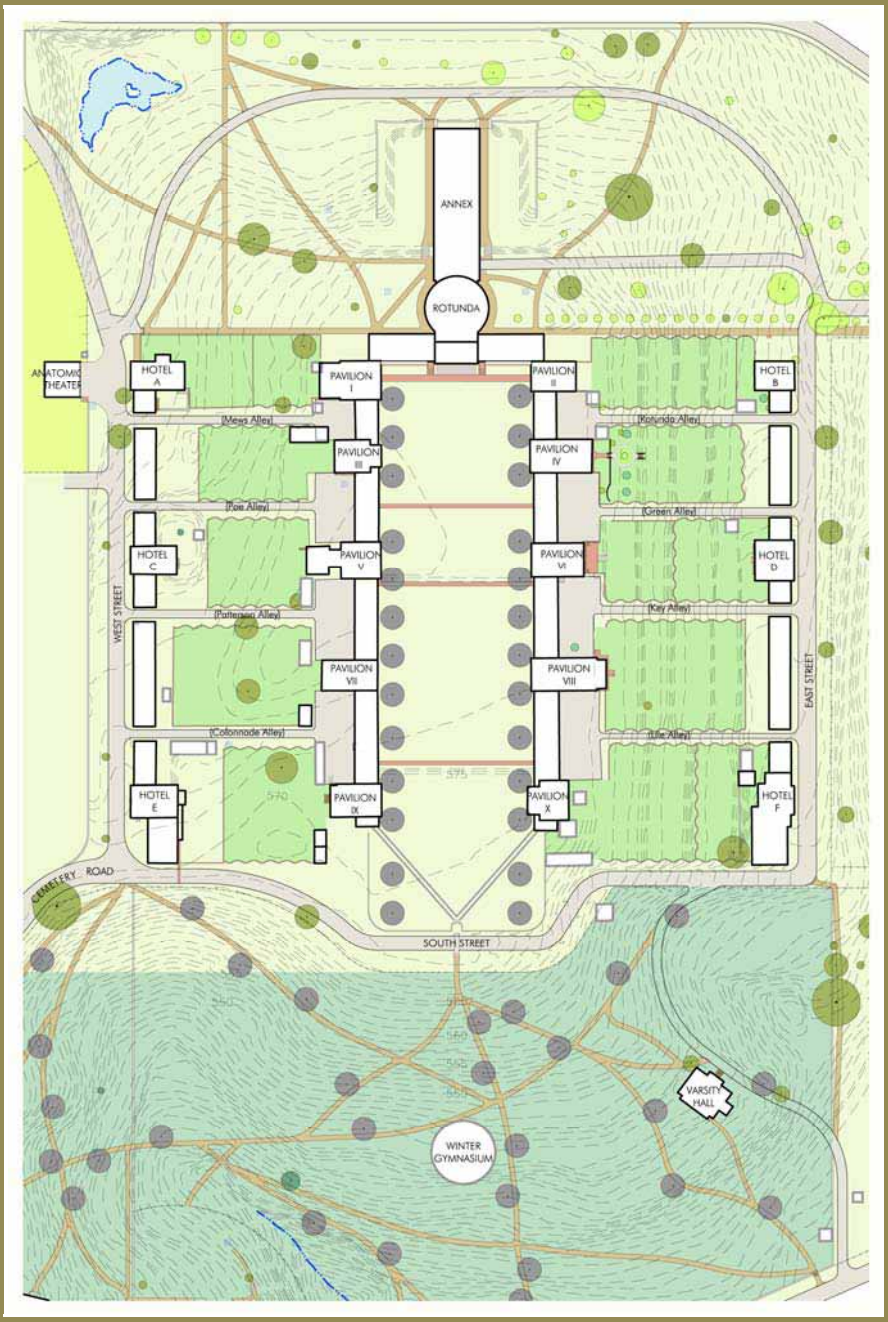
# University of Virginia Academical Village
# Cultural Landscape Report Part 1




## Volume I: Cultural Landscape Report

**Office of the Architect**
University of Virginia
The Rotunda, SE Wing
Charlottesville, Virginia
PIMS P01304

**Heritage Landscapes LLC**
Preservation Landscape Architects & Planners
Charlotte, Vermont & Norwalk, Connecticut
**Rivanna Archaeological Services LLC**
Charlottesville, Virginia

# University of Virginia Academical Village
# Cultural Landscape Report Part 1

December 2013


**Office of the Architect**
University of Virginia
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PIMS P01304

**Heritage Landscapes LLC**
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and

**Rivanna Archaeological Services, LLC**
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** Primary author Heritage Landscapes LLC except as noted (*) authored by Rivanna Archeological Services LLC*

## Volume 2 ▪ Academical Village CLR Archival Research Data Spreadsheet

Separate Digital Document

Data Fields:

- Year
- Full Date
- Digital File Name
- Source
- Record Group
- Image Code
- Material
- UVa Landscape Character Area (LCA)
- Primary Character-defining Feature (CDF)
- Secondary CDF
- Landscape Chronology
- Citation for Notes
- Bibliographic Entry
- Original Quotation, Excerpt,
- Caption, or Additional Notes


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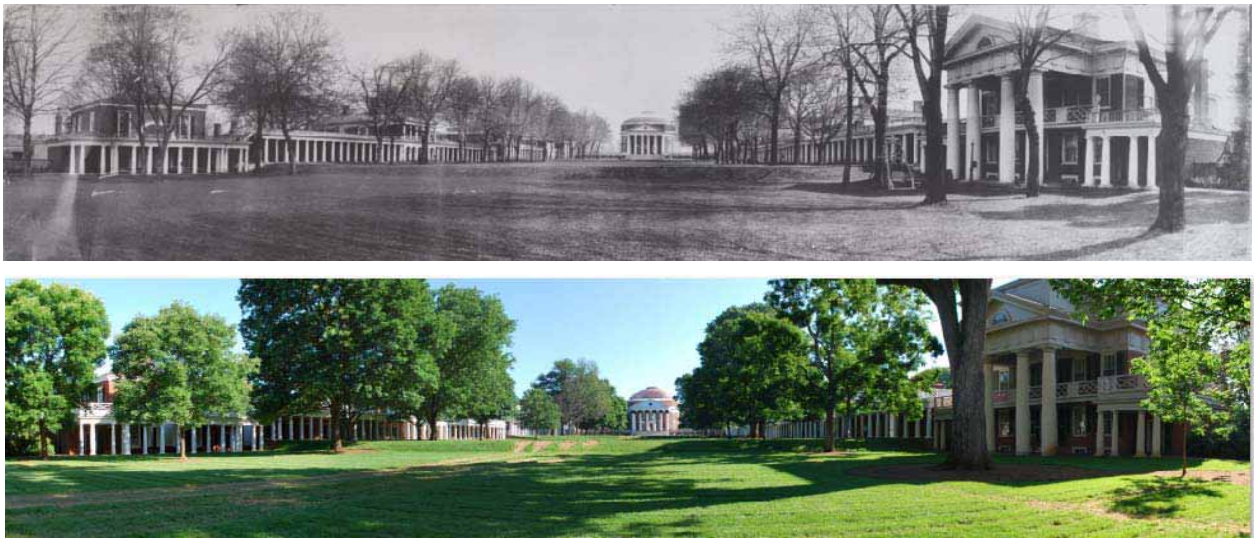
## 10 ▪ Landscape and Archaeology Analysis

## INTRODUCTION

Positioned near Charlottesville, Virginia within the rolling hills of the Rivanna River basin, the historic Grounds of the University of Virginia reflects a landscape systematically shaped for learning. Conceived in 1800 by Thomas Jefferson (1743-1826),[1] purchased in 1817, and chartered in 1819, the nineteenth-century origins of the University parallel the emergence and early development of this democratic nation. This research and analysis document describes Academical Village landscape evolution resulting in a highly significant cultural resource that contributes to the outstanding universal value of this National Historic Landmark (1971) and World Heritage Site (1987).

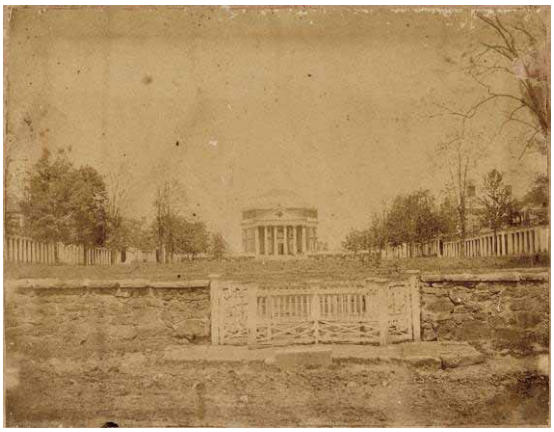
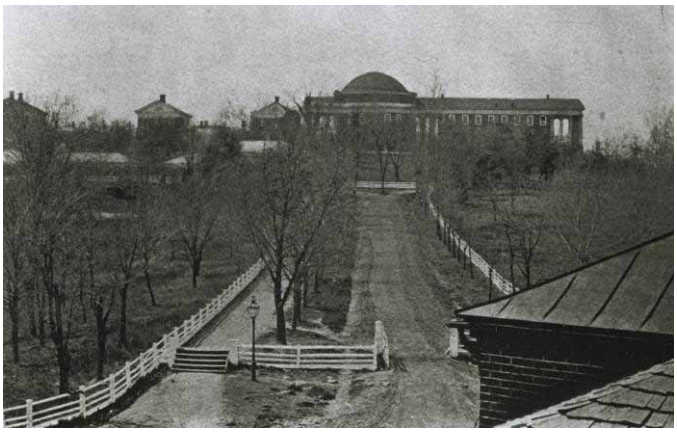


*Repeat panoramic photographs from 1909 and 2013 indicate the deliberate preservation of the Lawn.*

Heritage Landscapes LLC, Preservation Landscape Architects & Planners (HL) with Rivanna Archaeological Services, LLC (RAS) developed this thoroughly researched *Academical Village Cultural Landscape Report* Part 1 (CLR), commissioned by the Office of the Architect for the University of Virginia. The CLR study area conforms to the boundaries of the original Academical Village, the historic core of the contemporary University, consisting of approximately 45.1 acres bounded on the north by University Avenue, south by Jefferson Park Avenue, east by Hospital Drive, and west by McCormick Road.

The layout of the neo-classical Academical Village reflects Jefferson's study of classical works, contemporary European examples of architectural design, and concepts of an ideal educational setting. Having evolved continuously since its founding, the Academical Village remains a functioning component and historic core of the active University today. Notably the existing landscape of the Academical Village demonstrates a high degree of continuity from its early nineteenth-century beginnings. In particular, the original framework of the central Lawn, gardens, alleys, streets, and walls, remains legible and provides both a sense of history and a distinctive character to the campus. The overall retention of this historic designed landscape is remarkable, despite considerable additions and alterations to its character and features over nearly two centuries.

[1] Thomas Jefferson, Letter to Joseph Priestley, 18 January 1800, in Noble E. Cunningham, Jr., *In Pursuit of Reason: The Life of Thomas Jefferson*, New York: Ballantine Books, p.336.

*1868 photograph of the Lawn documents landscape details, left. Circa 1872 view from the north east shows entry, right.*

## CULTURAL LANDSCAPE REPORT SCOPE OF WORK

The CLR records, in an organized and comprehensive manner, the origins and evolution of the historic University landscape in order to "document and evaluate the character-defining features, materials, and qualities in sufficient detail to serve as the basis for treatment and management decisions."[2] The essential scope outline for the project engaged with stakeholders throughout a series of steps that address this unique landscape:

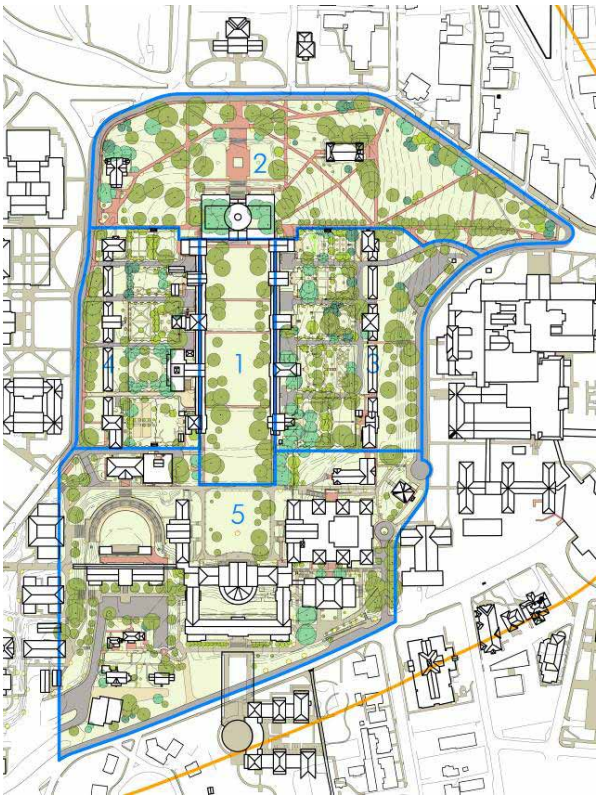
- Research and obtain historic documents addressing pre-Jefferson times to present day
- Study historical documents to prepare a thorough landscape chronology
- Develop an illustrated history narrative defined by sequential periods with detailed plans
- Field document and prepare digital plans of the existing landscape
- Write an illustrated existing landscape narrative detailing character and features
- Analyze landscape continuity and change over time and define the historical eras
- Develop statements of landscape integrity and significance

The chapters of the report, informed by thousands of documentary sources and 12 years of archaeological investigations, address pre-University period to the present, illustrating the character and details of this landscape during the historical periods that transformed the human-shaped environment of the Grounds. This documentation process, adhering to US federal landscape preservation guidance for a thorough CLR, forms the basis for understanding change over time that results in the living campus of today. The scope of this effort corresponds to a CLR Part 1, addressing history, existing conditions, and analysis. As such, the CLR is a deeply researched and field-verified informational project that yields a more complete understanding of Academical Village landscape origins, evolution, and significance. The thorough historical research and highly detailed documentation of the existing landscape is further informed by the findings of a group of archaeological investigations providing an alternate yet complementary data source to the University's wealth of written documents. The CLR is not a decisional document and contains no recommendations for intervention, treatment or management. Rather it provides a comprehensive narrative, a wealth of images, and a series of period plans that will serve as a reference to guide future management decisions.

[2] University of Virginia, Cultural Landscape Report for the Academical Village: Request for Proposal #12-07, 6 June 2012, p.6.

## CULTURAL LANDSCAPE REPORT LANDSCAPE CHARACTER AREAS

The CLR divides the Academical Village landscape into spatial components based on patterns of organization, referred to as landscape character areas (LCAs). Within the natural and human-constructed boundaries of the Academical Village, LCAs having particular character emerge based on land use, spatial organization, views and visual relationships, topography, vegetation, circulation, structures, and other landscape elements. The five LCAs include:




- The Lawn - LCA1: The linear, terraced lawn, descending to the south, with rows of trees framed by the Rotunda and colonnades, and extending slightly south of the pavilions
- North Rotunda Lawn - LCA2: The landscape area centered on the Rotunda Terrace and courtyards and characterized by sloping lawns, framed to the north by the historic stone wall, the Long Walk extending to the Senff Gates, and McCormick Road on the west
- East Gardens - LCA3: The gardens, alleys, and east slope with detailed designed landscapes and access features, continuing east to Hospital Drive
- West Gardens - LCA4: The gardens, with detailed designed landscapes and access features, and the frontage along McCormick Road
- South Lawn and Slopes - LCA5: The complex of terraced and sloping landscapes of turf, trees and ground plane plantings, defined by building massing with the framed South Lawn, McIntire Amphitheater, and southern extension amidst smaller structures to Jefferson Park Avenue

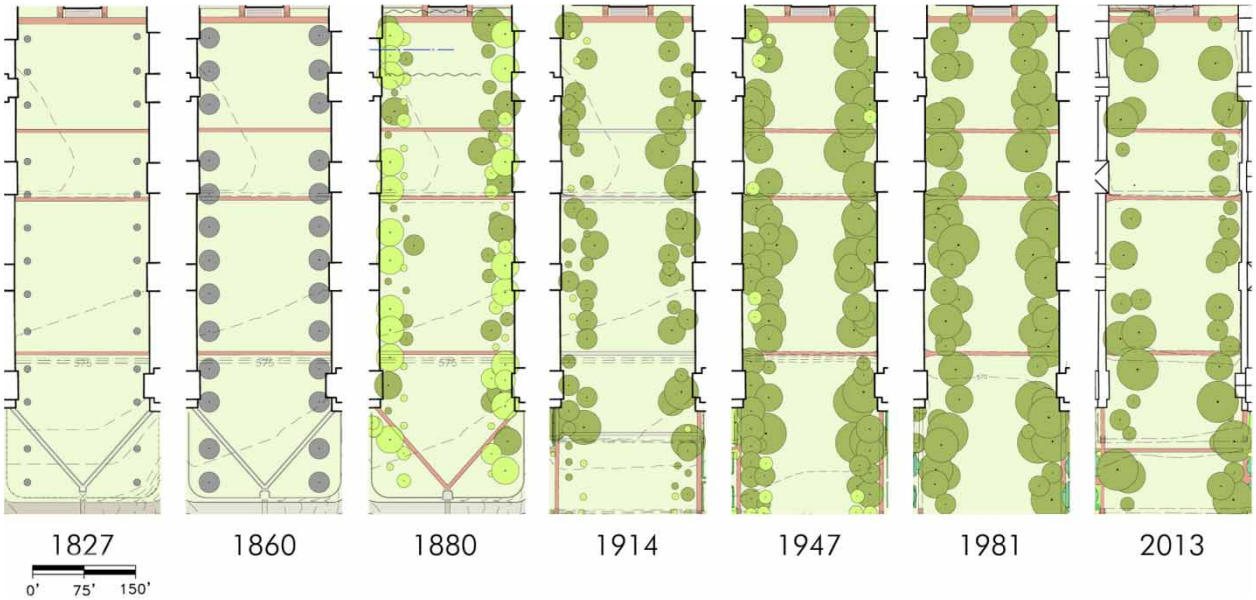
These LCAs defined in the mapping effort are employed as an organizing tool in the CLR for the landscape history, existing landscape, and landscape analysis narratives.

## CULTURAL LANDSCAPE REPORT SUMMARY OF KEY FINDINGS

This CLR finds that nearly 200 years of Academical Village landscape history separates itself into three overarching eras that are defined by the motivational forces that shaped the physical expression of the landscape at a particular time. The three major historical eras for the landscape of the Academical Village are reflected in the landscape as expressions of daily life, technological advances, student body size, leadership objectives, institutional growth, and other functional issues. Each era relates to the way that people interacted with the campus landscape and approached continuity with the past or implemented changes to the Grounds. These are:

- **1817 to 1880 - Early Way of Life** - This era is expressed in the landscape as a human-labor-intensive process in support of daily life at the University. The early Academical Village landscape was constructed as an organized and coherent ensemble of spaces and connections in this era.

- **1881 to 1947 - Technology, Infrastructure, New Design, and Expansion** - The application of advancements in water supply, sanitation, gas and electrical supply, and the emergence of automobiles coincided with extensive landscape changes often guided by specialized professionals.
- **1948 to 2013 - Jeffersonian Revival, Historic Preservation and Contemporary Innovation** - The motivation to return to University origins pervades this ongoing period from early preservation initiatives producing mid-twentieth-century, colonial-style gardens, to contemporary best practices that direct preservation efforts while supporting the needs of an vibrant educational institution.



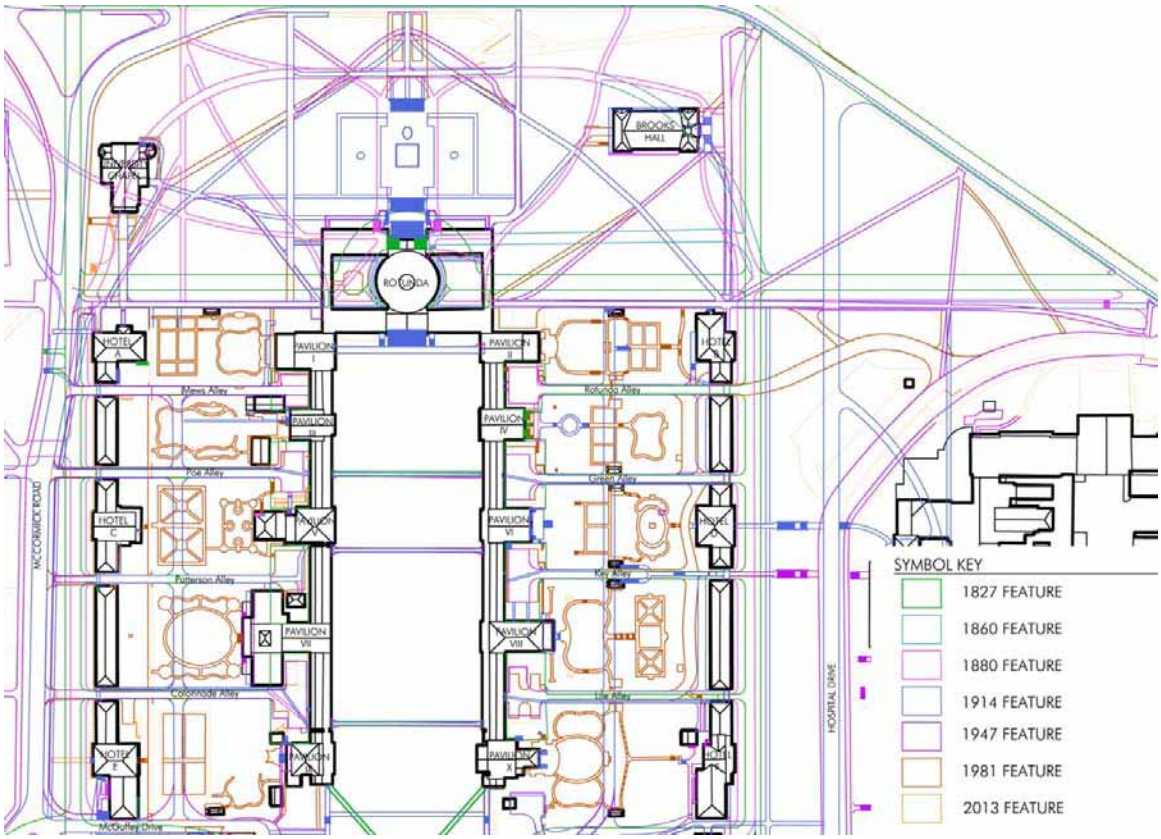

*Each Landscape Character Area was compared over time to graphically depict continuity and evolution using the period plans dating 1827 to 2013. This image demonstrates the continuity of The Lawn, LCA 1 and records the inconclusive documentary capture of trees for 1827 and 1860 using a gray tone on those trees, while for 1880, 1914 and 1947 the light green tone identifies trees known to be present but not by genus and species.*

*Repeat images of the same view along McCormick Drive from before 1938 and 2013 depict retention of landscape character while the road widening and related efforts altered the context by removing the Anatomical Theater.*

Further dividing and analyzing these historical eras, the CLR identifies the provenance of character-defining features present in the five Landscape Character Areas (LCAs 1, 2, 3, 4, 5) and explains how they contribute to dominant historical qualities within each area and to the overall character of the Grounds.

Each LCA expresses a period of Academical Village evolution indicating that its integrity is linked to that period when the majority of the character-defining features of the landscape originated:

| Landscape Character Area | Historic Period | Current Integrity to Period |
|---|---|---|
| The Lawn, LCA1 | 1817 to 1827 | High to moderate |
| North Rotunda Lawn, LCA2 | 1915 to 1947 | High to moderate |
| East Gardens, LCA3 | 1948 to 1981 | High |
| West Gardens, LCA4 | 1948 to 1981 | High |
| South Lawn, LCA5a | 1915 to 1948 | High to moderate |
| South Slopes, LCA5b | 2013 | Not historic |



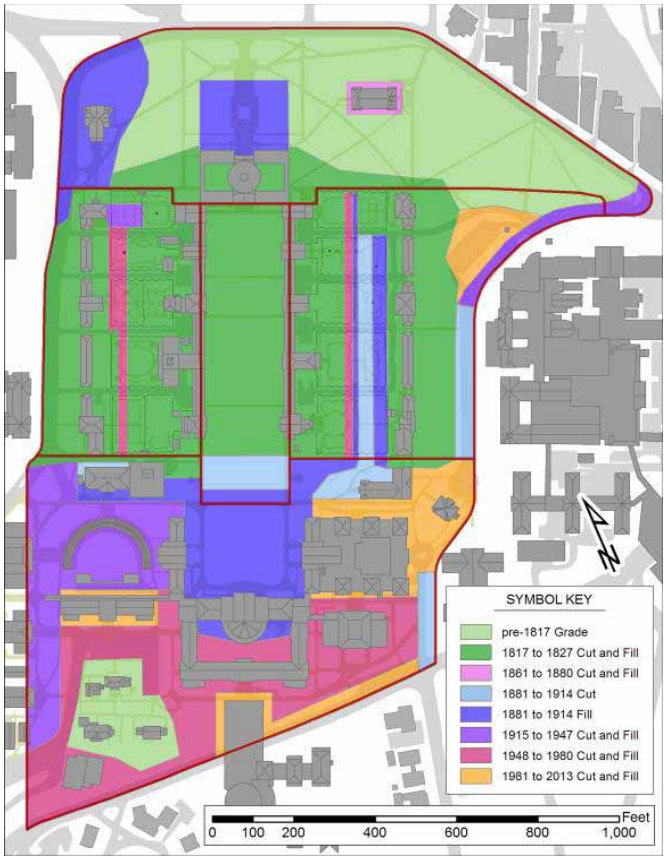

*This detail of a CLR overlay analysis plan uses colors for each historical period with green being the oldest, to express the alterations of the circulation system with paths and roads remaining or relocating to aid in understanding continuity and change over nearly 200 years.*

Comparative charts in this section track CDFs across time for each LCA. The charts offer a synthesis of which landscape features have been significantly altered, removed, or remain in the landscape today. This CLR finds that the current levels of historic integrity for each LCA relate to the time period during which they achieved their current identity. Generally high to moderate levels of integrity apply across the entire Academical Village. The exceptions occur in the Rotunda courtyards of LCA 2 and in LCA 5. The courtyards, created with the reconstruction of the Rotunda in 1896, contain isolated landscapes that pertain to the period ending in 1981. In a different way, continual construction and physical divisions sever the South Lawn, LCA 5a, from the South Slopes, LCA 5b. This division permits the independent assessment of integrity for each sub-area. The analysis finds that the character of the South Lawn relates to the period ending in 1914 but the highly altered landscape of the South Slopes does not

reflect a historic period. Taken across all LCAs with this exception, the Academical Village landscape has integrity to the latest historic period, Jeffersonian Revival, 1948 to 1981. This finding reflects the fact that the University began treating the landscape of Academical Village as a curatorial object in the early 1980s.

