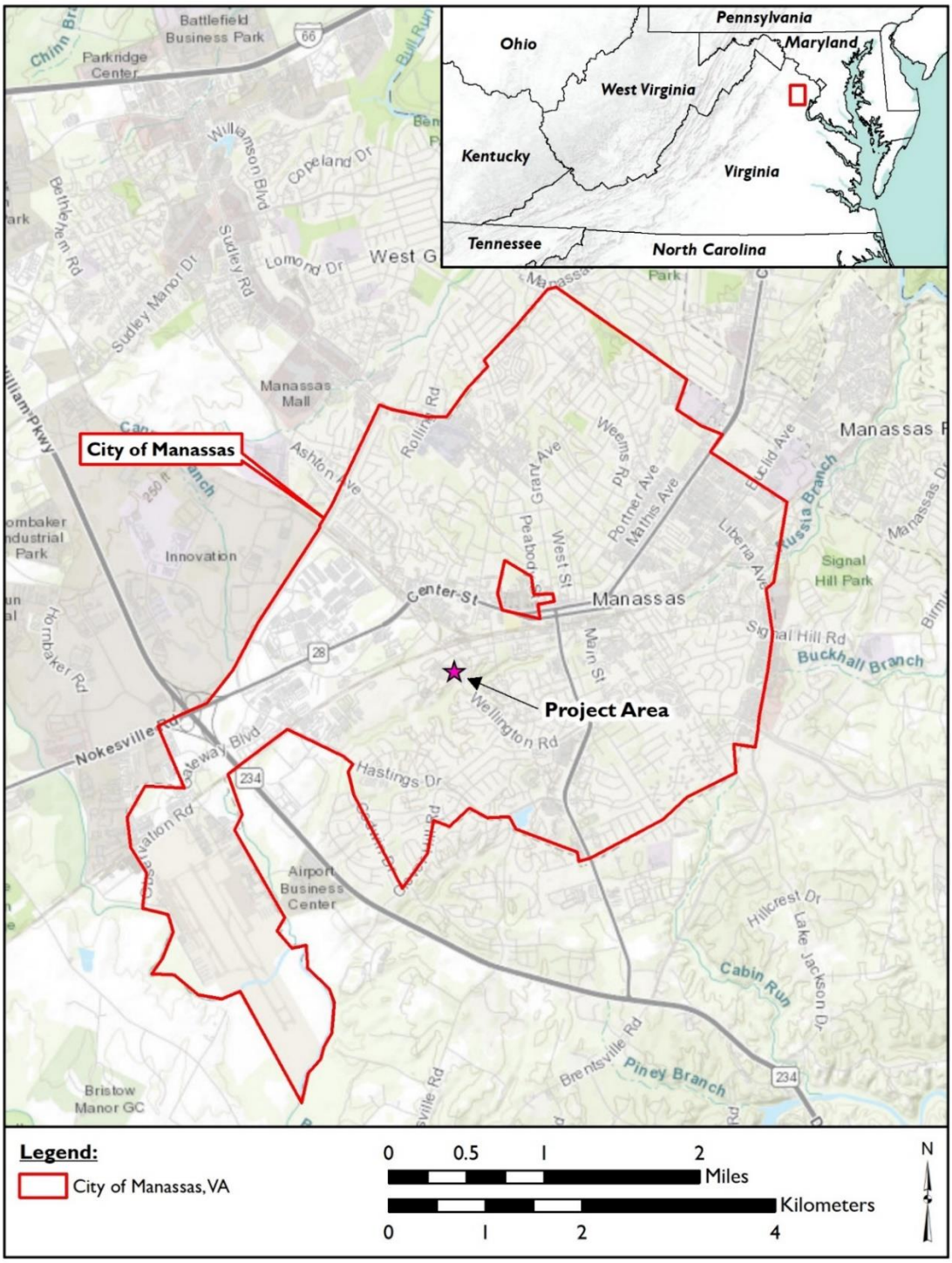

Figure 1: Location of the Manassas Industrial School Project Area within the City of Manassas, Virginia, Indicated by the Pink Star (Esri 2021).

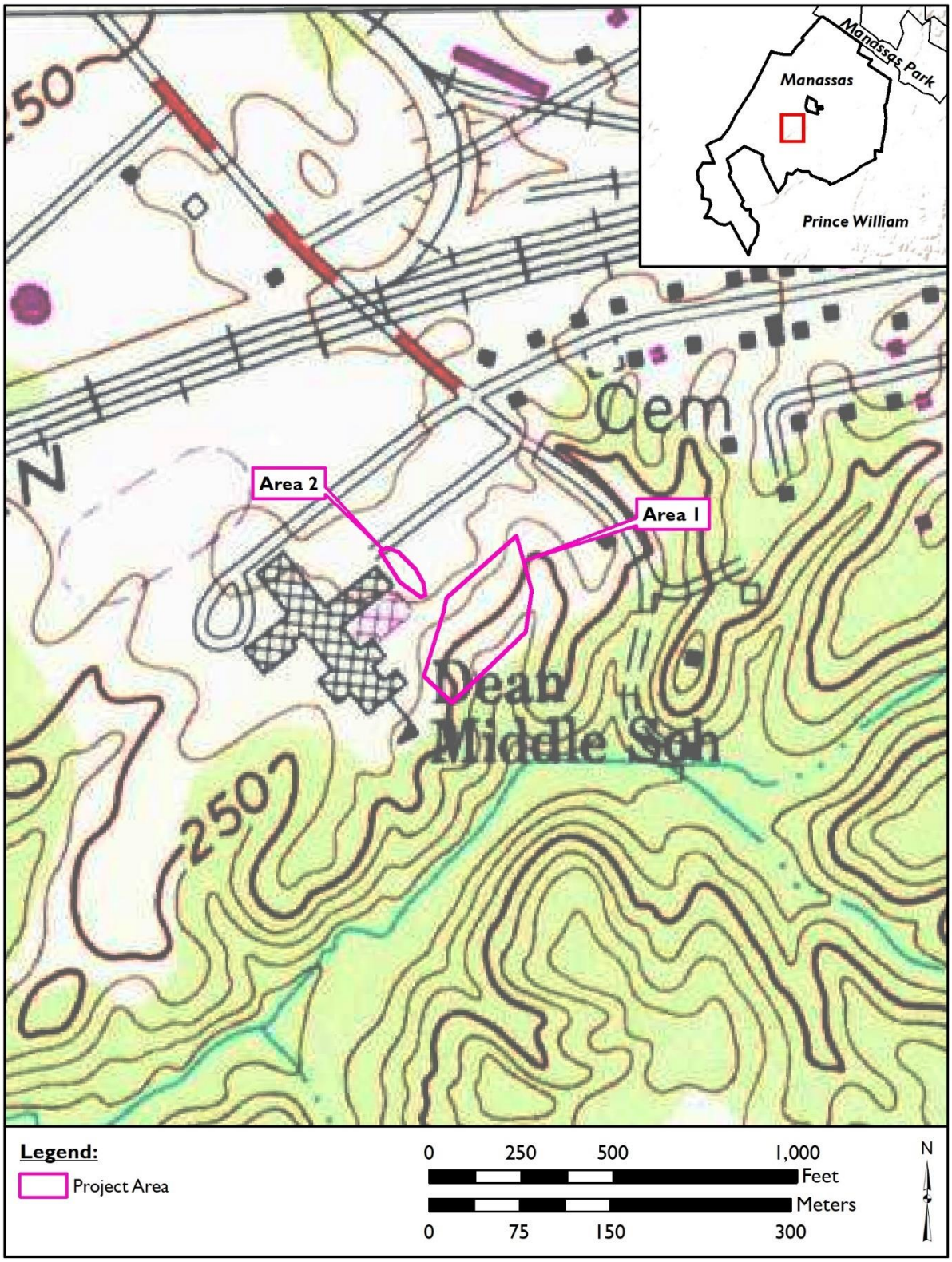

Figure 2: Location of the Manassas Industrial School Project Area Outlined in Pink on a United States Geological Survey (USGS) Topographic Map of Manassas, Virginia (USGS 1987).

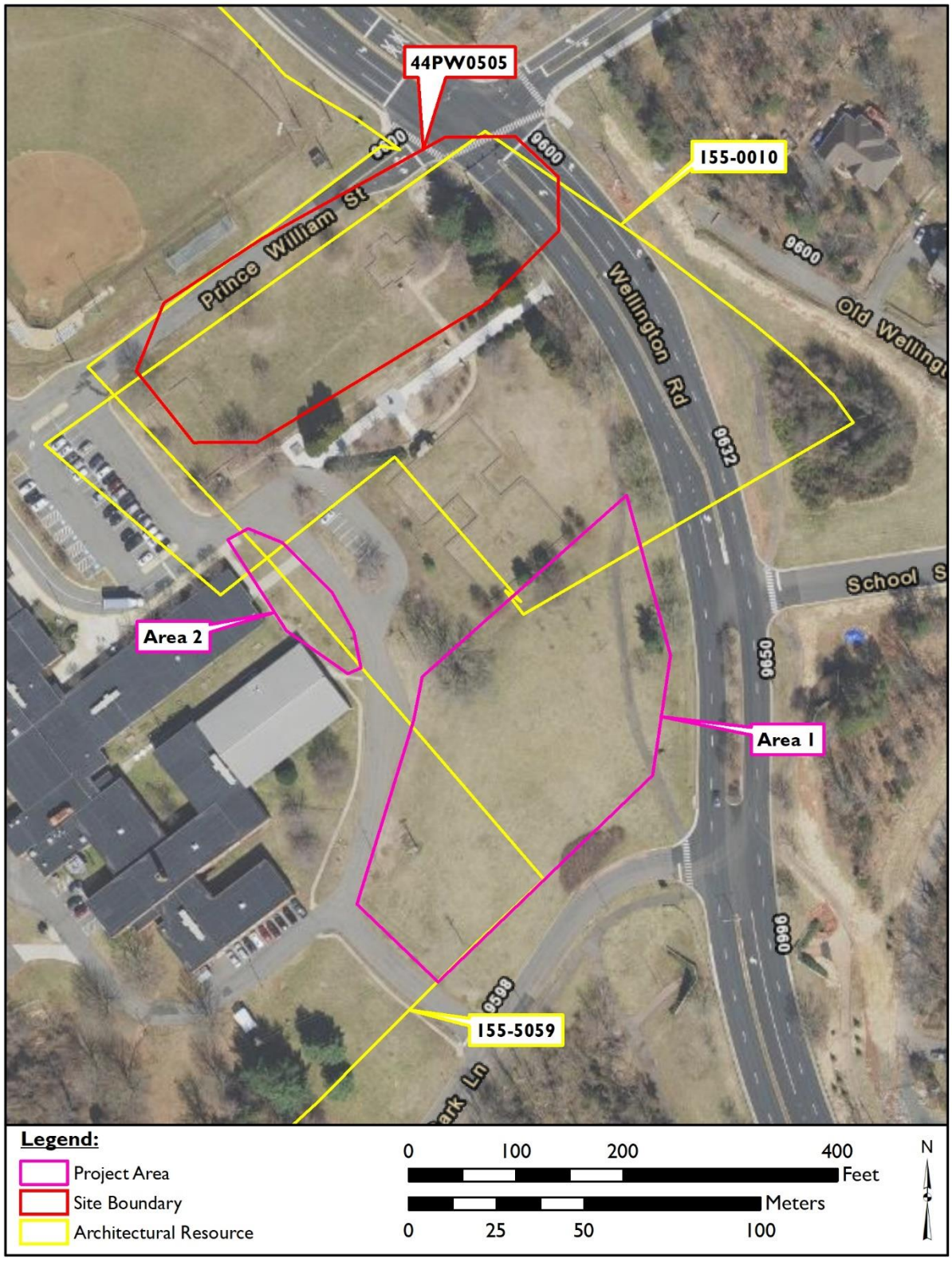

Figure 3: Aerial Imagery Showing the Current Project Area along with the Boundary of Site 44PW0505 and Resource 155-0010 (Virginia Geographic Information Network [VGIN] 2021).

PROJECT AREA DESCRIPTION

The total 1.76-acre (0.71-ha) project area is composed of the 1.6-acre (0.6-ha) Area 1 and the 0.16-acre (0.06-ha) Area 2 within the Jennie Dean Elementary School property (see Figure 3, p. 4). Area 1 is located in the southeastern portion of the modern school property. The entire area is mowed grass with a few small, landscaped trees and bushes in the northern portion and one mature tree in the northwestern corner. It is bordered by Wellington Road to the northeast, Dean Park Lane to the south, the driveway through Jennie Dean Elementary School to the west and northwest, and the outline of the Carnegie Building within the Jennie Dean memorial to the north. Area 1 has been heavily graded, especially around the edges of the area. The northern and western edges of Area 1 are lower than the rest, rising quickly in a graded slope 1 foot (0.3 m) to the top of a hill. The entirety of Area 1 then slopes to the south. The elevation above mean sea level (AMSL) ranges from 260 feet (79.2 m) along the southern edge of Area 1 to 275 feet (83.8 m) at the top of the slope (Photo 1–Photo 3, pp. 5–6). Area 2 is located adjacent to the eastern side of Jennie Dean Elementary School, between the school building and the school's driveway. It is bordered on the north and east by the driveway, and the west and south by sidewalks. The majority of Area 2 is mowed grass. One concrete sidewalk crosses through Area 2 (Photo 4–Photo 5, p. 7). Area 2 is level at 274 feet (83.5 m) AMSL.

Photo 1: Overview of Area 1, Facing Northeast.

Photo 2: Overview of Area 1, Facing Southwest.

Photo 3: Overview of the Northern Edge of Area 1, Facing Southwest. Note the wall of the Jennie Dean Memorial on the right and the slight rise to the rest of Area 1 to the left.

Photo 4: Overview of Area 2, Facing Northwest.

Photo 5: Overview of Area 2, Facing Southeast.

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ENVIRONMENTAL SETTING

The project area is located in the western half of the City of Manassas, just south of the Manassas Railroad. The city was originally located in Prince William County and remains its county seat despite being incorporated as an independent city in 1975. Prince William County and Manassas represent a major regional population center associated with the growth of the Washington, D.C., metro area. Growth in this area has been primarily residential and commercial and the current project area is located within an area characterized by extensive residential development.

Geology and Topography

The project area is situated in the Piedmont physiographic province. The Piedmont physiographic province, located between the Coastal Plain physiographic province to the east and the foothills of the Blue Ridge Mountains physiographic province to the west, is characterized by gently rolling topography generally underlain by crystalline metamorphic rocks. However, the current project area lies within the Culpeper Triassic Basin, part of a larger rift valley system, which stretches in a narrow band into northern New Jersey and southeastern New York. The basin is underlain by the Poolesville member of Manassas Sandstone. Within the project area, these formations date to the Lower Jurassic period (Division of Geology and Mineral Resources 2022).

Hydrology

The project area is drained by Winter's Branch, which flows into Cannon Branch 1.78 miles (2.87 km) to the southwest of the project area. Cannon Branch flows into Broad Run approximately 2.2 miles (3.5 km) southwest of the project area. Broad Run joins Cedar Run approximately 4 miles (6.4 km) east of the project area to form the Occoquan River. The Occoquan River drains into the Potomac at Belmont Bay. The Potomac drains to the Chesapeake Bay, which joins the Atlantic Ocean between Cape Henry and Cape Charles.

Soils

Fertile, well-drained soils attracted both humans and game over millennia. Moreover, the wild grasses, fruits, and seeds consumed by people both before and after the adoption of agriculture flourished in such settings. As a consequence, numerous archaeologists have cited the correlation between the distribution of level to gently sloping, well-drained, fertile soils and archaeological sites (e.g., Lukezic 1990; Potter 1993; Turner 1976; Ward 1965). Soil scientists classify soils according to natural and artificial fertility and the threat posed by erosion and flooding, among other attributes. In general, soil Classes 1 and 2 represent the most fertile soils, those best suited for not only agriculture but for a wide range of uses. Soil productivity must be considered in relation to the productivity of the surrounding soils as well.

No Class 1 soil occurs in the project area. Area 1 has primary Class 4e soils, which are well drained but are not well suited for agriculture or many other uses. This fits the broader pattern for school locations, which are generally found on marginal land for which a community has no other use (Rotman 2009). The remainder of Area 1 and the entirety of Area 2 are dominated entirely by Urban Land or Udorthent soils. These soils, which are either highly deflated or extensively disturbed, are unlikely to contain intact archaeological deposits, or in contrast could be an indication of archaeological deposits (Table 1 and Table 2).

Table 1: Soils in Area 1 of the Project Area (Soil Survey Staff 2024).

Soil Name	Class	Slope	% of Project Area	Description
Arcola-Nestoria complex	4e	7–15%	89.4%	Not prime farmland, well drained
Urban land-Udorthents complex	n/a	0–7%	10.6%	Not prime farmland

Table 2: Soils in Area 2 of the Project Area (Soil Survey Staff 2024).

Soil Name	Class	Slope	% of Project Area	Description
Urban land-Udorthents complex	n/a	0–7%	100%	Not prime farmland

HISTORIC CONTEXT

Virginia's Native American past is typically divided by archaeologists into three main periods, Paleoindian, Archaic, and Woodland, based on changes in material culture and settlement systems (DHR 2017:107; Egloff and Woodward 2006). The possibility of a human presence in the state that pre-dates the Paleoindian period is now widely accepted; for this reason, a Pre-Clovis discussion precedes the traditional tripartite division of Virginia's Native American history. The seventeenth- through the twentieth-century historical overview follows the system of standardized historic context developed by DHR (2017:18, 108–113). The cultural context, as defined by the SOI's 1983 Standards and Guidelines (United States Department of the Interior 1983) and DHR's 2017 *Guidelines for Conducting Historic Resources Survey in Virginia*, provides the historic, social, and environmental information required for evaluation of any archeological and architectural resources present within the project area. This chapter contains general precontact period context for the Upper Piedmont physiographic region and historic period context for Manassas City; see the Background Research (p. 25) and the Brief History of the Manassas Industrial School section (p. 34) for further historical information specific to the project area.

Precontact Period

The state is separated into defined cultural/geographic regions in an effort to recognize and affirm the diversity of Virginia's cultural heritage and aid in making preservation planning decisions (DHR 2017:19). The Upper Piedmont physiographic region is presented below, where possible, and the Piedmont physiographic region as a whole is otherwise presented to provide a context of the general area.

Pre-Clovis (?–13,000 BP)

Currently, the earliest known site in the archeological record for the state of Virginia is the Cactus Hill site (44SX0202) in Sussex County, found in the southern Coastal Plain physiographic region. Buried strata at the Cactus Hill site have returned radiocarbon dates of 15,000 years ago from sandy, artifact-bearing strata situated below levels containing fluted Clovis points (McAvoy and McAvoy 1997:165). The artifacts recovered from the sub-fluted-point levels present a striking contrast with the tool kit relied on by Paleoindians. Rather than relying on extensively finished chert knives, scraping tools, and spear points, the pre-Clovis peoples used a different but highly-refined stone technology. Prismatic blade-like flakes of quartzite—chipped from specially prepared cobbles and lightly worked along one side to produce a sharp edge—comprise the majority of the stone cutting and scraping tools. Sandstone grinding and abrading tools, possibly indicating production of wood and bone tools, also occurred in significant numbers in the deepest artifact-bearing strata (Boyd 2003:63–68; Carr 2018; Goodyear 2005; McAvoy and McAvoy 1997). No previously identified possible pre-Clovis components occur in Northern Virginia to date (Boyd 2020; Johnson and Rubis 2009:109). Nevertheless, because tools that potentially predate the Clovis era do not possess unique characteristics that immediately identify them as dating to the Pleistocene,

archeologists recognize the possibility that 15,000-year-old sites have been overlooked for decades.

Paleoindian Period (13,000−10,000 BP)

The archeological data from Virginia includes numerous discoveries of fluted points, but no unambiguous association between extinct large game and fluted points, despite initial hypotheses to the contrary (Anderson and Faught 1998; Boyd 1989:139). A similar situation occurs throughout the eastern United States. For this reason, many archeologists now hold that eastern Paleoindians were generalized foragers (e.g., Gingerich 2011; Grayson and Meltzer 2003; c.f., Fiedel and Haynes 2004).

Most large Paleoindian sites in the southeastern United States are quarry or quarry-related (Meltzer 1988:21), though multiple band aggregation sites also occur (McAvoy 1992:145). Recognizable sites most often result from long-term habitation or repeated use of the same location. It follows that the presence of primarily quarry or quarry-related sites indicates that stone outcrops were regularly revisited. In Culpeper County, archaeologists excavated the Brook Run site (44CU0122), which had a hearth feature with a radiocarbon date of 11,670 BP, suggesting a Paleoindian occupation. Additional dates at the site provide evidence for a later Early Archaic occupation as well. This site sits on a jasper seam that would have provided good quality lithic material for tool production (Voigt et al. 2004).

While initially a number of studies noted a focus on cryptocrystalline materials (e.g., chert, jasper, chalcedony) during the Paleoindian (e.g., Gardner 1989; Goodyear et al. 1979), more recent work has noted the full range of available lithic resources was used to manufacture fluted points (Boyd 2020; Hranicky 2009). The recovery of cryptocrystalline materials at locations far removed from quarries indicates exchange and/or extensive group movement. In addition, the very limited differences among sites suggest that most people had access to all available resources.

In sum, the evidence suggests wide-ranging mobility; low-level inter- and intra-group exchange of utilitarian items; and limited, if any, status differences between and within groups characterized the 13,000 BP through 10,000 BP social order (Boyd 2020). Turner's (1989) "tethered nomadism" remains the current understanding of the material record for settlement patterns in the Virginia Paleoindian period. Anderson and Sassaman (2012:50) introduced a similar "place-oriented" model based on the distribution of Clovis artifacts and sites using a more southeastern regional overview. Both describe a generalized foraging pattern loosely tied to lithic and other raw materials, but both settlement models are admittedly limited due to the unavoidable "lithic bias" in the material culture of many precontact sites (Boyd 2020). Modern ethnographic studies have additionally noted that long-held assumptions about foraging groups have been challenged by global cross-comparative studies, specifically that everything from social organization to settlement pattern can be more varied and complex than previously thought (Johnson 2013). In addition to addressing those issues, ongoing research is working on defining the specific sociocultural complexities within the varied physiographic regions of Virginia during the Paleoindian period (McAvoy and McAvoy 2015 as cited in Boyd 2020).

Archaic Period (10,000–3200 BP)

The Archaic period is generally divided into three phases: Early (10,000–8800 BP), Middle (8800–5500 BP), and Late (5500–3200 BP). There does not appear to be a dramatic change in the tool kits of the Early Archaic people and their Paleoindian predecessors; their settlement and subsistence patterns appear to be very similar (Anderson et al. 1996; Cable 1996). The transition into the Archaic period is associated with the end of the Pleistocene and beginning of the Holocene and is marked by an increase in site size and artifact quantity, as well as an increase in the number of sites (Barber 2020; Egloff and McAvoy 1990; Gardner 1989). Broadly, the diagnostic artifacts that have been characterized as representative of the Early Archaic in Virginia include the Paleoindian transitional Hardaway, Charleston Corner-Notched, Palmer, Kirk Corner-Notched, Amos, Warren, Big Sandy, Kessel, and terminate with Kirk Stemmed projectile points. Across the state, Barber (2020) found that Early Archaic sites are clustered along the Ridge and Valley physiographic region and the Fall Line. While exceptions, including Loudoun County, exist with a higher number of Early Archaic components, the Virginia Piedmont does not appear to have been as heavily exploited. Additionally, the higher numbers of sites identified in some counties has not coincided with extensive site excavations. Therefore, in-depth research of the Archaic time period within the region is limited outside of the work done on the Brook Run site (44CU0122), which complicates drawing conclusions for the Upper Piedmont during the Early Archaic (Barber 2020; Voigt et al. 2004).

While there appears to be a relatively high degree of cultural continuity between the Early and Middle Archaic periods, sites dating to the Middle Archaic period are more numerous, suggesting an increase in population, and sites appear to be occupied for longer periods of time (Barber 2010; Egghart 2020a; Nash 2009). The Middle Archaic period coincides with a relatively warm and dry period that may have resulted in widespread population movements (Delcourt and Delcourt 1987; Stoltman and Baerreis 1983). Increased population growth and a maintained high mobility is further supported by specific material culture traits occurring across larger geographic areas when compared to other periods in Virginia. Egghart (2020a) grouped the entire Piedmont and Fall Line into one geographic area for the purposes of evaluating the Middle Archaic, noting the material culture is indistinguishable across such a broad region during the time period. In terms of diagnostic artifacts of the Middle Archaic across Virginia, the bifurcate LeCroy projectile point is seen as marking the beginning of the period, with Morrow Mountain and Guilford as the most common types, and the appearance of the Savannah River projectile point marking the end of the period (Egghart 2020a).

The Late Archaic period sees increasing sedentism compared to earlier periods, the full establishment of long-distance trade networks for exotic lithics and steatite, and increased variety of diet. An increase in large platform hearth and storage pit features in the Late Archaic are theorized to represent base-camp sites for accommodation of food surpluses (Egghart 2020b). Overall, the material culture of the Piedmont during the Late Archaic in Virginia is believed to closely match the Coastal Plain, with quartzite as the favored material, although other varieties of lithic material were used (Egghart 2020b; McLearen 1991). Diagnostic point types of the Late Archaic found in the Upper Piedmont include the hafted Savannah River point and its derivatives, which appear throughout the state, and the Perkiomen and Susquehanna points, which are found primarily in the Potomac drainage, including in the

Upper Piedmont (Blanton 2003; Dent 1995; Egghart 2020b). Additionally, within the Piedmont region, numerous steatite procurement sites have been identified from Northern Virginia to Grayson County. Steatite vessels are found throughout the state, although unsurprisingly, given the quarry site locations, they appear to have been most heavily utilized within the Piedmont (Egghart 2020b; McLearen 1991). Extensive excavation on Upper Piedmont Late Archaic sites towards the Potomac River has been lacking, and much of the data gained about the greater Piedmont region is limited to excavations around Richmond within the James River watershed (Egghart 2020b).

The end of the Late Archaic period is typically demarcated by the introduction of pottery. Some have referred to the period from approximately 4500 BP to 3200 BP as the Transitional period, especially in the Northeastern United States (Egghart 2020c; Mouer 1991). However, most archaeologists currently consider this time span in Virginia as a continuation of the Late Archaic period due to other consistencies in the material record, especially with regards to projectile point types (Egghart 2020c).

Woodland Period (3200–400 BP)

The Woodland period in the Upper Piedmont has been separated into four phases: Early (3200–2500 BP), Middle I (2500–1800 BP), Middle II (1800–1100), and Late (1100–400 BP). The introduction of pottery, agriculture, and a more sedentary lifestyle mark the emergence of the Woodland period (Egghart 2020c; Gardner 1982; Nash 2020). There is also a notable shift to more localized lithic materials in Virginia for the period, which has been suggested to represent the collapse of long-distance trading networks present during the Archaic period (Egghart 2020c). The population surge that began in the Archaic continued in this period. The evolution of technological and subsistence systems as well as various aspects of pan-Eastern interaction are currently believed to underlie the evolution of ceramic vessels into the Woodland period (Egghart 2020c; Egloff 1991).

Steatite-tempered Marcey Creek pottery, dating to the Early Woodland, is thought to be the earliest ceramic ware in the Upper Piedmont. Marcey Creek wares, considered experimental, are typically shallow, slab-built forms (Dent 1995; Egghart 2020c; McLearen 1991). Another steatite-tempered ware, Selden Island, followed Marcey Creek and soon other temper types appear in the archeological record (Egghart 2020c; Johnson and Rubis 2009:113; McLearen 1991). Projectile points associated with the Early Woodland period include teardrop points sometimes classified as the Rossville and Piscataway types (Dent 1995; Egghart 2020c; Mounier and Martin 1994). While the transition from the Early to Middle Woodland is well defined in several physiographic regions across Virginia, the Upper Piedmont has relative continuity in the material culture (Gardner 1982; Nash 2020).

The Middle Woodland is marked by increased regional variation across the state. In the Piedmont, the Middle Woodland material culture is separated into Middle Woodland I (2500–1800 BP) and Middle Woodland II (1800–1100 BP) in line with the broader mid-Atlantic region and appears to have been characterized by mobility with an emphasis on river environments (Nash 2020). Blanton (1992) further split the Piedmont into the Chesapeake and Albemarle Sound watershed cultural areas for Middle Woodland I, and the Potomac,

Rappahannock, and James/Albemarle Sound watershed cultural areas for the Middle Woodland II.

Chesapeake groups in the Middle Woodland I and II are represented by the crushed-rock-tempered Albemarle ware. The Potomac Piedmont in the Middle Woodland II is represented by finely crushed-quartz- and mica-tempered Hell-Island wares (Blanton 1992; Hantman and Klein 1992; Nash 2020). Piedmont Middle Woodland projectile points overlap both with the nearby Coastal Plain physiographic region and Early Woodland period diagnostics in some cases, lacking extensive absolute dates. Point types include the Piscataway/Rossville and Vernon Side-Notched extending from the Early Woodland into the Middle Woodland I in the Potomac Piedmont and Selby Bay/Fox Creek points within Middle Woodland II contexts (Nash 2020). Overall, the material culture of the Virginia Piedmont appears to have been relatively stable from the Early Woodland into the Middle Woodland I, then disrupted in the Middle Woodland II period. However, a lack of extensive site excavations in the Upper Piedmont for the Middle Woodland has limited the breadth of region-specific hypotheses (Nash 2020).