The CLR also added to the current level of understanding on African American contributions to the landscape and archaeology within the Academical Village. Results of research demonstrate how enslaved and free African Americans directly contributed to the formation of the landscape of the University during the nineteenth century. The CLR suggests that these pervasive efforts, particularly to construction and daily life, can be commemorated in several ways. Interpretation is an aspect of commemoration that can be inserted into several areas within the Academical Village landscape.

The synthesis of archaeological findings and discussion of future directions indicates that the fragile and irreplaceable archaeological record of the Academical Village increasingly has been recognized as an important source of information about history of the University landscape and its inhabitants. Addressing past and ongoing research, the analysis of principal archaeological feature types within the Academical Village finds that the potential to recover important information on the history of the University exists through the continued archaeological study of various landscape features including: outbuildings; garden, yard, and boundary walls; post holes; water supply, distribution, and storage features; surface and sanitary drainage features; and circulation features. Analysis of archaeological findings provides insights on the varying degrees of potential to encounter significant, intact archaeological deposits and/or features dating to one or more historical periods within the Academical Village.




*Plan shows ground disturbance during each period by color.*

Overall, the CLR finds that the Academical Village landscape is a highly significant and nuanced National Historic Landmark and World Heritage site. The entire campus of the historic Grounds of the University of Virginia remains unique in comparison with other inscribed or tentatively listed World Heritage sites. The CLR history, existing landscape and analysis findings affirm a remarkable persistence of integrity despite nearly continual change and adaptation. The documentation provided in this CLR shows how diverse people shaped the landscape over time to result in a cherished place that reflects classical inspiration and functional innovation to support higher education. The research and findings provide a rich source of information to honor the landscape legacy of the University of Virginia and to inform the ongoing stewardship of the Academical Village landscape.

# 1 ▪ Administrative Data

## A. INTRODUCTION

### A1. Academical Village Background

Conceived and designed by Thomas Jefferson (1743-1826) in the early nineteenth century, the historic core landscape of the University of Virginia comprises a highly significant cultural resource that contributes to the universal value of this World Heritage Site and National Historic Landmark. Heritage Landscapes LLC, Preservation Landscape Architects & Planners (HL) with Rivanna Archaeological Services, LLC (RAS) developed this thoroughly researched *Academical Village Cultural Landscape Report* (CLR) Part 1, commissioned by the Office of the Architect for the University of Virginia.

The Academical Village is an internationally significant historic resource. In the words of the World Heritage inscription: "Jefferson's use of an architectural vocabulary based upon classical antiquity symbolizes both the aspirations of the new American republic as the inheritor of European tradition and the cultural experimentation that could be expected as the country matured."[1] Envisioned by Jefferson as early as 1800 before he became the third President of the United States,[2] purchased in 1817, and chartered in 1819, the nineteenth-century origins of the University correspond to the emergence and early development of our democratic nation. Selecting what to highlight of his many accomplishments, Jefferson's tombstone testifies to the importance of founding the University to his legacy:

> *Here was buried*
> *Thomas Jefferson*
> *Author of the Declaration of American Independence*
> *of the Statute of Virginia for religious freedom*
> *Father of the University of Virginia*

Positioned in Charlottesville, Virginia within the rolling hills of the Rivanna River basin, this historic campus reflects a landscape systematically shaped for learning. The layout of the neo-classical Academical Village composed of landscape and buildings reflects Jefferson's study of classical works, contemporary European examples of architecture and design and concepts of an ideal educational setting. The historical significance of the University of Virginia is recognized by incorporation on national registers. The campus was listed on the US National Register in 1965 and upgraded to a National Historic Landmark (NHL) Historic District in November of 1971.[3] In 1987, Jefferson's University of Virginia and Monticello were recognized as sites of outstanding universal value to the shared cultural heritage of humanity that extends beyond national borders, through inscription on the World Heritage List, of the United Nations Educational, Scientific and Cultural Organization (UNESCO).[4]

The period of historical significance for the landscape of the Academical Village begins with the 1817 initial development of the campus, through 196 years. The core historic campus continues to serve as an

educational vessel today.[5] Evolving since its founding, the Academical Village is a functioning component of the active University. Notably the existing landscape of the Academical Village demonstrates a high degree of continuity from its early nineteenth-century beginnings. In particular, the original framework of the central Lawn, gardens, alleys, streets and walls, remains legible, providing a sense of history and distinctive character to the campus. The overall retention of this historic designed landscape is remarkable, despite considerable additions and alterations to its character and features over nearly two centuries.

## A2. Academical Village Cultural Landscape Report Scope of Work

This CLR seeks to record, in an organized and comprehensive manner, the evolution and character of the historic landscape in order to "document and evaluate the character-defining features, materials, and qualities in sufficient detail to serve as the basis for treatment and management decisions."[6] The essential scope outline for the project engages with stakeholders throughout the steps that address the Academical Village landscape:

- Research and obtain historic documents addressing pre-Jefferson to present day
- Study documents and prepare a thorough landscape chronology
- Develop an illustrated history narrative by historical eras with period plans
- Field document and prepare digital plans for the existing landscape
- Write an illustrated narrative for the existing landscape, character and features
- Analyze historic landscape continuity and change
- Develop statements of landscape integrity and significance
- Frame the landscape period of significance

The narratives and illustrations highlight the character and details of this landscape during the historical periods that coincide with transformations in the built environment of the University. This documentation process, following United States federal landscape preservation guidance for the development of cultural landscapes reports, forms the basis for understanding change over time so that future landscape treatment recommendations are in harmony with the past while suiting contemporary and future needs and functionalities of the living campus.

This CLR Part 1 provides a comprehensive study of the landscape of this historically significant property and serves as a valuable resource in documenting the landscape in order to craft a sound basis for analyzing integrity and creating future landscape treatment recommendations. As context for this Academical Village effort, federal guidance outlines three parts to a complete CLR. Part 1 of a CLR focuses on researching property history, documenting existing conditions of the property, and analyzing the integrity of the landscape today. Part 2 of a CLR explores the possible applications of the four preservation treatments to the cultural landscape, selects the most appropriate treatment, and provides guidance for the implementation of that treatment. Part 3 of a CLR records landscape interventions undertaken to preserve and manage the historic landscape, documenting the intent of the work undertaken, approach, and final accomplishment to include timing, cost and details. When completed, this documentation becomes the record of preservation.[7] It is also useful and appropriate in a CLR Parts 2 or 3 to address ongoing maintenance and management to provide for sustainable future stewardship for the preserved cultural landscape.

The scope of this effort corresponds to a CLR Part 1. As such, it is important to note that this document is a deeply researched and field-verified informational project; it is not decisional in terms of

recommending interventions, treatment or management. Building on thorough historical research and documentation of existing landscape character, the report analyses significance and integrity of the Academical Village landscape.

As of this draft submittal, the final format of the CLR has not been determined. For the draft versions, narrative text and chapter endnotes are presented before graphic materials. Small illustrations and photographs, referred to as figures, follow the chapter endnotes. A chapter number and figure number identify these materials, such as Figure 1.1. Larger graphic materials are included as folded and consecutively numbered 11" x 17" plans. The final format may be presented in 11" x 17" format, double side printed, with illustrations integrated.

## A3. Academical Village Location

Jefferson's Academical Village is located in Albemarle County, Virginia, approximately one mile west of the center of Charlottesville. This placement in the geophysical and cultural Piedmont Region is situated in the approximate center of the Commonwealth of Virginia. Figure 1.1, a 1:100,000 USGS topographical quadrangle, shows the core campus along the Rivanna River, a tributary to the James River, between the Blue Ridge Mountains to the west and the Southwest Mountains to the east. Figure 1.2 presents the location of the University in the context of the city at the seam of two 1:24,000 USGS topographical quadrangles: Charlottesville West and Charlottesville East.

The historic core of the University consists of approximately 45.1 acres bounded by University Avenue on the north, Jefferson Park Avenue on the south, Hospital Drive on the east, and McCormick Road on the west.[8] Figure 1.3, a birds eye oblique drawing of University facilities, shows the Academical Village in the southwestern part of the overall campus between the University Hospital and student residences to the west, and athletic fields and facilities to the north.

## A4. Landscape Character Areas

The Academical Village landscape is divided into spatial components, referred to as landscape character areas (LCAs), based on patterns of organization. It is useful to identify, organize and define the character of the campus by delineating a logical series of landscape units, each with a distinct, identifiable character. Within the natural and human-constructed boundaries of the Academical Village, LCAs having particular character emerge based on land use, spatial organization, views and visual relationships, topography, vegetation, circulation and structures. Boundaries of landscape units may be loosely delineated by vegetation or slopes or clearly defined by physical features such as a wall, path, road or structure. The character of the LCA is part of the character of the property as a whole. Identifying and defining these areas clarifies the spatial organization of the property and facilitates a clearer understanding of the historic evolution of the landscape.

Review of chronological mapping, aerial photographs, and site investigation of the Academical Village yielded five definable LCAs. Figure 1.4 shows these LCAs within the University context by depicting an overlay of LCA lines on the 2013 University of Virginia interactive campus GIS base map. University facilities and roads are identified on the figures. The five LCAs include:

- The Lawn - LCA1: The 3.9 acres of linear, terraced lawn, descending to the south, with rows of trees framed by the Rotunda and colonnades, and extending slightly south of the east and west pavilions

- North Rotunda Lawn - LCA2: The 10.9-acre space centered on the Rotunda Terrace and courtyards and characterized by sloping lawns, framed to the north by the historic stone wall along University Avenue, by the Long Walk extending to Senff Gates on the south and east, and McCormick Road on the west
- East Gardens - LCA3: The 7.9 acres consisting of the East Gardens, alleys and East Slope with detailed designed landscapes and access features, continuing east to Hospital Drive
- West Gardens - LCA4: The 5.7 acres consisting of the West Gardens, with detailed designed landscapes and access features, and the frontage along McCormick Road
- South Lawn and Slopes - LCA5: The 26.7-acre complex of terraced and sloping landscapes of turf, trees and ground plane plantings, defined by building massing with the framed South Lawn, amphitheater, and southern extension amidst smaller structures to Jefferson Park Avenue

These LCAs defined in the mapping effort are employed as an organizing tool for the landscape history, existing landscape, and landscape analysis narratives.

## B. METHODOLOGY

### B1. Project Team

The inter-disciplinary project team led by Heritage Landscapes LLC (HL) provided professional services in the fields of landscape architecture, history, horticulture, archaeology and project management to develop the CLR. Patricia M. O'Donnell, FASLA, AICP, principal of HL, is a licensed landscape architect in the Commonwealth of Virginia and served as the Project Manager. The HL project team included Gregory W. De Vries, ASLA, Assistant Project Manager, and Peter F. Viteretto, ASLA, Sarah L. Graulty, Thomas Helmkamp, ASLA, with recent University of Virginia planning graduate, Laura McCoy, aiding in the research effort. Bringing considerable prior experience on University investigations, Rivanna Archaeological Services, LLC (RAS), under the leadership of principal Benjamin Ford, Ph.D. with the assistance of Steven Thompson, Ph.D. conducted extensive archival research and synthesis of archaeological investigation findings, especially relevant to landscape history and evolution.

University project management and research assistance sources were orchestrated by the Office of the Architect, Facilities Management Resource Center and Geospatial Resource Center, and The Albert and Shirley Small Special Collections Library. With leadership by David J. Neuman, FAIA, LEED AP, Architect for the University; project management by Mary Y. Hughes, FASLA, LEED AP, University Landscape Architect; and guidance by Brian Hogg, LEED AP, Senior Historic Preservation Planner, the Office of the Architect provided collaborative oversight to the CLR effort. Working under the direction of Mary Hughes, Office of the Architect, 2013 summer interns Rachelle Trahan and Sarah Brummett, and 2012 summer interns Nathan Burgess and John Spiess, contributed their summer research and graphic components to the project.[9] Additional University staff who made specific contributions to research included Heather Riser, Head of Reference and Research Resources at The Albert and Shirley Small Special Collections Library; Garth Anderson, Facilities Historian, Facilities Management; and Helen A. Wilson, ASLA, LEED AP, Office of the Architect Landscape Architect. Parallel to archival research, assistance with mapping of the existing landscape was provided by Bill Palmer, LEED AP, GIS Planner at the Office of the Architect, and Jennifer Heckman, GIS Manager, and Matthew Bartley, GIS Technician, both of the Geospatial Resource Center at Facilities Management.

In addition to the collaborative project team, University committees facilitated stakeholder participation enabling the dissemination of CLR updates and the obtaining of valued input. Periodic reporting and presentations were made to the University of Virginia CLR Peer Review Committee, University of Virginia Historic Preservation Advisory Committee, and the University's Arboretum & Landscape Committee. The diverse members of the Peer Review Committee included representatives of the following entities: Office of the Vice President for Diversity and Equity, Student Guides, School of Architecture, Facilities Management, Arboretum & Landscape Committee, Development, Office of the Architect, and Garden Club of Virginia.

### B2. Archival Research

The intent of the CLR process is to deepen knowledge and enhance understanding of this significant landscape through a thorough to exhaustive level of study of landscape origins and evolution, documentation of the current landscape, and analysis of continuity and change, gaining an understanding of integrity and significance. The detailed research process and study of historic materials conformed to federal guidance and employed best professional practices.[10] The National Park Service defines a thorough investigation as "research in selected published and documentary sources of known or presumed relevance that are readily accessible…, interviewing all knowledgeable persons who are readily available, and presenting findings in no greater detail than required by the task directive."[11] Exhaustive investigation means "employing all published and documentary sources of known or presumed relevance, interviewing all knowledgeable persons regardless of location, and thoroughly analyzing and presenting findings from all data of direct and indirect relevance."[12] This CLR is at the thorough to exhaustive level drawing on extensive research at the University and beyond consulting a wide range of documentary resources and expertise.

The archival research effort's primary goal was to gain an understanding of the character, features, and details of the Academical Village landscape as it evolved over time. This process revealed several historical periods of development that transformed the landscape. Research began with an initial review of sources known to hold information related to the evolution of the Academical Village landscape, gathered by the 1997 to 2003 and 2012 interns of the Office of the Architect. These findings in hard copy binders were studied, organized and verified by checking original sources, and augmented through the efforts of HL, RAS, and the Office of the Architect. A full range of document types, land plots, maps, surveys, photographs, records, correspondence, published and unpublished sources, were captured in the research process focusing on University, regional and national archives.

Archival materials studied in this process came from repositories of information considered of primary importance to the CLR, including the University of Virginia Libraries, Library of Congress, and previous research conducted by HL, RAS, and the Office of the Architect. After initial collection of archival materials, the project team evaluated the breadth and depth of coverage to identify apparent gaps in documentation by area, thematic topic, or chronological period. Additional research was directed to supplement underrepresented areas.

Archival sources consulted for the CLR included individual documents, record groups and collections within these repositories. The University holdings within The Albert and Shirley Small Special Collections was a treasure trove of relevant documents with researchers consulting some 45 collections and sources. At Alderman Library an additional 65 named collections and specific sources were studied. The holdings of the Office of the Architect, University of Virginia, included a host of relevant reports as well

as the research files from the cultural landscape interns studies from 1998 to present. These were the most extensive and intensive sources. The full range of those consulted, as shown on the research spreadsheet listed in alphabetical order, included:

- Agnes Denes Studio
- Air Photographics
- Albemarle Charlottesville Historical Society
- Albemarle County Courthouse
- Albert and Shirley Small Special Collections Library, University of Virginia
- Alderman Library, University of Virginia, over 60 different collections and/or sources
- Columbia University, Avery Library, Cain Collection
- Eleanor Crowder Bjoring Center for Nursing Historical Inquiry, University of Virginia
- Facilities Management, University of Virginia
- Fiske Kimball Fine Arts Library, University of Virginia
- Frances Loeb Library, Harvard University
- Garden Club of Virginia
- Iowa State University Library, Manning Collection
- Library of Congress
- Library of Virginia
- National Archives and Records Administration
- National Geographic Society
- New York Historical Society, McKim, Mead & White Collection
- Office of the Architect, University of Virginia
- Rivanna Archaeological Services, LLC
- University of Georgia Library
- Virginia Department of Historic Resources
- Virginia Historical Society
- Yale University Library

The archival research documentation was arranged to verify and refine the major periods of campus shaping and evolution for the Academical Village landscape. This particular focus on transformations in the physical landscape was central to the CLR and incorporated landscape use, improvements to campus Grounds, development of gardens, and influences of landscape-oriented staff, in addition to building campaigns. The periods were used to structure the historical narrative and identify dates for the development of period plans in the CLR. Periods in the evolution of the Academical Village landscape are organized to reflect influences on the landscape, through nearly two hundred years, with eight defined timeframes.

- Before 1817: Pre-University Native American, Colonial and European and African American Settlement
- 1817 to 1827: Jefferson Design and Construction
- 1828 to 1860: Growth and Development of University
- 1861 to 1880: Civil War and Recovery Landscape
- 1881 to 1914: Progressive and Campus Beautiful Landscape
- 1915 to 1947: Garden Campus Landscape
- 1948 to 1981: Jeffersonian Revival Landscape
- 1982 to 2013: Current Landscape Preservation

References to written and graphic materials were synthesized and compiled in a chronologically arranged, logically coded spreadsheet to provide a useful catalog of landscape data for the Academical Village from pre-1817 to present. The *CLR Volume 2: Academical Village CLR Archival Research Data Spreadsheet (CLR Research Spreadsheet)*, which gathers research findings to hold some 2,900 chronologically arranged entries, was constantly employed as the tool used to develop the historical narrative. In order to capture the specific documentary source information, the entry fields in the *CLR Research Spreadsheet* include clean date by year for sorting, additional date information, digital file name, source, landscape character area, primary and secondary character-defining features, landscape chronology entry, citation, bibliographic entry, original quotation or excerpt, and entry notes in the final column to provide supplemental data as required.

### B3. Historical Narrative & Period Plan Development

Using the documentary material gathered and the detailed chronology, HL prepared a comprehensive site history divided into the historical eras listed above. These period narratives, with supporting graphics, include a summary historical context for each major period of development, and a topical and chronological narrative. Physical evolution of the site through the timeframes is the focus, as opposed to social history. Historically important changes are highlighted and depicted in graphic representation and written discussions.

Following the chronological explanation, details of the character of the landscape at specific points in time are addressed using each sequential period plan as the primary graphic reference. A period plan is defined as "the graphic format used to record a landscape during a designated period or specific date."[13] An aggregate of the information obtained from numerous historical sources, a period plan portrays the landscape at a specified date. For the Academical Village, digital period plans are constructed employing both GIS and AutoCAD software to walk back the 2013 landscape plan to 1981, 1947, 1914, 1880, 1860 and 1826. The period plans register to and overlay with the existing landscape plan as features are tracked for each era and depicted as remaining, added, altered or removed, based on documentation.

As a group, the period plans depict in detail landscape history and evolution, portraying both continuity and change over time. The existing conditions plan captures the landscape of today. Each dated plan and description of character-defining landscape features (CDFs) at that time are further illustrated by historic plans, aerial and ground photographs, and historic images, as appropriate to catalog landscape character, features, and details through historically important time periods in the evolution of the Academical Village.

The period plans, addressing each era sequentially, serve as the primary graphic reference for the illustrated historical narrative description of the landscape at specific times. These digital graphics are also useful in comparing the historic and existing conditions, presented later in the document in the analysis process. Period plans were developed to document the status of the Academical Village landscape for the final year of each era. A description of each of the eight periods follows.

*Before 1817: Pre-University Native American, Colonial and European and African American Settlement*

Very little information exists about the character and uses of the landscape prior to the founding of the University. What is known about the area is reliant on deeds and limited, anecdotal references to pre-University land use. Consequently, the majority of historical materials describing this era is primarily

inferred from reliable sources about Albemarle County and the region. For these reasons there is no period plan for this era.

*1817 to 1827: Thomas Jefferson Design and Initial Construction*

The 1827 Period Plan draws on all sources and later documentation to depict the landscape of the Academical Village as initially constructed under the direction and immediate influence of Thomas Jefferson. By 1827, landscape features including walls, walks, and early plantings are established around the Rotunda and east and west pavilions and ranges. Although Jefferson died in 1826, campus development under his influence continues without significant deviation into 1827. As supported by documentation, the plan includes young locusts "about the buildings" presumably on the Lawn, a post-and-rail fence enclosing ornamental trees in the North Rotunda Lawn, a vegetable garden from the north side of the Rotunda to the corner, tree plantings for shaded walks on the South Slopes, brick walks, cobble paving of roads and alleys, grazing lots for professors outside of the core Academical Village, privies at Pavilion II garden and at the Anatomical Theatre, work yards in the back of hotels, and gardens and a small number of smoke houses, kitchens, and stables near the pavilions.

*1828 to 1860: Growth and Development of University*

The 1860 Period Plan documents the significant modification of the vision for the Academical Village as a result of the needs of a growing institution with a growing student body and supporting service and labor force. The plan shows cisterns, limited hotel extensions, modified walls and a proliferation of outbuildings in the pavilion gardens, greatly increased tree plantings, and elaboration of pavilion gardens. Expansion of academic and support facilities is indicated by the presence of the Rotunda Annex and development of the South Slopes including the gymnasium, Dawson's Row, Parsonage, and Varsity Hall.

*1861 to 1880: Civil War & Post-War Recovery*

The 1880 Period Plan records the landscape of the Academical Village at the end of an era of recovery and transition. Recovery and eventual revitalization after the Civil War reaches an apex for the landscape in 1880 when development of the North Rotunda Lawn coincides with landscape beautification programs and modest infrastructure improvements. Pavilion expansions and the addition of outbuildings on the South Slopes alter uses and spatial organization.

*1881 to 1914: Progressive and Campus Beautiful Landscape*

The 1914 Period Plan captures the Academical Village landscape immediately after modernization and redevelopment for expansion in the Campus Beautiful design style. Hailing the Progressive era, the plan includes the implemented works of nationally renowned expert consultants hired by the University including the architectural firm of McKim, Mead & White, landscape and sanitary engineer Ernest W. Bowditch, and landscape architect Warren Manning who envisioned a future "Garden University."[14] University professors and staff, such as William Lambeth, greatly assisted in the landscape developments that were accelerated by the burning of the Rotunda and Annex in 1895. New circulation patterns coupled with redesign of the area around the Rotunda and the formalization and significant expansion on the South Slopes (including new halls and the South Lawn) dramatically alter the character of the Academical Village at this time.

*1915 to 1947: Garden Campus Landscape*

The 1947 Period Plan reveals the physical elaboration of the Academical Village emerging from the prior Campus Beautiful planning efforts. Major landscape changes include increased density on the periphery of The Lawn, altered circulation patterns due to increased automobile usage, and the addition of

substantive decorative features such as the McIntire Amphitheater and the north and south Senff Gates. Shifts in the immediate campus context include the expansion of the hospital complex to the east and the formalization of the Alderman Quadrangle to the west.

*1948 to 1981: Jeffersonian Revival Landscape*

The 1981 Period Plan encompasses the period of Jeffersonian Revival that guided the transformation of the pavilion gardens prior to contemporary understanding of historic landscape preservation. The intricately planned and directed redesign of the gardens contrasts with larger facilities expansion and landscape beautification under a rubric of increased campus planning. The period plan includes the Garden Club of Virginia work on the West Gardens (1948 to 1952) and the East Gardens under a different series of heritage professionals (1959 to 1966). The plan includes changing development patterns on the South Slopes and further accommodation of automobiles on campus.

*1982 to 2013: Current Landscape Preservation*

The 2013 Plan records the Academical Village landscape today. It captures the current state of the historic core under the rubric of scholarly research and contemporary preservation and restoration efforts. During this period, physical interventions reflected in the landscape have been conceived and implemented under the increasingly pervasive themes of preservation, accessibility and sustainability.

## B4. Academical Village Nomenclature

Nomenclature for certain landscape features at the Academical Village changes over time. The names of roads, ponds, and springs have considerable variability even within the same time period. Clarity is helpful for distinguishing the multiple springs and ponds at the University. The following list describes the primary ponds and springs within and near the Academical Village. The springs are in existence before the University. Locations within the Academical Village are noted with LCA numbers while those beyond area noted by direction. The names are shown together as even in the same historical periods multiple names are often used.

- Spring - large spring near a brick kiln west of the Square (Lawn) beyond the current Academical Village boundary to the west; 1817 is the first mention of a spring in documentary sources
- South Slope Spring by Parsonage - upstream from the Steam Bath Spring, in LCA 5
- Steam Bath Spring - improved for recreation south of Parsonage near Lynchburg Road, associated with Professor J.E. D'Alfonce's "vapor baths," popular with the University community and other locals after 1859, and abandoned after the Civil War, in LCA 5
- Spring near Janitor's Residence - 1834 reference, southwest of the Academical Village (Janitor's residence location is unclear, possibly the same as the South Slope Spring or the Steam Bath Spring), in LCA 5
- Pond or Water Reservoir northwest of the Rotunda - constructed circa 1858 as part of the Academical Village water system designed by Charles Ellet, later known as the Chapel Pond near the location of the Chapel and filled in 1890 prior to water supply redesign, in LCA 2
- Lewis Mountain and Mount Jefferson/Observatory Hill/Reservoir Hill Springs - various individual named springs, the first piped water source, west of the Academical Village
- University Pond or University Ice Pond, Wills' or Cochran's Pond - a dammed pond, fed by Meadow Creek draining from Observatory Hill, expanded to 3-acres by Pratt in 1860s, associated with the University Spring, modified over time, and transformed into a reflecting pool in the designed landscape surrounding the newly constructed Memorial Auditorium in the 1920s, at Nameless Field northwest of the Academical Village

- University Spring, Carr's Hill Spring, or Cholybeate Spring - a mineral spring popular with the University and locals in the 1870s, at Carr's Hill in the "back" of the University
- Ragged Mountain Reservoir - Ernest W. Bowditch located and established this reservoir west of the University as part of an upgrade to the University and the City of Charlottesville water supply in 1885 and 1886, an independent pipe was installed to the University in 1892

Names for the roads are shown on the following chart organized for the seven periods between 1817 and 2013 (Table 1.1).

| Map ID | 1817 to 1827 | 1828 to 1860 | 1861 to 1880 | 1881 to 1914 | 1915 to 1947 | 1948 to 1981 | 1982 to 2013 |
|---|---|---|---|---|---|---|---|
| **A** | Drive to Dinsmore's Corner | Walk and drive to the Corner | Walk and drive to the Corner | Long Walk | Long Walk | Long Walk | Long Walk |
| **B** | Three Notched Road,[15] *Three Notch'd Road, Mountain Road* | Three Notched Road, *Staunton Road, Staunton Turnpike* | Staunton Road, *Staunton Turnpike, Charlottes-ville Avenue* | Ivy Road, *Three Chops Road, University Avenue,* Main Street, toward Charlottesville | University Avenue, *Ivy Road,* West Main Street, toward Charlottesville | University Avenue | University Avenue |
| **C** | East Street, *Eastern Street, Eastern Back Street* | East Street, *East Precinct Road* | East Street | East Range Road, *Public Road,* moved east of hotels | Hospital Drive, *East Range Road, University Terrace* | Hospital Drive, *East Range Road* | Hospital Drive |
| **D** | not existing | not existing | not existing | East Lawn Road, *Drive* | East Lawn Road, *Drive* | not existing | not existing |
| **E** | West Street, *Western Street, Western Back Street* | West Street and Cemetery Road, *Grave-yard Road* southwest of South St. | West Street and Cemetery Road, *Grave-yard Road* southwest of South St. | West Range Road, *McCormick Road, Observatory Road,* moved west of hotels | Observatory Road, *West Range Road, McCormick Road* | McCormick Road | McCormick Road |
| **F** | not existing | not existing | not existing | West Lawn Road, *Drive* | West Lawn Road, *Drive* | not existing | not existing |
| **G** | Wheeler's Road, *Public Road* | Lynchburg Road | Lynchburg Road, *Fry's Spring Road* | Fry's Spring Road, *Old Lynchburg Road* | Jefferson Park Avenue, *Old Lynchburg Road, Fry's Spring Road* | Jefferson Park Avenue | Jefferson Park Avenue |
| **H** | South Street | South Street | South Street, *Drive* | South Street, *Drive* | not existing | not existing | not existing |
| **To West** | unknown | West Precinct Road | unknown | unknown | unknown | Emmett Street | Emmett Street |

*Table 1.1 Street and road names within and adjacent to the Academical Village, by historical period*

The roads shown on the period plans are noted with the most prevalent nomenclature for the end of the historical period, shown in Table 1.1 first without italics. Other historic names also used during a particular period are italicized. Names as well as the alignments alter over time. The chart uses "not existing" when the feature is not present during this time and "unknown" when no name for the feature was uncovered in the research and review of period maps. An alphabetical code locates each road on an accompanying map that overlays circulation elements for these periods (Figure 1.5). The table and map are provided for reference in identifying the locations of nomenclature within this CLR.

## B5. Landscape Character-Defining Features

Landscape features are identified and used to describe the historic and existing landscape. Within any cultural landscape various physical features provide character to the landscape. Federal guidance refers to these elements as the character-defining features (CDFs).[16] These CDFs are a series of interrelated, unique aspects of the Academical Village landscape.

- *Land Uses, Landscape Patterns & Spatial Organization*: The three-dimensional organization and patterns of spaces in the landscape, and land uses, shaped by both cultural and natural features. Multiple aspects of the landscape combine to create the overall patterns. Buildings are considered in this category as elements of scale, and enclosure, that relate to the landscape. When the cultural landscape includes a single building or several buildings, the spatial organization and overall character of the landscape is influenced by these structures.

- *Views & Visual Relationships:* The open and closed, narrow or broad visual field enabled and defined by landscape features including spatial organization, natural systems, sky dome visibility, topography, aspect, vegetation, circulation patterns, walls, etc.

- *Topography & Drainage:* The shape of the ground plane and its height or depth. Topography occurs naturally and as a result of human manipulation and drainage course as surface expressions of topography.

- *Vegetation:* Groups of plants, individual plants, planting beds, formal or informal tree groves, woodland, meadow, turf or crop fields.

- *Circulation:* The routes of circulation including roads, alleys, walks, steps and parking areas individually sited or linked to form a network or system. Alignment, width, surface and edge treatment and materials contribute to the character of circulation features.

- *Water Features:* Constructed or natural water features may be aesthetic as well as functional components of the landscape and typically include springs and related spring houses, ponds, and irrigation systems within the Academical Village as well as current and abandoned water supply and subsurface drainage systems.

- *Non-Habitable Structures:* Permanently constructed features to include retaining and freestanding walls, pergolas, trellises, reconstructed privies, etc.

- *Small-Scale Features, Site Furnishings & Objects*: Elements that are small-scale and add to the decorative and/or functional qualities of the landscape. They include monuments, sculpture, gas and electric light fixtures, flagpoles, benches, interpretative signage, etc.

- *Utility Infrastructure*: Above ground power supply poles and lines within the Academical Village were a historic expression of utilities. Today the power, internet, heat and sewer systems are below grade. Excavated trenches containing brick-box drain, terra cotta pipe, PVC pipe, etc. specifically for sewerage; electrical supply conduit such as excavated trench containing iron, lead, or PVC pipe specifically for electrical wires; and gas supply conduit such as excavated trench containing iron or lead pipes specifically for gas supply. As the Academical Village below grade contains generations of utility infrastructure, for purposes of the CLR, the in-ground utilities are addressed as archaeological components of the CLR.

- *Archaeological Resources:* The entire Academical Village is an archaeological resource. Throughout there are zones of known and potential archaeological resources to include sites with surface and subsurface material remains that enable the scientific study of past activities. This aspect is addressed in the archaeologically focused narratives of the CLR.

The *CLR Volume 2: Academical Village CLR Archival Research Data Spreadsheet* indicates primary and secondary CDFs that relate to a particular data source to allow for highly nuanced searches for information. These ten categories are synthesized into a list of contributing feature classes for enumeration in each historical period. These CDF categories include:

- Spatial Organization Land Patterns, Land Use & Visual Relationships
- Topography
- Vegetation
- Circulation
- Water Features
- Non-Habitable Structures
- Small-Scale Features, Site Furnishings & Objects

These landscape features, employed throughout the CLR, focus attention on the definition and details of the Academical Village landscape as it was and has evolved to the present.

### B6. Existing Landscape Field Reconnaissance & Mapping

An important parallel task to exploring and recording the physical history of the Academical Village landscape is the inventory of the 2013 core campus character and features. Performing the historic document review in conjunction with existing conditions field reconnaissance process highlighted details and historic landscape remnants for the team. Field investigations, photography, recent maps, digital files, tree inventory, and aerial photographs all contributed to the field work and mapping efforts. The illustrated narrative, accompanying the 2013 plan, details the character and features of the current landscape in text and images.

The project team conducted field investigations to record and field verify existing conditions of the historic landscape noting landscape features not present on existing mapping. Field teams were on site in June, July, and November 2012 and April 2013. Using recent aerial photographs and mapping, a preliminary base map was produced for field annotation of existing landscape conditions within the core of the Academical Village. Field inventory included the mapping and material assessment of CDFs such as views, boundaries, topography and drainage, vegetation, circulation features, and some adjacent context. Assessment of hardscape features entailed the creation of typologies for variations of features such as walkways, drives, gates, walls, fences, benches, lighting, etc. These built elements and features

are developed for the plans annotated with a series of codes on line drawings and colors on presentation plans to depict the vocabulary. Field research determined, for example, that there are some twelve variations of walkway surface and edge materials within the Academical Village today.

In terms of vegetation assessment, the fieldwork effort verified and augmented the vegetation inventory performed by the University of Virginia interns and by GeoSpatial Resource Center at Facilities Management. During fieldwork, informal site discussions were conducted with horticultural staff to augment visual information on vegetation and garden features. The inventory focused on individual trees and layout of paths, turf and planting beds. Shrubs, perennial and herbaceous plants were noted within beds to the degree possible given seasonal conditions at the time of inventory. Extant trees, missing tree depressions, and stumps were recorded for the 2013 landscape plan. This tree data also informed the period plans when combined with documentary sources showing the presence or absence of a tree at a given point in time, and the ability to understand tree growth rates for this site.

The 2013 plan set consists of one overall base plan depicting the Project Area and the immediate context at a scale of 1" = 300', detail plans at scales of 1" = 150' cover the Academical Village, and close-up plans at 1" = 60' for the complex landscapes of the East Gardens and West Gardens. Plans with coded hardscape materials and trees are provided on separate named sheets for clarity. This existing landscape plan digital files were constructed in coordination with the University of Virginia GeoSpatial Resource Center at Facilities Management. The plan set shows this cultural landscape, shaped by nature and humanity over time, portraying CDFs in the Academical Village.

Using the existing landscape plans, photographs, and the data gathered from the field review, Heritage Landscapes prepared a narrative describing the current character of the landscape. The narrative is presented in a parallel format to the period plan narrative. It describes LCAs and CDFs within the landscape as organized in each historical era narrative.

### B7. Landscape & Archaeological Analysis

The detailed understanding of the Academical Village landscape that was developed in Chapters 2 to 9 serves as the basis for the landscape and archaeology analysis. This assessment identifies continuity and change in the landscape, synthesizes archaeological disturbance and sensitivity, determines significance and integrity, and lists contributing and non-contributing landscape features. Landscape analysis involves the analytical correlation between data obtained from historical research and existing landscape field surveys and mapping in terms of CDFs.

Landscape significance and integrity are important components of the analytic process. Integrity is the degree to which the historic character and qualities of the cultural landscape are evident today. Significance is the historic importance of a property, the criteria under which it is eligible for National Register, National Historic Landmark and World Heritage listing. The significance of the existing landscape and the archaeological resources, known and potential, are discussed according to NR criteria used for listing. With focus on the landscape as a contributing resource of the World Heritage property inscription, a narrative addresses the statement of World Heritage Outstanding Universal Value, the criteria for which the property was inscribed and landscape authenticity and integrity in relation to the criteria under which it was inscribed.

One question posed in the analysis about landscape integrity addresses what historical period each landscape character area (LCA) represents today. Fieldwork addressing the existing landscape, combined

with historical research, reveals character-defining features of the landscape that contribute to a dominant historical period within the five LCAs of the Grounds. Interestingly each LCA demonstrates a particular era of Academical Village evolution that is expressed by the timing of the character and features that identify the historic integrity by period. This list provides the periods that pertain to the historic character of each LCA:

| **Landscape Character Area** | **Historic Period** |
|---|---|
| The Lawn, LCA1 | 1817 to 1827 |
| North Rotunda Lawn, LCA2 | 1915 to 1947 |
| *Rotunda Courtyards* | *1948 to 1981* |
| East Gardens, LCA3 | 1948 to 1981 |
| West Gardens, LCA4 | 1948 to 1981 |
| South Lawn, LCA5a | 1915 to 1948 |
| South Slopes, LCA5b | 2013, not historic |

As noted in this list, the eras for the landscape coincide only for LCAs 3 and 4. And the South Lawn and South Slopes depart in terms of eras, with no historical integrity demonstrated by the South Slopes. Otherwise each LCA has high to moderate integrity relevant to its respective historic period of landscape development.

The historic character of the landscape is compared and analyzed against the existing conditions. Comparing the historical periods to the existing conditions helps to determine the amount of continuity and change and assess the overall integrity of the property. A property's integrity can be appropriately evaluated by understanding change in a holistic manner. One analysis approach uses the seven aspects of integrity established by the NR. This narrative describes the range of high-to-low integrity for design, location, setting, feeling, association, materials, and craftsmanship at the Academical Village. The level of integrity is assessed for each aspect in relation to the existing landscape conditions and CDFs as compared to the historic landscape and landscape features at target dates. An overall ranking of landscape integrity combines rankings as a statement of landscape integrity.

Broad analysis offers an opportunity to deepen understanding of the designed and evolved landscape as organized by historic period research findings and existing landscape documentation. Although elements of the University landscape have been altered since its founding, many features and characteristics reveal the overall retention of identity over nearly 200 years. An overall finding of the analysis is that the changes in the landscape history of the Academical Village can be chronologically organized into 3 overarching eras that are defined by the motivational forces that shape the physical expression of the landscape at a particular time.

1. 1817 to 1880 - Early Way of Life, 63 years
2. 1881 to 1947 - Technology, Infrastructure, New Design, and Expansion, 66 years
3. 1948 to 2013 - Historic Preservation and Contemporary Innovation, 65 years

In addition to the overall analysis of eras, a study of landscape continuity and change is undertaken for each LCA using a variety of methods. The components of the analysis effort use the documentary research findings for each historical period and compare period plans and the existing landscape to highlight continuity and change. In addition to the plan analysis, a selection of repeat photographs shows images from historic dates paired with contemporary views. The results indicate that each LCA expresses a particular period of Academical Village evolution with its integrity linked to that period.

A separate analytical section draws on the documented landscape history of the University to address African American contributions and considerations for commemoration. This section summarizes the pervasive influence of enslaved and free African Americans on construction and daily life in the Academical Village and suggests that interpretation of these roles can honor the contributions.

The synthesis of archaeology and future directions presents archaeological findings by principal feature types within the Academical Village. This section discusses the formation and transformation of the archaeological record of the Academical Village and broadly summarizes the kinds of disturbances that have impacted the archaeological record, the places where these impacts have been most pronounced, and the locations that retain significant potential for future research.

## C. FINDINGS SUMMARY AND FUTURE RESEARCH DIRECTIONS

This general discussion of findings of investigative efforts also identifies topics that are recommended for further historical and archaeological research. In-depth archival research, described above, revealed that the holdings at the University of Virginia Libraries contain the vast majority of primary and secondary sources. Other collections filled in gaps or duplicated materials about the evolution of the Academical Village landscape. Documents, photographs, and maps contained within The Albert and Shirley Small Special Collections Library of the University Library were particularly relevant. Of the many record groups studied within Special Collections, the David Skinner Collection and the Edwin M. Betts Memorial Collection of University of Virginia Prints, Photographs and Illustrations were particularly helpful and contained numerous prints, negatives, and other data that could be investigated further to provide additional details. Digitization and re-creation of the circa 1930s Betts tree survey, for example, would facilitate the comparison of trees at this important period before early tree losses due to age and mid-twentieth century changes. To extend the analysis of the Betts tree survey, beyond that undertaken herein, by examining the survey with groups of period photographs and maps dating from the 1870s to the 1950s, may reveal additional information about the historic tree cover of the Grounds.

Another area of future study could address in greater detail the topic of documenting African American contributions to the development of the Academical Village landscape. Additional archaeological investigation and focused analysis of documents that record the history of social relations of labor can bring into focus a more complete picture of these contributions and the interactions of people during the early years of University construction through the post-Civil War years.

During the early 20th century William Lambeth and Warren Manning worked together on a wide range of landscape development plans and projects. Their individual contributions to this period are not well understood and further research into those years and the specific undertakings may aid in attributing the works to either Lambeth or Manning or alternately affirm their collaboration.

While the integrity issue is addressed in the analysis effort, the finding that LCAs 1 to 4 and LCA 5a South Lawn each express a distinct period overall could be supplemented with further analysis. An additional investigation into the nuances of change and continuity for each character-defining landscape feature would contribute to the understanding of historic character expressed by each LCA in greater detail.

Archaeological findings in this CLR indicate that there are several avenues for future research on the Grounds. The potential to recover important information on the history of the University exists through the continued archaeological study of various landscape features. Archaeological potential

characterizes different parts of the Academical Village relative to one another. Three areas with the highest level of archaeological potential include:

- East and west Rotunda courtyards in LCA 2
- Pavilion and hotel gardens and side yards in LCA 3 and LCA 4
- Surrounds of the Parsonage (Office of African American Affairs), Dawson's Row in LCA 5

This assessment, however, cannot indicate definitive presence or absence, nor does it exclude possible encounter with important archaeological resources anywhere in the Academical Village.

Given the value of archaeology as a tool for understanding the past of the Academical Village campus, it is recommended that the University use archaeology to address specific historical issues of relevance to the broader University community as well as to continue archaeological investigations in conjunction with construction activity. In addition to continuing its commitment to recording and preserving archaeological resources threatened by construction, it is recommended that the University also continue to pursue archaeological research outside of this limited context as well as to use archaeology to address historical issues of relevance to the broader University community. Already in several notable instances in the pavilion gardens, archaeological investigations not wholly limited to construction impact zones have been able to recover new information on original garden design and use as well as augment map-based understanding of the locations, dates, and functions of a variety of nineteenth-century outbuildings including likely slave residences that lie hidden below the current ornamental landscapes.

## CHAPTER 1 ENDNOTES

[1] Monticello and the University of Virginia in Charlottesville, UNESCO World Heritage Site inscription, 1987.
[2] Thomas Jefferson, Letter to Joseph Priestley, 18 January 1800, in Noble E. Cunningham, Jr., *In Pursuit of Reason: The Life of Thomas Jefferson*, New York: Ballantine Books, p.336.
[3] University of Virginia Historic District, National Register 70000865, 11 November 1971. District designation followed national register listing of the University of Virginia Rotunda, National Register 66000937, 21 December 1965.
[4] Monticello and the University of Virginia in Charlottesville, UNESCO World Heritage Site inscription, 1987.
[5] Author's note- The Period of Significance for the Academical Village may have an endpoint in the past, or may be a continuing evolved landscape that retains character and identity as time goes on. This issue will be discussed and determined in the chapter addressing analysis, significance and integrity later in the CLR process.
[6] University of Virginia, Cultural Landscape Report for the Academical Village: Request for Proposal #12-07, 6 June 2012, p.6. Note: Specification of treatment recommendations for the landscape pertain to Part II of a Cultural Landscape Report and are not part of the scope of this CLR Part I.
[7] Birnbaum with Capella Peters, Guidelines: 12.
[8] The original request for a 34.2-acre project area has expanded in this CLR to include a wider context for the core Academical Village.
[9] Laura McCoy began work on the CLR as an intern at the Office of the Architect and was subsequently hired for work on the project by Heritage Landscapes LLC.
[10] Charles A. Birnbaum, with Christine Capella Peters, *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, (Washington DC: 1996).
[11] *Director's Order #28: Cultural Research Management Guideline*, National Park Service, Chapter 2: Research (Release 5, 1997): 93.
[12] *Director's Order #28: Cultural Research Management Guideline*, National Park Service, Chapter 2: Research (Release 5, 1997): 93.
[13] Page, Gilbert, Dolan, *A Guide to Cultural Landscape Reports*: 54.
[14] Warren H. Manning. Report to Accompany a Plan for the University of Virginia, Charlottesville, Va., October 8, 1908, p8. NAB 5275. Frances Loeb Library, Harvard University, Boston, Massachusetts.
[15] There are two locations for Three Notched Road, typically referred to in historical documents as Three Notch'd Road. Prior to 1825, a public road directly north and adjacent to the Rotunda was referred to as Three Notch'd Road. After consolidation of the University Grounds north of the Rotunda, this public road was moved to its present location on the alignment of University Avenue.
[16] The categories of "buildings" and "utility infrastructure" are not generally used in cultural landscape reports; however, the importance of these items to the landscape of the Academical Village warrants their inclusion in this case. General references for CDFs include: Charles A. Birnbaum, with Christine Capella Peters, *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, (Washington DC: 1996), 5, and Robert R. Page, Cathy A. Gilbert, Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques,* U.S. Department of the Interior National Park Service, Cultural Resource Stewardship and Partnerships, Park Historic Structures and Cultural Landscapes Program (Washington DC: 1998), 15.

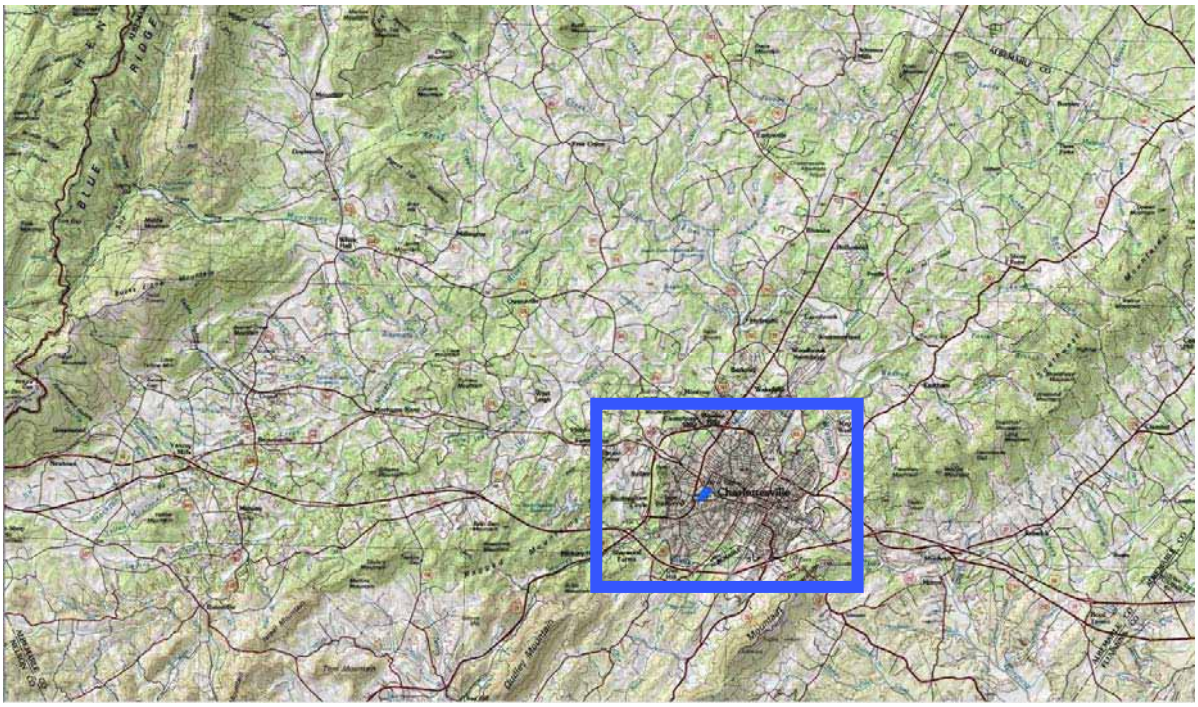



Figure 1.1 UVa is located in Charlottesville near the Rivanna River, between the Southwest Mountains to the east and the Blue Ridge Mountains to the west. (R-JAV_NGS-USGS-2013-M-7-VA_100000_hl.jpg)

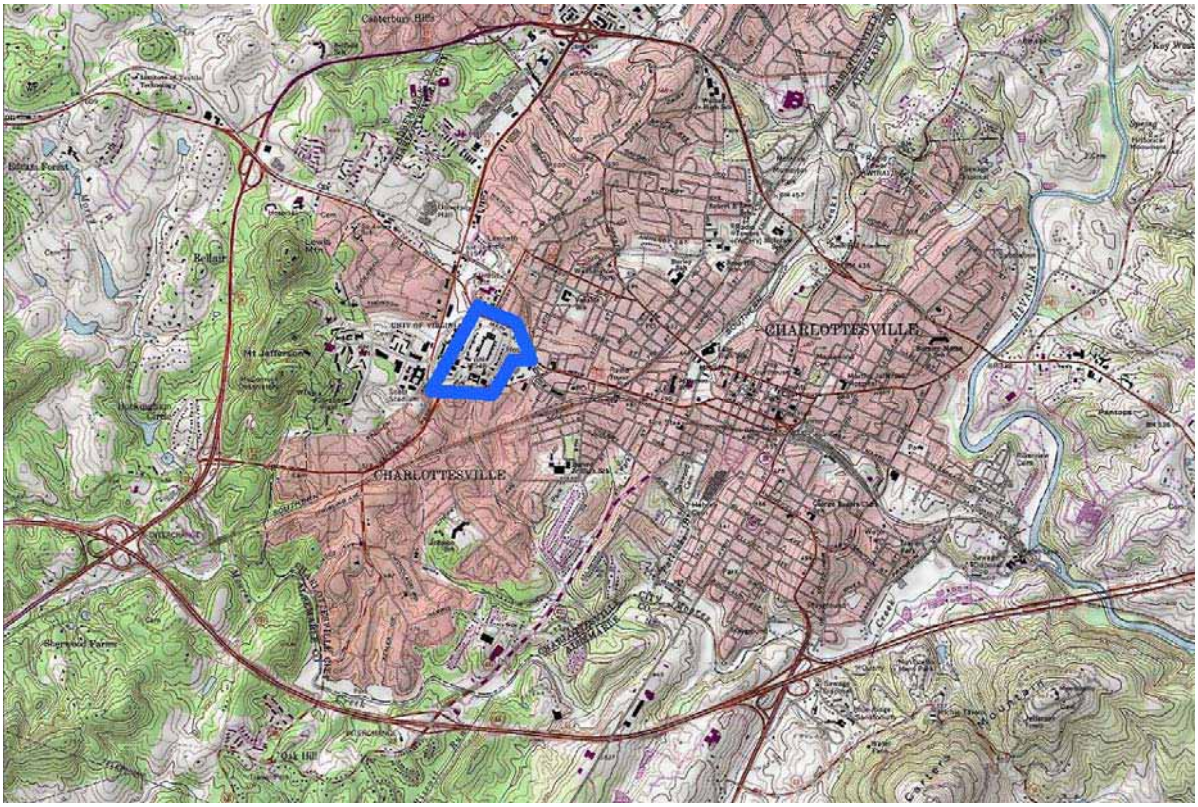



Figure 1.2 With views to the surrounding hills, the Academical Village is sited on elevated land one mile west of downtown Charlottesville. (R-JAV_NGS-USGS-2013-M-7-Charlottesville_24000_hl.jpg)

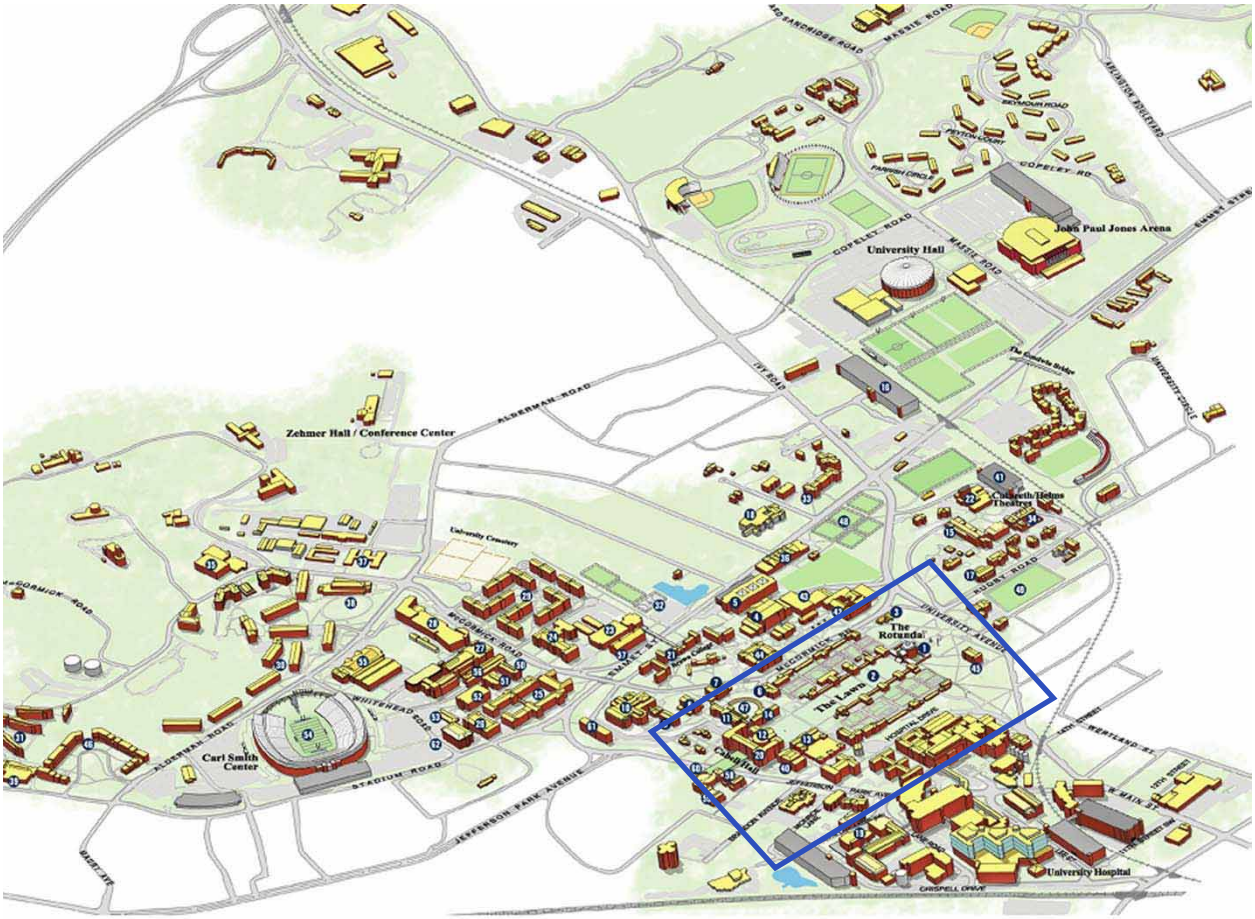



Figure 1.3 The historic Academical Village, highlighted by the blue shape, is located in the southeast quadrant of the University of Virginia, as seen in this view to the north. The University Hospital complex is east of the Academical Village. (R-JAV-FMRC-GRC-2013-M-6-UVa-oblique.jpg)