Increased reliance on agriculture, attendant population growth, larger villages, and increased sociocultural complexity characterizes the Late Woodland period (Gallivan 2003, 2016; McKnight and Gallivan 2007; Potter 1993; Turner 1992). In the Upper Piedmont region, several cultural complexes have been identified, with direct lineages to modern tribes. The Montgomery Complex (or Montgomery Focus) was concentrated along the middle Potomac River and major tributaries from approximately 1100 BP through 700 BP. It is generally associated with Shepard wares and ceramics with crushed quartz and igneous rock. The Mason Island complex appeared by approximately 550 BP out of the Montgomery Complex along the Upper and Middle Potomac Valley extending into the western fringes of the Upper Piedmont, but mostly vanished from the archaeological record within 100 years. The complex is identifiable by Page wares with crushed-limestone temper. The Luray Complex, identified by Keyser wares and shell-tempered ceramics, replaced the Mason Island Complex along the middle Potomac and Shenandoah rivers. Finally, the Potomac Creek Complex appeared around the Fall Line along the Potomac, extending into the eastern reaches of the Upper Piedmont, around approximately 700 BP. The complex is primarily characterized by Potomac Creek wares with crushed-rock- or sand-tempered ceramics. This group is directly antecedent to the modern Patawomeck and Piscataway tribes. Descendants of the Patawomeck and Piscataway tribes, along with other Native Americans, continue to live in the Virginia Piedmont north of the James River (Means and Moore 2020).

Historic Period

Contact Period (1607–1750)

Prior to the arrival of Europeans, Native Americans inhabited the area that is now Prince William County, at the center of which now lies the city of Manassas (Edwards 1988:8–1; Mulvaney 1999). Two Native American tribes—the Doegs and the Algonquians—occupied Prince William County, primarily along the Potomac River. The Manahoacs, a Siouan tribe and the largest group to inhabit the region, occupied the western part of the county (Brown

1991; Mulvaney 1999). Europeans not only brought significant cultural changes, but also introduced deadly diseases and pushed Native Americans farther west (Potter 1993). Prince William County was occupied by the Manahoacs until at least 1650 (Edwards 1988:8–1). The Doegs had abandoned their villages and moved farther west by 1700 (Brown 1991).

Although early European exploration of modern-day Prince William County began with Captain John Smith's expeditions up the Potomac River between 1607 and 1609—he sailed and mapped more than 40 miles (64.3 km) of the county's shoreline—the transactions of land that occurred throughout the seventeenth and eighteenth centuries defined land development and formed the modern-day boundaries of Virginia's counties and cities (Geddes 1967:7; Prince William County/Manassas Convention and Visitors Bureau 2007). The land that eventually became Prince William County was designated Northumberland by the General Assembly in 1648 (Evans 1989:14; Netherton et al. 2004). In 1649, King Charles II granted this land, a total of 5,200,000 acres (2,104,365 ha), to John and Thomas Culpeper, investors in the Virginia Company (Geddes 1967:9; Poland 1978:7).

At the end of the seventeenth century, the Culpepers deeded the majority of Northern Neck to Thomas Fairfax, Sixth Baron Fairfax of Cameron (Haynie 1959:143–144; The William and Mary Quarterly 1898:222). Robert "King" Carter was employed in 1702 as land agent and proprietor to Lord Fairfax and was responsible for managing his property in the colonies (Groome 1927:13). In 1724, Carter patented the Lower Bull Run Tract, which included much of present-day Manassas and western Prince William County (Mulvaney 1999). Settlers slowly filtered into the area, adopting Native American trails (Evans 1989:24; Groome 1927:10–12; Vitucci and Ruehrwein 1991:24). Despite this development, the area lacked an efficient method for transporting goods to wharves in the east and tobacco cultivation in the western portion of the county was curtailed.

Prince William County was formerly created in 1731 and named for William Augustus, Duke of Cumberland, son of King George II. It included the future counties of Arlington, Fairfax, Fauquier, and Loudoun. Loudoun County split from Prince William County in 1742 (Netherton and Sweig 1978; Netherton et al. 2004:51–52). The first permanent settlement in the county, the Town of Dumfries, was chartered in 1749 (Vitucci and Ruehrwein 1991:6).

Colony to Nation Period (1751–1789)

Dumfries in eastern Prince William County quickly established itself and became the county seat in 1759 (Evans 1989:22; Ratcliffe 1978:12). Located on Quantico Creek, Dumfries was a busy port, trading goods and services with both domestic and foreign harbors (Ratcliffe 1978:43). Following in the Virginia tradition, eastern Prince William County relied on monoculture tobacco cultivation and the associated trade of enslaved African Americans as a primary source of income throughout the eighteenth century (Orwig and Abrams 1994). Also, during this time period, the waterways of Prince William County became impassable to larger ships and Native American footpaths were transformed into roadbeds and toll roads..

Early National Period (1790–1829)

A century of tobacco production resulted in destitute farmland, with little nutrient value and eroded top soils. Settlers from New York, New Jersey, and New England, excited by a longer growing season and cheap farmland, settled the county and brought with them new farming techniques, including crop rotation and the chemistry of fertilizers. The economy of Prince William County subsequently shifted from tobacco to grain, vegetables, flax, and livestock. These goods were transported to cities on the eastern seaboard where they were sold at market (Bedell 2004; Historic Dumfries, Virginia 2021; Loudoun County, Virginia 2021).

The scattered storehouses for produce and tobacco marked corners of roads adjoining to water-powered mills and plantations. Towns were established out of these crossroad villages that dotted the land around Quantico Creek. Post offices followed town establishment with a recorded eight being present in the county in 1820 (Scheel 1993).

Antebellum Period (1830–1860)

In 1848, construction began on the Orange and Alexandria Railroad (O&A), which was chartered to construct a line from Gordonsville to Alexandria, Virginia (Netherton et al. 2004:51; Poor 1879:458). By October 1851, an extension of the O&A reached Manassas, then known as Tudor Hall, which consisted of only a small cluster of buildings (Mulvaney 1999; Prince William County/Manassas Convention and Visitors Bureau 2007). That same year, the Virginia General Assembly chartered the Manassas Gap Railroad, which was to extend from the Shenandoah Valley towns of Strasburg and Harrisonburg through the Manassas Gap in the Blue Ridge Mountains to Tudor Hall. The Manassas Gap Railroad and the O&A formed a junction at Tudor Hall, giving rise to Manassas Junction (Edwards 1988:8–1; Mulvaney 1999).

The railroads provided farmers with a means to transport grains to new markets. To support this activity, a small, rural settlement grew up around the Manassas Junction, eventually the town of Manassas (City of Manassas 2020a:B1–147; Edwards 1988:8–1; Sievel-Otten 2016). Railroads, combined with population growth in urban Washington, D.C. and Alexandria, allowed for the agricultural industry in northern Virginia to become profitable again (Netherton and Netherton 1992:13).

Civil War (1861–1865)

With its close proximity to the nation's capital, strategic location within northern Virginia, and major railroad connections, Prince Willian County and Manassas Junction played an important role during the Civil War. Four significant battles took place within the bounds of the county and near Manassas Junction: the First Battle of Manassas/First Bull Run (July 1861) (VA005), the Second Battle of Manassas/Second Bull Run/Groveton (August 1862) (VA026), the Battle of Manassas Station/Bristoe Station/Kettle Run (August 1862) (VA024 and VA040), and the Battle of Thoroughfare Gap (August 1862) (VA025) (Ratcliffe 1978:111).

The First Battle of Manassas was the first major land battle in Virginia. On July 16, 1861, United States (U.S.) Army Brigadier General Irvin McDowell led troops from Washington, D.C. against the Confederate army, which was positioned behind Bull Run Creek, west of

Centreville. The Confederates were stationed at this location to defend Manassas Junction, located just west of the creek. During this day-long engagement, the U.S. Army initially had the upper hand. The arrival of Southern reinforcements on the rail system, however, changed the tide of the battle and the Federalists were defeated. Over 60,000 troops were engaged in the fight; Federal casualties numbered 2,950 and Confederate casualties numbered 1,750 (American Battlefield Trust 2022a; Ratcliffe 1978:112).

The Second Battle of Manassas (August 28–30, 1862) and the engagements at Manassas Station (August 25–27, 1862) and Thoroughfare Gap (August 28, 1862) were the culminating efforts of an offensive campaign waged by Confederate General Robert E. Lee and Major General Thomas "Stonewall" Jackson against the Federal forces led by Major General John Pope. On August 25, Lee sent Jackson to attack the U.S. Army's right in order to sever Pope's supply line and lure Pope away from his defensive position along the Rappahannock River. Jackson's forces struck the O&A Railroad on August 26 and subsequently gained control of the Federal supply depot at Manassas Junction (American Battlefield Trust 2022b). On August 28, Jackson, awaiting the arrival of Lee and Lieutenant General James Longstreet, attacked a U.S. Army division on the Warrenton Turnpike. Pope, receiving conflicting intelligence, believed that the Confederates were going to retreat and ordered a major assault on Jackson's line. Lee and Longstreet responded by launching a massive counterattack, pushing the U.S. Army back to Bull Run(American Battlefield Trust 2022b).

Before Longstreet's arrival at Bull Run, he engaged in a small skirmish with Federal forces led by U.S. Army Brigadier General James Rickett at Thoroughfare Gap. On August 28, 1862, he found the Federal forces defending the gap, through which the Manassas Gap Railroad and the main road linking the Shenandoah Valley to the east passed. Longstreet defeated Rickett in this "seemingly inconsequentially battle" that ultimately allowed for Pope's defeat at the Second Battle of Manassas (American Battlefield Trust 2022c). Despite the U.S. Army's defeat, the Federal troops held Manassas Junction for the rest of the war, forcing some residents to leave the area (Mulvaney 1999).

The boundaries for Civil War battles were established by the Civil War Sites Advisory Commission (CWSAC), aided by the American Battlefield Protection Program (ABPP), in the early 1990s and were revised in 2009. As part of the 2009 revision, the ABPP created a four-tiered system that included such factors as historic significance, current condition, and level of threat to determine preservation priorities among the battlefields (CWSAC 2009). The boundaries for battles, as currently mapped, include the regions of direct fighting (Core Area); the locations where battle-related actions took place, such as encampment and associated marching routes for soldiers (Study Area); and the potential NRHP (PotNR) boundaries of the battlefields. The project area is located within the ABPP-mapped boundaries of the Study Area for the Manassas Station Battlefield. There are a total of four Civil War battlefields within 5 miles (8.05 km) of the project area (Table 3, p. 19).

Table 3: Civil War Battlefields and Relevant Distances to the Project Area.

CWSAC/ABPP Battlefield	Distance from Project Area to ABPP-Mapped Core Area	Distance from Project Area to ABPP-Mapped Study Area	Distance from Project Area to PotNR Area
Bristoe Station (VA040)	2.02 miles (3.3 km)	0.8 miles (1.3 km)	2.7 miles (4.3 km)
Manassas I (VA005)	3.5 miles (5.6 km)	0.09 miles (0.14 km)	3.9 miles (6.4 km)
Manassas Station (VA024)	1.2 miles (2 km)	0 miles (0 km)	2.6 miles (4.2 km)
Manassas II (VA026)	3.8 miles (6.07 km)	0.2 miles (0.43 km)	4.05 miles (6.5 km)
Thoroughfare Gap (VA025)	12.09 miles (19.45 km)	9.44 miles (15.2 km)	9.63 miles (15.5 km)

Reconstruction and Growth (1866–1916)

After the Civil War, Manassas Junction grew from a small collection of buildings into a prosperous town. William S. Fewell, a landowner in the area, laid out the first section of the town in 1865. He then sold this land, which was surrounded by farmland, to encourage development. The sparsely populated community at Manassas Junction grew and came to include numerous residences, a school, hotels, churches, and other public establishments that catered to area residents, railroad workers, and travelers (Edwards 1988:1; Mulvaney 1999). By 1873, when the town of Manassas was officially incorporated, Manassas was beginning to look like a small town, though the community remained rural and was dominated by dairy farming (City of Manassas 2020a:B1–147).

In 1892, the town of Manassas replaced Brentsville as the county seat for Prince William County. This development, as well as the construction of the county courthouse in 1874, spurred residential and commercial growth. By 1904, the town limits were 1 square mile (2.6 sq km), and the total population was 1,109 residents (Sievel-Otten 2016). The following year, disaster struck when a fire destroyed the town's commercial block, bounded by Main, Center, and Battle streets and the railroad. More than 30 frame buildings were left in ruins.

In regard to agriculture of the area, grain production was replaced by dairy farming in the late nineteenth and early twentieth century, and the number of dairy operations in the county increased. "Milk routes" and other services were developed to serve cities in the mid-Atlantic region (Evans 1989:76). One dairy operation in Manassas was Birmingham, owned by J. Carl Kincheloe. Both farms sent their goods by train to markets in northern Virginia and Washington, D.C. (Mulvaney 1999; Sievel-Otten 2016). Liberia—a plantation formerly worked by enslaved African Americans—was another successful dairy operation. It was owned by Robert Portner, a German immigrant who had an extensive brewing and shipping business in Alexandria, Virginia (City of Manassas 2020b).

World War I to World War II (1917–1945)

There was very little construction throughout the 1930s and early 1940s due to the Great Depression and World War II (Edwards 1988:6). Though during this time period, the dairy industry in Manassas reached its height. Nine counties and three cities in Virginia created the Piedmont Dairy Festival, which was hosted in Manassas for two days between 1931 and 1936. The purpose of this festival was to promote the consumption of milk by highlighting its nutritional value (Mulvaney 1999).

Another development in the 1930s was the opening of the Manassas Landing Field Airport. This small airport, located on part of the Ben Lomond Farm along Route 234, was opened in 1932 and primarily used for the transportation of freight and mail. The Church Street Post Office was also constructed in 1932 to help the unemployed during the Depression. The first post offices in Manassas had been located at Liberia, Milford Mills, and the train depot (Mulvaney 1999; Sievel-Otten 2016).

The New Dominion (1946–1991)

After World War II, local families began to sell their farms, many of which were owned by the same families for generations. In their place, new homes, shopping centers, and commercial establishments were developed, the latter primarily along the Route 28 and Route 234 corridors (City of Manassas 2020a:B1-149–150; Mulvaney 1999). Several small manufacturing plants brought new jobs to the area, though many new residents commuted to Washington, D.C., transforming Manassas into a commuter community (City of Manassas 2020a:B1-149).

The rural nature of Manassas was altered forever by the 1960s/1970s. In 1969, International Business Machine (IBM) opened a 1,000,000 square foot (2,589,988 sq km) manufacturing facility in Manassas that employed 3,000 people (Mulvaney 1999). To accommodate businesses travelers and the growing number of tourists to the Manassas National Battlefield Park—managed by the National Park Service and opened to the public in 1936—the Manassas Holiday Inn and numerous other stores and restaurants opened along Sudley Road in the late 1960s and early 1970s (Sievel-Otten 2016). Sudley and Centreville roads replaced Center Street, located in the business district of Old Town Manassas, as the town's center for commerce (Mulvaney 1999).

In 1970, 5.7 square miles (9.2 sq km) of largely undeveloped land was added to the town. The addition of this land increased the town population by approximately 3,000 people (City of Manassas 2020a:B1-150). Five years later, in 1975, the Town of Manassas was chartered as a city and became an independent governmental entity separate from Prince William County (Mulvaney 1999). In 1984, the area along Godwin Drive was annexed by the city, which brought Manassas's total land area to 10 square miles (26 sq km) (City of Manassas 2020a:B1-150).

Post-Cold War (1992–Present)

The City of Manassas continued to develop throughout this time period, drawing new residents, businesses, and visitors. An accessible transportation network facilitated this growth. In 1992,

the Virginia Railway Express (VRE) opened to Manassas and other locations along the Manassas Line, providing residents with an alternative method of transportation to commute to Washington, D.C. (Taube 2008:1, 29). The Manassas Regional Airport, which opened at its present location in 1964, updated and expanded its facilities, becoming a key contributor to the economy. An economic impact study from 2011 documents that the Manassas Regional Airport contributed more than $234 million to the local economy (City of Manassas 2020c). The construction of the Prince William County Parkway was another major transportation development in the 1990s. This parkway provides a connection from the eastern end of Prince William County to the City of Manassas and points north and west of Manassas (Prince William County Government 1997).

In 1992, IBM sold their manufacturing facility in Manassas, but not before other manufacturing and high technology companies had moved in. These companies, including Lockheed Martin, Dominion Semiconductor, Micron Technology Inc., High Purity Systems, and Aurora Flight Sciences are integral to Manassas's economy (Mulvaney 1999). Micron Technology Inc. is now the city's largest employer, tax payer, and utility customer and the state's largest exporter.

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PROJECT METHODOLOGY

The goals of this survey were to identify any subsurface resources over 50 years in age within the project area and to make recommendations on the NRHP eligibility for all identified resources. In particular, work within Area 2 was designed to identify the original footprint of the Cottage. The archaeological survey consisted of a review of existing background literature and records with a focus on prior archaeology at historically black schools in Virginia; limited research on the history of the Manassas Industrial School; and fieldwork, including a subsurface survey comprising STP survey in Area 1 and backhoe excavation in Area 2.

Archival Methods

The goal of the limited historical research was to compile information on the history of the Manassas Industrial School to better understand the extant remains found on the site. To meet the research goal, Dovetail did not do any original archival research, but compiled the history from the numerous examples of previous histories written on the school. Dovetail examined records at numerous repositories in the Prince William County/Manassas area and online. Due to the plethora of archival documents now available online, no in-person visits were conducted for archival research. As such, online resources consulted included the Library of Congress (LOC) in Washington, D.C., the DHR Virginia Cultural Resource Information System (VCRIS) database, Manassas Museum Collection, and several other historical research web pages, including the National Park Service.

Archaeological Methods

The archaeological survey consisted of a subsurface survey in the form STPs and backhoe excavation. STPs were excavated within the undisturbed portion of Area 1; STPs were not excavated in areas of known disturbance. STPs were excavated at 25-foot (7.6-m) intervals across the portions of the project area identified for subsurface survey, a close interval due to the archaeologically sensitive nature of the area. STPs were given alphanumeric designations (e.g., STP A1). Transects of STPs were oriented perpendicularly to the northwestern project boundary, running roughly southwest-northeast. STPs measured approximately 1.25 feet (0.4 m) in diameter and were excavated to penetrate at least 0.3 feet (10.2 cm) into sterile subsoil or to the practical limits of excavation. All soils excavated from STPs were passed through 0.25-inch (0.6-cm) hardware mesh cloth. Distinct soil strata were given sequential stratum designations that increased with depth (e.g., Stratum I, II, III). Soil conditions, weather information, and notations on disturbances were recorded within field notes.

Following the subsurface survey in Area 1, Area 2 was subject to backhoe excavation. The entire area, aside from the sidewalk, had the topsoil removed down to the level of subsoil or visible features. Three separate areas were stripped, avoiding the presence of the sidewalk and a waterline. Locations of BHTs and any uncovered features were recorded using a handheld Global Navigation Satellite System (GNSS, often referred to as GPS) unit. A sample of artifacts was collected. One piece of each type of brick or other architectural material was

collected along with any potentially datable artifacts and items that appeared to relate to the Cottage or larger Manassas Industrial School. Photographs were taken to record features and profiles within the BHTs, where appropriate.

Laboratory Methods

All archaeological specimens collected during the survey were transported to the Dovetail laboratory in Fredericksburg, Virginia, for processing and analysis. Prior to washing, each bag was cross-referenced with the field log to confirm provenience information and contents. Stable objects were washed with tap water and a soft brush with special attention paid to edges of ceramics and glass to better aid in identification. After washing, the artifacts were grouped by provenience and placed on a drying rack. Once dry, the artifacts were cataloged for analysis. Specific characteristics were described using currently accepted terminology and were entered into an Access database.

Following the cataloging, all artifacts were prepared for final curation. This was completed according to the Virginia State Collections Management Standards. This process included: one, labeling all artifacts using acryloid B-72 clear lacquer 25 percent solution and archival, acid-free ink pens; two, bagging all artifacts in 4-mil plastic ziplock bags; and three, organizing and labeling each Hollinger box.

Specific ware types and manufacture dates were identified using Adams (2002), Bartoviks (1980), Greer (1970), Nelson (1968), Noël Hume (1991), Pittman et al. (1987), and South (1977). Non-tool precontact lithics were identified using Andrefsky (1998), Odell (2004), and Whittaker (1994). Cobbles which exhibited reddening, crazing, or irregular fracture patterns as a result of heating but with no evidence of flake removal or use as abrading or pounding tools, were classified as thermally altered stone (TAS) (Pagoulatos 1992:115–129; Petraglia 2002:241–269). Hafted bifaces and precontact ceramics, if recovered, were assigned types using standard regional typologies (i.e., Coe 1964; Custer 1989; Ritchie 1971).

BACKGROUND RESEARCH

Prior to conducting fieldwork, the project area's potential to contain significant archaeological resources and NRHP-eligible architectural properties was assessed by searching DHR site file maps and records using the VCRIS database. Previously recorded archaeological sites and architectural properties reflect the thousands of years of occupation in this area and provide a context for the types of resources that might be expected in the current project area. Due to the urban nature of the present project area resulting in a dense concentration of resources, the background research was limited to a 0.5-mile (0.8-km) radius of the project area.

Previous Cultural Resource Surveys

Three previous archaeological surveys have been undertaken, at least in part, within 0.5 miles (0.8 km) of the project area and are on file at the DHR (Table 4, p. 26). One of these was a 1994 survey of the Manassas Industrial School site, although it did not intersect with the present project area. Louis Berger & Associates (Berger) was contracted to locate Hackley and Howland Halls and the Carnegie Building, look for archaeological remains at these buildings, and prepare a NRHP nomination for the school. Though the first survey found in VCRIS records, this was not the first excavations of the Manassas Industrial School. In the late 1980s, Kay McCarron excavated at the site of the Charter Cottage building, although no report has ever been produced and all information on that work comes from Berger's 1994 report. McCarron's work produced domestic and architectural artifacts from the nineteenth and twentieth centuries. Berger's 1994 excavations included surface collection, STPs, and mechanically excavated trenches. The DHR records list this project as a data recovery, even if Berger does not specify it was such. Their fieldwork identified the locations of Hackley and Howland Halls. Howland Hall was determined to have been affected by grading and landscaping and few artifacts were identified in the topsoil. Topsoil sampling of Hackley Hall produced more artifacts, including personal belongings of students. The Carnegie Building's approximate location was also identified but had been disturbed by later landscaping activities (Berger 1994).

In 1985, the Virginia Department of Transportation (VDOT) conducted a Phase I survey of Route 28 in Prince William County and the City of Manassas. The survey identified four new historic-period sites that all post-date the Civil War, none of which were determined potentially eligible (Wamsley 1985). Finally, Dovetail conducted a Phase IB survey in 2018 on a proposed expansion to the VRE. Seven previously identified architectural resources were determined to remain eligible or listed in the NRHP, and one new architectural resource was identified as potentially eligible for the NRHP. One previously recorded archaeological site was identified but it was determined to have been extensively disturbed or destroyed, and it was recommended that the portions of the site within the project area do not contribute to its eligibility (Klein et al. 2018).

Table 4: Previous Cultural Resource Surveys within a 0.5-Mile (0.8-km) Radius of the Project Area.

DHR Report #	Title	Author(s)/Affiliation	Year
PW-034	*Phase I Archaeological Reconnaissance Survey, Route 28, Prince William County and City of Manassas, Virginia*	J. Cooper Wamsley/ VDOT	1985
PW-096	*Archaeological Investigations at the Manassas Industrial School, Manassas, Virginia*	No Data/Berger	1994
PW-552	*Addendum Phase IB Cultural Resources Survey of the Virginia Railway Express (VRE) Broad Run Expansion Project, Prince William County, Virginia*	Mike Klein, D. Brad Hatch, and Lenora Wiggs/Dovetail	2018

Previously Recorded Archaeological Resources

A total of seven archaeological sites have been previously recorded within a 0.5-mile (0.8-km) radius of the project area, only one of which intersects the project area (Table 5). One site is from the precontact period, two are multicomponent, and four date to the historic period. There is no additional data available on the two multicomponent sites (44PW0492 and 44PW0493) and one precontact site (44PW0494). Site 44PW0495 is a historic roadbed dating from the second half of the eighteenth century that produced no artifacts. Site 44PW0505 is the Manassas Industrial School, which intersects the project area and whose history will be discussed in more detail in later chapters. The Manassas Industrial School (44PW0505) is the only site within a 0.5-mile (0.8-km) radius of the project area that has been evaluated by the DHR. It is listed on the VLR and was determined eligible for the NRHP by the DHR in 1994 under Criterion D. The foundations of a barn associated with the Manassas Industrial School were identified as site 44PW506. The final site, 44PW2035, the City of Manassas Water Tank site, was a low density artifact scatter dating from the late nineteenth through twentieth centuries. It was recommended not eligible for the NRHP, although has not been evaluated by the DHR.

Table 5: Previously Recorded Archaeological Sites within a 0.5-Mile (0.8-km) Radius of the Project Area. Archaeological sites in blue intersect the project area.

DHR #	Site Type(s)	Periods	Eligibility Determination
44PW0492	Unknown	Precontact/Unknown; Historic/Unknown	Unknown
44PW0493	Unknown	Precontact/Unknown; Historic/Unknown	Unknown
44PW0494	Unknown	Precontact/Unknown	Unknown
44PW0495	Road	18th Century: 2nd half–20th Century: 1st half	Unknown
44PW0505	Military camp, School	19th Century: 2nd half; 19th Century: 3rd quarter–20th Century: 1st half	Determined Eligible by DHR, VLR Listing
44PW0506	Barn	20th Century: 1st half	Unknown
44PW2035	Artifact scatter	Reconstruction and Growth–Post Cold War	Unknown

Previously Recorded Architectural Resources

There are 66 previously recorded architectural resources within 0.5-miles (0.8-km) of the project area (Table 6, p. 28). Three of these resources are located within the project area. The first is the Jennie Dean Memorial Site (155-0010; 44PW0505). This is the site of the circa-1893 Manassas Industrial School for black youth established by Jennie Dean and includes foundational outlines of the original school buildings and historical markers that were constructed in the 1990s. The Jennie Dean Memorial Site was listed in the VLR and NRHP in 1994 under Criterion D.

The second previously recorded resource within the project area is the Manassas Station Battlefield (076-5036). The Manassas Station Battlefield has been recommended potentially eligible for listing in the NRHP under Criterion A three times since 2007. It was originally listed in the VLR in 1991, but was removed by legislative action in 1993. The project area falls within the Manassas Station Operations boundaries, which includes tracts of land associated with the Civil War battles and operations of Bristoe Station, Kettle Run, Bull Run Bridge, and Union Mills, which all took place August 25–27, 1862. For more information about the Civil War history in the county, see the Civil War (1861–1865) subsection in the Historic Context chapter (p. 17).

The final resource located within the project area is the Jennie Dean Elementary School (155-5059). This is a two-story, circa-1950 school constructed in no particular style. The school was determined not eligible for listing in the NRHP in 2018.

Of the 66 resources located within 0.5 miles (0.8 km) of the project area, there are three resources within the research radius that were determined eligible for listing in the NRHP and VLR by DHR staff. The Second Battle of Bull Run (076-5190) is a circa-1862 Civil War battlefield located northwest of the project area. The resource was determined eligible for the NRHP and VLR by DHR staff in 2007. The Manassas Cemetery (155-0162) is a Reconstruction-era cemetery erected by the Ladies Memorial Association of Manassas to be used for Confederate soldiers. It was determined potentially eligible for the NRHP by DHR staff in 2018. The third is the Jennie Dean Memorial Site (155-0010), which was discussed above.

Forty-six resources have been determined not eligible for listing in the NRHP or VLR by DHR staff. More than three quarters of these resources (n=37) are residential single-family dwellings, along with one duplex, that were constructed between 1890 and 1968. Six of these have been demolished (155-0082, 155-0088, 155-0167, and 155-0458–155-0460). The remaining 31 dwellings are built in the Vernacular, Minimal Traditional, Craftsman, and Ranch styles. Four of these are commercial buildings ranging from 1920 to 1969 (155-5048, 155-5051, 155-5052, and 155-5055). Additional resources determined not eligible for listing in the NRHP or VLR include a railway section (076-5399), a circa-1914 cemetery (155-0451), a circa-1899 Vernacular meeting hall (155-0457), and a circa-1870 church that has been demolished.

The remaining resources (n=15) have not been evaluated. Among these resources are one- to two-and-a-half-story dwellings mostly built in no discernable style, Craftsman style, and

Vernacular style. Many of these houses were built in the in the early to mid-twentieth century. Also included among the not evaluated resources is a 1889 monument located in Manassas Cemetery and a circa-1969 warehouse.

Table 6: Previously Recorded Architectural Properties within a 0.5-Mile (0.8-km) Radius of Project Area. Properties in blue intersect with the project area.