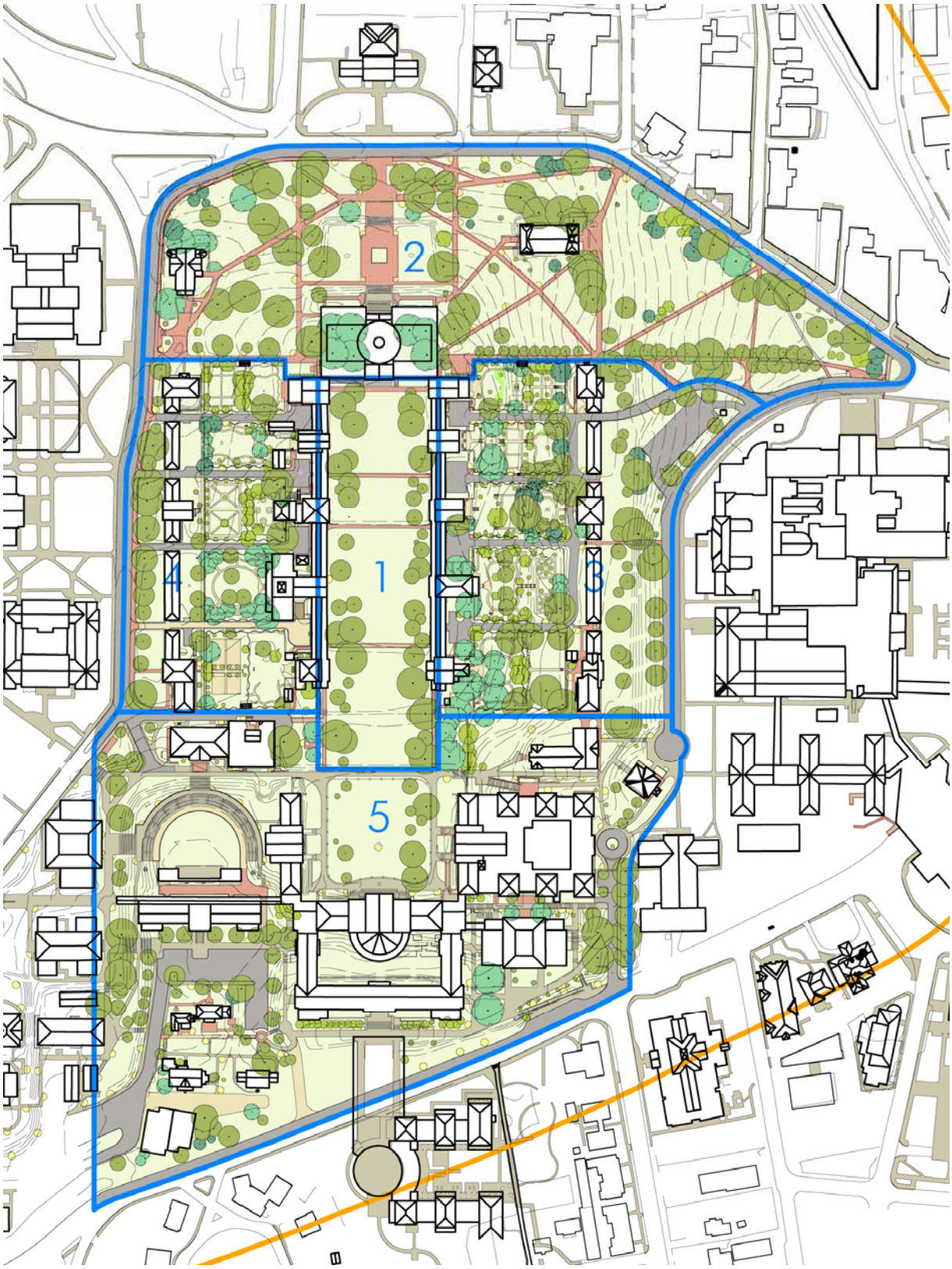



Figure 1.4 Five landscape character areas (LCAs) make up the Academical Village shown on this detail from the Academical Village Context Plan. They are: LCA 1- The Lawn, LCA 2-North Rotunda Lawn, LCA 3- East Gardens, LCA 4- West Gardens, LCA 5- South Lawn and Slopes. (R-JAV_Plan 18-2013 Context HL detail LCAs-June2013.jpg).

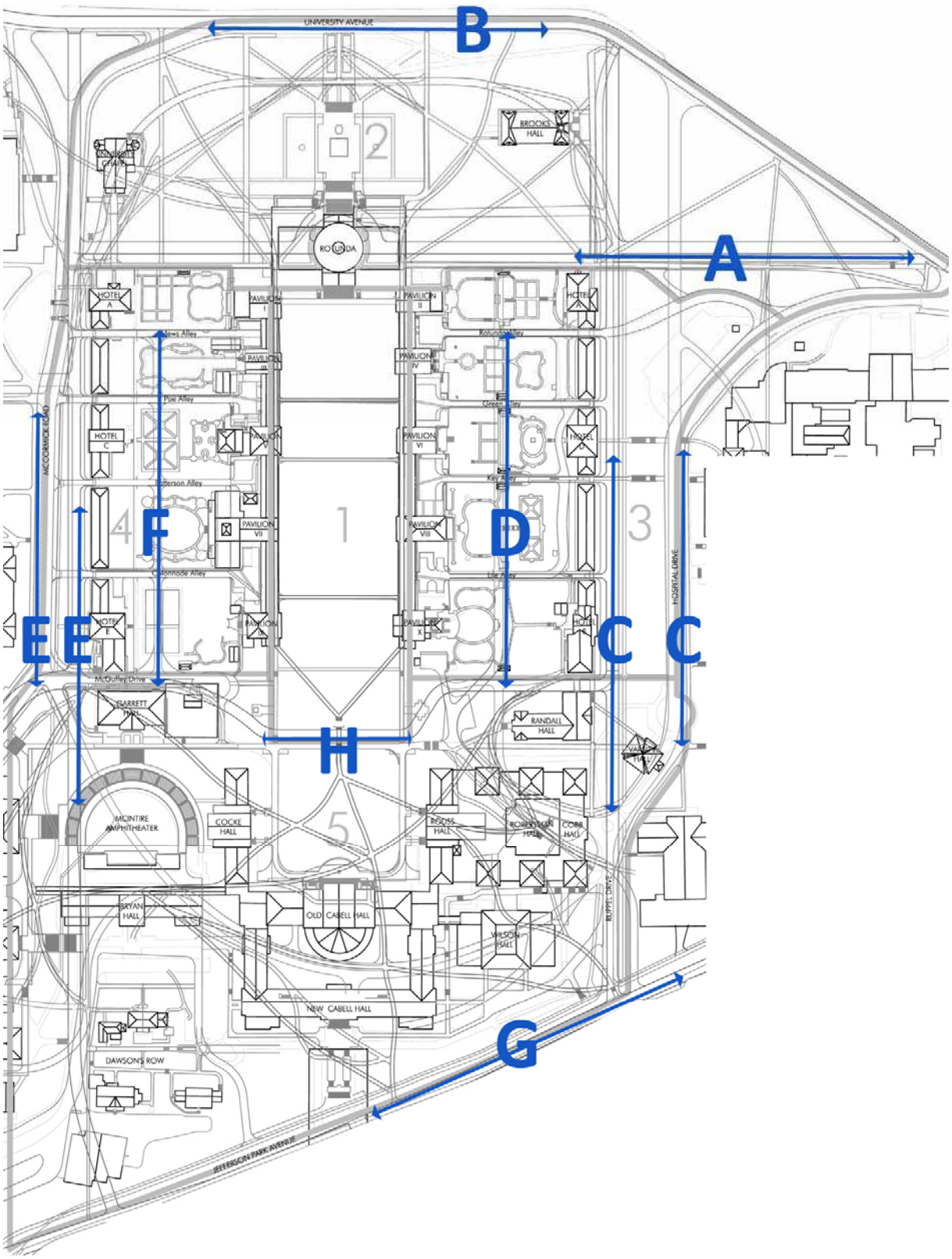



Figure 1.5 This key map identifies the location of the primary, named roads at the Academical Village on an overlay map showing all circulation features at the University since its founding. (R-JAV_HL_Plan 26-Circulation Overlay-RoadKeyMap.jpg).


# 2 ▪ Pre-University Native American, Colonial and European and African American Settlement, before 1817

## A. BEFORE 1817 INTRODUCTION

During the Pre-University Land Use period, the landscape of the Academical Village underwent significant transformation from an environment that had been utilized for its local resources for centuries by Native Americans, to its incorporation within an international economy largely driven by the production of tobacco and other mixed grain crops. Gradual development of a network of roads linking quarters and plantations throughout the Piedmont eventually led to the formal establishment of 'lower plantation' in 1789, James Monroe's first agricultural endeavor, now known as Monroe Hill.

Pre-European settlement landscape history necessarily relies upon archaeological and paleo-botanical research conducted within the larger Piedmont region. Key sources of information that informed the Academical Village landscape for the Pre-University Land Use period include:

- Regional archaeological research
- Early Goochland County, Virginia land grants
- Early Albemarle County, Virginia deeds
- Primary source documents associated with James Monroe

Taken together these source provide evidence of the character and uses of the land that became the Academical Village in the centuries and decades leading up to the creation of the University.

## B. BEFORE 1817, PRE-UNIVERSITY LANDSCAPE CHARACTERIZATION

Dramatic change occurred to the Pre-University Land Use Period with the onset of the eighteenth century. Although European and Native American contact occurred sporadically from the seventeenth century onwards, it is was in the second quarter of the eighteenth century that permanent European and African American settlement in what is now Albemarle County led to significant clearing and planting of valuable lands, and harvesting of forest resources. Over time, a complex road system was also established, often utilizing pre-existing Native American trails, to facilitate transportation of agricultural goods to market, as well as communication with government centers. An agricultural-based economy led to widespread development of large and small-scale plantations based on the labor of enslaved African Americans.

Prior to the arrival of the first European and African American settlers in the seventeenth-century however, Virginia was occupied by native peoples. Archaeological evidence supports the presence of humans in Virginia as early as 15,000 years ago. Virginia's pre-European and African American history is

traditionally divided into three major chronological periods: Paleo-Indian, Archaic, and Woodland, with the latter two periods being subdivided into Early, Middle, and Late periods as:

- Paleo-Indian before 13,000 BC– 8,000 BC
- Early Archaic 8,000 BC – 6,500 BC
- Middle Archaic 6,500 BC – 3,000 BC
- Late Archaic 3,000 BC – 1,200 BC
- Early Woodland 1,200 BC – AD 300
- Middle Woodland AD 300 – AD 1,000
- Late Woodland AD 1,000 – AD 1600

These chronological periods are defined by diagnostic material culture recovered from archaeological sites, and broad patterns of settlement, subsistence, technology, and socio-cultural organization that Virginia and the broader mid-Atlantic region research findings assert. Over the long course of central Virginia's Native American occupation, a series of broad developmental trends have been discerned through the analyses of archaeological remains that articulate and give interpretive meaning to this periodization. These broad trends include:

- On-going adaptive response to changing climatic and environmental conditions
- Generalized population growth over the long-term
- Increasing intensification of production
- Progressive exploitation of and settlement within riverine environments
- Increasingly sedentary lifestyles
- Growing organizational complexity
- The development of ceramic technology
- The adoption of horticulture

Individuals with a significant influence on the landscape of this period include the original European settlers of the Virginia Piedmont, as well as the immediate pre-University owners of the land that would incorporate the University of Virginia, including James Monroe and John M. Perry. Although very little is known about early development of the land that would become the University of Virginia under its first European tenants Abraham Lewis and George Nicholas, it is clear that the value of new Albemarle County lands for the cultivation of tobacco led to the establishment of a regional road system and the incorporation of the Virginia Piedmont into the eighteenth century tobacco economy. The first documented development of the land encompassing what is now the University of Virginia occurred during James Monroe's tenure when he established his 'lower plantation,' now Monroe Hill, an 800-acre parcel devoted to agriculture. John M. Perry, a future contractor to the University of Virginia, further developed Monroe Hill and continued to grow crops on the land through 1820. The eighteenth and nineteenth century development of the agricultural lands encompassing what is now the University of Virginia is largely due to the labor of enslaved African Americans.

## C. BEFORE 1817, PRE-UNIVERSITY LANDSCAPE HISTORY

### C1. Physical Setting

The University of Virginia is located in Albemarle County, a north central county located predominantly within the Piedmont physiographic province, but also containing a narrow portion of the Blue Ridge

province where its northwest boundary abuts the eastern flank of the Blue Ridge Mountains. Both provinces extend in a northeast to southwest direction through the county. The physical setting of this land is the foundation the Academical Village is built upon and therefore underlies the landscape character that became the University.

The Piedmont physiographic province is defined by the fall line on the east and the eastern edge of the Blue Ridge Mountains on the west. The Blue Ridge physiographic province is defined by the Piedmont province on its east and the Valley and Ridge province on its west.

Because of the distinct differences within the Piedmont and Blue Ridge physiographic provinces, the topography of Albemarle County is varied. Within Albemarle County, the Blue Ridge physiographic province is characterized by broad mountains, steep slopes and narrow ridges, and rapidly flowing streams that combine to form rivers. The Piedmont physiographic province is characterized by low rolling hills and valleys that contain numerous small streams and several rivers including the Hardware, the Moorman's, the Rockfish, and the Rivanna rivers. Most of the watersheds within Albemarle County gather runoff into rivers that tend to flow east and southeast.[1]

### C2. Paleo-Indian Period Land Use, prior to ca. 8,000 BC

The earliest Native inhabitants of Virginia are referred to as Paleo-Indians. Paleo-Indians occupied Virginia during the end of the Pleistocene epoch, a period defined by glacial retreat, a moist and cold environment, with a predominant boreal forest. Paleo-Indians practiced a highly mobile, subsistence-based economy focused on the hunting of large mammals including deer, elk, bear and moose, and supplemented by small game hunting and generalized foraging. Throughout Virginia, Paleo-Indians utilized the landscape's natural resources, regularly visiting lithic quarries, and establishing lithic reduction stations, base camps near food and water, and outlying hunting sites.[2] Lithic artifacts of the Paleo-Indian period, in particular the characteristic Clovis or lanceolate projectile point, invariably are made of high quality cherts and jaspers and Paleo-Indian sites in Virginia tend to be located near natural sources of these cryptocrystalline rocks.[3] Only five Clovis points, all surface finds, have been recorded for all of Albemarle County, indicating only a minor presence of Native people during this period.[4]

### C3. Archaic Period Land Use, ca. 8,000 to 1,200 BC

The onset of the Archaic period is associated with the initiation of the Holocene, generally a warmer and drier climate than the preceding Pleistocene. Climatic changes during the Holocene resulted in rise of sea level and a progression from boreal woodland environments dominated by native spruce (*Picea*) and pine (*Pinusspecies*) to a mixed deciduous and coniferous forest resembling more modern climatic and environmental regimes.[5]

Over the course of the Archaic period native peoples readily adapted to their changing environment. Changes in tool technology including the spear thrower (atlatl) and later stemmed projectile points document a transition to the hunting of smaller mammals including dear, bear and turkey.[6] Other tools present at Archaic sites including mortar and pestles and axes indicate the processing of gathered flora and harvesting of wood for shelter and fuel, as well as clearing woodland areas to encourage the presence of grazing fauna.

Natural resources utilized during the Archaic period include cryptocrystalline resources as well as more widely distributed and locally available lithics including quartz and quartzite.[7] Soapstone, available

locally in the southern part of Albemarle County, became widely used during the Late Archaic for the manufacture of carved stone vessels. The increase dominance of oak (*Quercus species*) and chestnut (*Castanea dentata*) forests likely stimulated a greater reliance on the gathering and preparation of seasonally available fruit and nuts. Locally available flora gathered by Native Americans during the Archaic period included sunflowers (*Helianthus annuus*), sumpweed (*Iva annua*), lambs quarters (*Chenopodium berlandieri*), maygrass or Reed canary grass (*Phalaris caroliniana*), smartweed (*Polygonum species*) and probably giant ragweed (*Ambrosia trifida*) or amaranth (*Amaranthus species*). In addition evidence suggests that varieties of gourds and squash (*Cucurbita species*), originating in Central America, were also cultivated.

Documented Albemarle County sites suggest considerable continuity in settlement locations between the Early and Middle Archaic where congregation in relatively small groups and upland settings were dominant.[8] During the Late Archaic period however site sizes increased and territorial ranges decreased indicating a significant growth in population. Native peoples concentrated more on specific regions, leading to an increasingly sedentary lifestyle, and a preference for riverine environments over preceding periods. [9]

### C4. Woodland Period Land Use, ca. 1,200 BC to AD 1,600

Changes in tool technology characteristic of the Woodland period include the development of ceramics and smaller triangular point types suggesting the adoption of the bow and arrow. Smaller mammals continued to be hunted and shellfish and aquatic fauna composed a greater proportion of Woodland peoples' diet. Maize, or corn (*Zea mays*), is also first domesticated by Middle Woodland peoples and is thought to have a had a significant role in population growth.[10] By the Late Woodland period agriculture had emerged in the area's most productive soils leading to permanent, year-round large villages situated along the region's major river.

Location of Woodland period sites in the central Virginia Piedmont document a continued preference for floodplain and riverine setting, on higher and lower order streams in the region including along the Rivanna River near the site of the future Academical Village.[11] Holland's study of Albemarle County sites suggests that settlement within the Rivanna River floodplain may have begun or, at least, intensified during the Middle Woodland period.

Peoples of the central Piedmont Virginia also created communal accretional burial mounds in which the bones of deceased members of the group were periodically interred.[12] A mound believed to be Monasukapanough, located in the floodplain of the Rivanna's South Fork near Carrsbrook, was explored by Thomas Jefferson.[13]

### C5. Post-Contact Native Land Use in the Virginia Piedmont, 1607 to 1735

By the end of the Late Woodland period, Siouan-speaking peoples lived in autonomous villages and hamlets throughout the Piedmont of Virginia. Within the central Piedmont of Virginia, the Monacans were the predominant cultural group, while the Totero (or Tutelo) were also present.

Europeans' first knowledge of the Monacans came from the Algonquian-speaking Powhatan peoples with whom they had first contact on the coast. The Jamestown colonists were told by the Powhatan that the Monacan were their enemies and that they often raided the Tidewater.[14] Captain John Smith also learned of the location of Monacan villages in the interior of Virginia, including Monasukapanough, from

the Powhatan, as shown on a late 1600s map of the region (Figure 2.1). The relationship of the Monacan with other neighboring groups however is believed to have been more nuanced. According to the Powhatan, the Monacan supplied them with copper, a highly valued symbol of power and authority.[15] European drawn or painted images of regional indigenous people and their settlements appear in this era (Figures 2.2 and 2.3).

Archaeology of Late Woodland sites in the central Virginia Piedmont has documented the presence of domesticated corn and squash. Likewise, studies have also revealed a strong reliance on a corn-based diet, suggesting a stable agricultural economy within Monacan society.[16]

Although Virginia's first English colonists had been told about the dominance of the Monacans and the location of their villages in the beginning of the seventeenth century, by the 1720s when European and African American settlements began to permanently penetrate the region that was to become Albemarle County, the Monacans appeared to have largely disappeared from the landscape.

In the mid-eighteenth century, according to Thomas Jefferson, a small party of Native Americans visited a burial mound on the Rivanna River north of Charlottesville while passing through Albemarle County.[17] Population loss through epidemic disease, warfare, enslavement, and out-migration may well have played a role, although Native peoples may also have deliberately concealed themselves in out-of-the-way places and/or among other socially marginal groups along the advancing colonial frontier.

The Totero peoples are believed to have been present within what is now Albemarle and other central Piedmont counties during the early seventeenth century. However due to pressure from the Iroquois, the Totero fled central Virginia to settle in the vicinity of the Roanoke River on what is now the Virginia – North Carolina border next to their allies the Occaneechis.[18] The site of a former 'Totero Town,' in Albemarle County, is mentioned in a 1728 land grant for property on the James River near Scottsville.[19]

### C6. Early Colonial Period Land Use in the Virginia Piedmont, 1607 to 1735

While European colonists began settling the Virginia Tidewater region in earnest following the establishment of Jamestown in 1607, the push of settlement westward did not reach the eastern Piedmont until the late seventeenth century. A 1620 image of an uncultivated tobacco field records swidden-like agriculture practices of the period in which farmers would clear and burn brush within a heavily wooded area to create a field (Figure 2.4). The first permanent, non-native settlements within the region that was to become Albemarle County did not occur until the late 1720s.

The development of counties can be employed as a guide for settlement as the first counties were formed for settled areas, and subsequent counties divided up the land mass into ever smaller units as settlement became denser. By an Act of the General Assembly, Goochland County was carved from Henrico County in 1728 and is technically the first County to administer land in what is now Albemarle County. 'Big' Albemarle County, incorporating all of what are now Amherst, Buckingham, Fluvanna and Nelson counties and parts of Appomattox, Bedford and Campbell counties, was created from Goochland County in 1744. Albemarle County was significantly reduced in size in 1761 and as a result the courthouse was moved from near Scottsville on the James River, to Charlottesville. The current Albemarle County configuration was achieved by 1777.

Although Native Americans may well have remained in the region in less visible locations, most historians believe that the central Piedmont landscape was largely deserted when the first colonial

settlers began moving into the western reaches of Goochland County in the late 1720s and 1730s.[20] By the mid-eighteenth-century, most portions of Albemarle County had been settled by European American landowners or their agents to some degree or another. Albemarle County however was still a predominantly rural area with no large towns and few good roads. Roughly one quarter of the nearly 200 land grants made in the region between 1727 and 1745 were greater than 1,000 acres.[21]

In eighteenth century Albemarle County, agriculture drove the economy and tobacco (*Nicotiana tabacum*) was the principal crop.[22] Tobacco cultivation, especially in the hilly Piedmont, had a significant effect upon the landscape and the fertility of the region's soils. Tobacco cultivation entailed the deliberate depletion of soil fertility to lower the plant's nicotine content to consumable levels. The relevant cultivation techniques also resulted in significant erosion and, typically, after a mere five years the soil no longer supported a productive crop. Tobacco was the dominant export of colonial Virginia with tobacco and tobacco notes serving as legal tender used to settle debts and pay taxes throughout the colonial period. White landowners who aspired to enter the socio-economic elite became 'planters.' As in other Piedmont counties, in Albemarle County tobacco production drove early settlement and development of the landscape.

By the mid-eighteenth-century, tobacco cultivation in the central Piedmont required enslaved labor. The clearing, planting and processing of tobacco in large landholdings depended on the significant capital of wealthy planters. Small-scale farmers and planters too could also establish a residence and modest farm with relatively little capital using family labor and basic tools. Philip Morgan and other scholars have argued persuasively that tobacco cultivation could be initiated with a minimum capital requirement. Land could be purchased or leased and a quarter established with a small number of slaves and relatively inexpensive tools. Resources on the surrounding land would provide for shelter, and a garden and small number of livestock would support the quarter. Images of tobacco culture activities depict enslaved African American laborers at work.[23]

### C7. European and African American Settlement and James Monroe's Lower Plantation, 1735 to 1817

The land that is now the Academical Village was originally contained in two 400-acre patents issued to Abraham Lewis in 1735, and located on either side of Meadow Creek (Figure 2.5).[24] Abraham Lewis resided in Hanover County, Virginia and it is likely he never actually lived in Albemarle County.[25] Lewis' lands in what would become Albemarle County were likely tended by his brother David, an early settler of lands west of the University of Virginia, or an appointed agent or overseer.

In colonial Virginia, patent holders were required to 'seat and plant' every 50 acres within three years of acquiring their land. Specifically patent holders were required to erect a residence, commonly called a 'claim house,' minimally a 16 x 20 foot structure. It is not clear if Abraham Lewis actually fulfilled his patent by building a house and planting his land. If he did, a portion of the land was likely planted in tobacco, with a small homestead and gardens sufficient to support an overseer and laborers. Land was likely cleared gradually, planted in tobacco, and then abandoned after several years. Abraham Lewis died in 1767.

By about 1736 onwards, the 'Mountain' or 'Three Notch'd Road' was being cleared and maintained from the Southwest Mountains east of what would become Charlottesville to the vicinity of Lickinghole Creek near the east face of the Blue Ridge Mountains. The Three Notched Road is believed to have followed, to a greater or lesser degree, the route of Main Street and University Avenue bounding the northern

edge of what would become the University of Virginia. By 1745, Benjamin Wheeler and others petitioned the new Albemarle County Court to open a road from "Wheeler's into the Four Chopt [*sic*] Road, to Wood's Gap." This route left the eastern edge of what is now the Academical Village and led south following Route 29. Wheeler's Road, later called Old Lynchburg Road and Fry's Spring Road, was the predecessor to what is now Jefferson Park Avenue bordering the south side of the Academical Village.[26]

George Nicholas was a Revolutionary War veteran, practicing lawyer, Albemarle County representative to the Virginia General Assembly, and member of the Virginia Constitutional Convention. He purchased Abraham Lewis' 800 acres sometime prior to 1783. Although Albemarle County deed books do not record George Nicholas' purchase of the lands that would encompass the Academical Village, it is possible that this transaction was never recorded, or that it was purchased prior to 1745 when the lands were part of Goochland County. Nicholas likely continued the pursuit of tobacco agriculture on his Albemarle lands.

Albemarle County was described in 1779 by Thomas Anbury, a British officer held prisoner in the western portion of the county. His letters characterized the rural nature, agricultural practices, and labor system of the area.

> The plantations are scattered here and there over the land which is thickly covered with timber. On these there is a dwelling house, with kitchen, smokehouse, and other outhouses detached, and from the various buildings each plantation has the appearance of a small village. At some little distance from the houses are peach and apple orchards, and scattered over the plantations are the negroes' huts, and tobacco barns, which are large and built of wood for the cure of that article. The houses are most of them built of wood the roof being covered with shingles, and not always lathed and plastered within; only those of the better sort are finished in that manner, and painted on the outside; the chimneys are often of brick, but the generality of them are wood, coated on the inside with clay; the windows of the better sort are glazed, the rest have only wooden shutters. …Most of the planters consign the care of their plantations and negroes to an overseer; even the man whose house we rent has his overseer, though he could with ease superintend it himself; but if they possess a few negroes, they think it beneath their dignity; …the whole management of the plantation is left to the overseer, who as an encouragement to make the most of the crops, gets a certain portion as his wages.[27]

By 1789 at the latest, the 800-acres belonging to George Nicholas was acquired by James Monroe, in an exchange for land he owned in Kentucky. As previously, no deed recording this purchase was found in Albemarle County deed books. However a February of 1789 letter from James Monroe to Thomas Jefferson documented the acquisition. "It has always been my wish to acquire property near Monticello. I have recently accomplished it by the purchase of Col. G. Nicholas improvements in Charlottesville, and 800 acres of land within a mile on the R. Fish Gap."[28] By the end of the summer of 1789, Monroe and his family had moved to Charlottesville.

Monroe immediately began to plan and implement the development of what he called his 'lower plantation,' the 800 acres he had acquired from George Nicholas. Sometime between 1789 and 1800 Monroe had completed the construction of at least three dwellings. A fire insurance policy taken out in 1800 describes the three structures as two residences, each a brick dwelling with frame roof 20 x 26 feet, and a kitchen also of brick with a frame roof 20 x 28 feet.[29] Other agriculturally related structures,

such as barns, corn house, smoke house, sheds and laborer's residences, were likely constructed as well but were not valued enough to be insured and listed on the policy. These structures formed the core of what is now known as the Monroe Hill property, west of the Academical Village.

Monroe's return to public service as a Senator for Virginia in 1790, followed by his appointment as Minister to France in 1794, meant that he was largely an absentee landowner in Albemarle County. Between 1794 and 1797, Monroe's brother Joseph leased the lower plantation lands. Presumably Joseph and Elizabeth, his wife, lived at Monroe's plantation during the period of the lease.

Beginning in 1801, Monroe began subdividing and selling parcels of his lower plantation (Figure 2.6). He eventually sold 670 acres that would eventually become the Academical Village to Kemp Catlett in 1806. Catlett, through a trustee, sold the same parcel to a John Nicholas four years later. Nicholas in turn sold 346+ acres to John M. Perry in 1814, and the balance of 296+ acres a year later also to Perry. Little is known about Kemp Catlett and John Nicholas or their tenure.[30] Other portions were sold to Jessie Lewis in 1801 and 1812, to Reuben Maury in 1810, and to W.G. Garner in 1812.

Although not documented, agriculture was likely practiced by Monroe or his agents at the 'lower plantation' during his tenure there. Monroe specifically referred to his lands as a 'plantation' numerous times, suggesting the practice of agriculture. By the last quarter of the eighteenth century, many Albemarle farmers were transitioning from tobacco monoculture, to the practice of a mixed grain agriculture. While not abandoning tobacco production, in particular both wheat and corn were produced on a growing scale as a response to increased demand from Europe.

It is during the John M. Perry tenure at the Monroe plantation that the first documented improvements are made. Architectural analysis of the Perry residence suggests that sometime between his acquisition of what would become Monroe Hill in 1814, and its sale to the University in 1820, Perry enlarged and expanded upon the main residence creating an asymmetrical "double-pile house with five bay front." [31] Negotiating a significant amount of work for himself in the construction of the Academical Village, Perry continued to live at his residence at Monroe Hill until 1820 when he sold the property to the University of Virginia.[32]

In summary, while native peoples lived in the region traversed regional landscapes, within the area of the Academical Village specific indigenous land uses have not been documented to date. The immediate pre-University founding years are marked by regional settlements and agricultural land uses that employed enslaved labor. The sequence of events in James Monroe's life and Thomas Jefferson's knowledge of these events and of Monroe's land holdings catalogues the antecedents of the founding of the University of Virginia on the land owned by Monroe and purchased for the Academical Village.

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[24] Abraham Lewis, Grantee. Land Grant July 19, 1735. Goochland County, Virginia. 400 acres. *Land Office Patents, No. 16, 1735*, 40. Library of Virginia, Richmond, Virginia; Abraham Lewis, Grantee. Land Grant July 19, 1735. Goochland County, Virginia. 400 acres. *Land Office Patents No. 16, 1735*, 44. Library of Virginia, Richmond, Virginia.
[25] Woods, *Albemarle County*, 254.
[26] Nathaniel Pawlett, *Albemarle County Road Orders, 1725-1816,* 10, 18, 24, 76-77. (Charlottesville: Virginia Highway & Transportation Research Council, 1981, Revised 2003). Pawlett has asserted that the original course of the 'Three Chop't Road' west of Charlottesville may have avoided the swampy headwaters of Meadow Creek and instead followed high ground, what is now McCormick Road, linking the north end of the University with the University Cemetery, but that by 1792 or shortly thereafter, the course of the road had been straightened and assumed the University Avenue corridor. Pawlett has also suggested that a clerical error may account for the misnaming of Three Chop't, to Four Chop't in 1745.
[27] Thomas Anbury, as cited in Woods, *Albemarle County*, 39-40.
[28] James Monroe to Thomas Jefferson, February 15, 1789. Stanislaus M. Hamilton, ed. *The Writings of James Monroe*, Vol. 1: 234-235. (New York: G. P. Putnam's Sons, 1898).
[29] Mutual Assurance Society of Virginia, James Monroe, Declaration for Assurance, No. 388. In Christopher Fennell, *An Account of James Monroe's Landholdings*. Electronic Document: http://www.histarch.uiuc.edu/highland/ashlawn0.html. Accessed February 14, 2013.
[30] Albemarle County Deed Book 15:527, July 5, 1806. Albemarle County Courthouse, Charlottesville, Virginia; Albemarle County Deed Book 15:528, July 5, 1806. Albemarle County Courthouse, Charlottesville, Virginia; Albemarle County Deed Book 17:325, October 1, 1810. Albemarle County Courthouse, Charlottesville, Virginia; Albemarle County Deed Book 19:17, February 28, 1814. Albemarle County Courthouse, Charlottesville, Virginia; Albemarle County Deed Book 19:250, February 24, 1815. Albemarle County Courthouse, Charlottesville, Virginia.
[31] Mesick, Cohen, Wilson, Baker Architects, Monroe Hill House Building Report, np. *Historic Preservation Framework Plan.* (Charlottesville: Office of the Architect, University of Virginia, 2007).
[32] Albemarle County Deed Book 22:170, January 25, 1820. Albemarle County Courthouse, Charlottesville, Virginia.

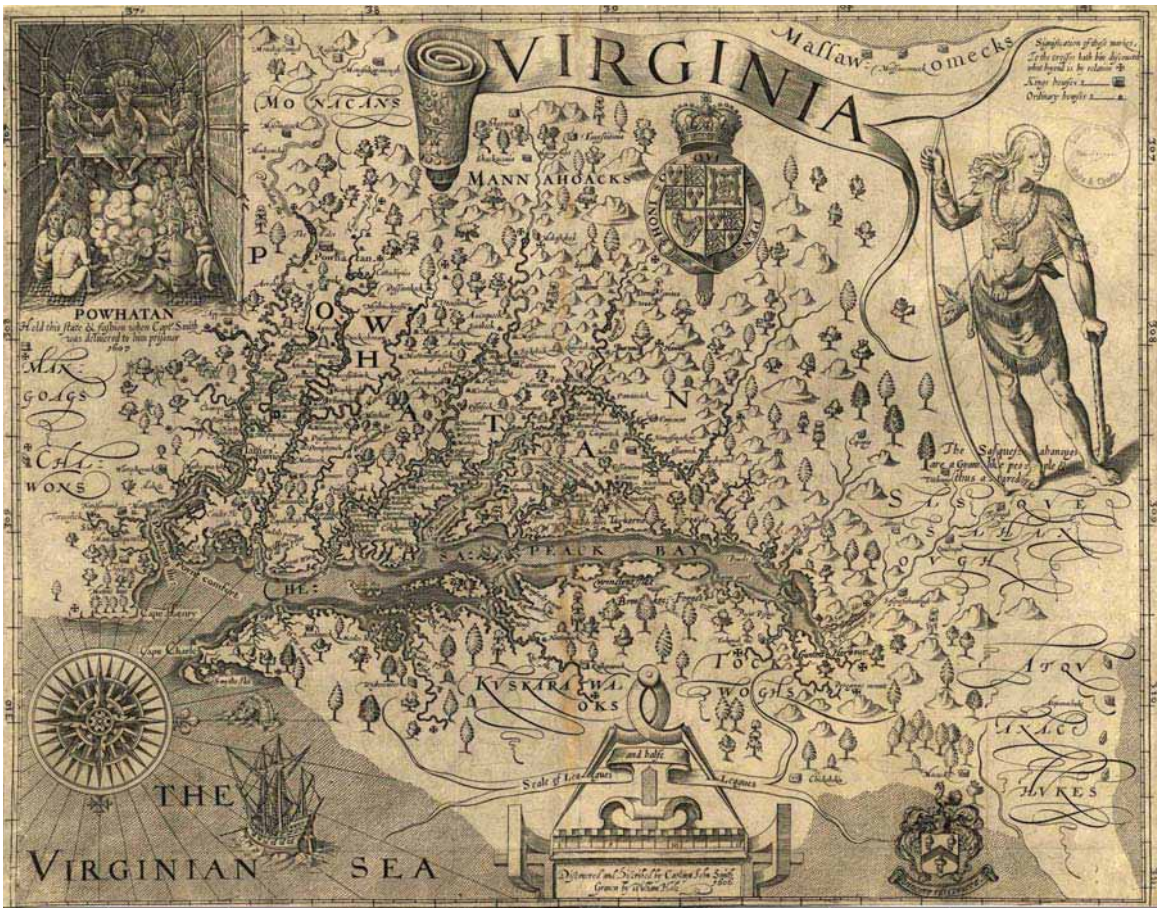


Figure 2.1a John Smith's 1606 (first published 1612) A Map of Virginia with a Description of the Country, The Commodities, People, Government and Religion showing the several showing topography, hydrology, and observed and reported Native American settlements. (Source *http://smith.npschesapeakebay.net/images/content /smithmaplarge.jpg*)


Figure 2.1b Detail showing the several Monacan towns (Monahassanugh, Rassawek, Monasukapanough) in the Virginia Piedmont along the upper James and Rivanna Rivers. Rassawek was located at the confluence of the Rivanna with the James River; Monasukapanough is widely believed to have been located in the floodplain of the Rivanna near modern-day Carrsbrook north of Charlottesville .

Figure 2.2 "Indian in Body Paint." Native inhabitant of Roanoke Island (North Carolina) as depicted by John White, 1585. (Source *http://www.virtual jamestown.org/images/white_debry_html/white47.html*) Courtesy of the British Museum.

Figure 2.3 "Indian Village of Secotan," John White, 1585. Bird's eye view of an unenclosed Native American village, potentially located along the Pamlico River near present-day Bonnerton, North Carolina containing 13 houses, ceremonial grounds, and corn fields. (Source *http://www.virtual jamestown.org/images/white_ debry_html /white35.html*) Courtesy British Museum.

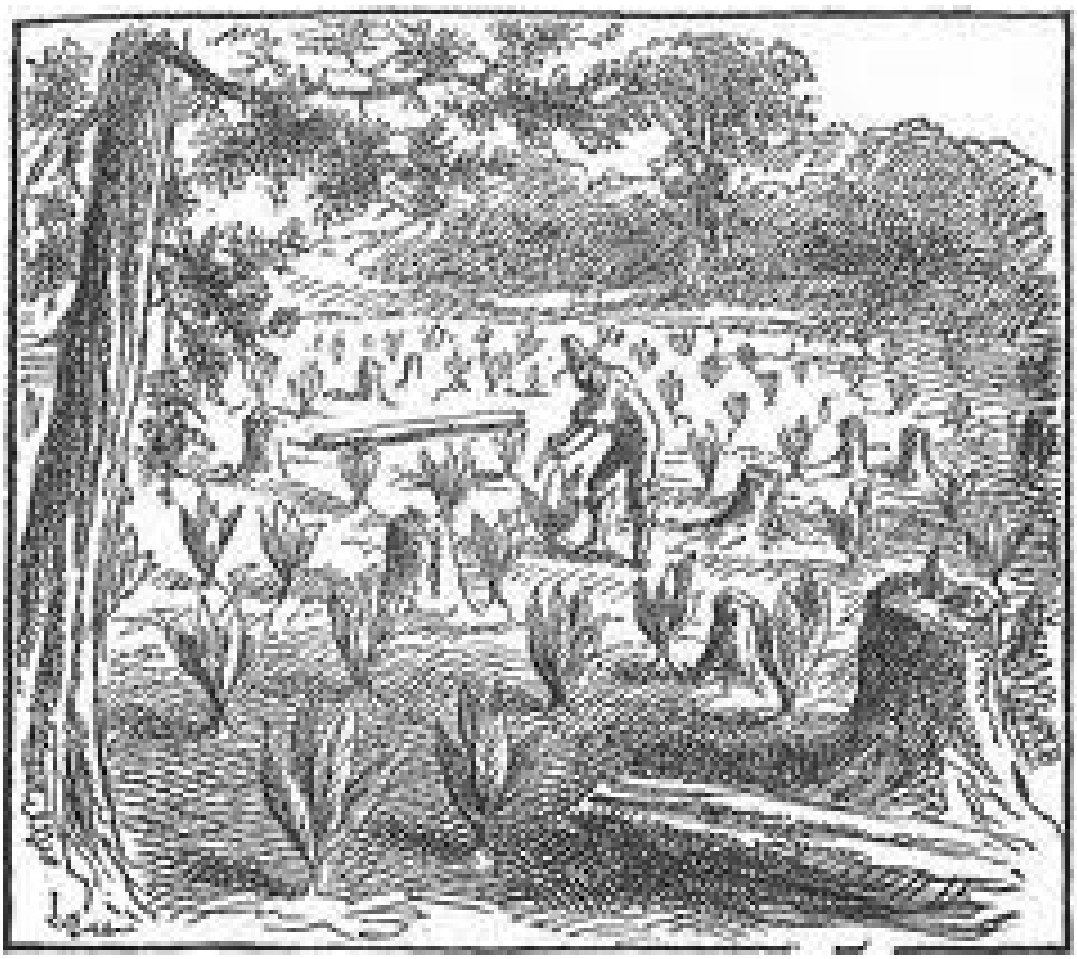

Figure 2.4 “Virginia Tobacco Field,” 1620. Note the tree stumps and lack of plowing characteristic of the colonial tobacco cultivation. Source The Project Gutenberg Ebook of Tobacco: Its History, Varieties, Culture, Manufacture and Commerce, E.R. Billings, 1875 (Source *http://www.gutenberg .org/files/24471/24471-h/24471-h.htm#img011*). In the public domain.

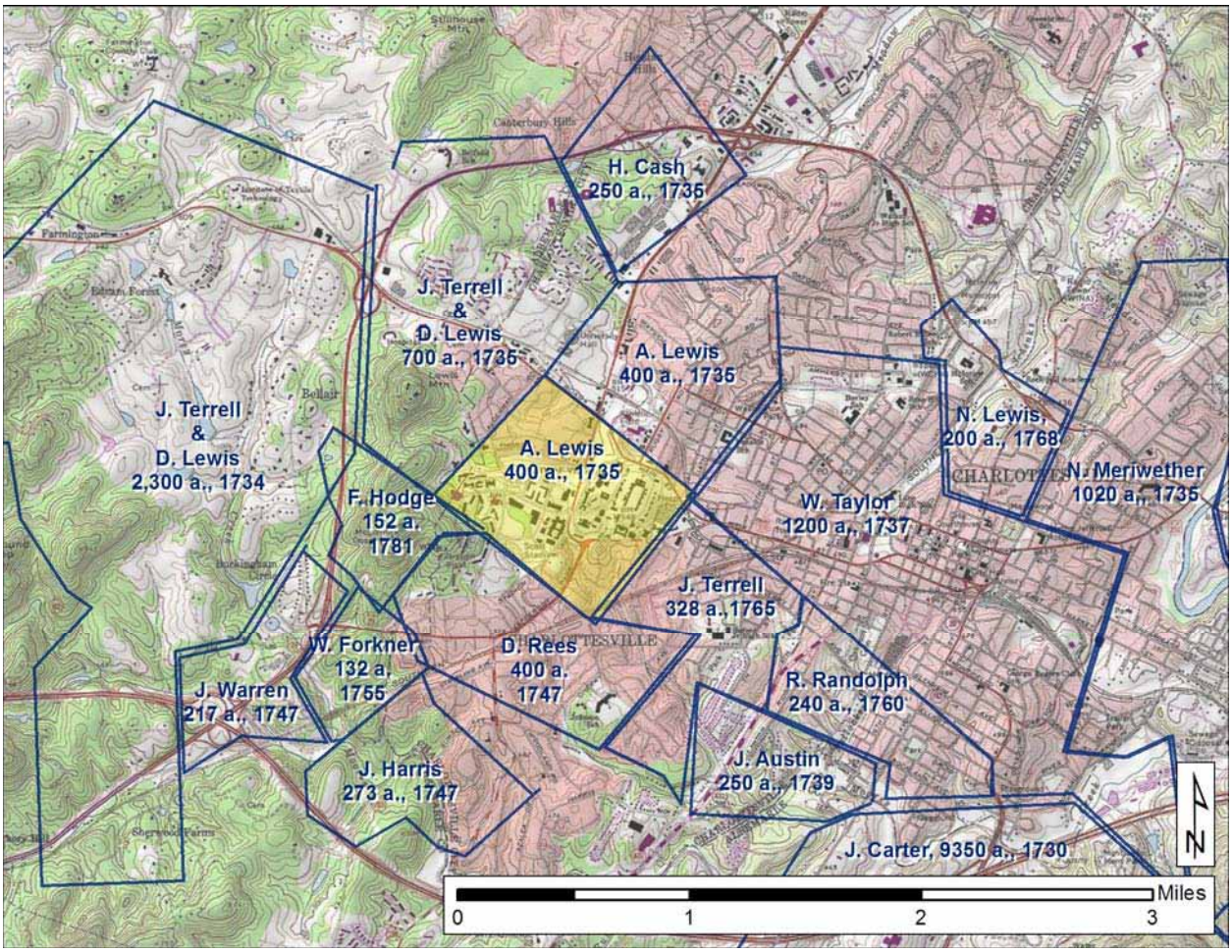


Figure 2.5 The boundaries of original land grants in the area of Charlottesville and the University of Virginia are shown on this detail of USGS 7.5-minute series Charlottesville East and Charlottesville West quadrangles. The land grant of Abraham Lewis, containing much of the original Academical Village, is highlighted in yellow. (R-JAV-RAS-1700s-M-6-UVa Area Land Grants.jpg)

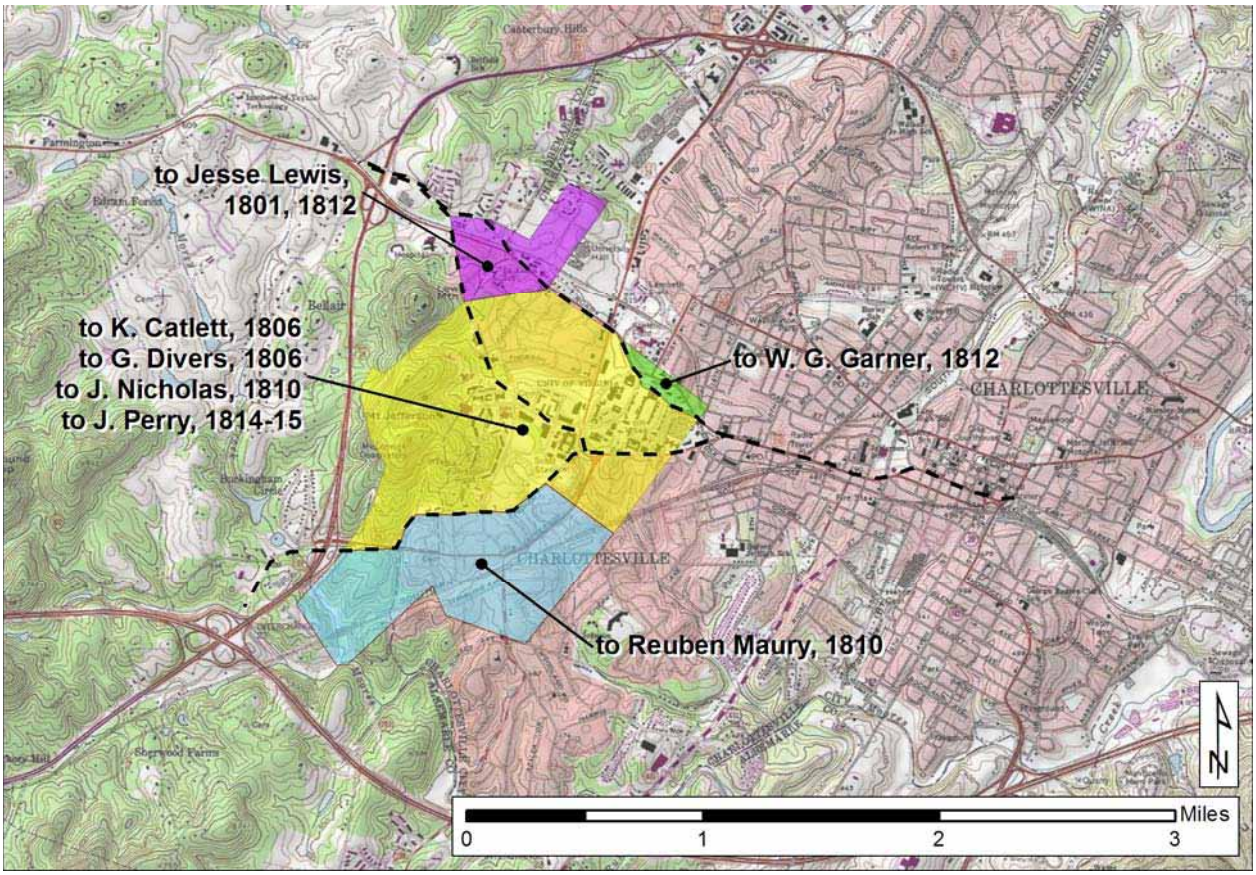


Figure 2.6 This map shows the gradual subdivision and sale of Monroe's 'lower plantation' between 1801 and 1815 on a detail of USGS 7.5-minute series Charlottesville East and Charlottesville West quadrangles (R-JAV-RAS-1801-1818-M-6-Monroes Plantation subdivision.jpg)

# 3 ▪ Thomas Jefferson Design and Construction, 1817 to 1827

## A. 1817 TO 1827 INTRODUCTION

In the first decade, Thomas Jefferson selected the location, shaped the concept, and gave form to the Academical Village. The site selection, purchase, and initial construction of Grounds and buildings were all accomplished in this relatively short duration. Work under Thomas Jefferson's personal direction ended with his July 1826 death but his goals and projects underway were carried out through 1827. The plantings of the Grounds and the completion of the Anatomical Theater mark the close of this formational period in the history of the Academical Village and the University of Virginia as a whole.

The period plan for 1827 depicts what is documented to include somewhat speculative elements drawn back in time from later periods. The plan for this era is:

*Plan 1 1827 Landscape Plan*

There is no definitive group of historical drawings and images depicting the early University under construction or as-built. Rather these early documents tend to envision an ideal. Sources for the timeframe 1817 to 1827 were used to develop these plans as were later vintages of documentation. Rivanna Archaeological Services (RAS) archaeological findings, from excavations and monitoring projects, are an important source of specific documentation of walls, paving, drains and water lines for the early University development. The sources for the plans draw on the specific aspects of layout, details, topography and trees. The multiple sources for the 1827 plan are:

**Layout and Details**

- 1817-1827 Text Documents
- 1817-1827 Rivanna Archaeological Services
- 1822 Maverick Plan
- 1825 Broadhead Survey
- 1827 Tanner Engraving, Boye's Map of Virginia
- 1856 Ellet Map
- 1858 Pratt Plan
- ca. 1873-1876 Anonymous Map
- 1895 Sugino Map

**Topography**

- 1895-1896 Surveys McKim, Mead &White
- 1909/1927 University Survey
- 2013 Heritage Landscapes sources analysis and alteration

**Trees**

- 1856 Engravings of Lawn published by Bohn
- 1872 Long Walk Photo
- ca. 1936 Betts Tree Survey
- Ca. 1980s University of Virginia Tree Survey Resized

*Plan 1* for 1827, developed from these multiple sources, was guided by later documentation when early sources was lacking. For example, the pre-1896 topography lacks a complete record, as does the documentation of early outbuildings. When documentation was inconclusive but presence of CDFs was probably later sources were stepped back to the 1827 date.

For the partial topographic record, Heritage Landscapes added the 1895-96 topography survey details for the specific area around the Rotunda and South Slopes to the 1909/1927 University Survey study. The overall topography was then studied to remove later features; for example Hospital Drive was graded into the east slope and the pattern of the original slope topography remained around it. By inference from this original context, the altered road topography was removed and blended back into the adjacent topography. A parallel technique was used for areas where pre-1896 topography was not available. Studying the 1896 fragments and the 1909/1927 alterations, the topography of the South Slopes was reconstructed to match known grades north, south and, to a degree, east and west. Important clues included the springs and stream course layout depicted on the 1858 Pratt Plan, that could be shifted into fragments of the ravine topography as the stream would have run downslope to the southeast in this ravine. The resolution of the landscape CDFs for the 1827 Academical Village is presented in the section D. 1827 Landscape Plan and CDFs, the concluding section of this narrative.

## B. THOMAS JEFFERSON DESIGN AND CONSTRUCTION LANDSCAPE INFLUENCES, 1817 TO 1827

Jefferson was the leader and dominant influence on the founding and development of the University of Virginia. As first Rector and founder of the Board of Visitors, his influence continued directly with the completion of tasks into 1827. He was in correspondence with architects William Thornton, Architect, Benjamin H. Latrobe, Architect, and worked closely with Joseph C. Cabell and John H. Cocke in these formative years of Grounds construction. Arthur S. Brockenbrough, serving as first Proctor of the University, was a key member of the construction team overseeing all the daily work that yielded a relatively complete Academical Village ensemble of buildings and Grounds by 1827. Notable individuals include the following dated entries.