DHR ID	Property Addresses	Evaluation Status
076-5036	Bristoe Station Battlefield	DHR Staff: Potentially Eligible
076-5190	Battle of Gainesville (Historic), Brawner's Farm (Historic), Groveton (Historic), Manassas Plains (Historic), Second Battle of Bull Run (Historic/Current), Second Battle of Manassas (Historic/Current)	DHR Staff: Potentially Eligible
076-5335	Brawner's Farm (Historic), First Battle of Bull Run (Historic), First Battle of Manassas (Historic), Gainesville (Historic), Groveton (Historic), Manassas Plains (Historic)	DHR Staff: Potentially Eligible
076-5399	Train Tracks, South of the Route 28 and 234 Intersection	DHR Staff: Not Eligible
155-0009	Primitive Baptist Church	DHR Staff: Not Eligible
155-0010	Jennie Dean Memorial Site	NRHP Listing, VLR Listing
155-0082	House, 9530 Prince William Street	DHR Staff: Not Eligible
155-0083	House, 9506 Madison Avenue	DHR Staff: Not Eligible
155-0086	House, 9504 Madison Avenue	DHR Staff: Not Eligible
155-0088	House, 9526 Prince William Street	DHR Staff: Not Eligible
155-0097	House, 9507 Prince William Street	DHR Staff: Not Eligible
155-0099	House, 9510 Prince William Street	DHR Staff: Not Eligible
155-0162	Cemetery, 9317 Center Street	DHR Staff: Potentially Eligible
155-0167	House, Prince William Street	DHR Staff: Not Eligible
155-0169	House, 9511 Lee Avenue West	Not Evaluated
155-0174	House, 9403 Wellington Road	Not Evaluated
155-0434	House/service garage, 9405 Wellington Road	Not Evaluated
155-0435	House, 9411 Wellington Road	Not Evaluated
155-0436	House, 9700 Dean Drive	Not Evaluated
155-0438	House, 9413 Stonewall Road	Not Evaluated
155-0439	House, 9406 Stonewall Road	Not Evaluated
155-0440	House, 9515 Center Street	Not Evaluated
155-0442	House, 9513 Lee Avenue West	Not Evaluated
155-0443	House, 9401 Wall Street	Not Evaluated
155-0444	House, 9403 Wall Street	DHR Staff: Not Eligible
155-0445	House, 9404 Wall Street	DHR Staff: Not Eligible
155-0446	House, 9405 Wall Street	DHR Staff: Not Eligible
155-0451	Cemetery, Prince William Street	DHR Staff: Not Eligible
155-0452	House, 9525 Prince William Street	DHR Staff: Not Eligible
155-0453	House, 9524 Prince William Street	DHR Staff: Not Eligible
155-0454	House, 9519 Prince William Street	DHR Staff: Not Eligible
155-0455	House, 9516 Prince William Street	DHR Staff: Not Eligible
155-0456	House, 9512 Prince William Street	DHR Staff: Not Eligible
155-0457	American Legion Post 114, 9509 Prince William Street	DHR Staff: Not Eligible
155-0458	House, 9505 Prince William Street	DHR Staff: Not Eligible
155-0459	House, 9501 Prince William Street	DHR Staff: Not Eligible
155-0460	House, 9502 Prince William Street	DHR Staff: Not Eligible
155-0461	House, 9500 Prince William Street	DHR Staff: Not Eligible
155-0462	House, 9418 Prince William Street	DHR Staff: Not Eligible
155-5022	Single Dwelling, 10034 Dean Drive	DHR Staff: Not Eligible

DHR ID	Property Addresses	Evaluation Status
155-5027	Single Dwelling, 10017 Nokesville Road	DHR Staff: Not Eligible
155-5036	House, 9521 Prince William Street	DHR Staff: Not Eligible
155-5037	House, 9513 Prince William Street	DHR Staff: Not Eligible
155-5038	House, 9514 Prince William Street	DHR Staff: Not Eligible
155-5039	House, 9508 Prince William Street	DHR Staff: Not Eligible
155-5040	House, 9504 Prince William Street	DHR Staff: Not Eligible
155-5041	House, 9504 Lincoln Avenue	DHR Staff: Not Eligible
155-5042	House, 9529 Lincoln Avenue	DHR Staff: Not Eligible
155-5043	House, 9519 Lincoln Avenue	Not Evaluated
155-5044	House, 9600 Jefferson Street	DHR Staff: Not Eligible
155-5045	House, 9501 Madison Avenue	DHR Staff: Not Eligible
155-5046	House, 9409 Wall Street	DHR Staff: Not Eligible
155-5047	House, 9411 Wall Street	DHR Staff: Not Eligible
155-5048	Harley Davidson, 9321 Center Street	DHR Staff: Not Eligible
155-5050	House, 9416 Prince William Street	DHR Staff: Not Eligible
155-5051	Commercial Building, 9414 Prince William Street	DHR Staff: Not Eligible
155-5052	Warehouse, 9402 Prince William Street	DHR Staff: Not Eligible
155-5053	House, 9501 Stonewall Road	DHR Staff: Not Eligible
155-5054	House, 9411 Prince William Street	DHR Staff: Not Eligible
155-5055	Offices, 9410 Prince William Street	DHR Staff: Not Eligible
155-5056	House, 9513 Lincoln Avenue	DHR Staff: Not Eligible
155-5059	Jenny Dean Elementary School, 9601 Prince William Street	DHR Staff: Not Eligible
155-5061	Manassas City Cemetery, 9027 Center Street	Not Evaluated
155-5096	House, 9528 Prince William Street	Not Evaluated
155-5097	Warehouses, 9288 Prince William Street	Not Evaluated
155-5100	House, 9506 Jefferson Street	Not Evaluated

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PROJECT RESULTS

The Manassas Industrial School project included archival research on both the archaeology of African American schools in Virginia and a brief summary of the history of the school. This research was then followed by archaeological fieldwork. The research and fieldwork, as well as the ensuing lab analysis, provided data for an evaluation of archaeological resources within the project area.

Archaeology of African American Schools in Virginia

Schools, especially African American schools, have not been the subject of many archaeological excavations, whether within cultural resource management or academia. This has largely been due to the incorrect idea that school sites have little to no archaeological potential due to the dominance of architectural materials and small archaeological footprints that are often missed during a standard 50-foot (15.2-m) interval STP survey (Betti 2023; Gibb and Beisaw 2000). For example, the Bethel Rosenwald School (44GL0273) was a four-room schoolhouse in Gloucester County in use between 1924 and 1951. A Phase I survey and Phase II evaluation of the parcel on which the school was situated, conducted by the James River Institute for Archaeology and the William and Mary Center for Archaeological Research in 1987, found no evidence of the schoolhouse and determined the site to be ineligible (Higgins and Hunter 1988; Hodges et al. 1988). When archaeologists returned to the site in 2019 using a different grid, they encountered the foundations of the school in an STP, identified two privy foundations, a well, and trash deposits associated with the school, all missed by the 1987 survey (Betti 2023).

However, the number of archaeological studies of schools has been increasing over the past decade as their analytical value has begun to be recognized, especially Black schools in the South. These studies range from examinations of eighteenth-century African American schools (McCuistion 2022), to looking at the role of schools within the larger community (Betti 2023; McRoberts et al. 2022; Scott 2016), to Black school's relationship to Black churches (Laird et al. 2022; Richardson 2023), and to Rosenwald schools and industrial education (Betti 2023; Love and Mason 2022; Richardson 2023; Struchtemeyer 2008). While research on Black schools in the South had been particularly lacking until the past 20 years, there has not been significantly more excavation and research on white schools anywhere in the country (Gibb and Beisaw 2000; Rotman 2009).

The excavations of the Manassas Industrial School in the late 1980s were the earliest school excavations recorded in VCRIS in Virginia. However, the lack of a report on the initial excavations and the limited number of artifacts recovered later by Berger in 1994 did little to spur additional excavations of similar sites. In Virginia, 150 schools from the Jim Crow era (1870–1964), which includes 40 African American schools, have been identified as archaeological sites. Of those 40 African American schools, 25 have had subsurface testing. Importantly, of the 25 African American schools that have been subsurface tested in Virginia, 14 have been registered since 2020 and only two before 2000. One of those two schools

excavated before 2000 was the Manassas Industrial School. This is to say that there are only a few Jim Crow-era African American schools in Virginia where subsurface survey or excavation has occurred, and most have been surveyed or excavated recently. Additionally, only five schools have been examined at a Phase II level, and one (the Manassas Industrial School) has been subject to a data recovery. The rest of the sites have either only been identified through map projection, observation, or a Phase I survey. Two African American schools in Virginia—one architectural resource that has an archaeological component and one archaeological site—have been listed in the NRHP, one is the Manassas Industrial School (155-0010) and the other is the Old Jefferson Elementary School site (44AB0526) in Charlottesville. The Old Jefferson Elementary School is listed in the NRHP for its standing building as well as the archaeological site.

Two additional sites (44NT0235 and 44NT0496), both small rural African American schools in Nottoway County, have been determined eligible. Site 44NT0235, the Spring Hill School, was subject to a Phase I and Phase II survey and produced over 200 artifacts, including school related items like ink bottles and desk fragments. They identified a discard area for school materials such as desks and stoves as well as the foundations for two privies and the schoolhouse. It was determined eligible in 2022 due to the sealed privy deposits and large number of school related artifacts as well as being one of a small number of one-room African American schoolhouses identified archaeologically in Virginia and its association with a significant era for public education in Virginia and Nottoway County (Lightfoot et al. 2022). Site 44NT0496 was an early twentieth-century schoolhouse, likely African American, excavated by Dovetail in 2020 and recommended eligible in 2021. Five artifacts were found in four STPs within the site boundaries and a stone foundation was identified. It was recommended eligible under Criteria A and D due to its association with early twentieth-century African American education (Blondino et al. 2021).

Three schools (44CE0783, 44CE0873, and 44HN0452) have been determined potentially eligible by DHR. An additional three schools (44FQ0114, 44PK0293, and 44SX0330) have been determined not eligible by DHR. Site 44FQ0114 was determined ineligible due to heavy machinery tracks in 1993 after a surface collection and a single STP were excavated at an extant, but dilapidated schoolhouse (Metz et al. 1993). Site 44PK0293 was determined ineligible in 2005 after a systematic STP survey. Of the 25 STPs, 10 were positive, with artifacts including window glass, bottle glass, and brick. The low artifact diversity, density, and the fact that artifacts were recovered from topsoil led to the ineligibility determination (Monroe 2005). Site 44SX0330 was determined ineligible in 2004 after a systematic STP survey identified twentieth-century materials around a standing schoolhouse. The low density of artifacts and the fact that the schoolhouse was still standing led to the determination of ineligibility (Laird and Tyrer 2003). More recently evaluated schoolhouse sites with intact features appear to be more likely to have been recommended eligible than those from twenty years ago or more, especially those without identified intact features.

Archaeological excavations of schools in Virginia in recent years have shown that the school sites have more to contribute to an understanding of history than simply identifying the location of the schools. The architectural artifacts have been used to examine discrimination in the education system and to understand the original location of a demolished schoolhouse within the landscape (Betti 2023; McRoberts et al. 2022). As sites primarily used by children,

schoolhouses and the artifacts found there, including toys like marbles, dolls, and jacks, have been examined to look at socialization and play within the context of institutions and education (Betti 2023; McCuistion 2022). Ceramics and glass vessels are common finds at school sites, both those with a residential component and those without, and can be important for looking at the role of industrial education as well as community involvement at the school (Betti 2023; Berger 1994; Laird et al. 2022). Industrial education, or skills-based education, was commonly pushed on African American schools in the south by some Black community leaders, such as Booker T. Washington, and by northern philanthropists associated with the Progressive movement, such as Julius Rosenwald and the American Missionary Association. Archaeological evidence has proved effective in examining the role of industrial education within a school's curriculum in Virginia and elsewhere in the South (Betti 2023; Scott 2016; Struchtemeyer 2008). One common trend observed among nineteenth- and twentieth-century schools is that public facing yards tend to be kept clean and trash concentrated in one area. The school trash can often be found within concentrations of coal, charcoal, or ash (Betti 2023; Laird et al. 2022; Richardson 2023). If more schools are excavated at a Phase II or data recovery level, the comparative data and analytical potential of these sites will be expanded.

In many ways, the Manassas Industrial School excavations remain unique in Virginia as the school was a large, residential school with a high school, not a small one or two room rural grammar school. There were other similar institutions in the state, including the Gloucester Agricultural and Industrial School in Cappahosic, Virginia; the Virginia Industrial Home School for Colored Girls in Hannover County; the Virginia Randolph Training School in Henrico County; and the Halifax County Training School, but none have been subject to archaeological survey or excavation. In some ways, the Manassas Industrial School has more in common archaeologically with colleges, especially normal schools, orphanages with multiple buildings on a campus, and residential halls, than with small schoolhouses.

A good comparative site subject to a Phase I survey and Phase II evaluation by Dovetail in 2008 can be found in nearby Washington, D.C. The National Training School for Boys (NTS) (51NE039) operated from 1871 until the 1960s. While this is an integrated reform school for boys, not an industrial, co-ed Black school like found in Manassas, both were part of a larger Progressive Movement mindset on how to improve society. The NTS was intended to reform delinquent boys into productive members of American society and industrial schools, like the Manassas Industrial School, were intended to transform poor African American children, only a generation or two removed from slavery, into economically productive members of American society. Both used industrial education to accomplish their goals, which makes the sites good archaeological comparisons (Schamel-González et al. 2010).

Dovetail archaeologists found the foundations of a pre-1905 building at the site along with a burn layer dating to 1905. The thousands of artifacts found included numerous pieces of ceramics, including fancy porcelains, ironstone, and whiteware that likely represent the lives of the school administrators, and more plain ceramics likely relating to the boys. Other artifacts included glass vessels, architectural materials, and more personal items like marbles and a toy sheriff star (Schamel-González et al. 2010). While the excavations at the NTS recovered a much larger quantity of artifacts than previous excavations at the Manassas Industrial School, in part due to the presence of the burn layer at the NTS, the types of artifacts are similar to what would be expected at a site like the Manassas Industrial School. The difficulty in finding

comparative data for the Manassas Industrial School, despite its historical significance, is not just an indicator of how unique the Manassas Industrial School was, although it was an exceptional school for its time, but also how neglected the archaeology of educational institutions like the Manassas Industrial School and NTS have been.

Brief History of the Manassas Industrial School

In Manassas, but also county-wide, there was a movement to improve education in the late-nineteenth century. In 1872, the first public school for white children, Ruffner School No. 1, opened at Peabody and Center streets. Ruffner served as a school for elementary and secondary students until 1927. Virginia's first agricultural school, the Bennett School, opened in Manassas in 1901. The school, which was only for elementary students, was in operation until 1953. Fannie and Eugenia Osbourne founded the Manassas Institute, which served grades 1 through 12, in 1890. The school was opened in the circa-1880 Baldwin House, located on the grounds of the present-day Manassas Museum. The school moved to Grant Avenue in 1896 and in 1906 merged with the public Manassas High School on Lee Avenue (Sievel-Otten 2016).

The town of Manassas was the first in the county to construct a public school for African Americans (Mulvaney 1999). However, because of local ordinances, African American neighborhoods and public facilities—schools, churches, etc.—were located south of the railroad (Sievel-Otten 2016). The Manassas Village Colored School was founded in 1870 on Liberty Street in Manassas. In honor of one of one of the school's benefactors, a Quaker woman who was part of the Philadelphia Friends Society, the school was renamed Brown School the following year. This school, and the new, larger school constructed in 1926, not only served as an education center, but also a social center for Manassas's African American community for 83 years (Sievel-Otten 2016).

Jane Serepta Dean, known as Jennie Dean, was a formerly enslaved African American who was passionate about improving the lives of African Americans. She decided to raise money for a school, and over the course of a decade, raised funds from local citizens and East Coast philanthropists, including Andrew Carnegie. From these contributions, Dean was able to open the Manassas Industrial School for Colored Youth—a private, residential school for secondary students—in 1894. By 1900, the school had over 150 students who earned their tuition and board by growing, harvesting, and selling agricultural products. Students in 1916 produced 100 barrels of corn, 435 bushels of potatoes, 300 bushels of sweet potatoes, and vegetables and hay (Sievel-Otten 2016).

Although the cluster of buildings that made up the Manassas Industrial School are no longer extant, the groundbreaking history that occurred at this site is remembered well by locals and honored with memorials. Chartered in 1893 by Jennie Dean and dedicated by Frederick Douglass in 1894, the Manassas Industrial School for Colored Youth was responsible for educating 6,500 black youth from Virginia, the District of Columbia, and several other states (Koman 1993). Through constant fundraising efforts by Jennie Dean, the first school buildings were built around 1893 and included Charter Cottage, which held classes, and Howland Hall, named after benefactor Miss Emily Howland of New York, which was used as the women's dormitory and dining hall (Figure 4, p. 35) (Lyons 2019; Sprinkle 1993).

Many of the buildings, such as Howland Hall, were named after people in the white gentry class who Dean met while working in Washington, D.C. Dean's polite social abilities made her successful in fundraising for new school buildings, supplies, and equipment. Hackley Hall, named after benefactor Mrs. C.B. Hackley of New York, was built in 1901 to house the boys' and male teachers' dormitories, classrooms, reception room, and assembly room. More donations were sparked by Andrew Carnegie's gift of $30,000 to build a library, administration, and classroom building, known as the Carnegie Building, in 1907 (Figure 5). Howland and Hackley Hall both burned down in their first year and were rebuilt by 1901 with funds from the same benefactors (Sprinkle 1993).

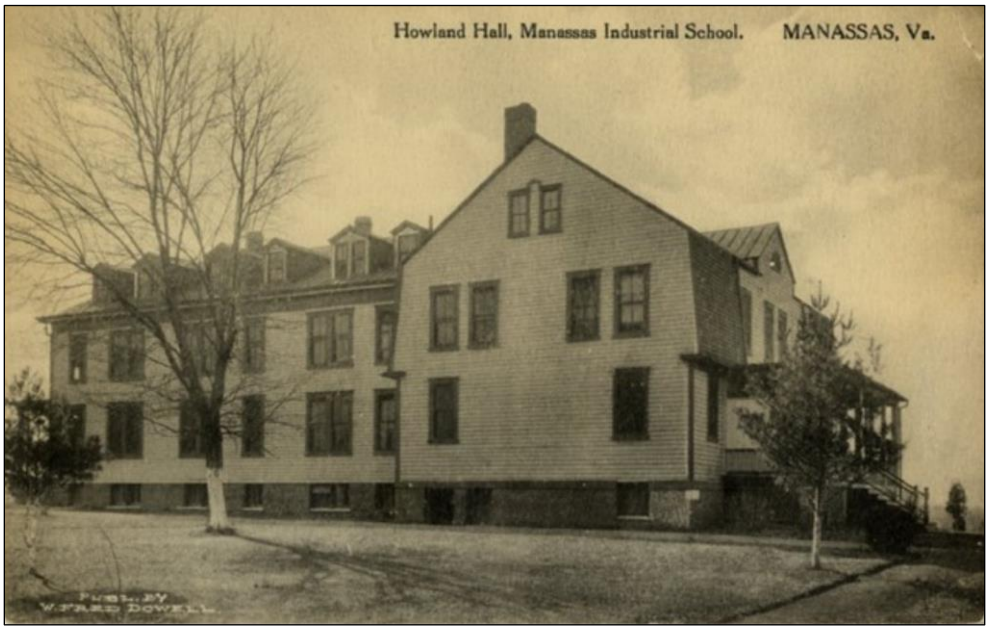

Figure 4: Howland Hall Looking North (Manassas Museum n.d.).

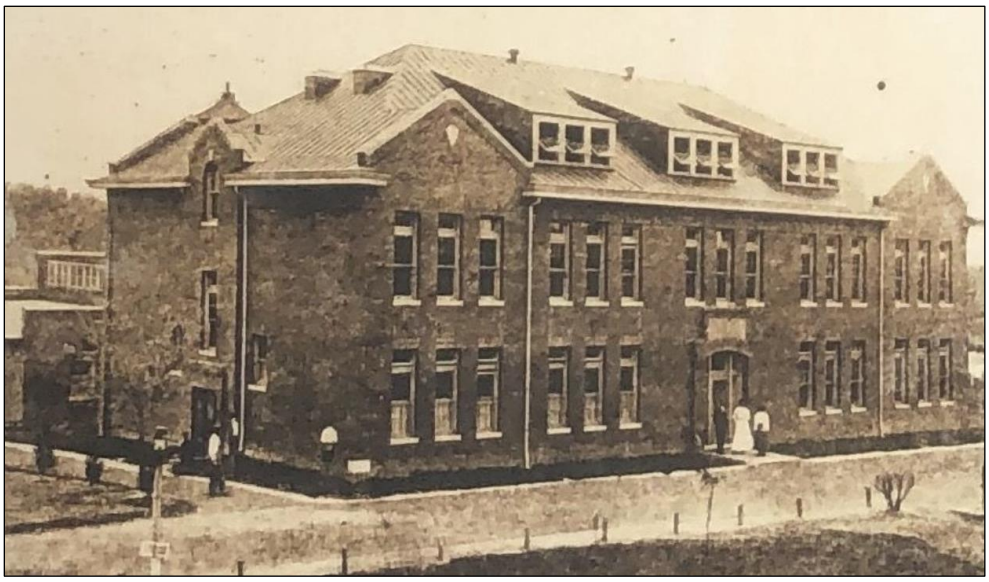

Figure 5: Carnegie Building circa 1913 (Historic Marker Database 2023).

The school was dedicated to teaching vocational skills and trades that the students could use to provide for themselves in their careers. The campus included a blacksmith and wheelwright shop built around 1900. The Bailey Building had a carpenter's shop on one side with laundry and cooking departments on the other. In the first decade of the twentieth century, the Industrial Building, dairy barn and silo, a storage building, Roof-Tree Cottage (principal's house), and Orchard Cottage (Farmer's house) were built. Many of the agricultural buildings were built to the west of the main campus triangle comprised of Howland Hall, Hackley Hall, and the Carnegie Building (Figure 6–Figure 7) (Lyons 2021).

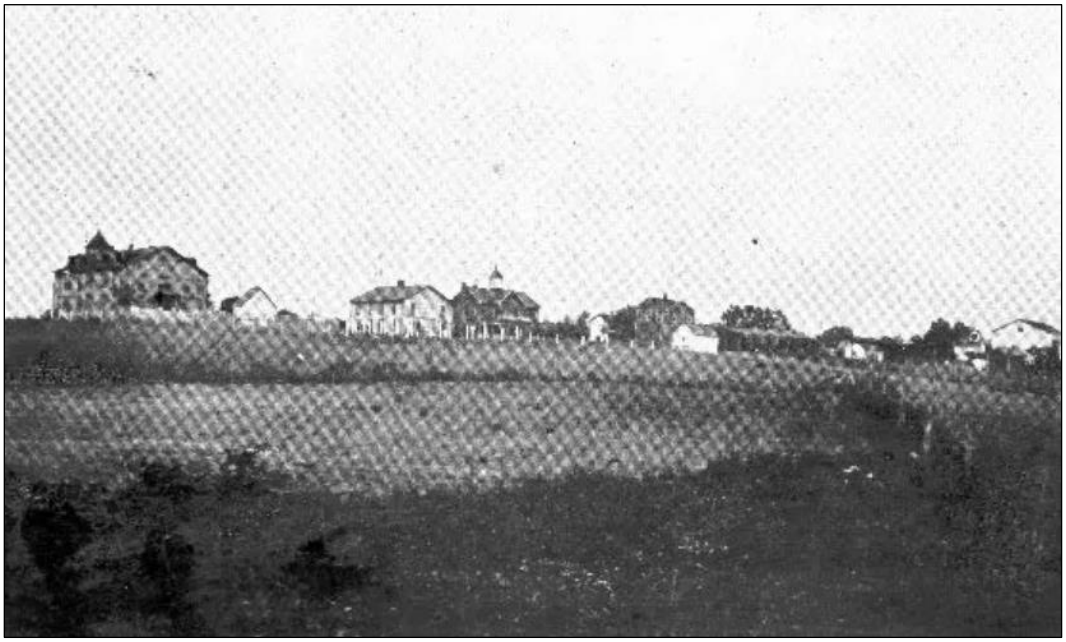

Figure 6: View of School Buildings in 1904 With Hackley Hall in Center (National Park Service 2023).

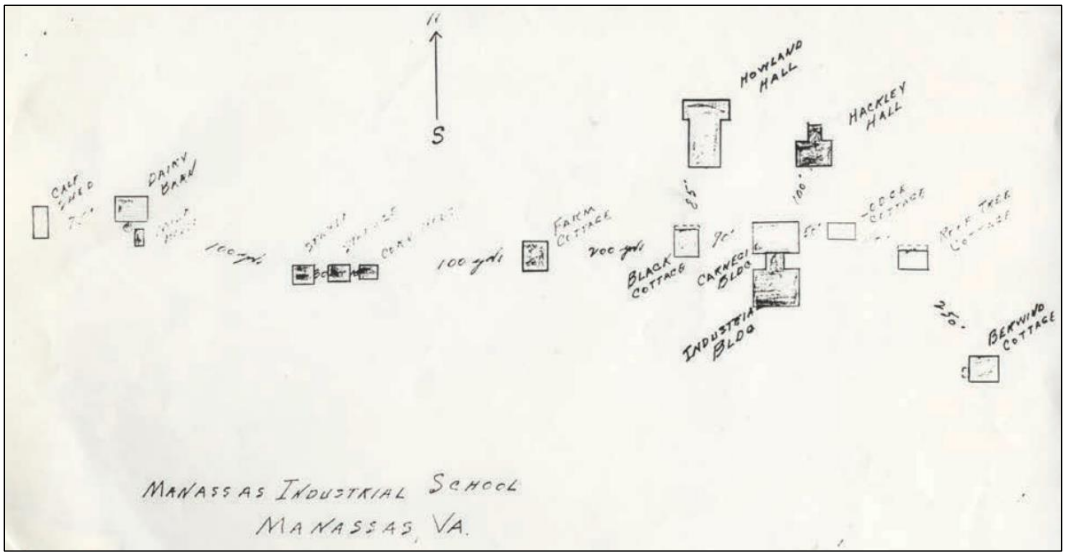

Figure 7: Undated Drawn Map of Manassas Industrial School Campus (Lyons 2021).

The Manassas Industrial school grew to a 200-acre (80.9-ha) campus with a dozen buildings and roughly 150 students attending each term. The campus was described as being open, elevated and healthful, surrounded by picturesque scenery (see Figure 6, p. 36; Figure 8). The school was run as an independent, self-sufficient community where students used their skills to labor and produce necessities to assist in paying the fees for their tuition and board. The campus' model farm included enough livestock and produce to sustain the students and teachers during the school year (Sprinkle 1993).

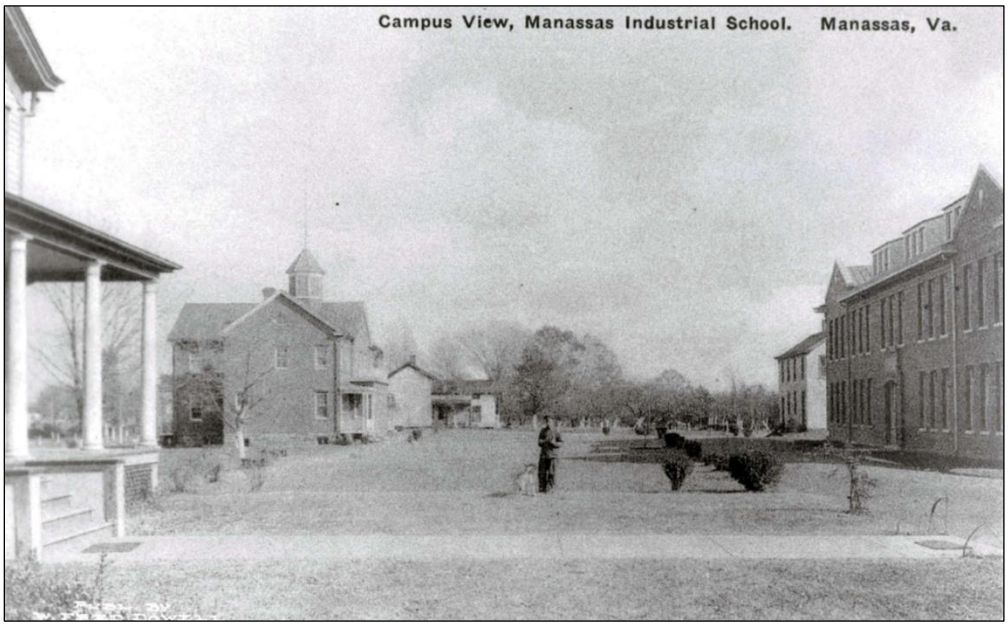

Figure 8: 1925 Campus View Looking Northeast with Hackley and Carnegie Halls in the Background (van Zelm 2020).

Within another decade, the Berwind Hospital was built as the campus's medical facility and the Black Cottage, also known as the home economics cottage or just the Cottage, was built by students in 1914 as a model cottage in conjunction with the 8-acre (3.2-ha) model farm (Figure 9–Figure 10, p. 38) (Lyons 2021; Manassas Museum n.d.). Additionally, by 1912, an acetylene gas plant had been built to the south of the Carnegie Building, presumably to provide it with light (Figure 11, p. 39) (Sanborn Map Company 1912).

With the growth of the school, Dean continued to fundraise and be involved serving on the board of trustees and held the position of matron for the girls' dormitory (Koman 1993). Both the boys and girls were under supervision of a commandant and matron. Rooms were inspected daily for neatness, and students were expected to keep sober and fit. The daily routine of the school was strict, and stressed "interdependence and mutual helpfulness" (Sprinkle 1993).