1817-1826 Thomas Jefferson, Founder, Board of Visitors, first Rector and designer of the Academical Village landscape including layout, gardens, circulation system, walls, and main buildings.

1817-1827 John H. Cocke and Joseph C. Cabell, prominent land owners of Virginia and members of the Board of Visitors until 1852 and 1856, respectively. These gentlemen participated in the early development of the Academical Village. Both Cocke and Cabell were collaborators and trusted agents who were in constant correspondence with Jefferson and Proctor Arthur S. Brockenbrough in this formational period.

1817-1819 Benjamin H. Latrobe, William Thornton, Advisors, both prominent architects who worked on the Capitol, Washington DC, corresponded with Jefferson about Academical Village concepts.

1817-1819 Alexander Garrett, first Proctor and later Treasurer of Central College. His post as Proctor was of short duration where he oversaw initial construction at the Central College (later renamed University of Virginia). In 1819, when Thomas Jefferson was named Rector, Garrett is appointed as the first Bursar of the University.

1817-1819 Nelson Barksdale, second Proctor of Central College, two years in oversight of the earliest layout and construction of Academical Village.

1819-1831 Arthur Spicer Brockenbrough, first Proctor of the University of Virginia, oversaw most of the initial construction of all Academical Village aspects. Responsible for contracting, payment, inspection, and corresponding with the Board of Visitors. Completed the initial construction and occupation of the Academical Village under the guidance of Thomas Jefferson.

1819-1820 Elija Huffman and Aaron Fray, contractors, laid wood water pipe for 6 cents per foot running from Observatory Hill to the Academical Village. Probably employed enslaved workers in trenching and laying pipes.

1819-1827 James Dinsmore, a principal master carpenter, built Pavilions III , V, and VIII, and 14 dormitories as well as the Rotunda and Anatomical Theatre, with John Neilson. Dinsemore and his team that likely included free and slave builders previously worked on several projects for James Monroe and Thomas Jefferson.

c.1820-1827 John Neilson, a principal master carpenter for many projects of Thomas Jefferson, John Hartwell Cocke, and James Madison, built Pavilions IX and X and seven dormitories as well as the Rotunda and the Anatomical Theatre with James Dinsmore. Neilson drew the primary plan for the University of Virginia that was engraved by Peter Maverick (1780-1831). Like Dinsemore, Nielson's team likely included specialized free and slave workers.

1820s Samuel Campbell and kin laid stone foundations and built serpentine garden walls and area wall around hotels. Paid at 55 cents per perch which is 24 1/2 cubic feet for walls. Their masonry work was assisted by slave labor provided by the Proctor.

1823 Mary Garner sold the first trees for the Grounds, and was paid $1.50 to for 100 young locust (*Robinia psuedoacacia*) trees

1814-1825 John Perry, owner of much of the acreage that was purchased for the University which he sold in parcels from 1819 to 1825. The last purchase was a 132-acre parcel spanning the area between Monroe Hill and Observatory Hill on May 9, 1825. Perry was a contractor to the college in the early years. He constructed the serpentine walls and performed other aspects of the construction. Perry owned Monroe Hill and enlarged that house. "John Perry acquired the property and from an existing structure created a double-pile house with a five bay front. This façade is not symmetrical, a clue that the present dwelling incorporates Monroe's earlier building."[1] Monroe Hill House served as the residence of Brockenbrough and subsequent Proctors during the antebellum period.

The administrative culture of the University was such that the faculty also played important roles in the general management of the campus. The Chairman of the Faculty, for example, oversaw actions undertaken by the Proctor and reported on the maintenance and cleanliness of the campus. The Board of Visitors, a governing body of trustees for the University, also convened to make significant decisions

that impacted the Grounds of the Academical Village. In addition, there were many contractors and other individuals paid for materials and construction work during these early years who are frequently cited in the narrative.

## C. CENTRAL COLLEGE CONCEPT, SITING AND LAND, 1817 TO 1819

### C1. Concept of the Central College

The planning concepts for the college had been a subject of Jefferson's consideration for some time. One author notes that in 1814 Jefferson's original scheme for the University placed accessory uses for the Grounds to the south: "Back-yards, gardens, stables, horselots Etc. to be in the grounds adjacnt [sic] to the South, on the whole."[2] Five days after the on-site inspection of the land, on April 13, 1817, in a letter to James Dinsmore, Jefferson described his plan for the Central College around a square with pavilions 'of chaste architecture' arranged around it, one for each professor and school. "We are about to establish a college near Charlottesville on the lands formerly Colo. Monroe's, a mile above town. We do not propose to erect a single grand building, but to form a square of perhaps 200 yards, and to arrange around that pavilions of about 24 by 36 f. one for every professorship & his school. . . We shall build one only in the latter end of this year, and go on with others year after year, as our funds increase."[3] At the May 5, 1817 meeting the Board of Visitors authorized progress to erect "a distinct pavilion or building for each separate professorship, and for arranging these around a square, each pavilion containing a school room & two apartments."[4] From the outset the design of the college integrated buildings and landscape, with the landscape as the central feature forming a setting for the educational and residential structures.

Jefferson continued to refine the concept of a grouping of buildings around a green space in correspondence with William Thornton.[5] In a letter to Thornton, dated May 9, 1817, he described the plan for Central College with structures arranged around a central landscape around which pavilions were arranged. "We proposed to lay off a square of 7 or 800 f. on the outside of which we shall arrange separate pavilions, one for each professor and his scholars" (Figure 3.1).[6] The sketch within the letter to Thornton shows a rectangular open space surrounded on three sides with buildings, labeled as grass and trees. The concept is formal and symmetrical. In a letter dated June 12, 1817, Jefferson notes the intent for the fourth side of the college Grounds to remain open "at one end to be extended indefinitely".[7] A somewhat more articulated sketch in a July 24, 1817 letter from Benjamin H. Latrobe to Thomas Jefferson showed two formal landscape spaces defined by wide walks along the buildings and through the center, and depicted a pair of symmetrical round features in each lawn panel (Figure 3.2). The rigorous symmetry of the walks, lawn panels and paired central features dominates this concept plan. In these letters, Latrobe suggests the concept of a central, Rotunda-like building to Jefferson.[8] A more complete explication of Thomas Jefferson's concept for his college was contained in a letter to Thomas Ritchie on August 28, 1817, that included a draft article subsequently published in the *Richmond Enquirer*. It described the future Lawn and buildings set on a desirable prospect in a 'commanding position.' The text noted that the intention of the Board of Visitors was,

> ...not to erect a single and expensive building, which would at once exhaust their funds, but to make it rather an Academical Village. A small box, or pavilion, is to be erected for each school and its professor separately, with chambers, or dormitories for the students, all united by a covered colonnade, and arranged on each side of a lawn of 200 feet wide. ...I rode to the grounds and was much pleased with their commanding position & prospect. A small mountain adjacent is included in their purchase, & is

> contemplated as a site for an astronomical observatory, and a very remarkable one it will certainly be. The whole purchase is of 200 a. which, besides the observatory and building grounds, will afford a garden for the school of botany, and an experimental farm for that of agriculture.[9]

On November 29, 1821 The Board of Visitors ordered that an engraving of the ground plan of the University, including the anticipated Rotunda, be delineated. This directive stated "Resolved that the Superintending Committee be authorized to have an engraving made of the ground-plan of the buildings of the University including the Library."[10] The Maverick Plan of the University of Virginia, as it came to be known after its engraver Peter Maverick who used a drawing by John Neilson, showed the design intent of the Academical Village with the Lawn, Rotunda, Pavilions, East Gardens and West Gardens with serpentine and straight walls, colonnades, hotels and outbuildings (Figure 3.3).[11] Versions were published in 1822 and 1825. The Maverick Plan was not an as-built survey, but rather an inspirational image of the early University (Figure 3.4).

### C2. Siting the Albemarle Academy

On April 8, 1817 Thomas Jefferson, John H. Cocke, and Joseph C. Cabell examined possible sites "for the college within a convenient distance around Charlottesville had deemed the one offered them by John Perry about a mile above the town, to be most suitable, and offered on the most reasonable terms."[12] The report of the Board of Visitors on May 5 noted approval of the purchase: "...do now approve of the said grounds as a site for the said college & its appendages."[13] The selected land purchased for the Central College was "high, dry, open, furnished with good water, and nothing in its vicinity which could threaten the health of the students."[14] Between 1817 and 1825 agents of the University acquired a total of 392 acres west of Charlottesville (Figure 3.5).

The initial purchase was in two separate parcels with the 43 3/4 acres of the future Academical Village to the east and the "Mountain" parcel of 153 acres to the west on higher ground (Figure 3.6). A deed records John M. Perry's June 27, 1817 sale to Central College with the two parcels consisting of the 43.75-acre site that became the Academical Village and the 153-acre site, later known as the Observatory Hill tract.[15] These two parcels were already under consideration for agglomeration with the intervening land holdings as demonstrated in additional sketches by Jefferson showing the parcels, owners and acreage of those lands (Figures 3.6 and 3.7). Adding to the land holdings five weeks later, on August 7, 1817 Jesse Garth sold to the University of Virginia a 6.25-acre parcel adjoining the east boundary of the Academical Village. [16]

### C3. The Land, a Law of Nature

The founding Visitors recognized that the siting of the buildings would be adjusted to the topography of the high ground purchased, noting that the first pavilion would establish the "first floor in such a decree of elevation from the ground as may correspond with the regular inclined plane to which it may admit of being reduced hereafter."[17] Following the same theme, Jefferson indicated a labor-intensive approach of shaping the ground into a series of terraces explaining that "We propose a distinct terras for every 2 pavilions and their adjacent dormitories, that is, a pavilion at each end of each terras."[18] In October of 1817 the Board of Visitors ordered that the space between the buildings on the Lawn be shaped into terraces: "...the ground for these buildings should be previously reduced to a plain or to terraces."[19] Further, they approved the hiring of laborers (slaves) by the Proctor for that purpose. "Resolved that the

Proctor be authorized to hire laborers for leveling the grounds."[20] The laborers who leveled the ground and created the slopes to shape these terraces were most likely enslaved African Americans.

Describing the character of the land, Edmund Bacon, overseer for Thomas Jefferson, recalled his impression of "a poor old turned-out field, though it was finely situated."[21] This recollection implies that the area had been cultivated and perhaps displayed a soil poor in nutrients. Work began in July with the setting up of a brick-making operation to supply building material. "A "small brick kiln near a large spring on the west side of the square [or Lawn as it came to be known] bricks were being made for the new pavilion" which is Pavilion VII.[22] Documenting progress on July 19, 1817, Jefferson wrote to John H. Cocke, recording the status of construction. Referring to the terraces he noted that "...our squares are laid off, the brickyard begun, and the leveling will be begun in the course of the week."[23] Early in August in a letter to Latrobe, Jefferson elaborated on the issues of fitting the design concept onto the ground noting the "narrow ridge, declining from north to south, so as to give us a width between the 2 rows of pavilions of 200 f. only from east to west, and the gentle declevity of the ridge gives us three levels of 255 f. each from the N. to the South, each about 3 feet lower than the one next above." He possibly reiterated the intent to leave the south end open for future consideration: "We leave open the end g.l. that if the state shoul[*sic*] establish there the University they contemplate, they may fill it up with something of the grand kind."[24] On the same theme Jefferson commented on the orientation of the ridge in an August letter to Latrobe, and remarked that "The range of our ground was a law of nature to which we were bound to conform. It is S20d.W." (south 20 degrees West).[25] In fact while there was some conformance to the lay of the land as found, shaping of topography created the Lawn terraces and sharp slopes between the relatively level turf and adjusted the East Gardens into "falls" of alternating slope and level. The existing topography was also accentuated to create the Rotunda relationships to the surrounding grades, and altered to create the east and west roads and Long Walk.

Additional lands were purchased between 1819 and 1825 to eventually total 392 acres in an irregular but contiguous parcel, joining the two initial lots (Figure 3.7). On March 29, 1819 the Board of Visitors approved the purchase of additional lands of John Perry, lying between the Academical Village and the woodland encompassing what would become Observatory Hill.[26] The sale from John M. Perry to the University of Virginia of a 48.75-acre parcel west of and adjacent to the core Academical Village containing what is now the Monroe Hill property was completed on January 1, 1820.[27] The next two parcels to come into the Grounds holdings were small triangles of land, encompassing 4.5 and 4.55 acres along the northern boundary of the Academical Village, from Daniel and Mary Piper. In 1824 the University of Virginia purchased the Piper parcels located adjacent to and northeast of the Rotunda and on the north side of the original location of the Three Notched Road.[28] John M. Perry sold to the University of Virginia a 132-acre parcel spanning the area between Monroe Hill and Observatory Hill that contained the Meadow Creek drainage on May 9, 1825.[29] "If you have any written contract with Capt. Perry about the last purchase of land I should be glad to see it. There is a barn on it, that I wish to put the Rye we have made in, but he objects to it until he gets his grain that stands in the same field secured. The taking or using the barn, would not be attended with any inconvenience to him."[30]

Finalizing the initial acreage of the early University, the Board of Visitors described the parcels purchased by the Commonwealth for use of the University of Virginia and their original intentions for purchasing them on October 3, 1825, as follows:

> The lands heretofore purchased for the use of the University, consisted of two parcels, about half a mile distant the one from the other; the one of 153 acres, comprehending a small mountain, peculiarly adapted, and important to be secured, for the purpose of an

> Observatory, whenever the future advance of circumstances may render such an establishment desirable, the other of 107 8/10 acres, made up of several small purchases, which constitute the site of the University itself. Between these is a parcel of 132 acres which besides the consolidation of these possessions, and other great conveniences offered by it, lies in the way of the water necessary for the supply of the establishment, which is brought in pipes, through it, from the high lands to the site of the University.[31]

Jefferson drew up all the parcels that comprised the 392 acres on a sketch and provided details (Figures 3.8 and 3.9). One month later the latest acreage was under discussion. Writing to Thomas Jefferson on November 1, 1825, Arthur S. Brockenbrough reported on his desire to survey the lots for the professors and hotel keepers, and that these lots would extend to the southernmost boundary of the parcel recently purchased from John M. Perry.

> I wish to get the grounds immediately around the University surveyed in order to get the lots of the professors & hotel keepers layed off to the best advantage. ...The arrangement of the lots I shall then lay before you. I shall want Perrys last deed to trace the line between him & the University on the south side as a part of the lots will extend back to that line. I wished to get the triangular piece of ground below the east street or a small portion of it on ground rent at the lower end to put a store house on if it could be had. The first time you pass up the road, you will discover a building on that ground would not mask the University buildings in the least.[32]

The survey followed closely thereafter as on March 9, 1826 the Proctor noted a payment of $15.00 to Achilles Broadhead for laying off the garden and grazing lots for professors and hotel keepers. The Broadhead Survey is particularly informative as it shows a series of numbered parcels noting Professor and hotel keeper names, and designates an area for "healthful recreation of professors and students"(Figures 3.10 and 3.11).[33] This Broadhead Survey land use documentation was applied to Plan 1, the 1827 Landscape Plan, to show the recreation zone.

These total purchases of land, ending with May 1825, established the initial 392 acres of the University of Virginia encompassing the early Academical Village, Monroe Hill, Mount Jefferson (Observatory Hill) and the parcels between these (Figure 3.5).

## D. ORIGINAL CONSTRUCTION OF THE ACADEMICAL VILLAGE, 1817 TO 1827

The period covered in this chapter is a mere decade, but those ten years brought forward the Academical Village from concept to physical reality. This designed landscape was fitted to the site with adjustments to the ideal symmetry of the concept. This history focuses on landscape, and for the 1817 to 1827 period, the documentary sources and archaeological findings work together to document the initial construction under the direct guidance of Thomas Jefferson. Since the archaeological findings provide evidence of the first constructed features rather than precise recorded dates for each feature, this narrative presents the archival sources and the archaeological findings by topic, rather than in a strict chronological organization. These topics serve to organize the text:

- Enslaved African Americans Construction Contributions
- Slave Servitude in Daily University Life
- Topography, Surface and Subsurface Drainage
- Trees & Turf
- Gardens
- Gardens Walls
- Paving Streets, Alleys, Service Courts and Paths
- Water Supply and Sanitation
- Buildings
- Outbuildings
- Enclosing the Grounds
- General Landscape Character Accounts

### D1. Enslaved African Americans Construction Contributions

The history of the early University corresponds to the era of slavery in Virginia during the nineteenth century. The regional labor pool engaged in the building of the University consisted of enslaved black, free black, and white workers. Researchers on the topic assert that enslaved blacks were a primary labor source. "Enslaved persons performed the vast majority of the hard labor" that was applied to construct the Academical Village.[34] In the decade, 1817 to 1827, there were two ways in which enslaved African Americans contributed to the construction of the University. University financial records document that enslaved men and women were hired by the University, or they worked as part of a contracted crew for a specific undertaking. Slaves owned by construction contractors and master craftsmen labored on diverse projects. In the early University years construction tasks varied to include building roads and walls, "leveling" the Lawn into uniform terraces and slopes, laying water pipes, constructing buildings or outbuildings. For example, Thomas Jefferson remarked in a letter that "The leveling the ground into terraces will take time and labor."[35] The Board of Visitors approved the hiring of laborers (the term used at that time for slaves) by the Proctor to carry out terrace leveling, applying the physical industry of enslaved laborers to carry out the task in October, 1817 (Figure 3.12).

Records do not explicitly indicate the work crew composition, rather they note payments made, such as the one of October 17, 1822 when William B. Phillips, brick mason, received payment for "Overseer's house for brick work in laborer's house and small house attached to Overseer's house. $232.52."[36] This short description about brickwork indicates that brickwork was completed by a crew that most likely included slaves and that an Overseer, a man in charge of an enslaved worker crew, and laborers (slaves) were housed in a quarters structure at the University. Craftsmen such as James Oldham employed slaves. Oldham was the principal builder of Pavilion I, Hotels A and D, and student dormitories, who owned 19 slaves at the time of his death.[37] Two of these enslaved people were denoted as carpenters. An author writes that one carpenter "Halley, who was sixty in 1843, probably helped Oldham with the construction of university buildings."[38] Another author notes that "Hired slaves (laborers and craftsmen) are employed during the construction of University buildings. Most were hired from local slave owners."[39] Employed as laborers and craftsmen for construction of University, enslaved African American men were a documented component of the labor pool and made substantial contributions to the building of the University.

## D2. Slave Servitude in Daily University Life

The daily labors of slaves and paid servants in service to the University, hotel keepers, and Professors is the second contribution of enslaved people to the early days of the Academical Village. In the early years during construction and once students began to attend the University, the landscape bore the signs of the daily work of people of African descent, many of whom were enslaved. For example an African American woman is shown holding a child on the upper porch of Pavilion IX in an 1827 illustration (Figure 3.13). Daily work related to obtaining water at the well and carrying it to needed locations, tending gardens and hen houses, cooking in the separate kitchen structure or open yard, and so forth. Noting that these historic locations of daily labor no longer exist one author writes "There is no sign of the vegetable garden, hen house, well, or outbuildings once on this land."[40] This landscape of daily labor, focused on the spaces between the pavilions and hotels, is invisible today.

Archival documents provide insights by referencing locations within the Grounds where work would be performed. For example, in an advertisement accompanying the Maverick Plan, the University of Virginia described the general layout and arrangement of the Academical Village. "Within the back yards are cisterns of fountain water, brought in pipes from a neighboring mountain."[41] Water carried by slaves from yard pumps was used for the domestic tasks of washing and cleaning they performed. Spatial definition within the walls of pavilions and hotels defined different work zones. For example, an archaeological investigation located a fence dated to the 1820s that defined a work yard at Pavilion III and an east-west alignment of four post-holes 1 to 1.5 feet in diameter on 4-foot centers was identified at the eastern end of Poe Alley.[42] Archaeological evidence of brick paving in the rear of Hotel C documents a paved surface that may have been a walk or a paved work area (Figure 3.14). Work yards, potentially present at all the pavilions and hotels, would have been used daily for multiple purposes.

Records also indicate outbuildings. On 29 October, 1822 the Proctor recorded a "payment of $219.26 made to Carter & Phillips for work at Monroe Hill including the kitchen chimney."[43] Cooking in that small brick kitchen was likely performed by women who were probably enslaved. Writing to his father Peachy Harrison on September 14, 1828, Gessner Harrison reported that a man and wife occupied the cellar of his home, Pavilion VI, with the wife performing washing and cooking.[44]

Writing to Arthur S. Brockenbrough on November 12, 1825, Thomas Jefferson approved the construction of wood yards, with paling fences for enclosures. At Pavilions I-II and IX-X the wood yards were to be placed outside of the walled enclosures, and at Pavilions III-VIII the wood yards would be placed either inside the enclosure or 'in a corner on the outside.'

> Therefore they must be built for such of the Professors as require them ...Wood yards, inclosed in paling, are necessary also. There is a nook of ground adjacent to Dr. Dunglison's inclosure on the outside where the wood yard would not be in the way of anything. There are similar ones I believe at Dr. Tucker's and Dr. Emmet's. I see no objection to the wood yards being placed there. The gentlemen in interior situations will be obliged to have them in their inclosures, or in a corner on the outside. [45]

Writing to Thomas Jefferson on November 11, 1825, Arthur S. Brockenbrough noted: "2nd Woodyards: Dr. D. calls for one upon the outside of his enclosure at the public expense. If he is furnished with one each of the Professors will demand the same privilege. If they are furnished with them I think it should be within their lots. Shall I go on to enclose one for Dr. D?" The reference to a wood yard indicates

another use of outdoor space and another aspect of servant work. Enslaved laborers probably transported and stockpiled the wood for these wood yards.

Writing to Thomas Jefferson on April 16, 1826, John H. Cocke suggested that in order to clean up hotel yards and alleviate health concerns that piled up waste caused, "small depots" to hold "sweepings, & kitchen & work room offal" be constructed in the back yards of each hotel expounding that lacking "some such arrangement of police, as this, I think there are appearances enough to incite fear for the health of the plan in the course of the summer."[46] These garbage storage areas would probably have been filled and emptied regularly by slaves.

The number of slaves living within the Grounds recorded in the 1820 census, during the construction period prior to student enrollments, ranged from 16 to 31 persons and by 1830 that count had increased to a minimum of 109 and a maximum of 182 and continued at parallel levels through the 1860 census.[47] Students were prohibited from keeping slaves within the 'precincts' by the Board of Visitors in 1824.[48] However students were assigned to hotels where they "took meals, sent laundry, and received cleaning services, all provided by slave labor."[49] A December 5, 1826 directive from the Board of Visitors to the Proctor required that "suitable depositories to be prepared for the reception of the sweepings & offal from the tenements of the professors & hotel-keepers, and in daily removing such sweepings and offal when so deposited."[50] Both depositing and daily cleaning out of these garbage areas would have been performed by slaves. The daily life of the Academical Village was powered by slave labor conducting much of their work within the landscape of the East Gardens and West Gardens.

### D3. Topography, Surface and Subsurface Drainage

The lay of the land was an intrinsic element of the Academical Village. Aspects of topography, surface and subsurface drainage are explicitly addressed or implied in early University documentation and in archaeological excavations and monitoring. For example, a circa 1817 dry-laid alignment of east-west-oriented bricks, laid end to end was identified at the base of the northernmost rise on the Lawn. The alignment was not structural and may have served as a visible marker identifying where to form terraces and rises (Figure 3.15).[51] As detailed previously, the Lawn leveling and terraces began in late 1817.

The documentary records of topographic alterations and drainage works in this first decade of the University include an assortment of efforts carried out. For example, on December 19, 1824, keeper of Hotel B, S. B. Chapman, writing to Arthur S. Brockenbrough, Proctor, suggested that work be done on leveling yards and gardens noting "...I also rejoice to see a continuation of good weather which at this season of the year is likely giving you more time to accomplish the repairs and improvements on, and about the buildings, such as plastering, leveling the yards and gardens, conducting or draining of the water &c., which labor cannot be done so well after winter."[52] Further, in the minutes of April 7, 1826 the Board of Visitors required the Proctor "...to keep the drains in the Grounds of the University always from obstruction, and to construct such others as the Executive Committee may direct."[53] On the 16th day of that same month John H. Cocke writing to Thomas Jefferson reported that due to flooding from surface runoff in the rear of the East Range, it was necessary to construct brick gutters.[54] He also directed an enlargement of an existing drain at Spotswood's Hotel [Hotel D] and passing under East Street to handle a greater capacity of surface water. Jefferson's letter goes on the express his last recorded advice on Academical Village drainage in this quote:

> Doctor Dunglison accompanied the Proctor & myself in viewing the situation of the Eastern Range of Hotels & Dormitories where it was decided to be necessary to construct two paved or brick laid gutters in the rear of two sections of the Dormitories, with a graduated fall sufficient to take off rapidly, all the falling water, and to enlarge a drain passing under the street, giving it more fall, as well as greater capacity, which in the present state was thought insufficient for its intended purposes at Spotswood's Hotel. This was all the drainage thought necessary at present.[55]

Surface drainage was also associated with road construction. The development of the road network included culverts to manage storm water. For example, an August 20, 1826 payment was noted to A. Hawkins for his 24-days' work in culvert paving.[56] And on September 23, 1826 the Proctor noted a payment of $23.25 to William Terrell for hauling bricks and sand related to the brick drain, or culvert, underlying East Street.[57] In the closing months of 1826 the basic roads of the Academical Village were completed.

Archaeological findings inform several aspects of drainage, both surface and subsurface. An east-west-oriented quartz cobble concave 'gutter' feature was identified running up the south side of Key Alley (Figure 3.16). The gutter feature is associated with the earliest quartz cobble surfacing representing the macadamization of the cross-streets. Also in Key Alley an east-west-oriented square-shaped brick and mortar inlet or catch basin and associated beehive-shaped brick drain was identified at the east end of Key Alley and just south of Hotel D. The feature, noted earlier in the Jefferson letter of April 16, 1826, is believed to date to the installation of the larger drain in this area to accommodate surface runoff.

A considerable number of brick-box drains were built in the early years of the University to collect and carry storm and/or sewer drainage downhill away from buildings. Two photographs serve as examples of these drains, constructed of four bricks (Figures 3.17 and 3.18). For example two brick-box drains were identified to the south of Levering Hall with an east-west-oriented 30-foot remnant section south of the south garden wall to Pavilion X, and a second on aligned east near the Levering Hall southeast corner in the former East Street corridor. Both sections are believed to belong to the same sewer line, and appear in the location excavated on the ca. 1873-1876 Anonymous Map.[58] Approximately 120 feet east of and below the East Range an approximately 50-foot section of a brick-box drain and its intersection with a shorter 20-foot section of brick-box drain, both with pargeted interiors, were identified.[59] Sixteen brick-box drains with interior pargeting were identified during excavation and construction monitoring along the McCormick Road corridor. The drains were part of a larger sewer system that emptied into the ravine northwest of Hotel A and the historic Anatomical Theater, where Alderman Library now stands. One of the brick drains was a large beehive-shaped main underlying and extending west from Hotel A. The brick drains are discussed in early documents, are shown on the ca. 1873-1876 Anonymous Map, and pre-date the 1885 period. These examples represent a large number of archaeological findings that have documented elements of the original drainage system.