Leading up to Jennie Dean's death in May 1913, her influence on how the school was run had lessened. Academic individuals who were thought to be more knowledgeable in the field of education took over the schools' direction (Koman 1993). The school continued to be run as a residential institution until Prince William, Fairfax, and Fauquier counties formed a joint board of control and purchased the entire campus in 1938, operating it as a regional school for African

American students known as Regional High School. At the time, the campus included 14 buildings, including Hackley, Howland, Carnegie, and Bailey Halls and the Cottage (Figure 12 and Figure 13, p. 40) (Sprinkle 1993).

Figure 9: The Cottage Circa 1915 (Manassas Museum n.d.).

Figure 10: 1917 Campus View Looking Northeast Across the Manassas Industrial School. The Cottage is circled in pink (Davis 1917). The acetylene gas plant is likely the building located farthest right in the photo.

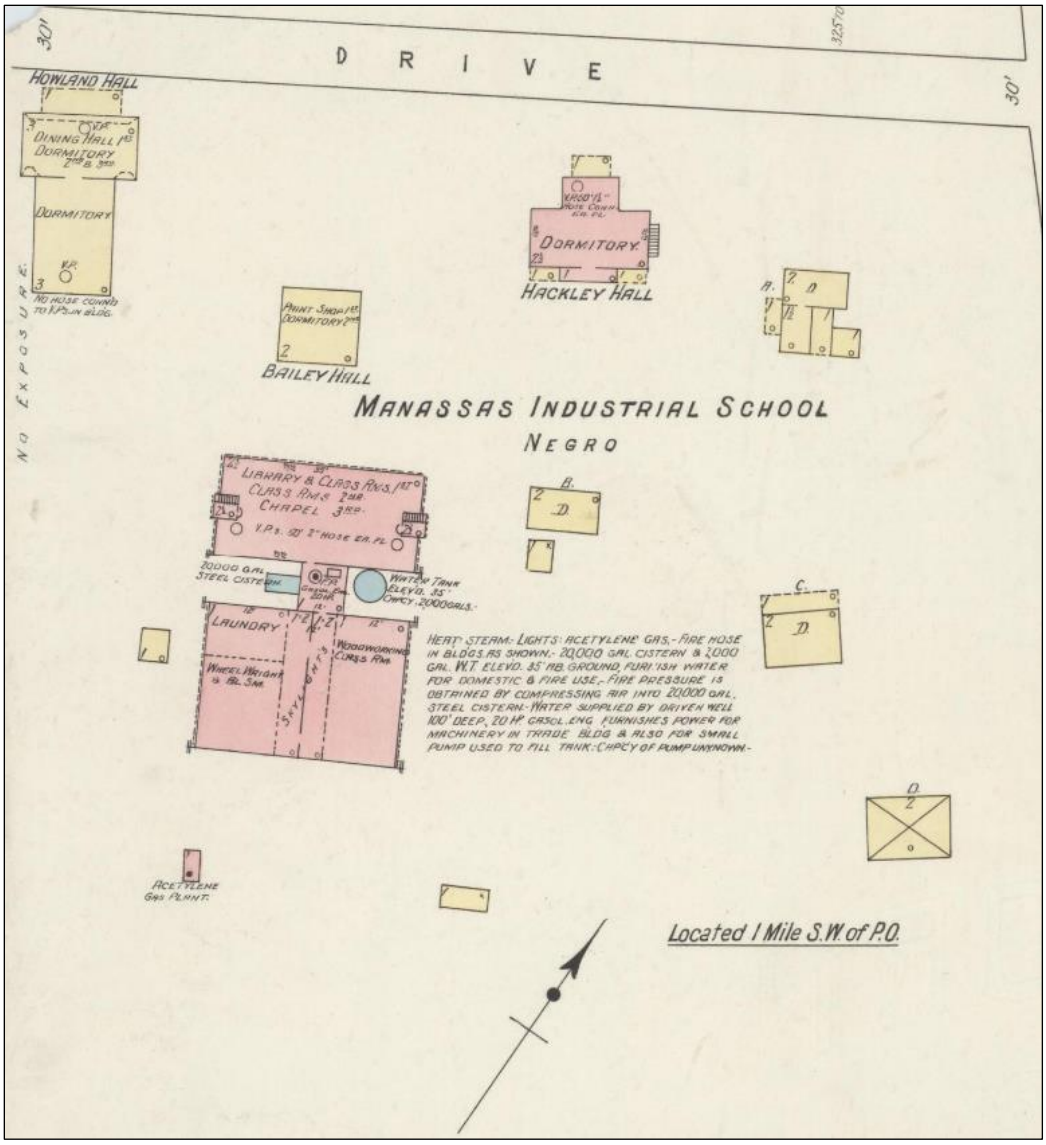

Figure 11: 1912 Sanborn Map of the City of Manassas Showing the Manassas Industrial School (Sanborn Map Company 1912). The Cottage was not constructed until 1914 and is not shown on this map.

In 1949, the first portion of what is now Jennie Dean Elementary, was constructed as the vocational building for Regional High School. In the mid-1950s, the multi-county regional board was dissolved and the land and existing facilities were released to Prince William County. In 1959, an addition to the vocational building was constructed, and the school became the Jennie Dean High and Elementary School with grades 1–12. Additionally, while the 1954 ruling of Brown v. Board of Education outlawed segregated education, Prince William County public schools were not integrated until 1966. From 1959 through the 1960s, most of the original buildings of the Manassas Industrial School were demolished. (Koman 1993; Sprinkle 1993). The one surviving Industrial School Building, the Cottage, was moved to Jefferson Street where it still stands (Photo 6, p. 41). In 1995, the Manassas Industrial School and Jennie Dean Memorial Park was dedicated at the site of the original school buildings (van Zelm 2020).

Today, the footprints of Hackley, Howland, and Carnegie Halls are outlined in masonry and the circa-1960 school building is known as the Jennie Dean Elementary School (Figure 14, p. 41).

Figure 12: The Carnegie Building Overgrown in Ivy Around 1935 (Manassas Museum Collection n.d.).

Figure 13: 1937 Aerial Image Showing the Three Main Buildings of the Campus (Prince William County 1937). The Cottage is located to the southwest of the H-shaped Carnegie Building as is in the pink circle.

Photo 6: The Cottage in 2024 Standing on Jefferson Street, Facing West.

Figure 14: 2023 Aerial Image Showing the Memorial Park to the Northeast of the Current School Building and the Three Main Building Footprints Can be Seen (Google 2023).

Shovel Testing

Area 1 was subjected to a close-interval systematic STP survey. A total of 74 STPs was excavated within Area 1. An additional 45 STP locations on the survey grid remained unexcavated due to slope associated with grading, the road, a bike path, and buried powerlines (Figure 15, p. 43). Artifacts were recovered from 23 positive STPs across Area 1, with a concentration near Carnegie Hall and others near the modern bike path; artifacts recovered will be described in more detail in the Artifact Analysis section (p. 51). The site boundary for 44PW0505 was thus expanded to include these artifact locations. No evidence of the acetylene plant or the wooden building shown within Area 1 on the 1912 Sanborn Map was found (see Figure 11, p. 39).

The average STP in Area 1 was excavated to a depth of 0.81 feet (24.7 cm), with the deepest STP extending to 1.2 feet (35.6 cm). Topsoil depths within Area 1 averaged 0.43 feet (13.1 cm), while the deepest topsoil horizon reached a depth of 1 foot (30.5 cm). A typical profile ranged from a yellowish red to strong brown (5YR 5/8 to 7.5YR 5/6) silty clay or silty loam topsoil. The topsoil typically overlies a sterile, yellowish red to light red (5YR 6/6 to 2.5YR 6/8) silty clay or clay subsoil (Figure 16, p. 44).

Six STPs along the edges of Area 1 had three strata. Three within transect B had a dark yellowish brown (10YR 4/4) clay loam topsoil over a brownish yellow (10YR 6/6) clay Stratum II and then a yellowish red (5YR 5/6) clay subsoil. The remaining three generally had a yellowish red (5YR 5/8) silty loam over a brownish yellow (10YR 6/6) clay Stratum II and then a light red (2.5YR 6/8) clay subsoil (Figure 17, p. 44).

Backhoe Stripped Areas

A backhoe with a flat blade was used to remove the topsoil within Area 2 to expose potential features associated with the Cottage. While the entire area was intended to be stripped, the presence of a sidewalk and a water line resulted in the creation of three stripped areas, labeled Stripped Areas A, B, and C (Figure 18, p. 45). Stripped Area A was in the northwestern corner of Area 2, Stripped Area B was small and narrow in the north corner of Area 2, and Stripped Area C covered the entire area south of the sidewalk. Stripped Area C was shallower than Stripped Areas A and B because architectural remains showed up higher in the soil profile. This, along with a lack of debris and artifacts, suggests that the area north of the sidewalk within Area 2 had been more heavily disturbed by construction, utilities, and grading. Because no intact layers were observed, no soil profiles were drawn. The location of all features, notable artifacts, and the edges of stripped areas were recorded with a handheld GNSS unit. Artifacts are described in more detail in the Artifact Analysis section below (p. 51).

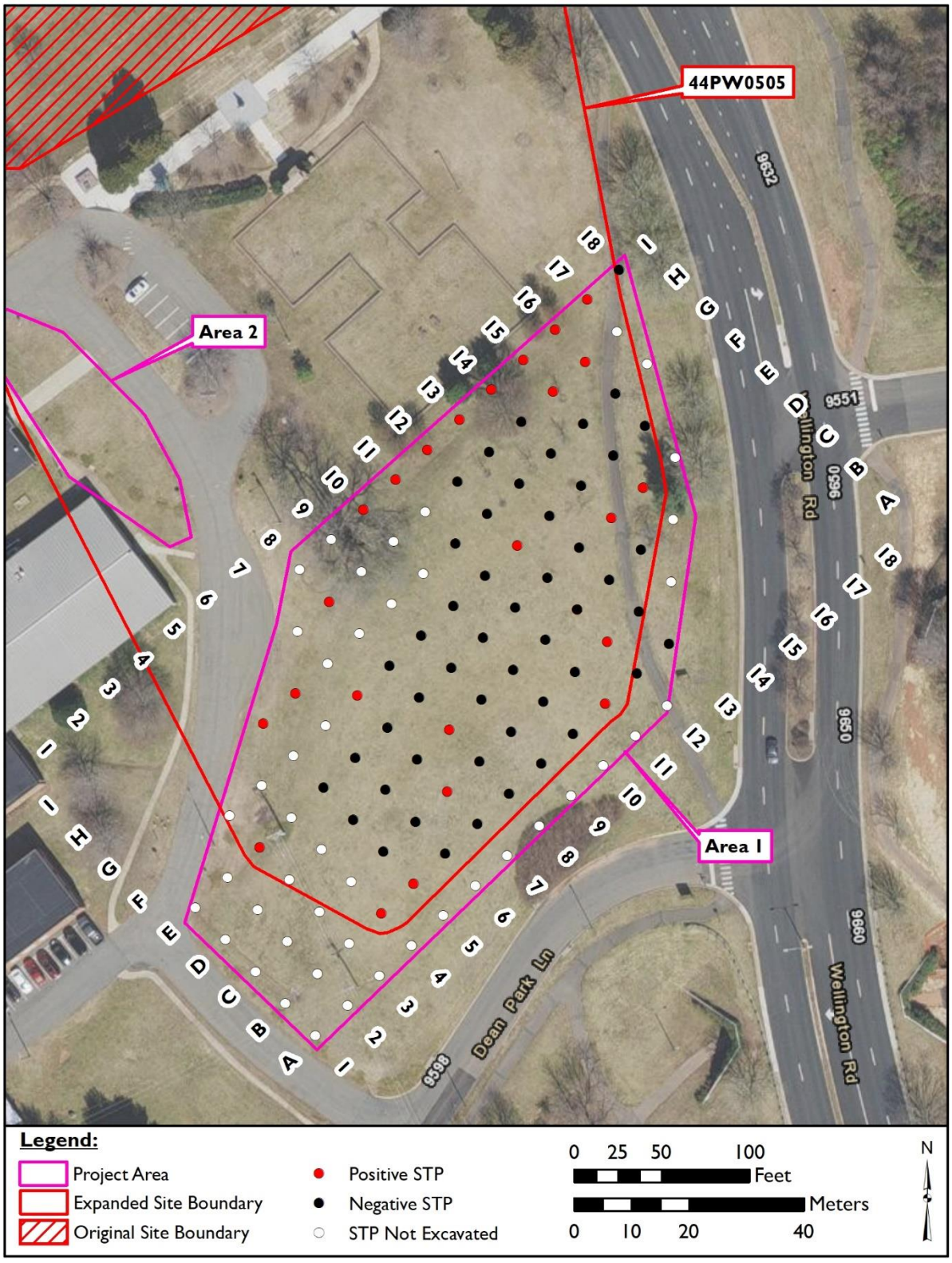

Figure 15: STP Survey Results within Area 1 (VGIN 2021).

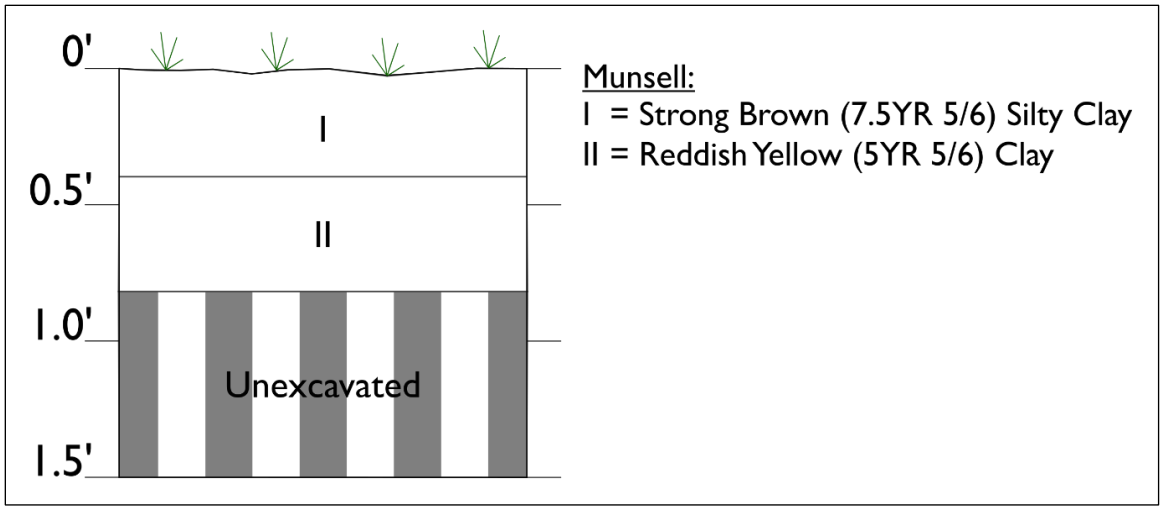

Figure 16: Typical STP in Project Area (STP F-10).

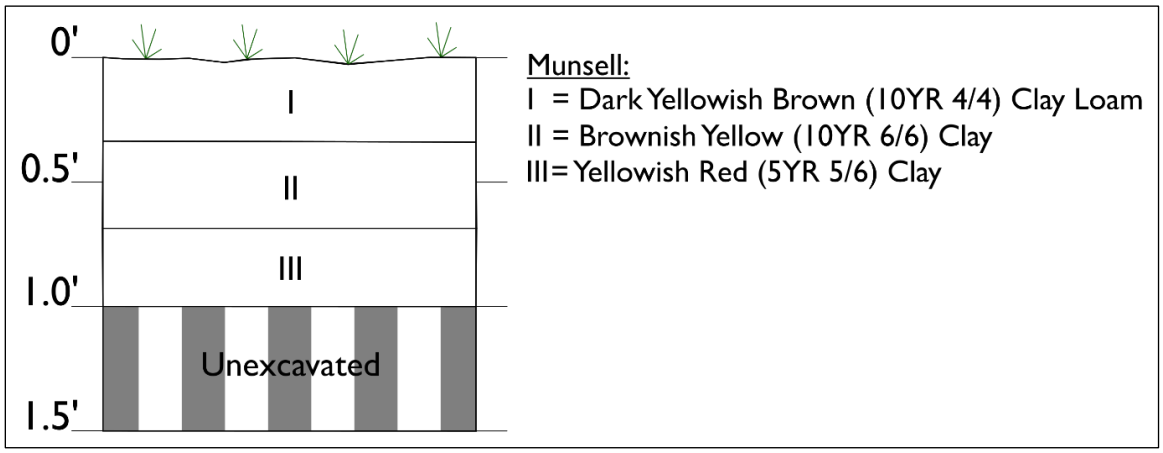

Figure 17: Typical STP in Area 1 (STP B-8).

Stripped Area A, located in the northwestern corner of the Area 2, uncovered multiple utility trenches as well as one tree hole or post hole feature. A fiber-optic utility trench was observed along the western edge of Stripped Area A and so the western end of the unit was not excavated to subsoil. Few artifacts were seen in the topsoil of Stripped Area A, including only one brick and no window glass. Most other collected and observed artifacts appeared to post-date the removal of the Cottage. Feature 1 was a thin white line of clay, presumed to be a defunct utility running north-south through the stripped area with a slight curve. Feature 2 was another utility trench, this one presumed to be the edge of the marked waterline. Feature 3 was an area of dark organic matter—either charcoal, degraded wood, or a mix of the two—that measured 1.2 by 0.9 feet (40 by 27 cm) (Photo 7, p. 46). Higher up the feature appeared to be round and was presumed to be a planting hole. However, as it was being cleaned, two of the edges became straight and a piece of coal was found in the fill, leading to the possibility that it is a post hole. The coal indicates that whether a planting hole or post hole, Feature 3 dates to 1893 at the absolute earliest (Photo 8, p. 47).

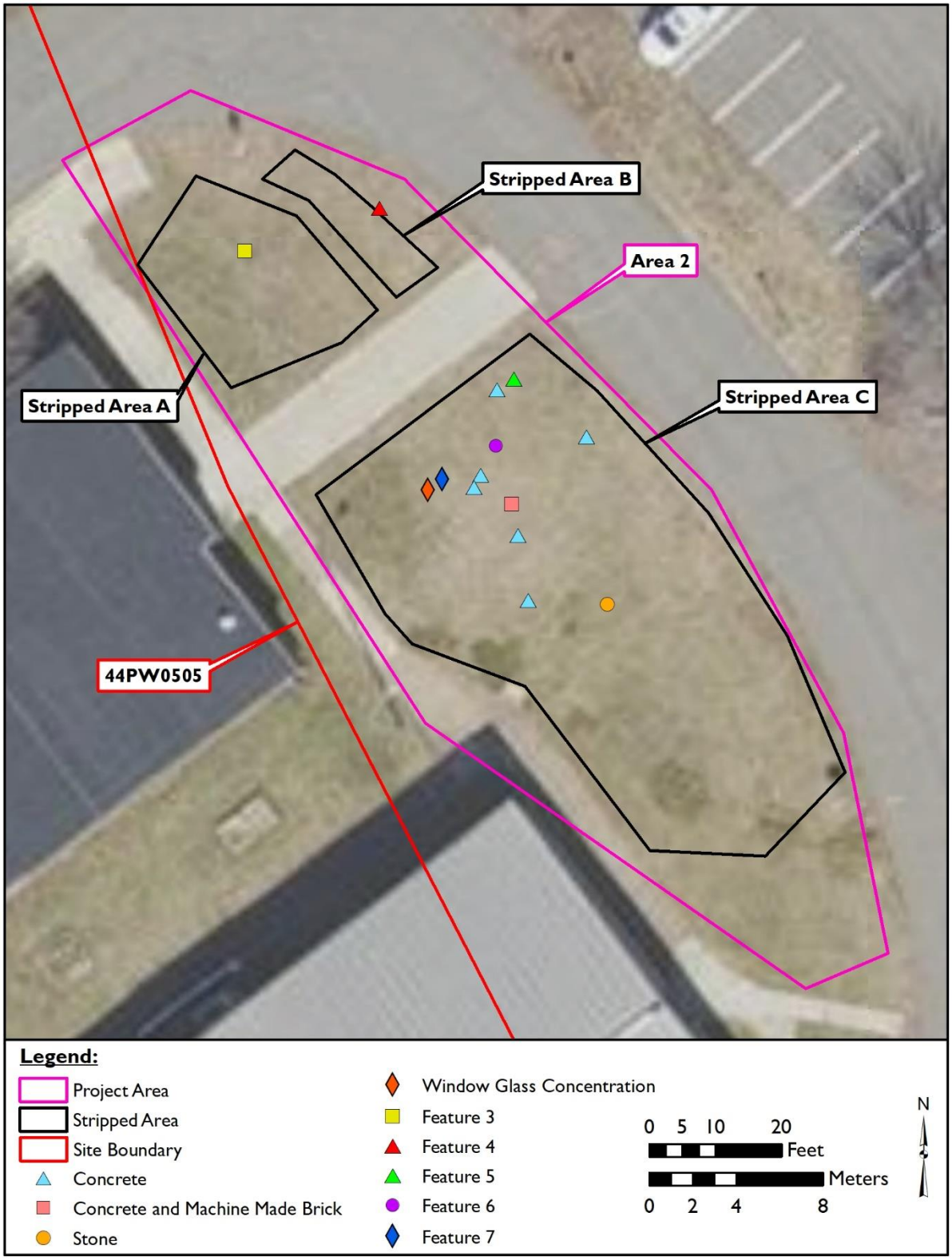

Figure 18: Results of the Stripped Areas in Area 2 (VGIN 2021). Features 1 and 2 are not shown as they are modern utilities.

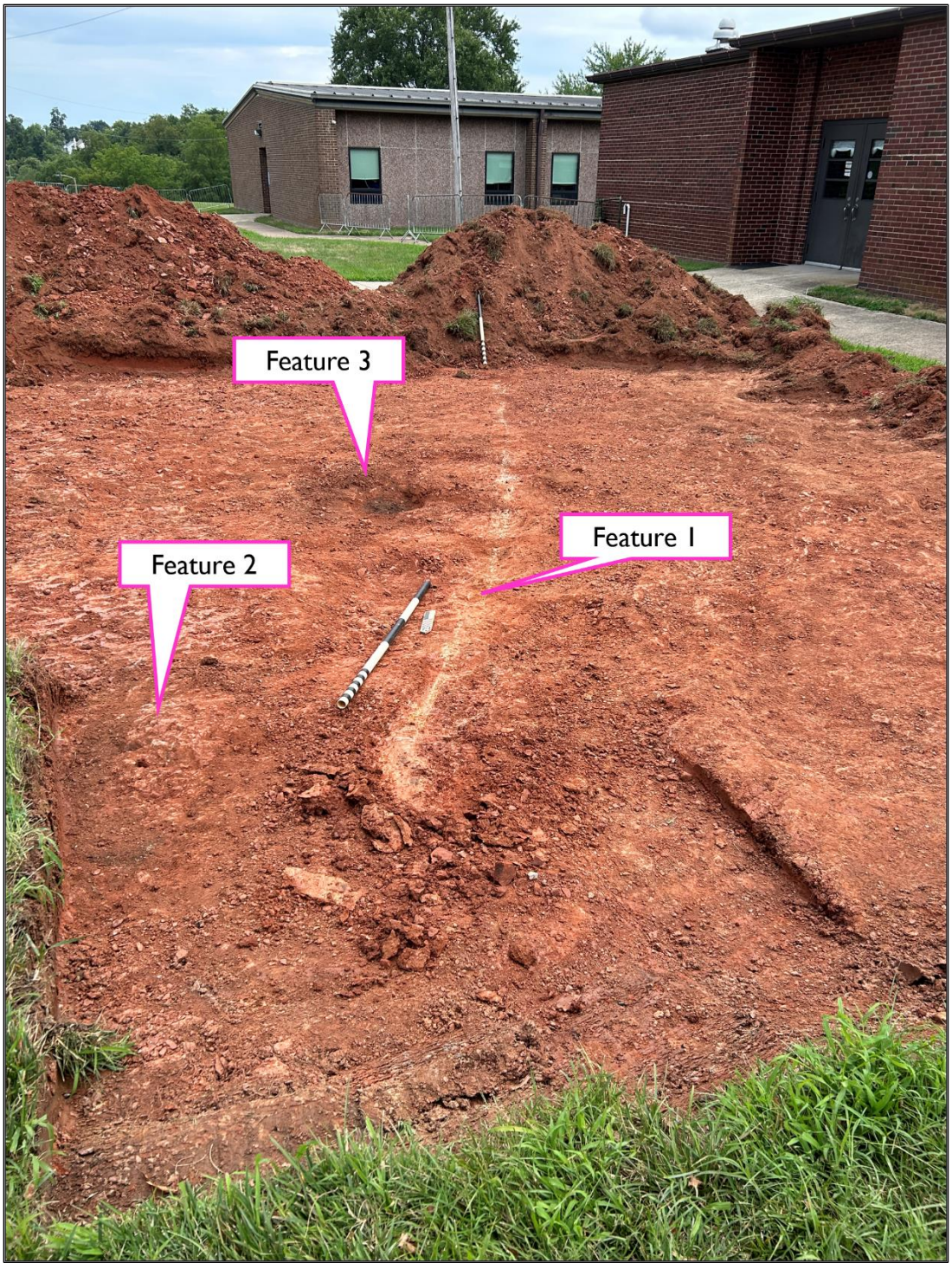

Photo 7: Stripped Area A, Facing South. Feature 1 is visible through the center, with Feature 2 on the left and Feature 3 labeled in between.

Stripped Area B was a narrow area located between the waterline, driveway, and sidewalk in Area 2. It was similar to Stripped Area A, with few artifacts in the topsoil. However, along the edge of Stripped Area B, Feature 4, a patch of degraded concrete, was observed. Unlike the

concrete and mortar discussed below in Stripped Area C, this was a large thin area of concrete, which may suggest it was in situ. Feature 4 extends beyond the eastern edge of Stripped Area B, meaning its full extent was unable to be observed. The concrete patch was 4.3 feet (1.3 m) long and at least 1.5 feet (0.5 m) wide (Photo 9).

Photo 8: Stripped Area A, Feature 3.

Photo 9: Stripped Area B, Feature 4.

Stripped Area C, covering all of Area 2 south of the sidewalk, produced the most evidence for the location of the Cottage (Photo 10). Unlike Stripped Areas A and B, architectural artifacts, especially window glass, concrete and cement mortar, were quickly noted a few tenths of a foot below the sod. Stripped Area C was excavated at a shallower depth than Stripped Areas A and B but revealed a concentration of building debris just south of the sidewalk. The southern half and the western edge of Stripped Area C had no architectural debris and the few artifacts identified post-dated the removal of the Cottage. Two oil tanks were situated in the northwest corner of Stripped Area C until the 1990s, resulting in a very disturbed context in that corner.

Photo 10: Stripped Area C in Progress, Facing Southwest.

Despite this concentration of building debris and school-era artifacts in Stripped Area C, only three features were identified (Photo 11, p. 49). Numerous pieces of concrete, cement mortar, and bricks were found in the northern portion of Stripped Area C, but none appeared to be in situ. Feature 5 is a sheared off iron pipe, 0.6 feet (18 cm) in diameter, filled with a white powder (Photo 12, p. 49). This white powder appears to be degraded aluminum. A section of iron pipe was found in the topsoil nearby and may be related. This pipe was likely related to the Cottage and provides additional evidence that it was originally situated within Area 2. Feature 6 is a possible planting hole or post hole (Photo 13, p. 50). It was filled with identical material to Feature 3, although is slightly larger at 1.85 by 1.5 feet (0.6 by 0.5 m), possibly because it was identified higher up in the stratigraphy. Additionally, a cinder block paver was found sitting on the top of Feature 6, a wire nail was observed in the fill, and a concrete fragment was located on the eastern edge of the feature. Finally, Feature 7 is a faint black stain of an unknown purpose located west of Feature 6 (Photo 14, p. 50). It appears to be shallow and measures only 0.5 by 0.4 feet (15 by 12 cm). No artifacts were found in Feature 6, but it was located near a heavy concentration of broken window glass.

Photo 11: Northern Portion of Stripped Area C, Looking South. Note Features 5–7.

Photo 12: Stripped Area C, Feature 5.

Photo 13: Stripped Area C, Feature 6.

Photo 14: Stripped Area C, Figure 7.

Artifact Analysis

The assemblage from the Manassas Industrial School survey consists of 235 historic artifacts recovered from STPs and BHTs. Area 1, which was subject to STP survey, had 112 artifacts and 123 artifacts were collected from Area 2, which was the subject of BHT investigations.

Area 1

Of the 112 artifacts from the STPs in Area 1, those that fall into the historic other category are the most numerous (Table 7). Eighteen of the 37 historic other artifacts are indeterminate pieces of slate. There is a chance they may be natural stones to the area, although their smooth surfaces suggests that they could have been used as writing slates, a common artifact at schools from this time period. Because the pieces of slate are all small, no definite determination of their origin was able to be made. There are a number of more recent artifacts such as a piece of green plastic, a piece of white rubber, a piece of Styrofoam (post-1944), a plastic wrapper that says "MADE IN USA," a plastic bottle cap, and a Budweiser beer can (post-1975) (Miller et al. 2000; Schroeder 2019). Most of these likely post-date the Manassas Industrial School. Additionally, 11 pieces of coal slag and two fragments of sewer or water pipe along with 24 pieces of coal that appeared unburned, were recovered. Coal, and the resulting slag, were crucial to keeping schools heated in the nineteenth and twentieth centuries. African American schools often had to rely on coal far longer than neighboring white schools (Betti 2023), so the coal could have come from nearly the entire history of the Manassas Industrial School. Most of the coal came from the northern portion of Area 1, closer to the Carnegie Building, and likely was associated with heating that building. The remaining four organic artifacts are pieces of fabric, all found in STP H-8 on the northwestern part of Area 1 towards the Cottage's original location.