### D4. Trees & Turf

Period archival sources for 1817 to 1827 indicate purchase, planting, protection and loss of trees, as well as a few mentions of the purchase of grass seed. Early references to plantings usually provide limited detail on the precise locations of plantings. The earliest reference to trees notes an April 4, 1823 payment of $1.50 to Mary Garner for 100 young locust trees, probably of small sizes. Frederick D. Nichols in his book argued that Jefferson had one hundred locust trees planted on the Lawn in 1823, perhaps referring to this entry.[60] Seeking to protect trees, on October 4, 1824 the Board of Visitors

ordered that recently planted trees and other vegetation at the Academical Village be protected, and stipulated that "willful injury" would be fined. The Proctor noted payment of $4.00 to John Dudley for 50 locust trees to be planted, with payment made on February 18, 1826.[61] Dudley was paid again "for young locusts" on March 6, 1826.[62] Later that year directives to the Proctor from the Executive Committee of the Board of Visitors addressed more pervasive plantings. On October 3, 1826 the Board of Visitors directed the Proctor "...to plant trees about the buildings, under the direction of the Executive Committee."[63]

The Proctor reported a payment made on September 30, 1823 for grass seed probably to be sown within the Academical Village with the note "Gen Imp: acct for cash pd. For grass seed."[64] Writing to Brockenbrough on November 1, 1825, Thomas Jefferson recommended planting grass, as opposed to trees, on the north side of the Rotunda, because he did not want them to interrupt the view of the buildings. He expounds:

> I thought I had mentioned to you some time ago that to prevent people's passing through the grounds on the North side of the Rotunda, the gate at Dinsmore's corner should be taken away and a fence run from there leaving a lane to the gate at Hotel B so as to leave an entrance into the gate at East Street but not to pass on further. Genl. Cocke mentioned to me yesterday that you proposed to run off at a right angle from the gate at [Hotel] B across the grounds so as to throw out the triangle from thence to Dinsmore's corner and that you intimated a willingness to purchase that triangle to build on. But besides breaking the uniformity of the ground on that side of the Rotunda, masking the buildings from the public view, and encroaching with private buildings up to the very corner of the University buildings at [Hotel] B we have no power to sell a foot of the grounds. Lands once vested in the public cannot be divested but by an Act of the Legislature. I should prefer grass in that North lot to planting trees because they would mask the buildings & prospect.[65]

Trees were directed to be planted in the North Rotunda Lawn during the early years of the University but Jefferson's advice about views to the Rotunda was largely followed until significant plantings by William Pratt in the 1850s. Following earlier directives to plant trees about the buildings, the Executive Committee of the Board of Visitors directed the Proctor to "plant appropriate ornamental trees to the north of the buildings and the public road" in the summer of 1827.[66] Two large sycamores that reportedly stood in the Rotunda area in the 1960s may have dated from the initial decade of Academical Village development.[67] These two trees, to the east of the Rotunda and north of the Long Walk, shown in location as #8 on a 1930s Betts tree map that may reach back to the early years of the Academical Village (Figures 7.15 and 7.16 in Chapter 7). In July of 1827, additional planting was directed when it was "Resolved that the Executive Committee shall also cause that portion of the University Grounds lying to the north of the Buildings, and between the same and the public road, to be enclosed by a strong and neat post and rail fence, and to be planted with appropriate ornamental trees, as to them may seem most proper."[68]

Directing improvement of the acreage to the south, to include planting of shade trees, at the July 18, 1827 meeting the Board of Visitors approved the designation of an area to the south on the slopes for the "healthful exercise and recreation of the professors and students of the University." As envisioned by the Board of Visitors the area was to contain shade trees and public walks. The order also noted the presence of a ravine, a barn, brick stables, and walks on these University lands.

> It being expedient, with a view to the healthful exercise and recreation of the professors & students of the University, to provide public walks shaded in summer by suitable trees, Resolved that there be set apart and appropriated to this purpose, that portion of the public grounds lying south & southwest of the buildings of the University, and bounded as follows, viz: on the east by a line forming a continuation of East Street and extending down to the public road [Jefferson Park Avenue]; on the south by the public road [Jefferson Park Avenue]; on the west by the ravine between the barn situated on the University grounds & the house [Monroe Hill] now occupied by the Proctor; and on the north by a line formed by the road now extending from the barn aforesaid, to the southern end of east street, but departing from the said road so as to leave out of the public walks, the brick stables of the professors and hotel-keepers standing near the southern end of West Street. ... As soon as the grounds shall be enclosed, the Executive Committee shall cause them to be laid out into suitable walks, and planted with appropriate trees, in clumps, avenues, or otherwise, as to them may appear most expedient & proper.[69]

Trees were also planted in the pavilion gardens of professors. According to longstanding tradition at the University, George Tucker, the first professor of moral philosophy, planted several trees in the garden of Pavilion IX around 1826. One of the trees planted, a Biltmore white ash (*Fraxinus americana biltmoreana*), persisted until recent times at the Academical Village.[70] Dr. William McGuffey succeeded Tucker in 1845 and cleared most trees in the garden except for the ash. Dubbed the McGuffy Ash ever since, the tree remained one of the largest ash in Virginia until its demise and replacement by a grafted offspring in 1996.[71]

### D5. Trees on the Lawn and Early Period Plans

Records on the date of planting the first trees on the Lawn are inconclusive. Archival graphic and textual sources do not always agree on the presence of trees in the first historical period of the University. *Plan 1: 1827 Landscape Plan* and *Plan 3: 1860 Landscape Plan* show single rows of small trees identified as black locust (*Robinia pseudoacacia*) by the botanical code Rp. The trees are represented by a gray color fill to indicate a speculative tree that is believed to exist but does not have corroborating data such as recorded location, diameter or species, definitive graphic evidence from this pre-photographic period or an existing large tree in the identical location where rates of growth would indicate persistence from an early date. Fifteen trees appear on each side following an view of the Lawn from south to north engraved by Serz and published by Bohn in 1856 (Figure 4.16). The small tree sizing on the period plan reflects the sense of small, vulnerable trees noted in contemporary documents.

Trees on the Lawn could be presented as a single or double row for the earliest periods. Based on a combination of primary and secondary sources, this CLR presents a change from a single to double row in the 1860s. Documentation introduced in this chapter is highlighted in subsequent chapters in relevant discussion of vegetation. Early graphic sources are conjectural in their treatment of trees on the Lawn and are not reliable as sole sources of information. Illustrations show limited landscape accuracy and no trees through 1843, considerable tree canopy after 1849, and a double row of trees in the 1850s. More reliable sources are not available until an 1868 photograph of two rows of very young trees next to much older trees (Figure 5.3) and the circa 1873-1876 Anonymous Map that shows double rows with each row containing about 29 trees along the pavilion façades and 20 trees toward the Lawn.

The earliest specific references to the species of trees in rows at the Academical Village indicate locust (believed to be black locust/*Robinia psuedoacacia*) on the Lawn until a spruce row was planted and promptly removed in 1866. Early, nonspecific references to "rows" of trees on the Lawn could relate to either a single or double row of trees between the pavilions and the central lawn. On July 18, 1834, the Board of Visitors mentioned that trees were missing from rows on the Lawn: "Resolved, that the Proctor cause ...the trees kept in proper condition, & renewed when necessary & those missing in the rows on the Lawn replaced in the proper season."[72] The case for a double row is supported by an article in the Alumni Bulletin of 1898 entitled "Old Times at the University" by Reverend Dabney C. T. Davis, the son of Professor John A.G. Davis. In the retrospective, Rev. Davis notes that when his father arrived at the University in 1830, "the double rows of young locust trees, which had been planted on each side of the lawn, were giving promise of shade in years to come."[73] The younger Davis was also a student at the University in the early 1840s; it is possible that he would remember a double row of trees. Robert Mills, a colleague of Jefferson and architect of the 1851 Rotunda Annex, described the tree rows as "similar to those on a city street--regularly spaced with an eye to exposing the pavilions behind."[74]
The case for a single row of trees until the late 1860s turns to the work of Superintendents Pratt, Johnson, and Peyton. In *A Historical Sketch of the Trees and Grounds of the University of Virginia*, Betts and O'Grince explain that the Lawn contained locust stumps in 1859 and that William Pratt was the first to plant maple and ash at some point after the early 1860s.[75] Betts and O'Grince contend that Peyton is responsible for the second row of trees. Betts reportedly spoke with a Peyton descendent and was informed that Major Peyton planted the inner row of trees on the Lawn, leaving the authors to conclude that, "the beauty of the trees on the upper Lawn at present is due to the work of William A. Pratt and Major Green Peyton."[76] Major Peyton may have added a second row of trees on the Lawn as he continued to remove and replace old and damaged trees with new trees into 1869. A circa 1868 image, perhaps the first photograph of the Lawn, reveals the ascending forms of what appear to be mature black locust trees, interspersed with other species of mixed ages (Figure 5.3). The period plans in this CLR are based on the combined evidence from all available sources. There may be additional documents beyond those studied that would resolve speculation on this topic.

*Plan 1: 1827 Landscape Plan* shows very few trees outside of the Lawn because even though documentary sources indicate purchases, locations are not specified in sufficient detail to map them. Records for this period and subsequent ones note frequent damage to trees and call for tree protection and enclosing of the Grounds to prevent grazing animals from entering. In addition, until the 1948 Davey Tree Survey of the Lawn and the 1980s University Tree Survey there are no precise records of tree trunks which can give an indication of age. In addition, documentation of topographic changes allude to the demise of earlier trees in many locations. For this reason, few trees are shown in *Plan 1* for the East and West Gardens.

*Plan 1* includes several trees known to be present at later dates, as derived from the sizes of known trees in the 1980s tree inventory provided by Facilities Management, or the 1948 Davey Tree Survey of the Lawn, or shown in photographs beginning in 1868. Most of these are deciduous trees, depicted in olive green and of known botanical code and location. These olive-colored trees on the 1827 Plan have been scaled back in size from later, known sources. There is only one evergreen tree documented, above the South Slope Spring and stream. In addition to the single rows on the Lawn, other trees with unknown sizes are shown in light green. These are documented from graphic or text sources and primarily located on North Rotunda Lawn, LCA 2, and lining the paths of the pleasure grounds on the South Slopes, LCA 5.

## D6. Gardens

*East Gardens, West Gardens, Vegetable Gardens*

Garden space was an early topic in founder correspondence. Writing to Thomas Jefferson on April 17, 1819, Joseph C. Cabell supported Jefferson's positioning of the gardens to the rear of the pavilions. "I was extremely happy to be informed, by Gen. Cocke, that you had annexed the gardens to the back-yards of the pavilions."[77] Likewise John H. Cocke provided Thomas Jefferson with his opinion on May 3, 1819, as he indicated that if the gardens were to be divided for use of the hotel keepers and professors they would be too small for their purposes. He suggested that additional "extensive" gardens also be provided for the hotel keepers in lots on the opposite side of the frontage streets, east and west. He noted ". . . would not the gardens as now to be divided between the hotels and pavilions be too small. At any rate for the purposes of the former? To obviate this, upon the plans here proposed, we might give extensive gardens to the hotels adjoining their kitchen yards & running back from the street on which they front."[78]

Writing to James Breckenridge on July 8, 1819, Thomas Jefferson described the changes that Joseph Cabell, John Cocke and he made to the plan of arrangement of the buildings of the Academical Village, including the positioning of gardens to the rear of the pavilions, the location of alleys between them connecting to the rear of the pavilions, and the location of hotels and adjacent dormitories on a 'back' street.

> You may perhaps remember that almost in the moment of our separation at the last meeting one of our colleagues proposed a change of a part of the plan of the Grounds, so as to place the gardens of the professors adjacent to the rear of the pavilions. The first aspect of the proposition presented to me a difficulty, which I then thought insuperable to wit, that of the approach of carriages, wood carts, etc. to the back of the buildings. Mr. Cabell's desire however appeared so strong, and the object of it so proper, that after separation, I undertook to examine and try whether it could not be accomplished; and was happy to find it practicable, by a change which was approved by Genl. Cocke, and since by Mr. Cabell who has been lately with me. I think it a real improvement, and the greater, as by throwing the hotels and additional dormitories on a back street, it forms in fact the commencement of a regular town, capable of being enlarged to any extent which future circumstances may call for.[79]

For cultivating food the Board of Visitors agreed to the development of a faculty vegetable garden in the area extending from the north side of the Rotunda to the Corner. At completion of the Rotunda in 1827 the area nearby was probably a disturbed muddy zone with construction debris "with only a few trees, the fence, and the vegetable garden."[80] This area, known as Dinsmore's Corner, is shown as *Agriculture* in a yellow green tone on the *Plan 1*.

Although shown on *Plan 1* as Mixed Gardens on the Symbol Key, the garden spaces within the serpentine and straight walls served many purposes to support daily needs of the people living in the Academical Village. As described previously, outdoor tasks were performed in these spaces every day. An east-west alignment of four post-holes likely represent a plank fence demarcating the functional work area or yard of Pavilion III.[81] In general, it is known that garden activities were underway in various parts of the University. For example, the July 7, 1826 record of payment noted, "Dr. Emmet for ploughing up garden; C. Bonnycastle for ploughing up garden; Dr. Dunglison for ploughing up garden."[82]

Period accounts indicate gardens were cultivated for the table and enjoyed for their beauty. Archaeological evidence aids in understanding garden use. An early planting hole 2.5 feet in diameter discovered in 2006 contained the remains of three redware flower pots, about 1.6 feet below grade and 50 feet east of the western Pavilion III garden wall, indicating that plants in pots were present and that pot shards were used, possibly to aid drainage, in this planting hole.[83] John P. Emmet recorded in an April 2, 1827 letter to his sister Jane E. McEvers that he enjoys his Pavilion I garden, stating "My great recreation is working in my garden."[84]

About 1825 Gessner Harrison wrote to James M. Bush and described aspects of the Academical Village, citing the detail that behind each pavilion Professors had gardens of "40 or 50 yards square, with alleys between them." Harrison expounded on August 19, 1829 that he enjoyed seasonal fruits while residing in Pavilion VI, noting "We have ...some most exquisite enjoyments: cantelop & citron muskmelons, watermelons, pears, peaches & apples in abundance & sometimes grapes." [85] In a July 31, 1831 letter to Mary S. Harrison he reported on the melons growing in his garden indicating that "Our garden is burnt up - the melons are ripening, & we have had them several times - but they are not good - the sun has made them ripen too fast - had there been a few showers they would have been very fine & in great numbers."[86] Further Gessner Harrison reported that he had planted oleander and had geraniums growing, in a letter written to Peachy Harrison on August 28, 1831.[87] Taken together these communications recorded garden size, edible and ornamental crops that Harrison cultivated. It is not clear if the produce and flowering plants were grown in Harrison's pavilion garden or elsewhere, as the Broadhead map shows other garden locations assigned to University professors. Documentation of the East Gardens and West Gardens of the Academical Village indicates that describing them as "Mixed Garden," used in various ways, is appropriate.

*University Botanic Garden*

Jefferson pressed forward the development of a University Botanic Garden in the spring of 1826. Writing to John P. Emmet on April 27, 1826, Jefferson located his choice for the Botanic Garden northwest of the Academical Village in the Meadow Creek floodplain and adjacent hillsides south of what is now University Avenue. Jefferson remarked:

> Our 1st operation must be the selection of a piece of ground of proper soil and site, suppose of about 6 acres, as M. Correa proposes, including this we are to regard the circumstances of soil, water and distance. I have diligently examined all our grounds with this view and think that that on the public road, at the upper corner of our possessions where the stream issues from them, has more of the requisite qualities than any other spot we possess. 170 yds square, taken at that angle would make the 6 acres we want but the angle at the road is acute, and the form of the ground will be trapezoid, not square. I would take therefore, for it's breadth all the ground between the road and the dam of the brick ponds, extending eastwardly up the hill, as far and as wide as our quantity would require. The bottom ground would suit for the garden of plants, the hill sides for the trees.[88]

Following on this communication Emmet wrote to Arthur S. Brockenbrough on May 9, 1826, and requested additional labor to help prepare the Botanic Garden using slave labor to clear, level, terrace and drain areas. "As Mr. Jefferson is anxious that the Botanic Garden should be commenced immediately, I have to request that you will furnish me with hands and one cart or wagon at least. The ground is at present so irregular that the mere leveling & clearing away impediments such as the two brick kilns & c. will steadily occupy as many as 5 or 6 hands. Drains must also be cut to clear the low

ground & the hills must be terraced. As all these operations will require great labour, the sooner I get the hands at work, the better."[89] Emmet reported to Thomas Jefferson on May 13, 1826 that he had not yet heard back from the Proctor regarding his request for additional labor. He also noted "...I need not assure you that it will give me very great pleasure to promote your wishes. . . It will be impossible for me to make any progress without the assistance of at least 6 active laborers."[90]

After Jefferson's death on July 4, 1826, work on the Botanic Garden was pressed forward. Proctor Brockenbrough wrote to John H. Cocke on August 20, 1826, and reported that he had instructed the overseer to provide laborers to assist in preparing the Botanic Garden under the direction of Dr. Emmet. The record is silent until on July 20, 1831 the Board of Visitors directed the Executive Committee to remove the existing kitchen garden beside the Anatomical Theater, and to plant the building surround and the ravine to the northwest in grass and trees for a future botanical garden. They note: "Resolved, That the Executive Committee cause the kitchen garden contiguous to the Anatomical Theater to be removed at the end of the current year, and that they cause the square of ground around that building and extending to the small brick building in the Valley below to be laid down in a lawn and planted with trees, with reference to the suitable improvement of the ground as part of the future botanic garden."[91] This directive implies that work on the Jefferson and Emmet project failed to reach fruition, but the concept remained valid to be acted upon at this later date.

### D7. Gardens Walls

The garden walls are one of the most distinctive features of the Academical Village. Jefferson's design for a one-brick-width wall laid out in uniform curves is a familiar image, repeated through all years of the University. As the construction of these walls is a substantial undertaking there are a number of documentary records dating from 1822 to 1827 that record wall foundations, construction and payment. As in other construction activities in these early years, wall building was probably undertaken by a skilled mason assisted by skilled or unskilled laborers.

Archaeological investigations have verified walls built in the first decade of the University. Excavations and monitoring in several locations have provided evidence for the original wall layout as constructed. The Maverick Plan depicts the gardens walls in a regular repeated pattern of serpentine and straight sections, and as connected to the rear of each pavilion and separated from each hotel by a straight wall (Figure 3.8). However, archaeological evidence indicates, that while actual walls generally followed the Maverick Plan, there were some variations (Figure 3.9). This illustration depicts original-built condition of both hotel and pavilion garden access with walls extended to the hotel façades. Two images provide examples of archaeological evidence for original walls. The original western wall at the rear of the Pavilion VII garden was uncovered in 2005, and a later-constructed wall adjacent to it (Figure 3.19). The original curving stone foundation of a serpentine wall was excavated in 2009 in the West Gardens, and documented the use of stone foundations under the 1820s garden walls (Figure 3.20).

Activity for 1822 is indicated primarily by recorded payments. Arthur S. Brockenbrough, Proctor, recorded the work of stonemasons laying the stone foundations to the serpentine garden walls, as well as an area wall at an unidentified hotel in July of 1822. "The Campbell's are now at work laying stone principally for the foundation of the serpentine garden walls and an area wall around one of the hotels. As the greater part of the work is serpentine I agreed to give him 55 cents per perch which is 24 1/2 cubic feet. I put the stone convenient to the work & find him a laborer to attend to take mortar & c., he boards himself, straight walls he would have done at 50 cents furnishing his own board."[92] By October 7, 1822 the Board of Visitors reported that the "garden grounds and garden walls" were yet to be

completed. "...have completed all the buildings ...except one: that is to say, ten distinct houses or pavilions ...with a garden and the requisite family offices: six hotels ...a garden and offices for the tenant ...the garden-grounds and garden walls to be completed."[93] At this time, "offices" referred to residences. But a payment to the Campbells, stonemasons, ten days later recorded construction of area and garden walls including Hotel AA [A], Pavilion III, Hotel BB [C], Pavilion V, Pavilion VII, Pavilion IX, Hotel CC [E], Hotel A [B], and Pavilion II.[94] And on November 15, 1822 John M. Perry was paid for brick work associated with the construction of brick garden walls to the rear of Pavilions I, III, V, VII and IX, as well as Hotels BB [C], and AA [A].[95] The work in 1822 addressed garden walls for Hotels A, B, C and E and the West Gardens Pavilions I, III, V, VII and IX.

While the 1823 records are less precise, the $500 amount paid on account on June 27 to John and Lilbourne Perry, brick masons, for the brickwork on privies and garden walls at the University was quite a large sum indicating a significant amount of construction.[96] This conjecture is affirmed as the Board of Visitors on December 23, 1823 noted that the garden walls and pavements were nearly completed with some "finishings" required.[97]

Writing to Thomas Jefferson on March 3, 1824, Brockenbrough provided a list and estimate of cost for 'indispensable' works that needed to be accomplished at the Academical Village, including some paving and stone walls to back yards, which may have been garden walls, although they are noted as stone, not brick.[98] Writing in his diary on October 30, 1824, Henry Marshall recorded his impression of the Academical Village describing the pavilions, hotels and dormitories, as well as the gardens and alleys, noting that the "walls about the place are serpentine & only one brick thick."[99] These accounts can be summarized as indicting that by late 1824 the garden walls were completed. Affirming this surmised completion, the next record from April 7, 1826, indicated damage to the walls Pavilion IV Garden occupied by Professor Blaettermann.[100]

### D8. Paving Streets, Alleys, Service Courts and Paths

Local brickyards, quarries, and drainages were the source of materials for paving the streets, alleys, service courts and paths. Between 1817 and 1826, the early University was supported by a brickyard northwest of the Academical Village off of Three Notched Road, in what is now called Nameless Field.[101] This nearby source of construction material may have been in the same location as a brickyard identified on maps later in the century.[102] The quarry site has been identified at the base of Observatory Hill, where Facilities Management is located today.

*Pedestrian Walks*

Archaeological evidence indicates that pedestrian walks were laid of brick, adjacent to hotels, crossing the Lawn and near pavilions. Early-nineteenth-century brick paving, edging and a simple brick "V" gutter were uncovered in a 2005 excavation of the area adjacent to the southeast corner of Hotel C (Figure 3.14). A photograph of the same area shows an area of brick paving adjacent to the hotel wall pitching away from the building (Figure 3.21). The 2009 section drawing depicts the subsoil, and the north wall of Hotel C showing not only soil types and locations, but also brick paving with coal fragments at the historic grades circa 1825 (Figure 3.22). A concentration of bricks, brickbats, and mortar was identified in the south half of the Pavilion III and V service courtyard. This material, also identified in other east and west courtyards, is thought to be the remains of a brick walk or path.[103] Remnant north-south-oriented brick surfacing, most likely a pedestrian walk, was identified running along the west side of McCormick Road north of the location of the former Anatomical Theater. The single course of dry-laid paving likely dates to the nineteenth century.[104] Documentary records coincide with archaeology findings as, for

example, the Proctor recorded a modest payment of $16.83 made to William B. Phillips on November 7, 1822, for paving in an unidentified arcade probably with brick.[105]

The cross walks of the Lawn began as gravel and were later paved in brick. In 2001 an archaeological excavation uncovered an early-nineteenth-century amphibolite gravel lens representing an early pedestrian walk across the Lawn.[106] A lens of crushed amphibolite gravel, oriented in an east-west direction, was identified directly south of a dry-laid alignment of brick. The gravel is thought to be an historic walk crossing the Lawn. During construction monitoring the feature was found to be approximately 4.1 feet wide. "...Well kept grass plats and gravel walks fill up the quadrangle." [107] An east-west-oriented dry-laid brick herringbone walk was identified crossing the Lawn just south of and adjacent to Pavilions IX and X. On September 14, 1825, the Proctor noted an order of 12,000 bricks for Lawn crosswalks.[108] A $60.00 payment for laying those bricks was recorded when the work was completed. This amounted to a rate of half a cent per brick. By comparison, the smaller payment of $12.50 on the same day was dispensed for 10 days of paving walks.[109] Using the same rate, this may have represented some 2,500 bricks which were laid at a pace of 250 per day. With the Lawn approximately 200 feet wide, and counting approximately 4.5 bricks per square foot of paving, the total of 12,000 bricks made up 2,667 square feet which would account for 3 crosswalks 200 feet long by 3 feet wide, or 2 crosswalks at 4.5 feet wide, which may match the gravel base excavated at just over 4 feet wide. The Lawn crosswalks remained in brick paving through the present.

The layout of the Academical Village included a lane crossing east to west to the north side of the Rotunda. The fence that Jefferson wrote about in 1825, once erected, created a lane that ran from Dinsmore's corner to the corner of Hotel B. This lane may have been on the approximate alignment of the original Three Notched Road running east and west. A walking path in the approximate location of this lane is now known as the Long Walk. The historic lane was discussed in the Rotunda HSR:

> Dinsmore's corner is likely a reference to part of the property owned by James Dinsmore, the principal master carpenter who worked on the Rotunda and other buildings at the University. Dinsmore owned land east of the University in the area of today's intersection of Jefferson Park Avenue and West Main Street. Jefferson's reference to this lane in his letter to Brockenbrough is the first known mention of the Long Walk... [110]

The historic lane is clearly shown on *Plan 1*, in a continuous line east to west, excepting the semi-circular alignment to circle the Rotunda to the north.

*Roads, Alleys, Courtyards*

In terms of square yards of pavement, roadways and service courts comprised a large acreage of the early Academical Village. The method of road construction was informed by contemporary best practices in the 1820s. John Loudon McAdam, a Scottish engineer, was the leading voice in durable pavement during the early nineteenth century. Writing to Arthur S. Brockenbrough on May 31, 1825, Thomas Jefferson reported that he had heard that the construction and surfacing of East Street was not in conformance with McAdam's prescribed method. He urged Brockenbrough to remove what had been done incorrectly and rebuild "in literal conformity" to the McAdam plan.