Table 7: Artifacts Recovered from Area 1.

Type	Count	Percent
Architectural	16	14.3%
Ceramic	3	2.7%
Glass	27	24.1%
Historic Other	37	33.0%
Metal	1	0.9%
Organic	28	25.0%
Total	**112**	**100.0%**

Glass is the next most common category with 27 fragments found in Area 1. Ten of the pieces are machine made, 16 are at least molded, and one is indeterminate. The glass colors include green, aqua, colorless, and amber. One is a piece of car safety glass (post World War I–present), while the rest are either unidentified container glass or bottles. The 16 architectural artifacts include two ungalvanized wire nails (1890–1945), eight fragments of brick with indeterminate manufacture methods, one piece of asphalt roofing shingle (1917–present), and five fragments of window glass (Adams 2002; Miller et al. 2000). The remaining four artifacts include an iron bolt, one piece of ironstone (1840–present), and two pieces of light blue

bathroom or kitchen tile (Digital Archaeological Archive of Comparative Slavery [DAACS 2006]).

The majority of the datable artifacts found in Area 1 are from the mid-twentieth century or later, possibly overlapping with the Manassas Industrial School, but more likely dating to the use of the property for the current Jennie Dean Elementary School. The less datable artifacts, such as the coal and molded bottle glass, are still likely twentieth century. The coal and slag are the only artifacts that can be definitively connected to the Manassas Industrial School (Photo 15).

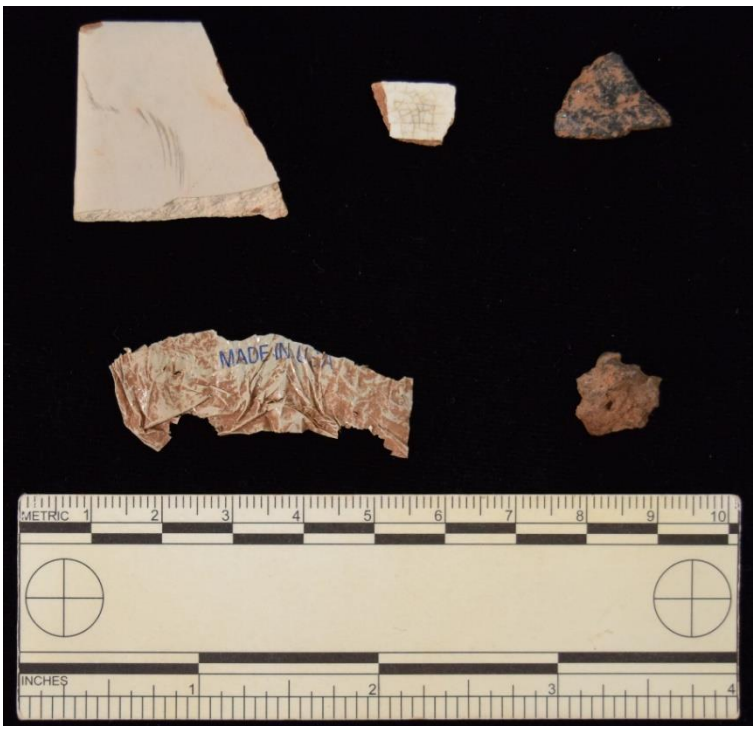

Photo 15: Artifacts From STPs in Area 1. Top from left to right: bathroom or kitchen tile, ironstone, and coal. Bottom from left to right: plastic wrapper and coal slag.

Area 2

A total of 123 artifacts was collected from Area 2 (Table 8, p. 53). Only a sample of the artifacts was collected, with the majority found in Stripped Area C where numerous pieces of architectural materials were uncovered. Out of the 123 artifacts, 11 were collected from Stripped Area A, three were from Stripped Area B, and 109 of the artifacts were from Stripped Area C. Since this division into three stripped areas was arbitrary, directed only by the location of the sidewalk and waterline, the artifacts are being discussed together as one assemblage. A single artifact pre-dated the Manassas Industrial School, a piece of quartz angular debris from the precontact period.

Architectural artifacts were the largest category collected (n=46), with window glass being the most common (n=19) (Photo 16, p. 53). The window glass is largely from a concentration located near Feature 7 (see Figure 18, p. 45). Ten of the architectural artifacts are a variety of

tile types including grey asbestos tiles, white ceramic kitchen or bathroom-style tiles, and green linoleum tiles, suggesting a variety of floor or wall finishes within the Cottage. There is also a concrete paver tile found in Feature 6. One piece of mortar, six pieces of concrete, and five bricks were also collected. The brick fragments are different sizes and colors with different inclusions, indicating more than one batch of bricks had been used in the construction of the Cottage and similarly, the concrete pieces are different colors and had different sized rocks. Finally, there are also three cut nails (1815–1890) and one ungalvanized wire nail (1890–1945) (Adams 2002). While the end date for cut nails is often given as 1890, they continue to be sold through today and were available in 1914 when the Cottage was constructed. Other schools dating to this period and later in Virginia were constructed in part using cut nails (Betti 2023).

Table 8: Artifacts Recovered from Area 2.

Type	Count	Percent
Architectural	46	37.4%
Ceramic	6	4.9%
Glass	40	32.5%
Historic Other	15	12.2%
Lithic	1	0.8%
Metal	4	3.3%
Organic	5	4.1%
Personal	6	4.9%
Total	**123**	**100.0%**

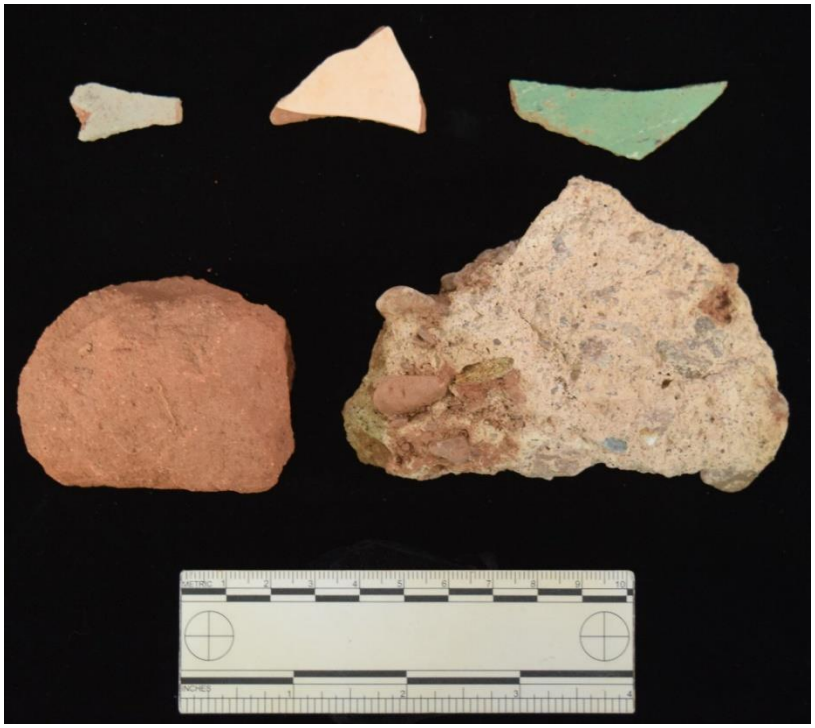

Photo 16: Architectural Artifacts from Area 2. Top from left to right: asbestos tile, ceramic tile, and linoleum tile. Bottom from left to right: brick and concrete.

There were also numerous pieces of vessel glass identified (n=37). The majority (n=32) is container glass, either molded (n=31) or machine-made (n=1) and ranging from colorless, to amber, dark green, solarized (1880–World War I), aqua, or milk glass (Lockhart 2006). All of the bottle glass (n=5) is identifiable as machine-made. One of the bottles has a possible valve mark on it, which would date it to approximately between 1900 and the 1940s, although they are more commonly found on wide-mouth containers like jars (Lindsey 2024). The color and shape of one of the bottle pieces indicates it is most likely a piece of a Coca-Cola bottle. Soda bottles are relatively common finds on African American school sites (Betti 2023; Richardson 2023). The remaining three pieces of glass include one piece of mirror glass and two car headlight fragments. There are only six ceramics: one piece of grey stoneware and five fragments of ironstone (1840–present) (DAACS 2006).

The 17 artifacts categorized under historic other include a bottle cap, a flattened blue pen cap, a complete ball point pen, four pieces of coal slag, eight pieces of sewer or water pipe, and an indeterminate piece of plastic. In addition to the four pieces of coal slag, five pieces of coal were also collected and comprise the entire organic artifact category. These are only a sample of the numerous pieces of coal and slag found in Area 2, likely representing how the Cottage was heated, through a coal stove. The four metal artifacts include two pieces of indeterminate iron, a lag bolt, and a piece of a circular pipe fragment. It is similar in diameter to the pipe in the ground in Feature 5 and found not too far from this feature; therefore, it is likely associated.

Finally, there are six personal items. First was a penny. However, once taken back to the lab and cleaned, it was determined to be from 2002 and thus from the time period of the current Jennie Dean Elementary School, not the Cottage. There is also a piece of plastic that may either be a button or cap. A complete golf ball marked ‘Acushnet 1/Club Special 1”’ was found in Area 2. Based on the appearance and disappearance of newspaper advertisements for this brand of golf ball, it is likely from the late 1960s or 1970s, after the Cottage was moved (Newspapers.com 2024).

Three of the artifacts that likely relate to the Cottage and the students at the Manassas Industrial School are a glass bead and two plastic hair combs (Photo 17, p. 55). The bead is 3/4 inch (18.7 mm) in diameter and colorless, likely used for a piece of jewelry, worn by a high school student, a teacher, or even a community member visiting the school. Interestingly, it is made of leaded glass, suggesting an earlier date. Two plastic hair combs were found in Stripped Area C. The first is light green pocket comb without any other identifying features, it may have been intended for a man or a woman. The original color of the second comb is hard to determine, but it may have been a tortoiseshell pattern. It had a row of eight rhinestones along the top, which, along with the fact it is only approximately 4 inches (10.2 cm) long suggests it was a decorative hair comb, albeit on the simple side. While the type of plastic for both combs is indeterminate, the one with rhinestones shares some similar characteristics with celluloid, a plastic that dates from the late nineteenth century through the 1930s (Luscomb 2006.). Hair combs and beads are both common personal items found at African American schools in Virginia (Betti 2023).

The artifacts found in Area 2 are a mix of items relating to the Cottage, mostly at the time of its destruction, and those relating to the present Jennie Dean Elementary School. They represent a light destruction layer where the Cottage once stood. Because this layer represents

the movement of the building rather than its total destruction, there are few nails or roofing shingles and most of the architectural artifacts are items relating to the piers or foundations of the building like bricks and concrete. Some of the container glass and ceramics may reflect the use of the Cottage for home economics purposes, where girls would have been taught cooking and canning. The coal and coal slag represent how the Manassas Industrial School was heated. The Cottage likely had at least one, if not more coal stoves both for heating and for teaching cooking. The only other education-related artifacts, the pen and pen-cap, are most likely from the Jennie Dean Elementary School period. Since much of the area that was subjected to BHT survey would have originally been under the Cottage and since schools, especially African American schools, kept their yards relatively clean (Betti 2023), it is not surprising that few artifacts relating to the use of the Cottage from 1914 until it was moved in the 1960s were found.

Photo 17: Bead and Two Hair Combs found in Area 2.

Site 44PW0505, Manassas Industrial School

The review of the history of the Manassas Industrial School showed that the school was founded in 1893 as a school for African American children. The campus eventually encompassed a 200-acre (80.9-ha) campus with 14 buildings, including dormitories, academic buildings, a medical facility, and the Cottage, also known as Black Cottage or just the Cottage. The Cottage was constructed in 1914 by students and was later moved to nearby Jefferson Street in the 1960s, where it is still located. Previous archaeological excavations in the 1980s and in 1994 focused on the larger school buildings to the north of the current project area and resulted in site 44PW0505 being listed in the VLR and resource 155-0010 being listed in the VLR and NRHP. The current archaeological study focused on the hill to the south of the location of the Carnegie Building and the suspected original location of the Cottage.

The archaeological study uncovered a mix of modern artifacts and Manassas Industrial School-era coal on the hill in Area 1. Most of the artifacts, including those that could potentially date to the period of the Manassas Industrial School, were located on the north and northwestern edges of Area 1, close to the foundations of the Carnegie building or along the present driveway. There was no indication of the two buildings shown in the 1912 Sanborn map found, although numerous grey rocks were noted in the area around the approximate location of the acetylene gas plant. None were collected, as they were presumed natural in the field, but these could be the calcium carbide needed to produce acetylene gas. However, according to Berger's 1994 report, this portion of Area 1 was a former tennis court, which likely removed all architectural evidence of the gas building (Berger 1994:3). In Area 2, destruction debris and a handful of artifacts relating to the Cottage and additional artifacts dating to the Jennie Dean Elementary School were found. As such, it was determined that the boundaries of site 44PW0505 should be expanded to include both Area 1 and Area 2 (Figure 19, p. 58). While this is only a small portion of the original 200-acre (80.9-ha) school property, the archaeological site comprises the core of the school and the majority of the academic buildings, now that it has been expanded to include the Cottage.

Site 44PW0505 is unique example of an excavated residential African American school in Virginia. While only a handful of Jim Crow-era African American schools have been excavated in the state, and across the rest of the south, the rest of the African American schools excavated in Virginia are day schools, mostly rural, rather than a large 200-acre (80.9-ha) school with multiple buildings, dormitories, and large-scale industrial training. Similarly, few white schools of this type have undergone archaeological studies. A few comparative historic examples of residential African American schools in Virginia, such as the Gloucester Agricultural and Industrial School, have not been excavated. Despite its unique status, the Manassas Industrial School can be compared to the few excavated African American schools in the state and other residential schools in nearby areas.

The artifacts from Dovetail's excavations, while few in number, are remarkably similar to those from other African American schools in the state. Hair combs, beads, soda bottles, and car headlights, are very common on these sites and are representative of the schools as community spaces for personal expression. Coal is similarly common as it was one of the main ways school stoves were heated, along with wood. Understanding how late into the twentieth century coal continued to be used can be important evidence for Jim Crow discrimination as

white schools were provided with modern steam or electric heat and Black schools continued to rely on stoves (Betti 2023). The Cottage, as both a building constructed by students and then as a setting for home economics classes, is connected to the larger societal debates in the nineteenth and twentieth centuries around the purpose of education for African American children. Industrial, or skills-based training, which was the core of the Manassas Industrial School's initial philosophy, was heavily pushed by Booker T. Washington and many Northern, white philanthropists. This was in contrast to a more classical education, including training in languages, history, science, and higher mathematics, which was pushed by activists such as W.E.B. DuBois. However, in contrast to the excavations from the 1980s and 1990s at the Manassas Industrial School, as well as excavations of Black schools elsewhere in Virginia and the region, Areas 1 and 2 were heavily disturbed with few artifacts dating to the Jim Crow-era. Because of this, **Dovetail recommends that Area 1 and Area 2 do not contribute to the eligibility of 44PW0505 and 155-0010.**

Site 44PW0505 was listed in the VLR in 1994, but did not include Area 1 or Area 2 or the foundations of the Carnegie Building, just Howland Hall, Hackney Hall, and the approximate location of the old school foundation identified in the 1980s. Resource 155-0010 is more expansive and included all of site 44PW0505 along with the location of the Carnegie Building, Berwind Cottage, as well as portions of Area 1 and Area 2. Resource 155-0010 was listed in the NRHP in 1994 under Criterion D, but not under Criteria A–C, due to "its below-ground remains [that] contain a unique record of daily life at a residential vocational school for black youth during the late nineteenth and early twentieth centuries" and "because its subsurface remains contains[sic] information on the standards of living for the school's students and teachers" (Sprinkle 1993). Due to the key role the archaeological evidence from site 44PW0505 played in the listing of 155-0010 in the NRHP, **Dovetail recommends that site 44PW0505 be added to the NRHP listing for the Manassas Industrial School (155-0010) as a contributing resource.**

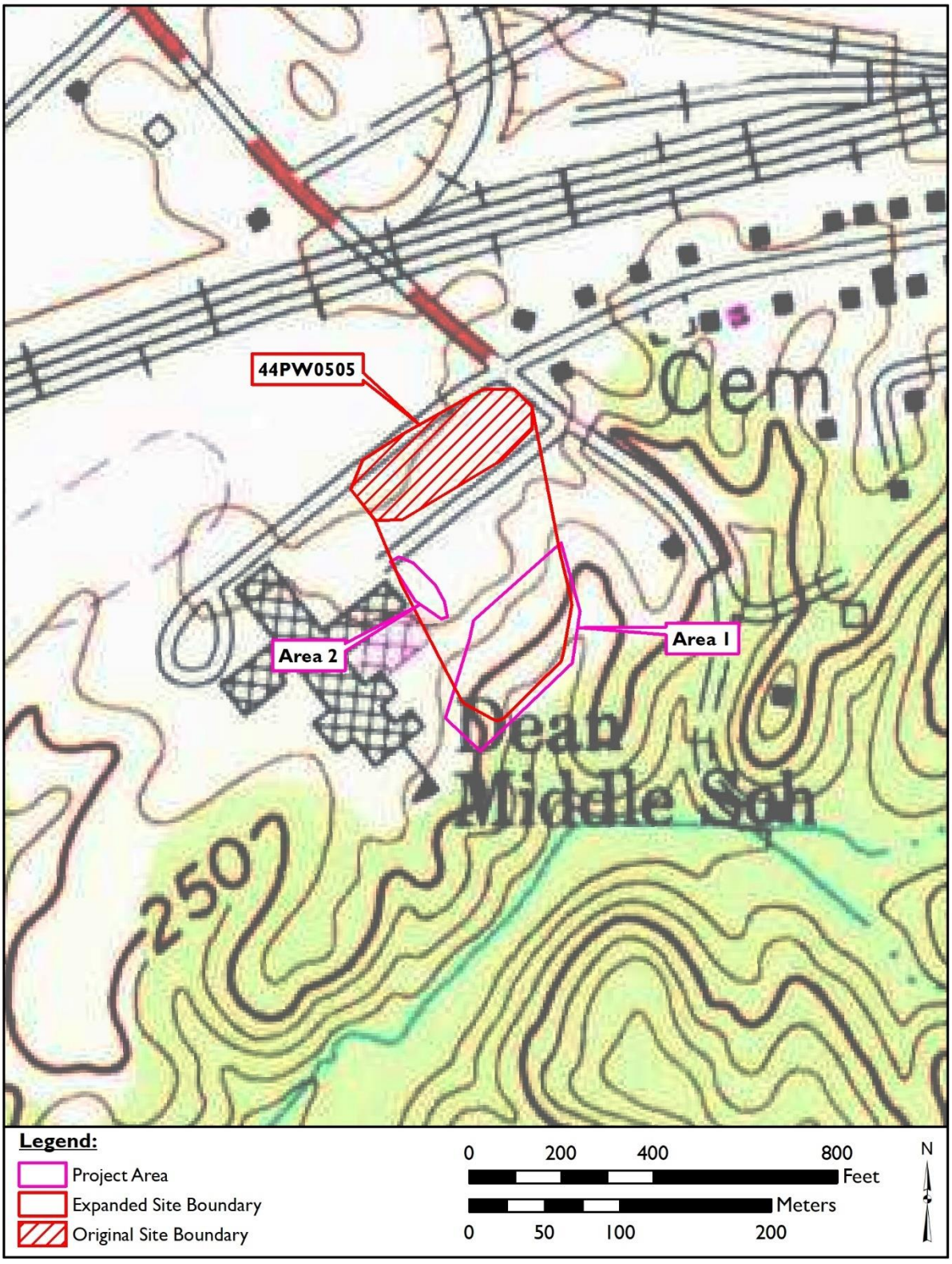

Figure 19: Topographic Map Showing the Newly Expanded Boundaries for Site 44PW0505 (USGS 1987).

SUMMARY AND RECOMMENDATIONS

At the request of Kimley-Horn on behalf of the City, Dovetail conducted an archaeological survey at Jennie Dean Elementary School in the City of Manassas at two locations, the 1.6-acre (0.6-ha) Area 1 and the 0.16-acre (0.06-ha) Area 2. The City has proposed the relocation of a building known as the Cottage from its current location on Jefferson Street in the City of Manassas back to its original location, or nearby, on the campus of the Jennie Dean Elementary School. The project, conducted in July 2024, was designed to identify subsurface archaeological remains within the project area and to locate the original site of the Cottage to assist with its relocation. This survey complied with the DHR *Guidelines for Conducting Historic Resources Survey in Virginia* (2017).

Prior to fieldwork, a brief history of the Manassas Industrial School and comparative data on the archaeology of Black schools in Virginia were compiled to provide a framework for understanding the site occupation and archaeological finds. The archaeological fieldwork involved the STP survey of Area 1 and backhoe excavation in Area 2, as well as mapping of identified features. A total of 235 artifacts was recovered, 112 from the STPs in Area 1 and 123 from the stripped areas in Area 2.

The boundaries of the VLR-listed site 44PW0505, the Manassas Industrial School, were originally delineated in 1994 to only include the locations of Hackley and Howland Halls, not the current project area, and represents a fraction of the original 200 acres (80.9 ha) of the Manassas Industrial School, founded by Jennie Dean in 1893. Resource 155-0010, the Manassas Industrial School, has already been listed in the NRHP under Criterion D as intact subsurface remains of a nineteenth- and twentieth-century, residential, African American school. **Dovetail recommends that the archaeological site 44PW050 be expanded to include Areas 1 and 2, with these new areas not contributing to the overall eligibility of the site, and that site 44PW0505 be added to the NRHP listing for the Manassas Industrial School (155-0010) as a contributing resource, as the archaeological remains of the school formed the basis for the resource's listing.**

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APPENDIX A: SHOVEL TEST CATALOG

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Transect	STP	Level	Start Depth (ft.)	End Depth (ft.)	Soil Description	Artifacts	Comments
A	1				NOT EXCAVATED		road
A	2				NOT EXCAVATED		road
A	3				NOT EXCAVATED		utility
A	4				NOT EXCAVATED		utility
A	5				NOT EXCAVATED		slope
A	6				NOT EXCAVATED		slope
A	7				NOT EXCAVATED		slope
A	8				NOT EXCAVATED		slope
A	9				NOT EXCAVATED		slope
A	10				NOT EXCAVATED		slope
A	11				NOT EXCAVATED		slope
A	12				NOT EXCAVATED		slope
B	1				NOT EXCAVATED		driveway
B	2				NOT EXCAVATED		driveway
B	3				NOT EXCAVATED		drainage
B	4	I	0	0.5	5YR 5/8 yellowish red silty loam	3 glass	
B	4	II	0.5	0.9	2.5YR 6/8 light red silty clay		
B	5	I	0	0.5	10YR 4/4 dark yellowish brown clay loam	1 glass	
B	5	II	0.5	0.8	5YR 5/6 yellowish red clay		
B	6	I	0	0.3	10YR 4/4 dark yellowish brown clay loam		
B	6	II	0.3	0.6	10YR 5/6 yellowish brown clay		
B	6	III	0.6	0.9	5YR 5/6 yellowish red clay		
B	7	I	0	0.5	10YR 4/4 dark yellowish brown clay loam		
B	7	II	0.5	1	10YR 5/6 yellowish brown clay		
B	8	I	0	0.3	10YR 4/4 dark yellowish brown clay loam		
B	8	II	0.3	0.7	10YR 6/6 brownish yellow clay		
B	8	III	0.7	1	5YR 5/6 yellowish red clay		
B	9	I	0	0.2	10YR 4/4 dark yellowish brown clay loam		
B	9	II	0.2	0.5	10YR 6/6 brownish yellow clay		
B	9	III	0.5	0.8	5YR 5/6 yellowish red clay		
B	10	I	0	0.5	10YR 3/3 dark brown silty clay loam		
B	10	II	0.5	0.9	10YR 4/6 dark yellowish brown clay		
B	11	I	0	0.6	10YR 4/6 dark yellowish brown silty clay loam	1 plastic cap	
B	11	II	0.6	1	5YR 5/6 yellowish red clay		
B	12	I	0	0.7	10YR 4/4 dark yellowish brown clay loam		
B	12	II	0.7	1	5YR 5/6 yellowish red clay		
B	13	I	0	0.3	5YR 5/8 yellowish red silty clay		
B	13	II	0.3	0.7	2.5YR 6/6 light red clay		
C	1				NOT EXCAVATED		road
C	2				NOT EXCAVATED		road
C	3				NOT EXCAVATED		slope
C	4				NOT EXCAVATED		utility
C	5	I	0	0.3	7.5YR 5/6 strong brown silty clay		

Transect	STP	Level	Start Depth (ft.)	End Depth (ft.)	Soil Description	Artifacts	Comments
C	5	II	0.3	0.7	5YR 6/6 reddish yellow clay		
C	6	I	0	0.4	7.5YR 5/6 strong brown silty clay		
C	6	II	0.4	0.7	5YR 6/6 reddish yellow clay		
C	7	I	0	0.4	7.5YR 5/6 strong brown silty clay	1 slag, 1 glass	
C	7	II	0.4	0.8	5YR 6/6 reddish yellow clay		
C	8	I	0	0.3	7.5YR 5/6 strong brown silty clay		
C	8	II	0.3	0.7	5YR 6/6 reddish yellow clay		
C	9	I	0	0.3	10YR 5/6 yellowish brown silty clay		
C	9	II	0.3	0.7	5YR 6/6 reddish yellow clay		
C	10	I	0	0.4	7.5YR 5/6 strong brown silty clay		
C	10	II	0.4	0.8	5YR 6/6 reddish yellow clay		
C	11	I	0	0.4	7.5YR 5/6 strong brown silty clay		
C	11	II	0.4	0.7	5YR 6/6 reddish yellow clay		
C	12	I	0	0.5	7.5YR 5/6 strong brown silty clay	1 slag	
C	12	II	0.5	0.8	5YR 6/6 reddish yellow clay		
C	13	I	0	0.3	7.5YR 5/6 strong brown silty clay		
C	13	II	0.3	0.7	5YR 6/6 reddish yellow clay		
C	14				NOT EXCAVATED		bike path
D	1				NOT EXCAVATED		road
D	2				NOT EXCAVATED		road
D	3				NOT EXCAVATED		slope
D	4				NOT EXCAVATED		power line
D	5	I	0	0.3	7.5YR 5/6 strong brown silty clay		
D	5	II	0.3	0.7	5YR 6/6 reddish yellow clay		
D	6	I	0	0.2	10YR 5/6 yellowish brown silty clay		
D	6	II	0.2	0.8	7.5YR 6/8 reddish yellow silty clay		
D	7	I	0	0.4	7.5YR 5/6 strong brown silty clay		
D	7	II	0.4	0.7	5YR 6/6 reddish yellow clay		
D	8	I	0	0.35	7.5YR 5/6 strong brown silty clay	1 green glass	
D	8	II	0.35	0.65	5YR 6/6 reddish yellow clay		
D	9	I	0	0.25	7.5YR 5/6 strong brown silty clay		
D	9	II	0.25	0.8	5YR 6/6 reddish yellow clay		
D	10	I	0	0.4	7.5YR 5/6 strong brown silty clay		
D	10	II	0.4	0.7	5YR 6/6 reddish yellow clay		
D	11	I	0	0.3	5YR 5/8 yellowish red silty clay		
D	11	II	0.3	0.6	2.5YR 6/8 light red clay		
D	12	I	0	0.2	5YR 5/8 yellowish red silty clay	2 slate	
D	12	II	0.2	0.6	2.5YR 6/8 light red clay		
D	13	I	0	0.35	5YR 5/8 yellowish red silty clay		
D	13	II	0.35	0.7	2.5YR 6/8 light red clay		
D	14	I	0	0.4	5YR 5/8 yellowish red silty clay		
D	14	II	0.4	0.8	2.5YR 6/8 light red clay		
D	15				NOT EXCAVATED		bike path

Transect	STP	Level	Start Depth (ft.)	End Depth (ft.)	Soil Description	Artifacts	Comments
E	1				NOT EXCAVATED		driveway
E	2				NOT EXCAVATED		driveway
E	3	I	0	0.6	5YR 5/8 yellowish red silty loam	1 glass	
E	3	II	0.6	1.2	2.5YR 5/8 red clay loam		
E	4				NOT EXCAVATED		graded slope and utility easement
E	5	I	0	0.5	10YR 5/8 yellowish brown silty loam		modern glass (discarded)
E	5	II	0.5	0.9	7.5YR 6/8 reddish yellow silty clay		
E	6	I	0	0.6	10YR 5/8 yellowish brown silty loam		
E	6	II	0.6	1	7.5YR 6/8 reddish yellow silty clay		
E	7	I	0	0.6	10YR 5/8 yellowish brown silty loam		
E	7	II	0.6	1	7.5YR 6/8 reddish yellow silty clay		
E	8	I	0	0.5	10YR 5/8 yellowish brown silty loam		
E	8	II	0.5	0.8	7.5YR 6/8 reddish yellow silty clay		
E	9	I	0	0.7	10YR 5/8 yellowish brown silty loam		
E	9	II	0.7	1.1	7.5YR 6/8 reddish yellow silty clay		
E	10	I	0	0.8	5YR 5/8 yellowish red silty loam		
E	10	II	0.8	1.1	2.5YR 6/8 light red silty clay		
E	11	I	0	0.6	5YR 5/8 yellowish red silty loam		
E	11	II	0.6	1	2.5YR 6/8 light red silty clay		
E	12	I	0	0.6	5YR 5/8 yellowish red silty loam		
E	12	II	0.6	1	2.5YR 6/8 light red silty clay with 10YR 6/8 brownish yellow clay and 20% gravel		sewer pipe fragment (discarded)
E	13	I	0	0.6	5YR 5/8 yellowish red silty loam		
E	13	II	0.6	1	2.5YR 6/8 light red silty clay with 20% gravel		
E	14	I	0	0.6	5YR 5/8 yellowish red silty loam	1 ceramic	
E	14	II	0.6	1	2.5YR 6/8 light red silty clay with 20% gravel		
E	15	I	0	0.4	5YR 5/8 yellowish red silty loam	4 vessel glass	
E	15	II	0.4	0.8	7.5YR 5/6 strong brown silty clay loam		
E	15	III	0.8	1.1	2.5YR 6/8 light red silty clay with 20% gravel		
E	16				NOT EXCAVATED		bike path
F	3				NOT EXCAVATED		road
F	4				NOT EXCAVATED		road
F	5				NOT EXCAVATED		utility pole
F	6				NOT EXCAVATED		utility
F	7	I	0	0.5	5YR 5/8 yellowish red silty clay	1 bolt, 1 glass	
F	7	II	0.5	0.9	2.5YR 6/8 light red clay		
F	8	I	0	0.4	7.5YR 5/6 strong brown silty clay		
F	8	II	0.4	0.8	5YR 6/6 reddish yellow clay		
F	9	I	0	0.2	7.5YR 5/6 strong brown silty clay		
F	9	II	0.2	0.6	5YR 6/6 reddish yellow clay		
F	10	I	0	0.4	7.5YR 5/6 strong brown silty clay		
F	10	II	0.4	0.8	5YR 6/6 reddish yellow clay		
F	11	I	0	0.4	7.5YR 5/6 strong brown silty clay		

Transect	STP	Level	Start Depth (ft.)	End Depth (ft.)	Soil Description	Artifacts	Comments
F	11	II	0.4	0.9	5YR 6/6 reddish yellow clay		
F	12	I	0	0.4	7.5YR 5/6 strong brown silty clay	1 ceramic	
F	12	II	0.4	0.7	5YR 6/6 reddish yellow clay		
F	13	I	0	0.3	7.5YR 5/6 strong brown silty clay		
F	13	II	0.3	0.8	5YR 6/6 reddish yellow clay		
F	14	I	0	0.4	7.5YR 5/6 strong brown silty clay		
F	14	II	0.4	0.7	5YR 6/6 reddish yellow clay		
F	15	I	0	0.5	5YR 5/8 yellowish red silty clay		
F	15	II	0.5	0.8	2.5YR 6/8 light red clay		
F	16	I	0	0.5	5YR 5/8 yellowish red silty clay		
F	16	II	0.5	0.8	2.5YR 6/8 light red clay		
G	5	I	0	0.4	10YR 5/6 yellowish brown sandy loam with 25% driveway gravel	1 glass, 1 nail, 1 slate	terminated due to asphalt impasse
G	6	I	0	0.5	5YR 5/8 yellowish red silty clay		
G	6	II	0.5	0.7	10R 6/6 light red clay		
G	6	III	0.7	1	2.5YR 6/8 light red clay		
G	7				NOT EXCAVATED		utility
G	8				NOT EXCAVATED		slope
G	9				NOT EXCAVATED		slope
G	10				NOT EXCAVATED		slope
G	11	I	0	0.4	7.5YR 5/6 strong brown silty clay		
G	11	II	0.4	0.7	5YR 6/6 reddish yellow clay		
G	12	I	0	0.3	7.5YR 5/6 strong brown silty clay		
G	12	II	0.3	0.6	5YR 6/6 reddish yellow clay		
G	13	I	0	0.35	7.5YR 5/6 strong brown silty clay		
G	13	II	0.35	0.65	5YR 6/6 reddish yellow clay		
G	14	I	0	0.3	7.5YR 5/6 strong brown silty clay		
G	14	II	0.3	0.7	5YR 6/6 reddish yellow clay		
G	15	I	0	0.4	7.5YR 5/6 strong brown silty clay		
G	15	II	0.4	0.7	5YR 6/6 reddish yellow clay		
G	16	I	0	0.3	7.5YR 5/6 strong brown silty clay		
G	16	II	0.3	0.65	5YR 6/6 reddish yellow clay		
G	17				NOT EXCAVATED		bike path
H	7				NOT EXCAVATED		utility
H	8	I	0	0.5	2.5YR 6/8 light red clay		
H	8	II	0.5	0.8	10R 6/6 light red clay	2 glass, 4 fabric, 12 slate, 5 brick	
H	8	III	0.8	1.2	2.5YR 6/8 light red clay	5 coal	
H	9				NOT EXCAVATED		slope
H	10				NOT EXCAVATED		slope
H	11				NOT EXCAVATED		slope
H	12	I	0	0.4	7.5YR 5/6 strong brown silty clay		
H	12	II	0.4	0.85	5YR 6/6 reddish yellow clay		
H	13	I	0	0.3	7.5YR 5/6 strong brown silty clay		

Transect	STP	Level	Start Depth (ft.)	End Depth (ft.)	Soil Description	Artifacts	Comments
H	13	II	0.3	0.65	5YR 6/6 reddish yellow clay		
H	14	I	0	0.2	7.5YR 5/6 strong brown silty clay		
H	14	II	0.2	0.4	5YR 6/6 reddish yellow clay		
H	15	I	0	0.3	5YR 5/8 yellowish red silty clay	1 roofing shingle	
H	15	II	0.3	0.65	2.5YR 6/8 light red clay		
H	16	I	0	0.6	5YR 5/8 yellowish red silty clay		asphalt pieces (discarded)
H	16	II	0.6	0.9	2.5YR 6/8 light red clay		
H	17				NOT EXCAVATED		bike path
I	8				NOT EXCAVATED		utility
I	9				NOT EXCAVATED		utility
I	10	I	0	1	5YR 5/8 yellowish red silty clay	2 tile, 1 can, 1 Styrofoam, 1 wrapper, 1 unidentified, 2 brick, 4 vessel glass, 1 ceramic, 10 coal, 2 slag, 1 roof shingle	terminated due to rock impasse
I	11	I	0	0.4	5YR 5/8 yellowish red silty clay	1 window glass, 1 slag	
I	11	II	0.4	0.9	2.5YR 6/8 light red clay		
I	12	I	0	0.4	5YR 5/8 yellowish red silty clay	4 coal, 2 slag	
I	12	II	0.4	0.7	2.5YR 6/8 light red clay		
I	13	I	0	0.8	5YR 5/8 yellowish red silty clay	2 glass	terminated due to asphalt impasse
I	14	I	0	0.4	5YR 5/8 yellowish red silty clay	1 glass	
I	14	II	0.4	0.8	2.5YR 6/8 light red clay		
I	15	I	0	0.35	5YR 5/8 yellowish red silty clay	2 glass, 4 coal	
I	15	II	0.35	0.65	2.5YR 6/8 light red clay		
I	16	I	0	0.5	5YR 5/8 yellowish red silty clay	1 glass, 1 plastic, 1 unidentified	
I	16	II	0.5	0.85	2.5YR 6/8 light red clay		
I	17	I	0	0.55	5YR 5/8 yellowish red silty clay	5 vessel glass	asphalt pieces (discarded)
I	17	II	0.55	0.85	2.5YR 6/8 light red clay		
I	18	I	0	0.4	5YR 5/8 yellowish red sandy clay		
I	18	II	0.6	0.6	2.5YR 6/8 light red clay		terminated due to asphalt impasse

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APPENDIX B: ARTIFACT CATALOG

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Site Num	Prov Type	Prov Name	Strat	Count	Object	Part	Material	Color	Ware	Ext Decoration	Int Decoration	Manu Tech	Measurement	Comments
44PW0505	Stripped Area	A	I	2	Brick	Fragment	Clay					Machine-made	668.2g	With Mortar Attachment
44PW0505	Stripped Area	A	I	1	Indeterminate	Fragment	Concrete					Machine-made	79.0g	
44PW0505	Stripped Area	A	I	1	Tableware, General	Base Fragment	Refined Earthenware		Ironstone	None Present	None Present	Press Molded		Free-Standing Round Footring, 1840–Present
44PW0505	Stripped Area	A	I	1	Bottle	Base Fragment	Glass	Colorless		Stippled		Machine-made		"NOT TO BE REFILLED/70 62 5", Indeterminate Maker's Mark on Base of a Anchor with an H
44PW0505	Stripped Area	A	I	1	Bottle Cap	Complete	Plastic	White		Molded Pattern		Machine-made		Vertical Lines
44PW0505	Stripped Area	A	I	1	Angular Debris		Quartz							
44PW0505	Stripped Area	A	I	1	Other	Complete	Iron Alloy					Machine-made		Lag Bolt
44PW0505	Stripped Area	A	I	2	Coal	Fragment	Coal						5.8g	
44PW0505	Stripped Area	A	I	1	Indeterminate	Complete	Plastic					Machine-made		Button-like
44PW0505	Stripped Area	B	I	2	Indeterminate	Fragment	Concrete						51.7g	
44PW0505	Stripped Area	B	I	1	Slag	Fragment	Coal						10.7g	
44PW0505	Stripped Area	C	I	1	Brick	Fragment	Clay					Machine-made	1367.0g	With Mortar Attachment
44PW0505	Stripped Area	C	I	1	Brick	Bat	Clay					Machine-made	4in wide, 2.5in deep, 1462g	
44PW0505	Stripped Area	C	I	1	Brick	Fragment	Clay					Machine-made	281g	
44PW0505	Stripped Area	C	I	1	Indeterminate	Fragment	Concrete					Machine-made	418g	
44PW0505	Stripped Area	C	I	1	Tile	Fragment	Concrete					Machine-made		Decorative Paving Tile Fragment, Modern
44PW0505	Stripped Area	C	I	1	Pipe, Indeterminate	Fragment	Iron Alloy					Machine-made		Circular Pipe Fragment
44PW0505	Stripped Area	C	I	2	Indeterminate	Fragment	Concrete					Machine-made	205g	
44PW0505	Stripped Area	C	I	1	Mortar	Fragment	Sand Temper						59.1g	
44PW0505	Stripped Area	C	I	3	Nail	Head and Shaft	Iron Alloy					Cut, Indeterminate Head		1815–1890
44PW0505	Stripped Area	C	I	1	Nail	Head and Shaft	Iron Alloy					Ungalvanized Wire		1890–1945

Site Num	Prov Type	Prov Name	Strat	Count	Object	Part	Material	Color	Ware	Ext Decoration	Int Decoration	Manu Tech	Measurement	Comments
44PW0505	Stripped Area	C	I	2	Tile	Fragment	Clay	White				Machine-made		White Bathroom/Kitchen Wall Tile Fragment
44PW0505	Stripped Area	C	I	18	Window Glass	Fragment	Glass	Aqua				Indeterminate		
44PW0505	Stripped Area	C	I	1	Window Glass	Fragment	Glass	Colorless				Indeterminate		
44PW0505	Stripped Area	C	I	1	Hollowware	Body Fragment	Stoneware		Gray/Buff Bodied	Alkaline Glaze	Alkaline Glaze	Wheel Thrown		Incised Line On Exterior
44PW0505	Stripped Area	C	I	2	Tableware, General	Body Fragment	Refined Earthenware		Ironstone	Exterior Spalled	Alkaline Glaze	Press Molded		1840–Present
44PW0505	Stripped Area	C	I	2	Tableware, General	Rim Fragment	Refined Earthenware		Ironstone	None Present	None Present	Press Molded		1840–Present
44PW0505	Stripped Area	C	I	2	Bottle	Base Fragment	Glass	Amber		Molded Pattern		Machine-made		Indeterminate Letters
44PW0505	Stripped Area	C	I	1	Bottle	Base Fragment	Glass	Colorless				Machine-made		Possible Valve Mark
44PW0505	Stripped Area	C	I	1	Bottle, Beer/Soda	Body Fragment	Glass	Aqua		Molded Pattern		Machine-made		"MARK/CONTENT", Possible Coca-Cola Bottle Fragment
44PW0505	Stripped Area	C	I	16	Container Glass	Body Fragment	Glass	Colorless				Molded		Leighton's Patent Glass, Post-1864
44PW0505	Stripped Area	C	I	7	Container Glass	Body Fragment	Glass	Amber				Molded		
44PW0505	Stripped Area	C	I	4	Container Glass	Body Fragment	Glass	White				Molded		
44PW0505	Stripped Area	C	I	2	Container Glass	Body Fragment	Glass	Aqua				Molded		Leighton's Patent Glass, Post-1864
44PW0505	Stripped Area	C	I	1	Container Glass	Body Fragment	Glass	Solarized				Molded		
44PW0505	Stripped Area	C	I	1	Container Glass	Body Fragment	Glass	Green, Dark				Molded		
44PW0505	Stripped Area	C	I	1	Container Glass	Body Fragment	Glass	Colorless		Molded Pattern		Machine-made		Ribbed
44PW0505	Stripped Area	C	I	1	Mirror Glass	Fragment	Glass	Colorless				Machine-made		Gray Surface on One Side
44PW0505	Stripped Area	C	I	2	Other	Fragment	Glass	Colorless		Ribbed		Machine-made		Possible Car Light Fragments
44PW0505	Stripped Area	C	I	1	Cap	Complete	Plastic	Blue				Machine-made		Pen Cap, Flattened
44PW0505	Stripped Area	C	I	1	Other	Complete	Aluminum Alloy					Machine-made		Complete Pen
44PW0505	Stripped Area	C	I	4	Pipe, Sewer/Water	Fragment	Clay			Alkaline Glaze	Unglazed	Machine-made		
44PW0505	Stripped Area	C	I	2	Pipe, Sewer/Water	Fragment	Clay			Alkaline Glaze	Alkaline Glaze	Machine-made		
44PW0505	Stripped Area	C	I	1	Pipe, Sewer/Water	Fragment	Clay			Alkaline Glaze	Alkaline Glaze	Machine-made		
44PW0505	Stripped Area	C	I	1	Pipe, Sewer/Water	Fragment	Clay			Exterior Spalled	Alkaline Glaze	Machine-made		

Site Num	Prov Type	Prov Name	Strat	Count	Object	Part	Material	Color	Ware	Ext Decoration	Int Decoration	Manu Tech	Measurement	Comments
44PW0505	Stripped Area	C	I	3	Slag	Fragment	Coal						48.0g	
44PW0505	Stripped Area	C	I	3	Tile	Fragment	Asbestos	Gray				Machine-made		
44PW0505	Stripped Area	C	I	2	Tile	Fragment	Asbestos	Gray		Painted		Machine-made		Dark Gray Motif
44PW0505	Stripped Area	C	I	2	Tile, Floor	Fragment	Linoleum					Machine-made		
44PW0505	Stripped Area	C	I	1	Tile, Floor	Fragment	Linoleum	Green				Machine-made		
44PW0505	Stripped Area	C	I	2	Indeterminate	Fragment	Iron Alloy					Indeterminate		
44PW0505	Stripped Area	C	I	3	Coal	Fragment	Coal						93.3g	
44PW0505	Stripped Area	C	I	1	Bead	Complete	Leaded Glass	Colorless				Machine-made	16.3mm long, 18.7mm diameter	Two Cones Pointed Toward Each Other in Center
44PW0505	Stripped Area	C	I	1	Coin	Complete	Copper Alloy			Molded Pattern	Molded Pattern	Machine-made		United States Penny, 2002
44PW0505	Stripped Area	C	I	1	Comb	Fragment	Plastic	Green, Light				Machine-made		Light Green Hair Comb Fragment
44PW0505	Stripped Area	C	I	1	Hair Comb	Fragment	Indeterminate Material							Possible Celluloid, Has Eight Holes for Glued Colorless Rhinestone
44PW0505	Stripped Area	C	I	1	Other	Complete	Plastic			Printed		Machine-made		Complete Golf Ball, "Acushnet 1/Club Special 1", Molded Holes on Surface
44PW0505	STP	B-4	I	3	Container Glass	Body Fragment	Glass	Colorless				Molded		Leighton's Patent Glass, Post-1864
44PW0505	STP	B-5	I	1	Container Glass	Body Fragment	Glass	Colorless		Molded Pattern		Molded		Indeterminate Pattern
44PW0505	STP	B-11	I	1	Bottle Cap	Complete	Plastic	Blue		Molded Pattern	Molded Pattern	Machine-made		Linear Hatching on Exterior, "NEPCO/LW 25" Embossed on Interior, Still attached to Top of White Plastic Bottle
44PW0505	STP	C-7	I	1	Container Glass	Body Fragment	Glass	Colorless				Molded		Leighton's Patent Glass, Post-1864
44PW0505	STP	C-7	I	1	Slag	Fragment	Coal						8.1g	
44PW0505	STP	C-12	I	1	Slag	Fragment	Coal						2.9g	
44PW0505	STP	D-8	I	1	Container Glass	Body Fragment	Glass	Green				Molded		
44PW0505	STP	E-3	I	1	Safety Glass	Body Fragment	Glass	Aqua				Molded		Car Safety Glass
44PW0505	STP	E-14	I	1	Pipe, Sewer/Water	Fragment	Clay			Unglazed	Unglazed	Machine-made		

Site Num	Prov Type	Prov Name	Strat	Count	Object	Part	Material	Color	Ware	Ext Decoration	Int Decoration	Manu Tech	Measurement	Comments
44PW0505	STP	E-15	I	4	Container Glass	Body Fragment	Glass	Colorless				Molded		Leighton's Patent Glass, Post-1864
44PW0505	STP	F-7	I	1	Container Glass	Body Fragment	Glass	Aqua				Molded		
44PW0505	STP	F-7	I	1	Bolt	Head and Shaft	Iron Alloy					Machine-made		Square Head
44PW0505	STP	F-12	I	1	Pipe, Sewer/Water	Fragment	Clay			Salt Glazed	Salt Glazed	Machine-made		Curved Interior, Multi-sided Exterior
44PW0505	STP	G-5	I	1	Nail	Head and Shaft	Iron Alloy					Ungalvanized Wire		1890–1945
44PW0505	STP	G-5	I	1	Container Glass	Body Fragment	Glass	Aqua				Indeterminate		Thick
44PW0505	STP	G-5	I	1	Indeterminate	Fragment	Slate							
44PW0505	STP	G-6	I	1	Window Glass	Fragment	Glass	Colorless				Indeterminate		
44PW0505	STP	G-6	I	6	Indeterminate	Fragment	Slate						2.2g	
44PW0505	STP	G-6	I	2	Coal	Fragment	Coal						3.9g	
44PW0505	STP	G-15	I	1	Slag	Fragment	Coal							
44PW0505	STP	H-8	II	7	Brick	Fragment	Clay					Indeterminate	10.3g	
44PW0505	STP	H-8	II	2	Container Glass	Body Fragment	Glass	Colorless				Molded		Leighton's Patent Glass, Post-1864
44PW0505	STP	H-8	II	11	Indeterminate	Fragment	Slate						3.2g	
44PW0505	STP	H-8	II	5	Coal	Fragment	Coal						37.1g	
44PW0505	STP	H-8	II	4	Indeterminate	Fragment	Fabric					Machine-made		
44PW0505	STP	H-15	I	1	Tile, Roofing	Fragment	Asphalt					Machine-made		Roof Shingle
44PW0505	STP	I-10	I	1	Brick	Fragment	Clay					Indeterminate	0.1g	
44PW0505	STP	I-10	I	1	Window Glass	Fragment	Glass	Colorless				Indeterminate		
44PW0505	STP	I-10	I	2	Tile	Fragment	Clay	White				Machine-made		Mend, Bathroom/Kitchen Wall Tile Fragment
44PW0505	STP	I-10	I	1	Tableware, General	Body Fragment	Refined Earthenware		Ironstone	Exterior Spalled	None Present	Press Molded		1840–Present
44PW0505	STP	I-10	I	1	Bottle	Body Fragment	Glass	Amber		Molded Pattern		Machine-made		"ROSE"
44PW0505	STP	I-10	I	1	Container Glass	Body Fragment	Glass	Amber				Machine-made		
44PW0505	STP	I-10	I	1	Container Glass	Body Fragment	Glass	Colorless		Molded Pattern		Machine-made		Starburst/Asterisk Motif
44PW0505	STP	I-10	I	1	Can, Beer	Fragment	Aluminum	White		Printed		Machine-made		Budweiser Beer Can in White, Red, and Blue with Pull Tab Dating from Post-1975
44PW0505	STP	I-10	I	1	Indeterminate	Fragment	Styrofoam					Machine-made		
44PW0505	STP	I-10	I	1	Other	Fragment	Plastic	White				Machine-made		Plastic Wrapper Fragment, "MADE IN USA" Printed in Blue
44PW0505	STP	I-10	I	3	Slag	Fragment	Coal						5.7g	
44PW0505	STP	I-10	I	10	Coal	Fragment	Coal						16.7g	
44PW0505	STP	I-10	I	1	Coal	Fragment	Coal							

Site Num	Prov Type	Prov Name	Strat	Count	Object	Part	Material	Color	Ware	Ext Decoration	Int Decoration	Manu Tech	Measurement	Comments
44PW0505	STP	I-11	I	1	Window Glass	Fragment	Glass	Colorless				Indeterminate		
44PW0505	STP	I-11	I	1	Slag	Fragment	Coal						1.2g	
44PW0505	STP	I-12	I	2	Slag	Fragment	Coal						9.2g	
44PW0505	STP	I-12	I	4	Coal	Fragment	Coal						6.8g	
44PW0505	STP	I-13	I	2	Container Glass	Body Fragment	Glass	Amber				Machine-made		
44PW0505	STP	I-14	I	1	Container Glass	Body Fragment	Glass	Colorless				Molded		Leighton's Patent Glass, Post-1864
44PW0505	STP	I-15	I	1	Window Glass	Fragment	Glass	Colorless				Indeterminate		
44PW0505	STP	I-15	I	1	Bottle	Base Fragment	Glass	Amber		Stippled		Machine-made		"C"on Base, Stippled, Post-1939
44PW0505	STP	I-15	I	2	Slag	Fragment	Coal						1.3g	
44PW0505	STP	I-15	I	2	Coal	Fragment	Coal						2.0g	
44PW0505	STP	I-16	I	1	Nail	Shaft	Iron Alloy					Ungalvanized Wire		1890–1945
44PW0505	STP	I-16	I	1	Window Glass	Fragment	Glass	Colorless				Indeterminate		
44PW0505	STP	I-16	I	1	Indeterminate	Fragment	Rubber	White				Machine-made		
44PW0505	STP	I-17	I	3	Container Glass	Body Fragment	Glass	Brilliant Green				Machine-made		
44PW0505	STP	I-17	I	1	Container Glass	Body Fragment	Glass	Amber				Machine-made		
44PW0505	STP	I-17	I	1	Container Glass	Body Fragment	Glass	Colorless				Molded		
44PW0505	STP	I-17	I	1	Indeterminate	Fragment	Plastic	Green				Machine-made		

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APPENDIX C: SITE FORMS

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Snapshot

Date Generated: October 03, 2024

Site Name: Manassas Industrial School
Site Classification: Terrestrial, open air
Year(s): 1850 - 1899, 1850 - 1874, 1900 - 1949
Site Type(s): Military camp, School
Other DHR ID: 155-0010
Temporary Designation: No Data

Site Evaluation Status

VLR Listing

Locational Information

USGS Quad: INDEPENDENT HILL
County/Independent City: Manassas (Ind. City)
Physiographic Province: Piedmont
Elevation: 0
Aspect: No Data
Drainage: Potomac
Slope: 2 - 6
Acreage: 4.950
Landform: Other, Urban
Ownership Status: Local Govt
Government Entity Name: No Data

Site Components

Component 1

Category: No Data
Site Type: No Data
Cultural Affiliation: African American
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Reconstruction and Growth
Start Year: 1850
End Year: 1899
Comments: August 1988

Component 2

Category: No Data
Site Type: No Data
Cultural Affiliation: African American
Cultural Affiliation Details: No Data
DHR Time Period: Reconstruction and Growth, The New Dominion, World War I to World War II
Start Year: 1900
End Year: 1949
Comments: August 1988

Component 3

Category: No Data
Site Type: No Data
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Reconstruction and Growth
Start Year: 1850

End Year: 1874
Comments: August 1988

Component 4

Category: Education
Site Type: School
Cultural Affiliation: No Data
Cultural Affiliation Details: No Data
DHR Time Period: No Data
Start Year: No Data
End Year: No Data
Comments: Black school 1892-1938

August 1988

Component 5

Category: Military/Defense
Site Type: Military camp
Cultural Affiliation: No Data
Cultural Affiliation Details: No Data
DHR Time Period: No Data
Start Year: No Data
End Year: No Data
Comments: Civil War 1861-1862

August 1988

Bibliographic Information

Bibliography:
No Data
Informant Data:
No Data

CRM Events

Event Type: Other

Project Staff/Notes:

No Data

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: Dovetail CRG

Investigator: Colleen Betti

Survey Date: 7/22/2024

Survey Description:

Dovetail Cultural Resource Group, a Mead & Hunt Company, conducted excavations on the site of the Manassas Industrial School ahead of a proposed relocation of the Home Economics Cottage to its original location or elsewhere on the school's campus. The archaeological studies included a close interval shovel test survey at a 25-ft interval of a grassy area to the south of the original Manassas Industrial School buildings to determine if it could serve as an alternative location for the building's relocation. All soil was screened through 1/4 inch mesh. Additionally, mechanical stripping of the suspected original location of the Home Economics Cottage looking for features relating to the cottage were conducted. All identified features were recorded.

Current Land Use	Date of Use	Comments
School	10/2/2024 12:00:00 AM	Jennie Dean Elementary School

Threats to Resource: Development

Site Conditions: 25-49% of Site Destroyed

Survey Strategies: Historic Map Projection, Subsurface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: Yes

Artifacts Summary and Diagnostics:

2024

Area 1, to the south of the Carnegie Building foundations
There were 112 artifacts from the STPs in Area 1. Eighteen are indeterminate pieces of slate. There are a number of more recent artifacts such as a piece of green plastic, a piece of white rubber, a piece of Styrofoam (post-1944), a plastic wrapper that says “MADE IN USA,” a plastic bottle cap, and a Budweiser beer can (post-1975) (Miller et al. 2000; Schroeder 2019). Most of these likely post-date the Manassas Industrial School. Additionally, 11 pieces of coal slag and two fragments of sewer or water pipe along with 24 pieces of coal that appeared unburned, were recovered. There were also four pieces of fabric

There were 27 fragments of glass. One is a piece of car safety glass (post World War I–present), while the rest are either unidentified container glass or bottles. The 16 architectural artifacts include two ungalvanized wire nails (1890–1945), eight fragments of brick with indeterminate manufacture methods, one piece of asphalt roofing shingle (1917–present), and five fragments of window glass . The remaining four artifacts include an iron bolt, one piece of ironstone (1840–present), and two pieces of light blue bathroom or kitchen tile

Area 2, near the eastern doors of the Jennie Dean Elementary School.
A total of 123 artifacts was collected from Area 2 . Only a sample of the artifacts was collected. A single artifact pre-dated the Manassas Industrial School, a piece of quartz angular debris from the precontact period. Architectural artifacts were the largest category collected (n=46), with window glass being the most common (n=19). Ten of the architectural artifacts are a variety of tile types including grey asbestos tiles, white ceramic kitchen or bathroom-style tiles, and green linoleum tiles, suggesting a variety of floor or wall finishes within the Cottage. There is also a concrete paver tile found in Feature 6. One piece of mortar, six pieces of concrete, and five bricks were also collected. Finally, there are also three cut nails (1815–1890) and one ungalvanized wire nail (1890–1945) (Adams 2002). There were also numerous pieces of vessel glass identified (n=37). The majority (n=32) is container glass, either molded (n=31) or machine-made (n=1) and ranging from colorless, to amber, dark green, solarized (1880–World War I), aqua, or milk glass. All of the bottle glass (n=5) is identifiable as machine-made. The remaining three pieces of glass include one piece of mirror glass and two car head-light fragments. There are only six ceramics: one piece of grey stoneware and five fragments of ironstone (1840–present)The four metal artifacts include two pieces of indeterminate iron, a lag bolt, and a piece of a circular pipe fragment. There are six personal items. First was a 2002 penny. There is also a piece of plastic that may either be a button or cap. A complete golf ball marked ‘Acushnet 1/Club Special 1”’ from the 1960s or 1970s was found in Area 2..Other artifacts include a bottle cap, a flattened blue pen cap, a complete ball point pen, four pieces of coal slag, five pieces of coal, eight pieces of sewer or water pipe, an indeterminate piece of plastic, a glass bead and two plastic hair combs.

Summary of Specimens Observed, Not Collected:

brick, mortar, concrete, window glass, coal, coal slag.

Current Curation Repository: Dovetail Cultural Resource Group

Permanent Curation Repository: City of Manassas Museum

Field Notes: Yes

Field Notes Repository: Dovetail Cultural Resource Group

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Betti, Colleen and Lydia Marshall 2024. Archaeological Survey of the Manassas Industrial School Project Area, City of Manassas, Virginia. Dovetail, a Mead & Hunt Company, Fredericksburg, Virginia.

Survey Report Repository: Dovetail CRG, a Mead & Hunt Company Office, 11905 Bowman Drive, Fredericksburg, VA

DHR Library Reference Number: No Data

Significance Statement: in contrast to the excavations from the 1980s and 1990s at the Manassas Industrial School, as well as excavations of Black schools elsewhere in Virginia and the region, Areas 1 and 2 were heavily disturbed with few artifacts dating to the Jim Crow-era. Because of this, Dovetail recommends that Area 1 and Area 2 do not contribute to the eligibility of 44PW0505 and 155-0010.

Site 44PW0505 was listed in the VLR in 1994, but did not include Area 1 or Area 2 or the foundations of the Carnegie Building, just Howland Hall, Hackney Hall, and the approximate location of the old school foundation identified in the 1980s. Resource 155-0010 is more expansive and included all of site 44PW0505 along with the location of the Carnegie Building, Berwind Cottage, as well as portions of Area 1 and Area 2. Resource 155-0010 was listed in the NRHP in 1994 under Criterion D, but not under Criteria A–C, due to “its below-ground remains [that] contain a unique record of daily life at a residential vocational school for black youth during the late nineteenth and early twentieth centuries” and “because its subsurface remains contains[sic] information on the standards of living for the school’s students and teachers” (Sprinkle 1993). Due to the key role the archaeological evidence from site 44PW0505 played in the listing of 155-0010 in the NRHP, Dovetail recommends that site 44PW0505 be added to the NRHP listing for the Manassas Industrial School (155-0010) as a contributing resource.

Surveyor's Eligibility Recommendations: Recommended Eligible

Surveyor's NR Criteria Recommendations, : D

Surveyor's NR Criteria Considerations: No Data

Event Type: VLR Listing

DHR ID: 44PW0505

Staff Name: VDHR

Event Date: 4/20/1994

Staff Comment No Data

Event Type: DHR Staff: Eligible

DHR ID: 44PW0505

Staff Name: VDHR

Event Date: 3/2/1994

Staff Comment Score: 49.

Event Type: Archaeological Data Recovery

Project Staff/Notes:

March 1988-August 1988, from information in site form it appears as though this event included Phase I, II, and III excavation

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: Unknown (DSS)

Investigator: McCarron, Kay R.

Survey Date: 8/1/1988

Survey Description:

This site is currently a "park-like" are owned and maintained by the City of Manassas. Four historical markers have been placed on site to show the approximate location of the MIS buildings which were torn down in the early 1060's. A Phase I survey was completed on a 50' right-of-way on the extreme eastern portion of the site. STP's were placed every 20' and screened with 1/4 screens. Phase II squares measuring, 5'x 5' were placed at Feature A. A Phase III excavation uncovered a red shale stone foundation. Site is being preserved by the City of Manassas with current plans for historical interpretation on site.

Threats to Resource: No Data

Site Conditions: Unknown Portion of Site Destroyed

Survey Strategies: Subsurface Testing
Specimens Collected: Yes
Specimens Observed, Not Collected: Yes
Artifacts Summary and Diagnostics:

Glass, ceramics, brick (See original site form for detailed artifact list)

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository: Manassas City Museum
Permanent Curation Repository: No Data
Field Notes: Yes
Field Notes Repository: McCarron
Photographic Media: No Data
Survey Reports: No
Survey Report Information:

Excavation report is in production and should be available at the Manassas Museum by July, 1989. Oral history tapes: Annie Rose (niece of Jennie Dean who founded the school) and Frederick Douglas (student in early 1920's). Undaunted Faith (biography of Jennie Dean).

Survey Report Repository: Manassas City Museum
DHR Library Reference Number: No Data
Significance Statement: No Data
Surveyor's Eligibility Recommendations: No Data
Surveyor's NR Criteria Recommendations, : No Data
Surveyor's NR Criteria Considerations: No Data

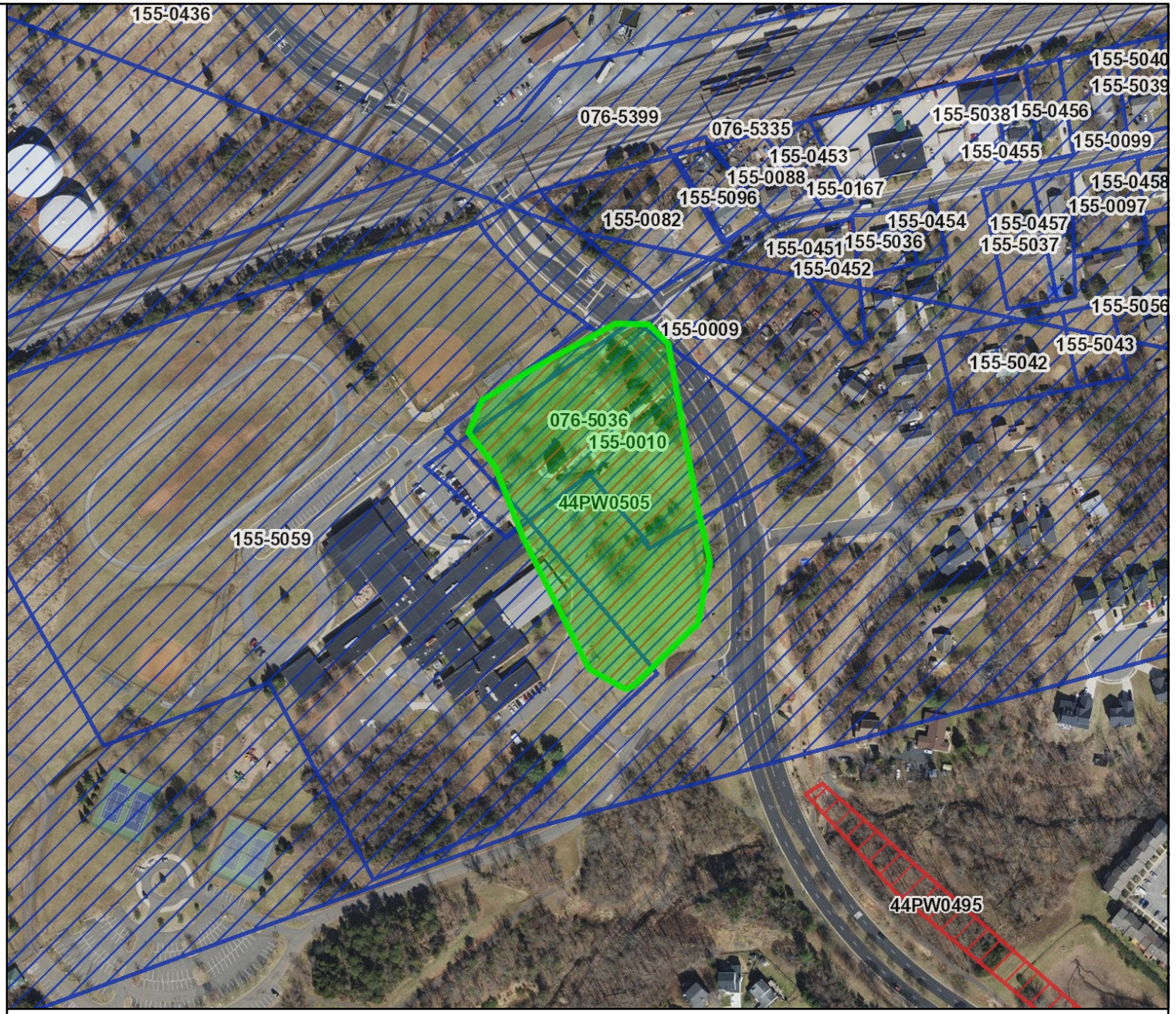
Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- DHR Easements
- County Boundaries



N

Feet

0 100 200 300 400

1:4,514 / 1"=376 Feet

Title: Archaeological Resources

Date: 10/3/2024

DISCLAIMER:Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions.The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites:Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

APPENDIX D: PRINCIAL INVESTIGATOR QUALIFICATIONS

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DOVETAIL
CULTURAL RESOURCE GROUP
A Mead & Hunt Company

YEARS EXPERIENCE

With this firm: 18

With other firms: 13

EDUCATION

PhD/Anthropology & Architectural History, 2004

MA/Anthropology, 1999

MCert/Museum Management, 1999

BA/Historic Preservation, 1994

REGISTRATIONS/QUALIFICATIONS

Registered Professional Archaeologist

Secretary of Interior Standards Qualified as Archaeologist, Architectural Historian, and Historian

Council of Virginia Archaeologists

PUBLICATIONS/PRESENTATIONS/COMMITTEES

Board Member and Conference Committee Chair/American Cultural Resources Association (2013–present)

Co-Editor/Bulletin of the Archaeological Society of Delaware (2011–present)

Member/Fredericksburg Architectural Review Board (2010–present)

Co-Chair/Council of Virginia Archaeologists Award's Committee (2010–present)

Fredericksburg: The Official Guide (Editor, 2013)

A Woman in a War-Torn Town: The Journal of Jane Howison Beale, 1850–1862 (Editor, 2011)

Tectonics in the Piedmont; Environmental Archaeology on the Colonial Virginia Frontier. *Historical Archaeology* (2010)

City of Fredericksburg Historic Preservation Plan (Primary author, Adopted 2010)

Household Chore and Households Choices: Theorizing the Domestic Sphere in Historical Archaeology (2004)

High Speed Rail and Linear Resources in the Mid-Atlantic. Paper presented at the Transportation Research Board ADC50 Conference, Richmond, Virginia (2019)

KERRI BARILE TAMBS, PHD, RPA

Senior Practice Lead/Principal Investigator

EXPERIENCE

Dr. Barile Tambs has over 30 years of professional experience in the fields of archaeology, architectural history, historic research, and Cultural Resource Management (CRM). She has directed the excavation of a wide array of archaeological sites in Virginia and across the country, and has recorded and researched an abundance of historic buildings, structures, districts, and objects. She has written and contributed to over 700 CRM reports, and she has extensive experience in a variety of cultural resource, environmental, and transportation legislation including authoring dozens of Memorandums of Agreement (MOA) and Programmatic Agreements (PA). In addition to CRM experience, Dr. Barile Tambs has taught university courses in historic preservation and preservation law, architectural history, and archaeology. She has also published numerous professional articles and papers on her studies, including articles in *Historical Archaeology* and several National Register of Historic Places nominations.

SAMPLE PROJECTS

Principal Investigator/Chatham Manor Waterline Replacement Project, Stafford County, Virginia (Fredericksburg and Spotsylvania National Military Park). Archaeological monitoring of the project area, a background review, and laboratory services associated with the waterline replacement at Chatham Manor.

Principal Investigator/Cultural Resource Study of Slavery-Related Sites, Stafford County, Virginia (Stafford County/DHR). CLG Grant Program project to gather data on properties throughout the county with ties to slavery. Work included extensive coordination with the local community, archival research, and descendant interviews.

Principal Investigator/Teterboro Airport Intensive-Level Architectural Studies, Bergen County, New Jersey (Margulies Hoelzli Architecture). Completed extensive archival research, architectural analysis, archaeological potential study, and agency coordination for a new hangar at this historic airport in northern New Jersey.

Principal Investigator/Southeast High Speed Rail Corridor Study, Raleigh, North Carolina, to Washington, D.C. (DRPT/NCDOT). Cultural resource studies and project effect coordination for over 200 miles of rail and 100 miles of roadway, including the recordation of over 4,000 architectural resources and more than 100 sites, and involving almost 100 agencies and consulting parties.

Principal Investigator/Houston-LeCompt Site Data Recovery Excavations, New Castle County, Delaware (DelDOT). As part of the Route 301 study, conducted in-depth excavations and archival research for this historic site. Work also included a thorough evaluation of the architectural fabric of the former home and extensive public outreach through talks, papers, and creation of exhibits.

Principal Investigator/Post-Modern Architecture Historic Context, 1961–1980, Statewide Maryland (MDOT/State Highway Administration). As part of the I-495 beltway expansion, created a historic context and review guide for post-modern architecture built in the third quarter of the twentieth century. Guide will be used by future researchers to analyze and evaluate post-modern architectural resources.

APPENDIX B

Manassas Industrial School Cottage

Assessment Report

9506 Jefferson Street
Manassas, VA 20110

FINAL REPORT
December 10, 2024
WJE No. 2024.4491.0

PREPARED FOR:
David B. Samba, PE, PTOE
Project Manager
Kimley-Horn
11400 Commerce Park Drive Suite 400
Reston, VA, 20191

PREPARED BY:
Wiss, Janney, Elstner Associates, Inc.
2941 Fairview Park Drive, Suite 300
Falls Church, Virginia 22042
703.641.4601 tel

Manassas Industrial School Cottage

Assessment Report

9506 Jefferson Street
Manassas, VA 20110

Richard Lindenberg, SE, PE
Associate Principal

Joseph Spaziani, PE
Associate III

FINAL REPORT

December 10, 2024
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Document Review **2**
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Crawl Space and First Level *3*
Second Level *3*
Roof Framing *4*
Notable Conditions 4
Discussion and Conclusion **4**
Considerations of Historic and Non-Historic Fabric 5
Considerations for Structural Relocation 5
Relocation Engineering *5*
Route *6*
Temporary and Permanent Use Considerations *6*
Recommendations **6**
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INTRODUCTION

At the request of Kimley-Horn, Wiss, Janney, Elstner Associates Inc. (WJE) conducted a visual assessment of a residence located at 9506 Jefferson Street, Manassas, VA 20110 (referred to as "the Cottage"). The objective was to evaluate the current condition of the structure as part of a feasibility study to relocate it to a new, permanent location approximately 1/2-mile away.

BACKGROUND

The Cottage's current location on Jefferson Street is a relocation from its original construction site near Prince William Street, Manassas, Virginia (Figure 1). WJE understands the Cottage was identified as a building formerly part of the Manassas Industrial School for Colored Youth (MIS) by a member of the City of Manassas's Architectural Review Board. Dominion Energy (Dominion) was notified of the property's significance and canceled their plan to demolish the structure.

Founded in 1893, the Industrial School provided private vocational education to African American youth until it was taken over by a regional school system in 1938. The main complex was located at 9601 Prince William Street, Manassas, VA 20110, the current site of Jennie Dean Elementary School. Discussions with Manassas representatives and the Historical Overview Narrative indicate that most of the original structures were demolished and replaced with the existing school around 1960. The Cottage originally served as the Home Economics education building on the MIS campus. Aerial photos taken between 1954 and 1963 show the Cottage was moved from its original location on the MIS site to its current location. Since then, it has reportedly been used as a private residence until its purchase by Dominion (Figure 2, Figure 3, and Figure 4).

The MIS site was added to the National Register of Historic Places (NRHP) (site number 44PW505) in 1994. The original building foundations were located by archaeological campaigns and permanently marked on the site. Dominion and Manassas are exploring options to relocate the property to its approximate original location, which is public land maintained by Manassas (Figure 1).

SCOPE OF WORK

The investigation scope of work included the following:

- Document Review and Coordination: WJE reviewed available documentation and coordinated the on-site review with Kimley-Horn and the City of Manassas.
- On-site Assessment: WJE conducted a one-day visual assessment of the structure, which included a review of the building exterior, interior finishes, and exposed structural members. Inspection openings were made to establish the typical structural configuration. This visual review was documented with written notes, select measurements, and photographs.

DOCUMENT REVIEW

In preparation for the survey, WJE reviewed the following documents provided by Kimley-Horn:

- Historical Overview Narrative and National Register of Historic Places (NRHP) Registration Designation Form dated May 4, 1994. The Narrative included a brief history of the MIS and historic photos of the Cottage. The NRHP Designation Form included information about the MIS property.
- "2019 Dean Park Master Plan and Manassas Industrial School for Colored Youth (MIS) Interpretive Trail Master Plan" prepared by Rhodeside and Harwell dated June 2019. The Master Plan outlined how the MIS property will be further developed into community space.

From our document review, the Historical Overview Narrative and NRHP documents provided background on the historic nature of the MIS and previous relocation of the Cottage. In particular, the Historical Overview Narrative included several historic photos believed to represent the Cottage as originally constructed, which were utilized in our review to understand the historic fabric.

OBSERVATIONS

Joseph Spaziani and Dhairya Patel with WJE conducted a close-range visual survey of the Cottage interior and exterior on August 26, 2024. The primary purpose of the visual survey was to review the building envelope, document interior finishes, and review select structural members to evaluate their condition for potential relocation. WJE also performed six (6) inspection openings, five (5) at interior finishes and one (1) at the exterior, to observe the condition of the structure (Figure 5 through Figure 10). The following was observed and documented during the survey:

Structure Description and Typical Conditions

The Cottage consists of two above grade stories and a crawl space with a building footprint measuring approximately 27-feet wide in the east/west direction by 39-feet long in the north/south direction (Figure 11 and Figure 12). The building measured approximately 10-feet tall at the roof eave and 19-feet at the gable apex, as measured from the top of the concrete masonry unit (CMU) foundation wall (Figure 13). The front entrance of the structure faces east. WJE made the following detailed observations about the building.

Exterior

Based on visual survey of the structure from grade, WJE noted the following:

- The covered front porch consisted of 2x8 pressured treated lumber supported at the facade by a wood ledger board and metal joist hangers (Figure 14). The covered front porch extended 7-feet from the Cottage facade (Figure 15).
- Kimley-Horn confirmed a back porch was recently demolished, and only the supporting joist hangers remained (Figure 16).
- Stacked hollow CMU block supports were aligned with the porch columns and supported the porch framing at other intermediate locations (Figure 17 and Figure 18). Round columns support the porch roof and are present in the available historic photos (Figure 19 and Figure 20).

- Based on visual review of an exposed cross-section, the building facade assembly consisted of the following (listed exterior layer to interior layer) (Figure 21):
  - Vinyl siding over 1/4-inch rigid insulation.
  - Vapor barrier.
  - White painted wood siding (also visible in the historic photos).
  - 4-inch wide, diagonally oriented wood plank sheathing.

Crawl Space and First Level

Based on a limited survey at Inspection Opening 1 at the crawl space entrance on the west side of the Cottage, WJE noted the following:

- The east and west exterior walls were noted as load-bearing and consisted of wood framed stud walls.
- The exterior walls were supported approximately 16-inches above grade by a hollow 8-inch CMU block foundation wall. The foundation wall also extends below grade (Figure 22).
- The central one-story load-bearing wall was supported by stacked, loose-laid CMU blocks and wood posts in the crawl space (Figure 23).
- The First Floor structure consisted of 2-inch wide by 10-inch deep[1] joists spaced at 16-inches on-center (Figure 24).
- Diagonal cross-bracing was present between the First Floor joists, while the joist ends were notched to bear on a wood sill at the exterior wall (Figure 25 and Figure 26).
- White rigid insulation was attached to the sub-floor spans between First Level joists and impeded view of the subflooring (Figure 27).

Second Level

Based on visual review of Inspection Openings 2, 3, and 4 at the First Level ceiling, WJE noted the following:

- The Second Level floor framing spanned in the east/west direction between the exterior walls and the central load-bearing wall (Figure 28). The existing Second Level floor joists consisted of 2-inches wide by 5-3/4 inch deep joists spaced at 16-inches on-center topped with wood sub-floor.
- An approximately 21-inch plenum space was present between the underside of the Second Level sub-floor and First Level ceiling.
- The ceiling was attached to new dimensional lumber suspended from the Second Level joists fiberglass batt insulation infilled the joints (Figure 29).
- The strengthening was observed completed with modern dimensional lumber (marked with grade stamps) (Figure 32).

[1] Dimension measured to the underside of the sub-floor insulation.

Roof Framing

Based on limited review of the eave crawl space at the Second Level and Inspection Openings 5 and 6, WJE noted the following:

- As observed at Inspection Opening 5, newer oriented strand board (OSB) and asphalt shingle roofing was installed over wood planking (Figure 30). The planking measured 6-inches wide, which is likely the original roof planking. Thickness measurement was not obtained.
- At the roof apex, the ends of the rafters were noted mechanically fastened to the central ridge beam measuring 3/4-inches wide by 6-1/2-inches deep (Figure 30). The ridge beam was aligned with the First Level central load-bearing wall.
- Fiberglass batt insulation was noted between the roof rafters and ceiling (Figure 30).
- The roof rafters spanned in the east/west direction between the exterior wall and a central ridge beam.
- The rafters consisted of lumber measuring between 1-1/2 to 2-inches wide by 5-1/2 to 6-inches deep and were spaced at 24-inches on-center (Figure 31). They were observed bearing on the west exterior wall where they protruded at the eave.

Notable Conditions

WJE observed the following notable conditions and evidence of building modernizations:

- WJE observed structural modifications consisting of the following:
  - At only one of two inspection openings to view the Second Level framing, structural strengthening repairs consisted of attaching (sistering) dimensional lumber bolted to the select existing joists (Figure 32).
  - Metal plate connectors at joist ends were also noted at the joist ends of these repair locations (Figure 32).
  - The top of existing Second Level floor joists were notched to install electrical conduits (Figure 33).
- At all interior inspection openings, WJE noted interior finishes are gypsum wallboard with insulation. The interior finish appearances indicated the use of gypsum wallboard is consistent throughout the interior.
- At the First Level ceiling inspection openings, the Second Level sub-floor was observed as a mix of older plywood and newer OSB sheathing (Figure 34).
- Two dormered windows were present on the east facade but were not present in the original photo documentation (Figure 35 and Figure 36).

DISCUSSION AND CONCLUSION

The Cottage is a lightweight, wood-framed structure in relatively good condition, with no known or observed structural concerns that would prohibit the structure from being relocated to a nearby site.

While much of the exterior and interior materials have been modernized, the framing remains original with limited deterioration. It should be noted that moving the structure may result in minor distress to non-structural elements, such as wallboard finishes, which is typical for building relocations. These issues are generally straightforward to repair and are unlikely to impact the structure's overall integrity.

Considerations of Historic and Non-Historic Fabric

Based on our observations, significant adaptive reuse alterations had been made to the Cottage including the following:

- Roof dormers were added, and the roof has been re-roofed with modern asphalt shingles.
- Exterior walls have been overclad with vinyl siding.
- Interior walls were finished with gypsum wallboard. Based on our review, the interior wall layout may have been updated for use as a more modern residence. Further investigation would be required to verify.
- Based on visual review of accessible areas and inspection openings, exterior walls, first floor, and attic spaces have all been insulated with modern foam boards or fiberglass batt insulation.
- All windows have been replaced with modern vinyl windows.
- Plumbing, electrical, HVAC ductwork, and other modern utilities and amenities have been installed in the Cottage.
- The existing front porch deck was rebuilt as indicated by the presence of CMU block piers, pressure treated wood, and metal joist hangers.
- The CMU block foundation was erected to support the Cottage at its current location.

The portions of the Cottage that are likely original historic fabric include the floor joists and roof framing, as evident by the variation in rough sawn framing member size and lack of grade stamps. In addition, any remaining cladding behind the vinyl siding and porch columns are also likely original. However, at select inspections openings, we noted structural strengthening was performed to several original structural elements.

Considerations for Structural Relocation

Relocation of an existing structure typically requires a coordinated effort of an experienced moving contractor and licensed professional engineer. The contractor and engineer should work together to assess the structural stability of the Cottage, design necessary temporary bracing, and evaluate means and methods to ensure safe transport. It is recommended that a performance specification be established prior to relocation, and that a pre-construction survey be conducted to document the building's condition as a baseline. Post-relocation surveys may be performed at the discretion of the Owner.

Relocation Engineering

Non-structural elements such as gypsum wallboard and facade sheathing and siding likely contribute to the overall stiffness of the structure and should be considered a part of the supporting structure. Based on our experience, these stiffer, but brittle elements are more vulnerable to cracking distress so repairs are anticipated after the relocation. In-kind replacement is recommended for building components that are to be preserved.

Route

During WJE's survey, representatives from Manassas noted that the Cottage may be moved twice: first to a temporary location on the former MIS school grounds, and then to its final site. The moving contractor should carefully evaluate the terrain and route(s) to identify potential challenges of the drive surfaces and obstacles, including, but not limited to:

- Structures, such as bridges and culverts, with load ratings less than the anticipated relocation loads.
- Uneven or pothole laden road surfaces.
- Sharp corners or narrow roads that will limit maneuverability during the relocation.
- Steep slopes or grades.
- Power lines or other hanging wires or appurtenances.
- Mast arm traffic lights.
- Low overpass heights.

Temporary and Permanent Use Considerations

As part of the relocation preparation, we recommend the Owner determine the future intended occupancy and use of the Cottage in accordance with the 2021 Virginia Existing Building Codee (VEBC). Until recently, the Cottage was intended for residential use for which the 2021 Virginia Construction Code (VCC) specifies a minimum design live load of 40 psf. If the Cottage use changes to a public occupancy or use, the minimum design live load could be significantly higher (e.g., up to 100 psf for assembly spaces). Furthermore, there are additional considerations and provisions for the change of use of historic structures included in the VEBC. As a result, a design professional should evaluate the structure and site for the intended use and configuration of the Cottage and provide additional recommendations, if necessary.

The site soil conditions at the new MIS location should be reviewed for suitability. Since the Cottage will be permanently relocated to a site with existing structures owned by Manassas, the site soil characteristics may already be known. However, if the characteristics are unknown, a geotechnical engineer should provide recommendations for additional investigation and appropriate foundation types. As required by the VEBC, the final foundation design should comply with the 2021 VCC requirements for the anticipated occupancy and maintain the stability of the Cottage long-term. If a temporary location is used, the temporary support should include the ability to re-tighten temporary bracing depending on the storage duration at the temporary location.

RECOMMENDATIONS

WJE recommends Manassas, Dominion, and Kimley-Horn consider the following when evaluating the proposed building relocation:

- Clearly define which portions of the structure are of historic significance consistent with the Secretary of the Interior's Standards (SOTIS) for the Treatment of Historic Properties Rehabilitation Standards and the NRHP.
- Hire a contractor and licensed professional engineer to work as a team to:

  - Develop cribbing design compatible with transport on a semi-trailer truck or similar and compatible with existing soil conditions at temporary and permanent sites (as required).
  - Evaluate and design temporary interior and/or exterior bracing (if needed) for stabilization during transport.
- Determine the intended occupancy or use of the Cottage once relocated. Ensure the Cottage structure and new permanent foundation are in compliance with the relevant Virginia building codes.
- Coordinate between temporary relocation bracing and permanent use/live load upgrades (i.e. determine if temporary cribbing bracing may act as live load structural joist upgrades).
- Develop performance-based specifications and drawings to evaluate the condition of the structure and interior finishes before and after the relocation, as well as rehabilitation requirements consistent with the SOTIS.
- Evaluate modern Cottage alterations, such as utilities (e.g., plumbing, electrical, etc.), interior finishes, and exterior siding and determine which should be maintained or repaired/replaced as part of the rehabilitation efforts.
- Amend the MIS NRHP nomination form to include the Cottage once relocated to its final location.

FIGURES

Figure 1. The Cottage is currently located at 9506 Jefferson Street, Manassas, VA 20110 (red box). The proposed final location (orange box) is on 9601 Prince William Street, Manassas, VA 20110. (Image from google. Annotations by WJE. Accessed October 7, 2024).

Figure 2. 1954 Aerial photo included in the "Historical Overview Narrative". Red circle by others indicates Cottage location on the MIS site.

Figure 3. 1962 Aerial photo included in the "Historical Overview Narrative". Red circle by others indicates Cottage no longer located on the MIS site.

Figure 4. 1963 Aerial photo included in the "Historical Overview Narrative". Red circle by others indicates Cottage location on its current site.

Figure 5. WJE removed the plywood and spray polyurethane foam covering the crawl space (inspection opening 1) to observe the First Level floor framing.

Figure 6. WJE conducted inspection opening 2 in the kitchen ceiling to observe the Second Level framing.

Figure 7. WJE conducted inspection opening 3 in the First Level hallway wall to observe the framing.

Figure 8. WJE conducted inspection opening 4 in the stairwell wall to observe the Second Level framing.

Figure 9. WJE conducted inspection opening 5 in the Second Level ceiling to observe the roof ridge beam.

Figure 10. WJE conducted inspection opening 6 in the Second Level wall to observe the roof.

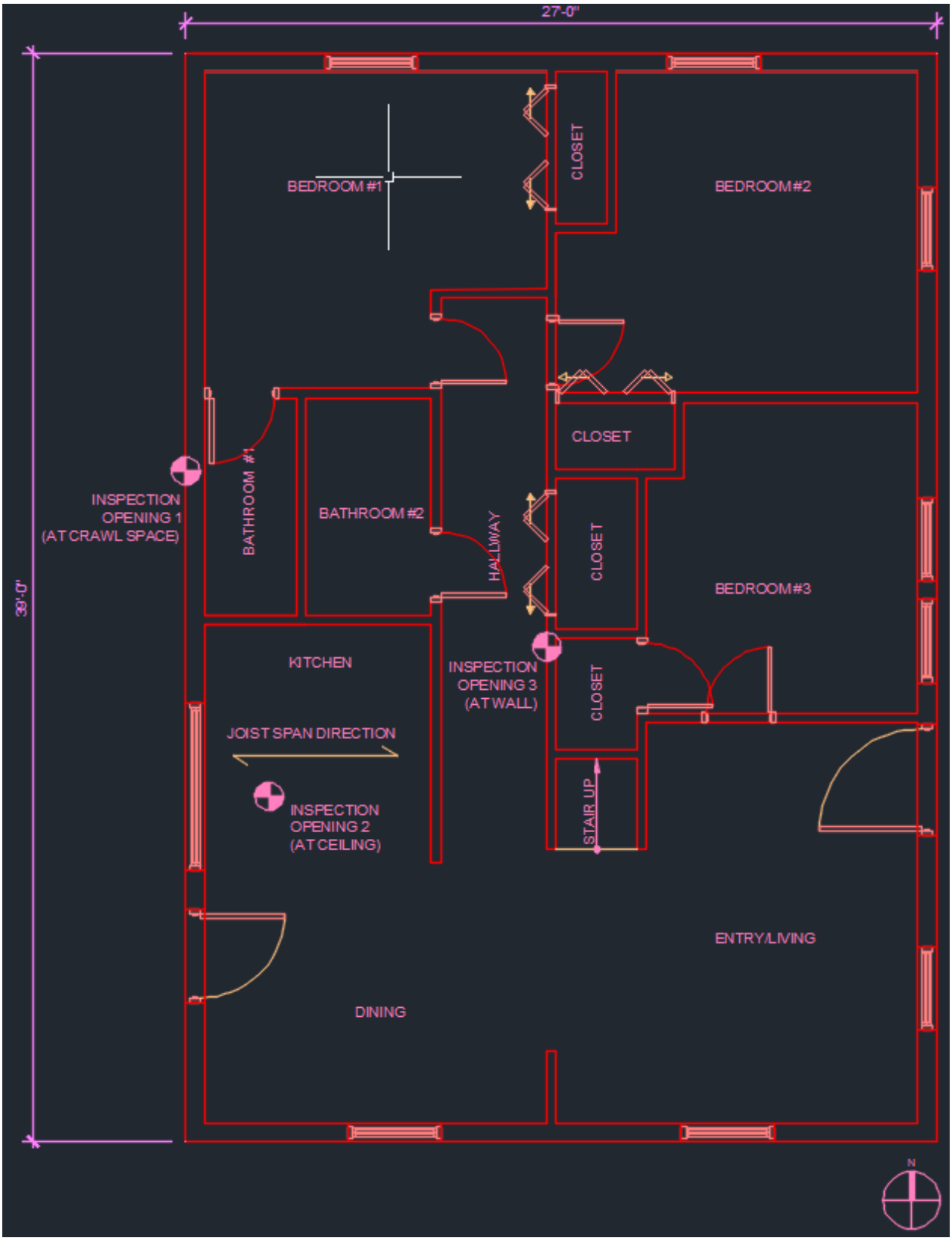

Figure 11. First Level plan indicating approximate inspection opening locations and building configuration.

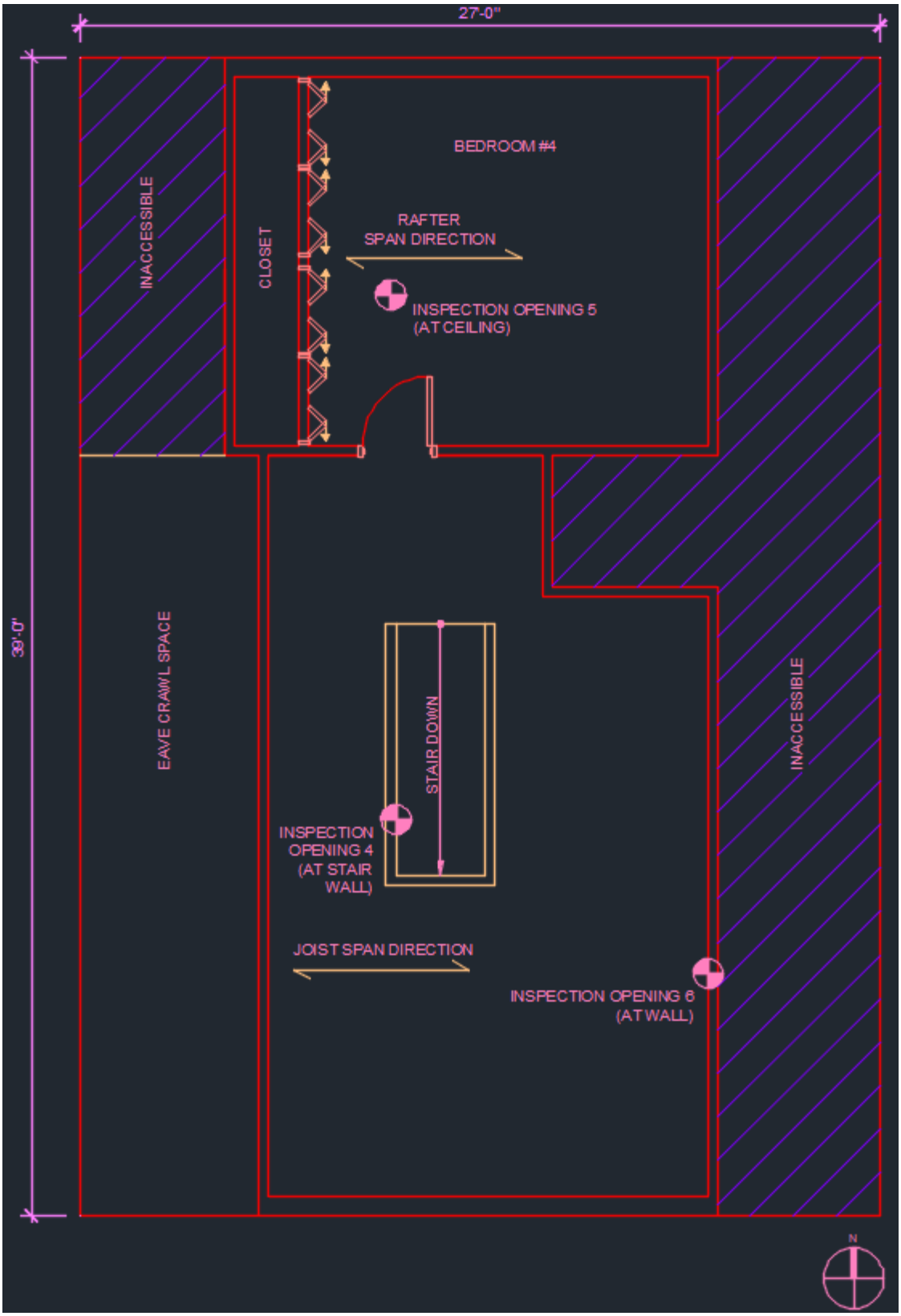

Figure 12. Second Level plan indicating approximate inspection opening locations and building configuration.

Figure 13. WJE measured the building height to the roof eave (red line) to 19-feet.

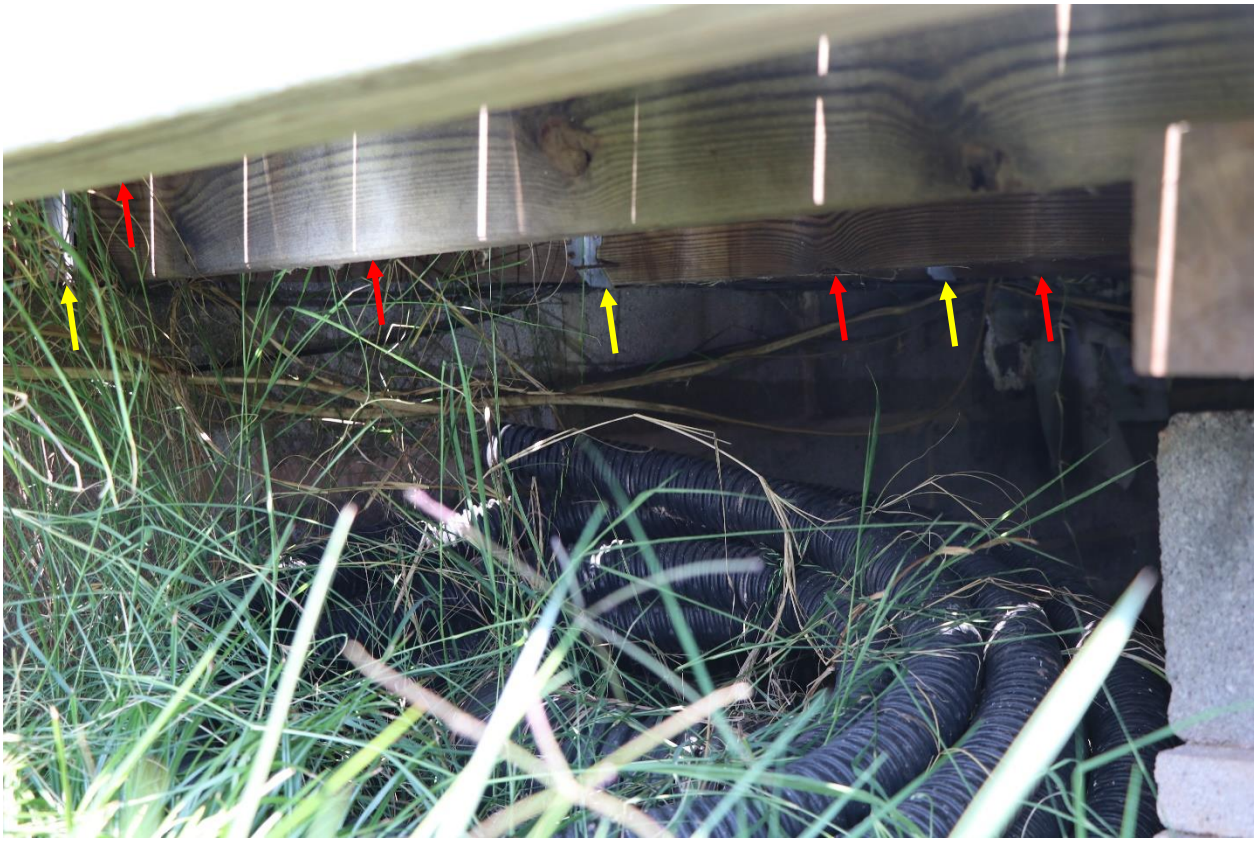

Figure 14. The front porch consisted of pressure treated wood (red arrows) supported metal joist hanger (yellow arrows) at the Cottage facade.

Figure 15. The front porch extended approximately 7-feet from the Cottage facade.

Figure 16. WJE observed the remaining joist hanger supports at the recently demolished back porch.

Figure 17. Hollow CMU blocks supported the porch columns (red box).

Figure 18. Intermediate CMU block piers supported the front porch joists (red box).

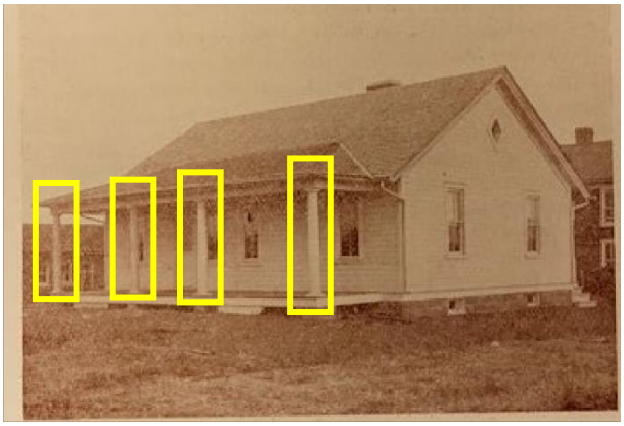

Figure 19. The available historic photos show round columns (yellow boxes) supporting the porch roof.

Figure 20. WJE observed round columns (yellow boxes) supporting the porch roof.

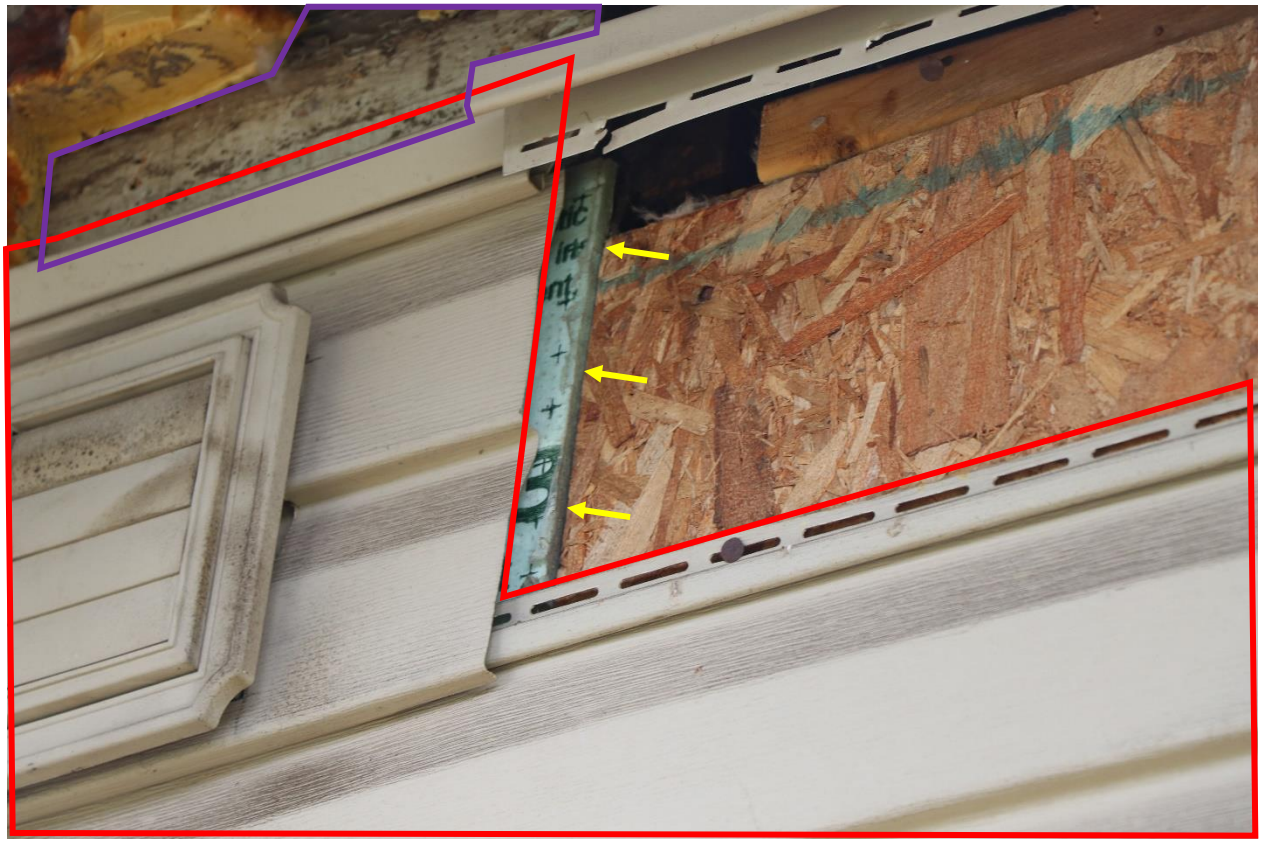

Figure 21. WJE observed vinyl siding (red box), insulation (yellow arrows), and vapor barrier (not visible), installed over white painted wood siding (purple box).

Figure 22. Exterior Cottage walls bear on a hollow CMU block foundation wall (red box).

Figure 23. The central load bearing wall was supported by CMU blocks and wood posts (red box).

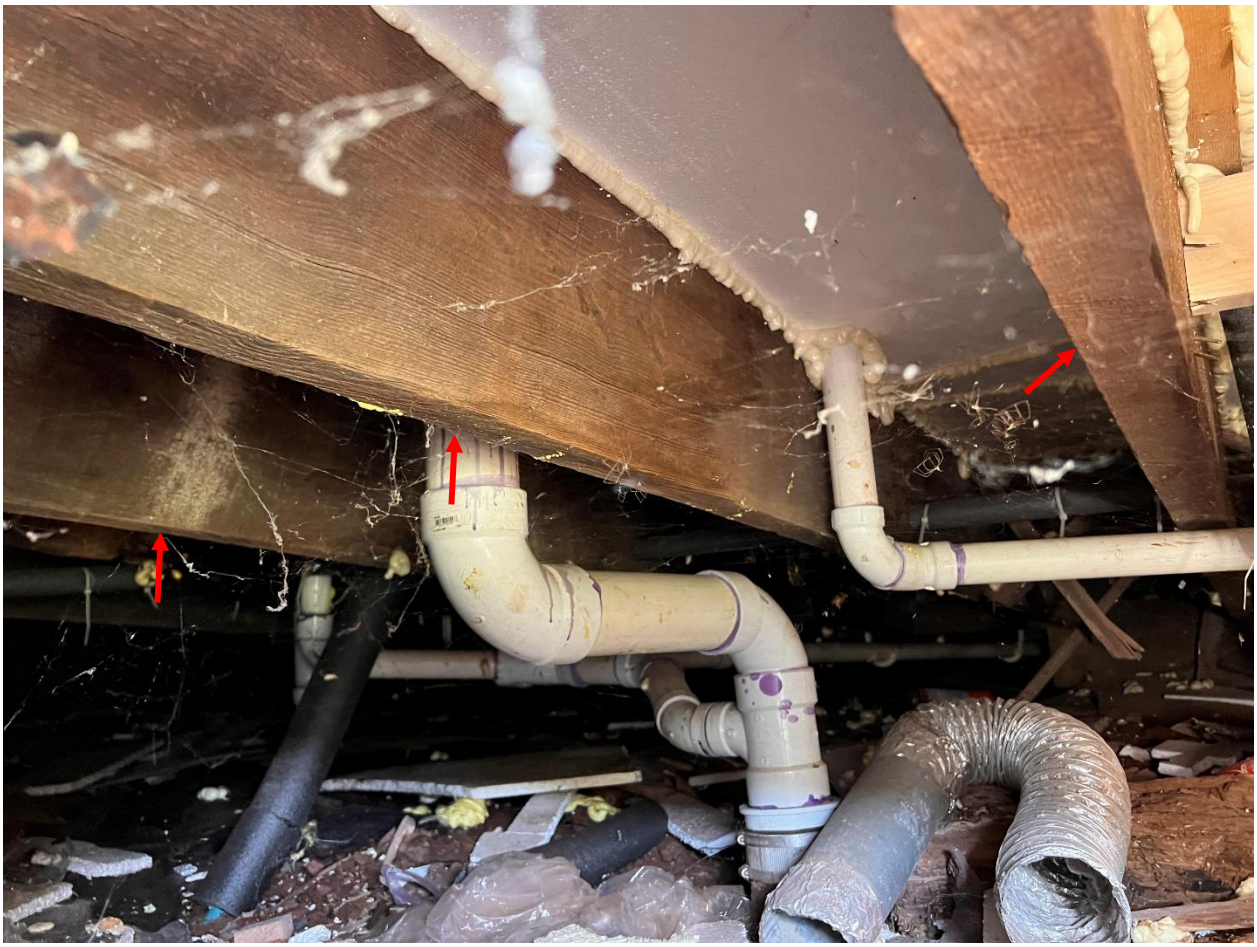

Figure 24. The First Level floor joists (red arrows) measured 2-inches wide by 10-inches deep and were spaced at 16-inches on-center.

Figure 25. WJE observed wood blocking (red arrows) between the First Level floor joists.

Figure 26. The First Level floor joist ends were notched and bear on a wood sill plate.

Figure 27. White rigid insulation (red box) was attached to the First Level sub-floor.

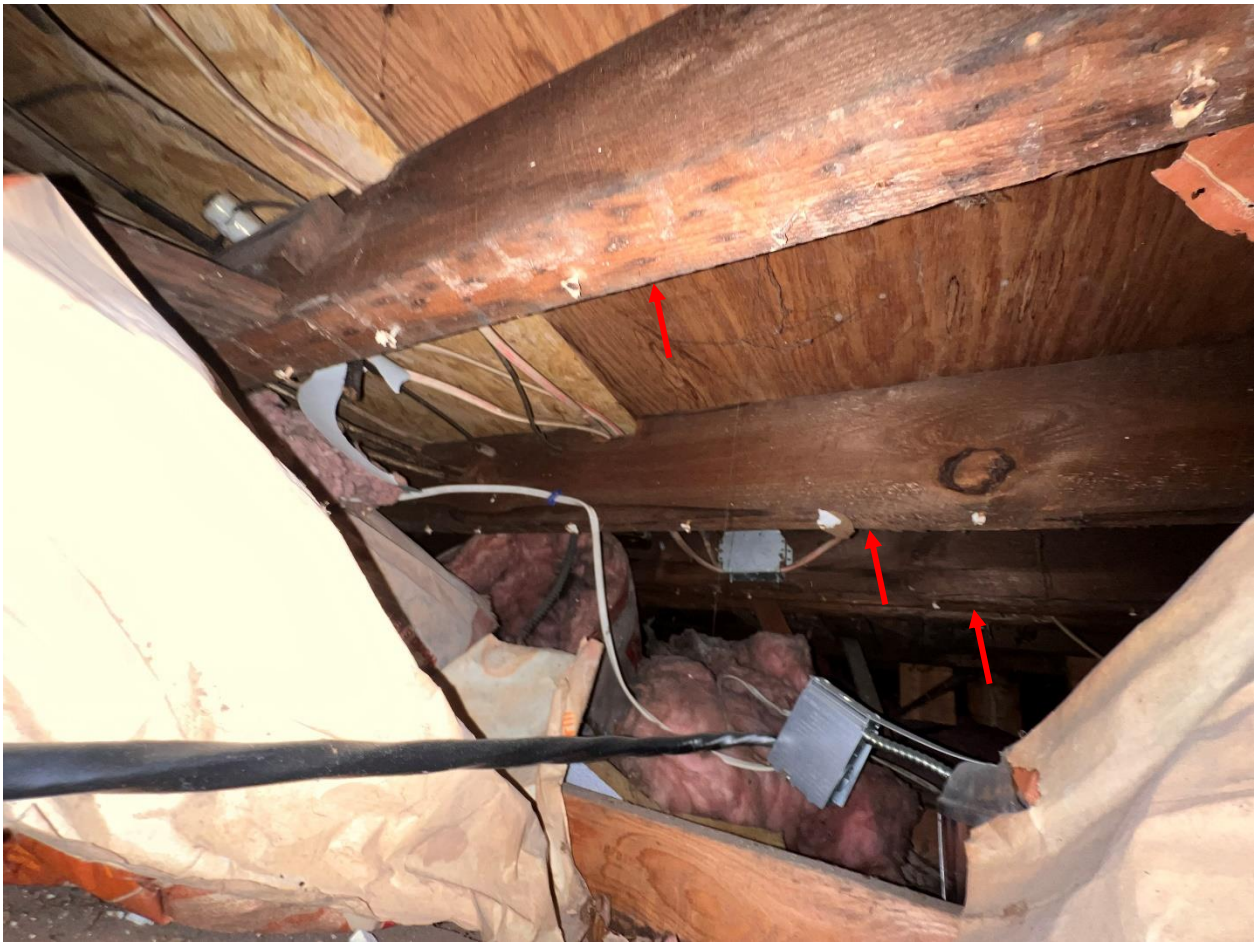

Figure 28. The Second Level floor joists (red arrows) spanned in the east-west direction between load bearing walls.

Figure 29. The First Level gypsum wallboard ceiling is suspended from the Second Level floor joists. Fiberglass insulation infills the joists on top of the gypsum wallboard ceiling.

Figure 30. OSB was installed over wood planking (red box). The roof rafters (red arrows) frame into a central ridge beam (yellow arrow).

Figure 31. The roof rafters (red arrows) bear on the east-west perimeter walls.

Figure 32. The original Second Level floor joists (red arrows) at inspection opening 4 were sistered with newer dimensional lumber bolted to the existing joists. The new lumber was marked with grade stamps (yellow box). Connections were strengthened with metal plate connectors (purple box).

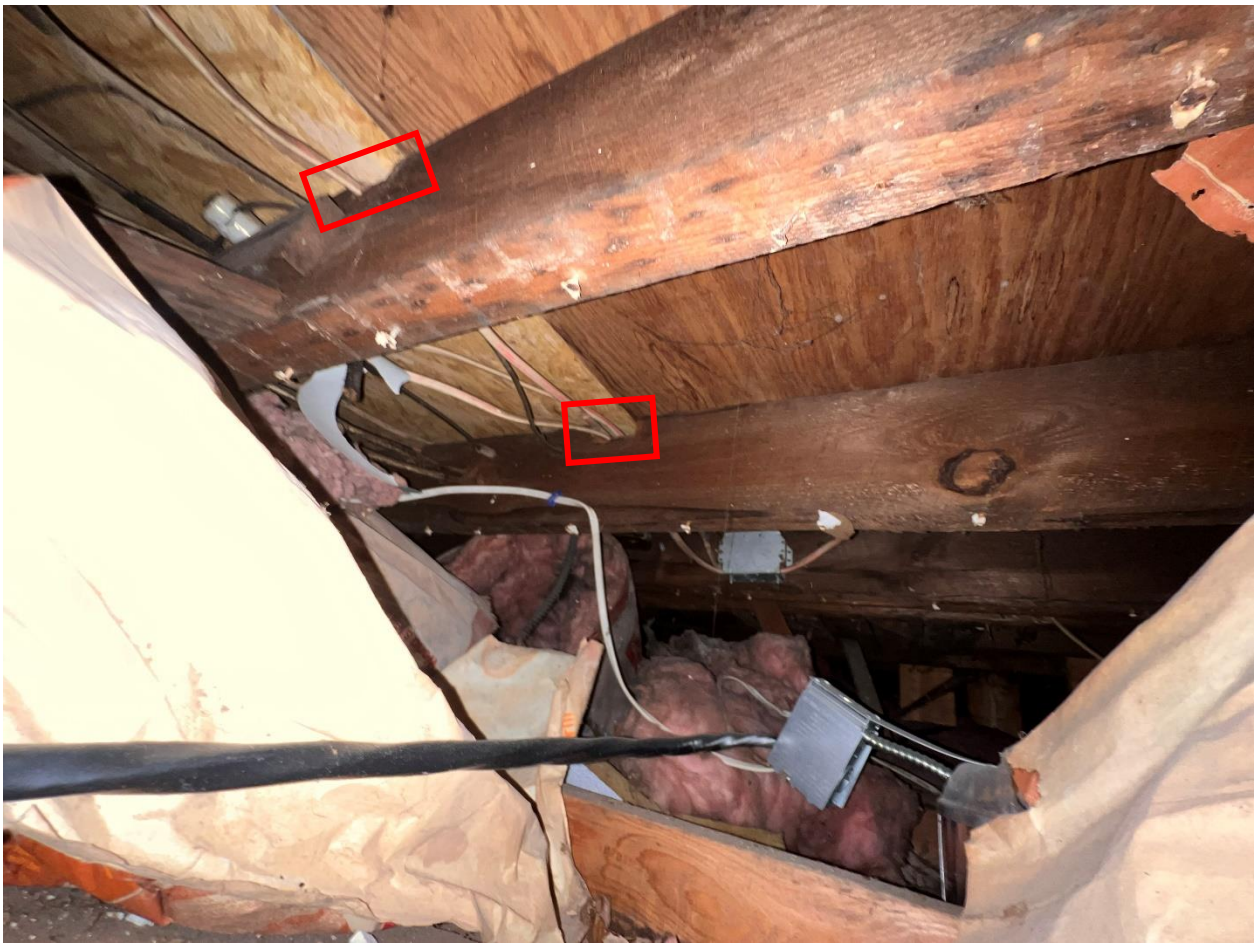

Figure 33. The Second Level floor joists were notched (red boxes) to accommodate electrical and other conduits.

Figure 34. The Second Level sub-floor consisted of newer oriented strand board (red box) and older plywood (yellow box) sheathing.

Figure 35. Available original photos of the Cottage show an unobstructed roof above the entrance.

Figure 36. Two dormers (red boxes) are present on the Cottage entrance side roof slope.

APPENDIX C

Ace House Movers, Inc.

PO Box 97
New Kent, Virginia 23124
800-496-0670 fax 804-966-5233

Purchase Order No. 9262024

ESTIMATE

Client		Send to	
Name	Mary Helen Dellinger	Name	Mary Helen Dellinger
Address	9702 Jefferson Street	Address	9101 Prince William Street
City	Manassas St VA ZIP 20110	City	Manassas St VA ZIP 20110
Phone	703-257-8452	Phone	mdellinger@manassasva.gov

		Description		TOTAL
1		**Jack up and move 36' X 42' one and a half story frame house to a new location. Ace will move front porch with house.** Ace will not haul any debris. Landscaping will be disturbed in order to set beams under the house. Ace will not provide new landscaping. Owner will remove signs and right post for house to fit down road. Owner will obtain all permits. Owner will disconnect all utilities. Owner will provide new footings and foundation.	**$42,000.00**	
			Subtotal	
			TOTAL	

Payment Details

- ○ Check
- ○ Cash

Job Date

Approval

Date	9/26/2024
Order No	9262024
Sales Rep	Gabor

Notes/Remarks