> Two or three persons have mentioned to me their opinion that the way in which the laborers are proceeding with the road for the Eastern street is not conformable in material circumstances with McAdam's method. I think you had better hold them strictly to that; for if we differ from what has been proved good by experience, and should fail, we should be justly blamed as wasting the public money on projects of our own, and have to do the work over again. ...I would recommend to you therefore not to lay another stone but in literal conformity with McAdam's letter. [111]

Responding the same day to Jefferson on May 31, 1825, Brockenbrough reported on alterations he had made to the construction of East Street including breaking the stones on the side of the road before laying them on the bed, as well as raising the bed of the road so as to avoid the "fall of water from the cross streets," or alleys. Brockenbrough wrote "before the receipt of your favor I discovered the error in putting on the rock before it was broken. . ."[112] Archaeology confirmed the record as a 2012 project identified, north of Hotel A, the West Street original surface material of angular quartz rock and gravel thought to date to the original macadamization.[113] Likewise a circa-1825 formal stone surfacing consisting of small quartz cobbles ranging in size between 0.25 to 0.35 feet in diameter, and approximately 0.25 feet thick, was identified extending across the former East Street corridor. This layer of stone provides evidence of the earliest formal paving, the original macadamization of East Street (Figure 3.23).[114]

A formal stone surfacing consisting of an approximately 0.3-to-0.4-foot thick deposit of quartz cobbles within a soil matrix, and an associated shoulder gutter composed of soil, was identified approximately 60 feet off the southeast corner of Brooks Hall. [115] Alley paving follows the same detailing as 2007 excavations in Key Alley and Green Alley documented quartz cobble surfacing of original alley paving (Figures 3.24 and 3.25). A dense deposit of quartz cobbles within a silty clay matrix was identified at the eastern end of Poe Alley, approximately 40 feet west of the courtyard of Pavilions III and V. In addition to these examples, successive layers of paving above the circa-1825 layer, have been uncovered in several locations. For example, the 2007 excavation of McGuffey Drive revealed three surfaces (Figure 3.26). The service courtyards at the pavilions were also paved in quartz cobbles, as documented in the 2012 excavation at the Pavilions I and III courtyard (Figure 3.27). The intentional surfacing was identified as lying above sterile subsoil and has been interpreted as a macadamization of the University street system, including the "cross-streets of communication" or alleys.[116] Numerous other excavations recorded the quartz cobble paving layers of the original University roadways.

The progress of this widespread paving was detailed in letters, payment records, and Board of Visitor meetings dating from 1821 to 1826. The first-related record concerns excavation work carried out from October 1, 1820 to November 26, 1821 by N. Bassett for two hotel foundations and West Street. Some 833 yards of soil were removed but payment came forward in June, 1822. Soil excavation, paid at 27 1/2 cents per square yard amounted to $227.07 1/2.[117] Bassett & Co. received a small payment of $11.00, for "digging and filling up" West Street on November 26, 1821.[118] Payment for unspecified construction work on West Street was made on April 1, 1822.[119] This 1820 to 1822 construction effort primarily involved grading. This work was followed by a series of records in 1825 that indicate the macadamizing of West Street. For example a November 5, 1825 note reads "Mem. McAdamizing Wst. Street - 1 hand 224 days work breaking rock . . . 30 1/2 days single Horse cart Hauling rock . . . 1500 yards of Turnpike made ...$121.04"[120]

East Street was constructed in the same manner; a stratum of dense cobble surfacing was identified off the southeast corner of Levering Hall in the historic East Street corridor. The cobbles represent the earliest surfacing in this area and were believed to represent the original macadamizing of East Street.[121]

Writing to Thomas Jefferson on April 16, 1826, John H. Cocke reported that he had instructed the Proctor to complete the roads of the University. "I advised the immediate direction of his labour to the compleating the McAdam ways that the number of hands kept on hire might be reduced at the end of the year. The wagon & a pair of horses only, are now on hand -- which seems to be necessary while we are engaged in McAdamizing the streets."[122] Findings for the alleys confirmed this account as well as a letter dating to August 20, 1826. Writing to John H. Cocke, Brockenbrough reported that the macadamization of the cross streets, or alleys, "will be finished in a day or two." [123] He also noted that after he returned to the University he would put another layer of stone, (the term used was metal) on the streets. Remnant portions of a dense quartz cobble surfacing within a sandy matrix were identified in the Poe Alley courtyard. The cobble surfacing is the earliest formal surfacing in the Academical Village alleys.[124]

### D9. Water Supply and Sanitation

Early water supply piped in and cisterns within the Academical Village were components of the water supply system. Water was a basic necessity, therefore securing a Grounds water supply became an early priority. The Board of Visitors approved of the plan to use wooden pipes for delivering water from high ground adjacent to the Academical Village on February 26, 1819, stating in the minutes, "We approve of the propositions for ...bringing water to them by wooden pipes from the neighboring highlands."[125] Archaeological excavations have located the organic remains of wooden waterlines with iron coupling joints. For example, in a 2007 excavation, a trench with a dark stain from the rotted line was identified extending in a southeast direction from the basement level below East Lawn dormitory room #24. A 4-inch diameter cylindrical iron coupling recovered from the trench measured 4 inches tall.[126] On the Lawn, archaeological observation during irrigation system installation in 2000 uncovered a soil profile that displayed a trench outline and wood waterline soil staining, documenting water supply lines in this vicinity (Figure 3.28).[127] A photograph of a soil profile with a dark organic lens representing the remains of a wooden waterline that ran up the north side of Key Alley depicted the traces of the earliest water system identified during monitoring of construction activities in the alley (Figure 3.29).

Writing to Thomas Jefferson on October 7, 1819, James Wade recommended the construction of a large mountain reservoir below the springs to gather all of the water and to use gravity to force the water through pipes to the University. Wade noted:

> Having farther considered the subject relative to the water works since my return, I take the liberty of suggesting for your consideration, the propriety of having the Reservoir on the mountain, placed in such a situation as to take the water of all the springs in at the top and the pipes leading to the University to run from the bottom, on that plan you would have the command of all the water of the reservoir without the trouble of pumping, and in case of fire the water would flow in the greatest abundance.[128]

The University paid Elijah Hoffman and Aaron Fray $0.06 per foot during 1820 to lay wooden water pipe from the springs on Observatory Hill to the Academical Village. "When in the following spring the University was still without a pipe-layer, Elija Huffman and Aaron Fray proposed to lay pipe for 6 cents 'per foot running measure the logs to be delivered in the most convenient place to suit ourselves, the

diging & filling up and the boxes to be furnished by the institution--the worked to be executed in a masterly manner." By mid-June 1820 the Proctor could report that "Our pipe borers are laying down the logs they are down for 300 yards -- I have conveyed it 300 yards in a covered ditch at the end of which is a reservoir, 6 by 7 feet & 5 feet deep from whence I take water." Huffman earned $242.53 for the laying of these pipes.[129]

Cisterns were positioned throughout the Grounds to serve as reservoirs for the water piped from Observatory Hill. Arthur S. Brockenbrough recorded a November 20, 1822 payment in the amount of $16.50 made to Hugh Chisolm for plastering two cisterns at unidentified locations. These cisterns are the first two noted in University records.[130] The Proctor noted several payments to John M. Perry on November 25, 1822 for supplying logs to be used as wooden water pipes and iron boxes to connect the same, for excavating the holes for and constructing several brick cisterns and wells, and for the construction of two large and eight small privies in unknown locations within the Academical Village. He also noted specific water supply and cistern storage items paid for, "making 237 iron boxes to connect water pipes; 4,230 bricks in cistern - $42.30."[131] Writing to Thomas Jefferson on March 3, 1824, Arthur S. Brockenbrough provided a list and estimate of cost for "indispensable" works that needed to be accomplished at the Academical Village including the construction of smokehouses for each pavilion and hotel, as well as sundry walls and fixing of three or four cistern pumps.[132] A corroborating entry in the diary of Henry Marshall, recorded on October 30, 1824, stated that "Between the professors houses are passages into a back yard with a pump in each."[133] A circa 1825 advertisement accompanying the Maverick Plan indicates that there were cisterns filled with water brought from the nearby mountain.[134] In November of 1826 Brockenbrough noted the purchase of hoop iron for unidentified work associated with Dr. Emmet's cistern at Pavilion I.[135] For work associated with a cistern at the Chemical Laboratory (Rotunda) the Proctor noted that $2.50 was paid to a J. Smith for work.[136] In 2007 a cistern was located at the basement level of East Lawn Room 24 (Figure 3.30). Taken together these documents appeared to indicate that cisterns and pumps provided a fresh water supply and were located in or near pavilions and hotels.

By 1824, the original wooden pipes were failing and water supply to the Academical Village was insufficient. Thomas Jefferson wrote to John H. Cocke on May 20, 1826, noting that the wooden water pipes supplying the University were rotted and had been laid at too shallow a depth, recommending that a minimum cover of 3 feet should be used.[137] Writing to Thomas Jefferson on June 4, 1824, Brockenbrough reported on the 'defective arrangement' of the existing water works. He recommended a new reservoir placed at least 50 feet above the level of the Lawn with water supplied to the Academical Village in pipes and "uprights" or stop cocks providing access to the water for public use and in case of fire. A plan accompanied the correspondence depicting the routing of the pipes. For fire suppression he recommended hose connection points at uprights placed 150 feet apart. He goes on to describe details of the 1824 system in use.

> . . . our present cisterns may be filled occasionally from the pipes, but should not be suffered to use constantly, water might for culinary purposes be taken from some of the uprights by a stop cock. . . at present besides the two cisterns we have one pump in operation, two wells walled up ready for pump, one other well not entirely finished on west street. I propose putting another between pavilions 5 and 6 to the south we have a fine spring about two hundred yards from the buildings ...a reservoir of about 16 feet in diameter in the mountains and perhaps the same depth built of brick or rock, plastered with Roman cement would I suppose be sufficient.[138]

On August 20, 1826, Brockenbrough wrote to John H. Cocke and noted the inadequate supply of water reaching the University. He recommended the construction of a large cistern at Monroe Hill to supply the larger Academical Village for general use and in case of fire.

> Some additional water works are absolutely necessary - whether it shall be by pumps or otherwise I am at a loss to determine - If water from the Mountain could be gotten in sufficient quantity I should prefer it, the stream is weak, and would hardly justify the expense - if brought from the Mountain the best way would be to have a large cistern in my yard (being the highest situation near the University), the water from thence to be conveyed in pipes to every part of the University. The works to be so constructed to let off any quantity at a given time that may be required for the supply of the buildings or in case of fire. [139]

Indicating that the updated waterworks was underway by the end of 1826, the following record of payment was made on December 31, 1826: "A. Garrett for copper ($5.50), for hire Jack for ditching ($17.50), smith's work per bill ($2.39)," all for costs associated with the construction of the waterworks.[140]

Writing to John H. Cocke on June 1, 1827, Arthur S. Brockenbrough noted that the wooden water supply pipes, connecting the springs on Observatory Hill with the Academical Village, had been re-laid to the "neighborhood of my stable within a few yards - all the logs we have will be down in two or three days" on the Monroe Hill property.[141] Adding to that system, on August 10, 1827 Cocke's correspondence informed the Proctor of the Board's intent to have a large cistern placed on the Lawn.[142] "The Board of Visitors decided so fully upon having the large Cistern on the Lawn, at the place I pointed out to you, that I do not consider myself at liberty to depart from that part of the plan. It was at the same time decided that it should be cover'd." The rebuilding of the water system likely continued through 1827 and beyond. The next chronological entry dated to January, 1828.

### D10. Buildings

Construction of Pavilion VII, the first building to be undertaken at the University of Virginia, began on August 3, 1817. [143] The laying of the cornerstone of this first pavilion marked the industry of the time with the walls brought up to grade so that on October 5, 1817 a ceremony took place in which,

> The laying of the cornerstone took place amidst a flurry of preparation that culminated with the walls of the building rising to the 'surface of the ground' by Sunday 5 October, the day before the periodical meeting of the visitors... and the scheduled date for the ceremonial laying of the pavilion's cornerstone...Mr. Monroe laid the cornerstone.[144]

Construction of pavilions proceeded in sequence through 1822. Pavilion III began in the early summer of 1818 and was substantially completed in August 1819. [145] Pavilions I, II, V, and VI commenced July 1819 and were completed in late 1822. Pavilions VIII, IX, and X were underway early in the summer 1820.[146] Pavilion IX began at the end of September 1820 and was nearly completed by November, 1821[147] Pavilion IX underway in September 1820 was noted as nearly completed November 1821. Pavilion X commenced summer 1820 was completed at the end of 1822.[148]

By August 1818, the foundation of the student rooms in the west range was excavated. John Hartwell Cocke noted in his diary, "The foundation of the North [west] range of Dormitories just dug out." [149] It

was in April 3, 1820, that the Board of Visitors approved the erection of "buildings of accommodation" on the eastern and western back streets, what would become the East Range and the West Range.[150] A shift in the location of the East Range altered the precise symmetry planned as the East Range was shifted to conform to the topography more effectively. Writing to Thomas Jefferson on June 22, 1820, Brockenbrough asked permission of Jefferson to move the East Range of buildings approximately 17 feet further eastward, to avoid considerable bank excavation. The Proctor wrote:

> . . . permit us to advance the Eastern range of Hotels and Dormitories about 17 feet, in order to save much labor in digging & removing earth. We shall still have the same front, & the earth from the back of the dormitories & Hotels will be sufficient to widen the street to its proper width & the ascent to the back of the pavilions will also be a little more moderate. The distance then from the front of the Eastern range of pavilions to the front of the hotels & dormitories will only be 300 feet. [151]

This shift also triggered alteration of the topography allowing East Street to be placed on a broader, relatively level shelf. The excavated earth when moved eastward may also have made the east slope steeper.

A July 9, 1821 payment of $86.86 to Bassett & Co. covered the excavation of Hotel E [C] and F [E] cellars.[152] On August 6, 1821, rock was encountered in the excavation of some cellars, as was the case for Hotel AA [A] where Bassett & Co. removed rock from the foundation.[153] Another cellar may have been quarried as well: on June 18, 1822 the Proctor paid Bassett & Co. for quarrying of "rock in foundation" for an unidentified structure.[154] The hotel buildings are reported as being constructed between April 1821 and October 1822. The Board of Visitors reported on the status of the construction of the University at this time, noting that all of the pavilions, hotels and dormitories were completed and that the gardens, Grounds and walls, were yet to be completed.[155] In the space of less than four years, the buildings of the Academical Village were in place.

Construction on the Rotunda began in the spring of 1823 with the final interior and exterior details on the building completed late in 1827.[156] As the Rotunda was being constructed, on April 27, 1826, the Faculty approved the request of a Mr. William Matthews, former West Point Cadet, to use the gymnasium for the purposes of military tactics instruction.[157] Recalling her father's design for the University, Martha Jefferson Randolph noted that the Rotunda gymnasium was a purposefully designed space where "the young men may exercise in bad weather protected equally from the sun and the rain..."The description implied a large roof cover, and relatively level courtyard on either side of the Rotunda, that in space would be approximately 30 x 80 feet in dimension. An archaeological investigation discovered two brick wall foundations, one underlying each southern entry to the east and west courtyards of the Rotunda. These foundations, identified during construction monitoring, were believed to be evidence of the walls that supported the roof over the gymnasia wings.[158]

Writing to James Madison on February 17, 1826, Thomas Jefferson reported that he had stopped all ongoing work at the University, excepting completion of the Rotunda and Anatomical Theater, due to the House of Representative's failure to approve additional funding in support of the University of Virginia.

> Immediately on seeing the overwhelming vote of the H. of R. against us another dollar, I rode to the University and desired Mr. Brockenbro' to engage in nothing new, to stop every thing in hand which could be done without, and to employ all his force and funds in finishing the circular room for the books, and the Anatomical Theater. These cannot be done without.[159]

The Rotunda was completed in 1826.[160] The squared, north facade of the largely circular building included a porch and steps to the north. Prior to the construction of the Rotunda Annex beginning in 1851, the finished landscape associated with the north entry consisted of a steep, open slope descending to the east-to-west drive that arced around the elevated Rotunda. Two long flights of stone steps climbed the grade to reach the north porch. These steps were used later as the outside access the lower level of the Rotunda Annex. At some point in the early decades of the University, the steep embankment between the steps was planted to Scotch broom (*Sarothamnus scoparius*).[161]

The first payment record addressing the Anatomical Theater is on March 16, 1826 to Samuel Campbell, stonemason, for work on the foundation.[162] By October 7, 1826 the Board of Visitors reported that the Anatomical Theater "was so far advanced" that it was scheduled for use and occupation "early in the next session" (1827).[163] The Anatomical Theater was completed in February 1827.[164] This final building of the original Academical Village, was sited across the West Road from Hotel A on the West Range.

### D11. Outbuildings

The outbuildings of the 1827 University included privies, urinaries, smokehouses, granaries, stables, barns, kitchens, and residential "offices." These small buildings, generally placed within the garden spaces or the service courtyards, were in addition to the pavilions, hotels and ranges. The textual evidence for an array of outbuildings was composed of letters, payment records and Board of Visitors meeting minutes. Prior to accurate maps of the Academical Village, early engravings, such as the 1856 birdseye prints are a useful source.[165] These show various outbuildings near the pavilions, although those behind hotels were obscured. As they may also have been depicted with artistic license, the Bohn image configurations of outbuildings were not applied to the period plans.

While there is considerable detail in historic documents, no specific locations for outbuildings are mapped. For example, an informative passage in a letter hinted at the placement of outbuildings. Writing to John H. Cocke on May 24, 1827, Brockenbrough noted that the privy constructed on the alley and within the Pavilion IV garden could not be used by students in the northeastern dormitories due to the prohibition of Dr. Blaetterman. He proposed moving the privy further east down the alley and placing it outside of the garden so as to be more convenient to the students. Cocke responded that the matter was to be left up to Brockenbrough, the Proctor. Brockenbrough also asked about the placement of a privy for the students residing in the "North Eastern Dormitories" near Pavilion IV. He preferred to dismantle the existing privy and re-erect it outside of the lower end of garden wall "so constructed that no inconvenience can be felt by its location in the dormitories below."[166] Cocke left the difficulty to the Brockenbrough's discretion.

*Plan 1* depicts four known circa 1827 outbuildings with black outlines and white interior, and a group of potential but unconfirmed outbuildings with gray outlines and white interior. As sources are mute on specific 1827 and 1860 outbuilding locations, the possible outbuildings shown are documented for 1880. Outbuilding counts can be deduced from historic documents as simple quantities. The precise placement and configurations are unclear. Given the lack of definitive evidence, the data for the 1880

outbuildings was very careful studied. These documented, later locations from the 1880s are shown on the 1827 and 1860 plans. The counts of those shown with gray outlines are short of the known buildings documented with the total number of outbuildings depicted considerably less than the number cited in documentary sources.

The Crackerbox is one of the better documented outbuildings within the Academical Village. Located adjacent to Hotel F and believed to have been built around 1826, the Crackerbox structure was a two-story kitchen with a large chimney and living quarters overhead. On March 21, 1826, a payment of $83.25 was made for 18,500 bricks to be used in the construction of the kitchen adjacent to Hotel F, Chapman's kitchen.[167] Several north-side additions were built onto the Crackerbox structure throughout the nineteenth century. According to the Historic Building Report, "The Crackerbox is one of only a few remaining service buildings associated with the Academical Village. The building originally served as a kitchen and cook's quarters for the East Range hotels."[168]

The chronology of outbuildings began in 1822. A receipt in the Proctor's papers dated January 24, 1822 documented a payment of $128.14 made for work completed on construction of privies by Peck & Crawford within the developing Academical Village.[169] Some "small work" was completed in 1822 on two public privies to be used by students, located in a "valley to the east of the Eastern Street . . . the other in a valley to the west of Western Street a little to the North of the Hotels." Proctor Brockenbrough noted that work had not yet begun on the privies to be located in the gardens. Jefferson already had approved of the locations for the privies but Brockenbrough now thought that the latter one was "thrown too much in view of the public road." Even though he intended to delay the privies' brickwork until Cocke's planned visit to the site in June, Brockenbrough wanted to contract with Lyman Peck and Malcolm F. Crawford for the interior partitions, to be constructed of wooden "Plank & about 6 or 7 feet high with a small door to each apartment."[170]

As for a number of "small scale" privies planned to be located in the gardens, the Proctor did not think it "worthwhile" to begin them in the present year because he considered it "highly probable" that when the pavilions became inhabited it would be necessary to make "other little conveniences, and which may perhaps enable us to put those little articles in a more private situation." Five hundred dollars was paid on account to John and Lilbourne Perry for privies and brick walls in June, 1823.[171] In a memorandum to the Board of Visitors, dated October 12, 1825, Thomas Jefferson noted that urinaries were to be built, without specifying locations.[172] On October 2, 1826 the Board of Visitors approved the erection of additional "out houses" in locations convenient to professors as soon as money was available. "Resolved ...that the Executive Committee ...as soon as the funds will permit, will cause the necessary out houses to be erected." [173] In terms of sanitation, Brockenbrough noted in a May 24, 1827 letter that privies would be easy to clean noting "I propose constructing so that it may be thoroughly cleansed every day." [174]

Peter Maverick's 1822 engraving of the ground plan of the University shows privies on the serpentine brick walls that formed the northern and southern boundaries of each of the gardens lying between the lawn and the ranges, a total of twenty. Construction as shown on the plan however is not documented.[175] Archaeological investigations within the Academical Village have not located a privy signature in the soil.

On April 3, 1822 the Proctor paid a contractor for 667 bricks at $.01 each, supplied for the construction of a smokehouse at his residence (Monroe Hill).[176] In October more work at Monroe Hill included the kitchen chimney and nursery.[177] Writing to Thomas Jefferson on March 3, 1824, Brockenbrough

provided a list that included construction of smokehouses for each pavilion and hotel. He noted that "eight pavilions will be occupied" thus reducing the total number of smokehouses to 14.[178] On September 2, 1825 the Proctor noted payment of $649.50 in account of constructing smokehouses for the professors.[179] Writing to Thomas Jefferson on November 11, 1825, Brockenbrough asked Jefferson for permission to construct smokehouses and wood yards for the professors to be placed within the lots of the professors. Brockenbrough writes, "Smoke Houses: they have been called for by two professors. Am I to build them for all that require them?"[180] Responding to Brockenbrough on November 15, 1825, Thomas Jefferson suggested that "...a smoke house is indispensable to a Virginia family" [181] and smokehouses should be constructed of "tightly paved brick" so as to prevent access to rats.[182] The Proctor recorded a payment on March 21, 1826 made to William B. Phillips for work completed on the construction of smokehouses at the residence of Professor Tucker , Pavilion IX using 5,810 bricks and Professor Blaetterman, Pavilion IV using 6,204 bricks.[183] On the same day, the Proctor noted payment of $108 for an order of 12,014 bricks used in the construction two smokehouses. A further payment of $351.65 to William B. Phillips recorded on April 24, 1827 for work accomplished on the construction of six smokehouse to the rear of unidentified pavilions.[184]

As a point of reference, a late-eighteenth century smokehouse still standing at Tudor Place, Georgetown, Washington DC, measures approximately 10 square feet.[185] Archaeological findings offer clues to these structures at the Academical Village. During a 2012 project a one-foot-wide mortared brick foundation was identified in the southeast corner of the Pavilion II and Pavilion IV courtyard, adjacent to the northwest corner of Pavilion IV garden. The foundation is believed to be the architectural remains of a small outbuilding constructed no later than ca.1856.[186] This small foundation could have been a smokehouse, privy or another type of outbuilding.

An icehouse was another type of outbuilding mentioned in the historic documentation of the Academical Village. The Proctor noted payment on September 15, 1825, for the construction of an ice house on University Grounds.[187]

Stables were another building type needed by the residents of the Academical Village. Writing to Arthur S. Brockenbrough on December 19, 1824, keeper of Hotel B, S. B. Chapman, suggested that hotel keepers would need a stable and granary, and that these structures should be public and constructed of brick.[188] On June 27, 1825, Thomas Jefferson approved of the new location for the brick faculty stables along the East Range as suggested by the Proctor to be "exactly in the line designated, that is to say, provided their front is exactly in the range of the line of the future Hotels & c., on the opposite sides of East & West Streets."[189] On September 2, 1825 a payment of $16.00 was disbursed to a Mahanes for 3,200 shingles used in the construction of professor's stables.[190] Another payment 14 days later was also for stable construction for professors.[191] On March 3, 1826 the Proctor noted that payment was made for over 65,859 bricks for the construction of eight stables for professors, to be used in construction at unknown locations.[192] Work on stables was still underway as the Proctor noted a payment of $100 to a W. W. Minor for work associated with the construction of a stable on July 24, 1827.[193] If a stable was built at each pavilion and hotel there would have been 14 stables.

In summary, the outbuildings were numerous, perhaps as many as one privy, smokehouse, and stable for each pavilion and hotel. This count would number 48, along with additional privies for students, an ice house, etc. To this number, the addition of known buildings, such as the Crackerbox, would increase the total count. Documentary evidence indicates that there may have been more than 50 outbuildings, of various sizes, types and uses, that supported the Academical Village by 1827.

## D12. Enclosing the Grounds

The documentary records frequently addressed the appearance of the landscape, and a repeated topic in the historical record was the need to enclose the Grounds, particularly for excluding domestic livestock. A pervasive desire to have an orderly, pleasant and sanitary landscape was expressed by Jefferson, Cocke and Brockenbrough in their correspondence. This desire led to a call for fencing the Grounds, particularly the Lawn in these early years.

Brockenbrough wrote to Thomas Jefferson on April 24, 1822, and mentioned the presence of a "plank fence from Pavilion I and II which is a great disadvantage to the looks of the place." He wrote,

> I should like to have had your opinion yesterday on running -- wall on the rode side, back of the library - an object I have in view is to run (after the stone wall is up) a temporary plank fence from the end of the yard walls of the pavilions to the stone fence and take away the present plank fence from Pavilion I and II which is a great disadvantage to the looks of the place [sic].[194]

The resulting actions that may have been taken based on this 1822 correspondence are unknown.

The Proctor noted a payment in the amount of $30.27, on June 10, 1825 paid to John Craven for over 2,000 feet of 'plank fencing' along East Street.[195] The length of East Street from Three Notched Road at the north to Wheeler's Road on the south was about 1,550 lineal feet. From the road crossing the south of the Lawn to Wheeler's Road was another 500 feet. The fence may have be installed continuously along the east side of East Street, for about 1,500 feet, and another 500 feet installed on the west side.

Brockenbrough wrote to Thomas Jefferson on November 1, 1825, and recalled his instructions to the Proctor to construct a fence in the vicinity of the Corner leaving a lane for access to the gate at the northern end of East Street adjacent to Hotel B, an effort to prevent movement into the Grounds from the Rotunda. He stated,

> I thought I had mentioned to you some time ago that to prevent people's passing through the grounds on the North side of the Rotunda, the gate at Dinsmore's corner should be taken away and a fence run from there leaving a lane to the gate at Hotel B so as to leave an entrance into the gate at East Street but not to pass on further. Genl. Cocke mentioned to me yesterday that you proposed to run off at a right angle from the gate at B across the grounds so as to throw out the triangle from thence to Dinsmore's corner and that you intimated a willingness to purchase that triangle to build on. But besides breaking the uniformity of the ground on that side of the Rotunda, masking the buildings from the public view, and encroaching with private buildings up to the very corner of the University buildings at B we have no power to sell a foot of the grounds. Lands once vested in the public cannot be divested but by an Act of the Legislature. I should prefer grass in that North lot to planting trees because they would mask the buildings & prospect.[196]

This fence line created an enclosure for the lane that extended from Dinsmore's corner on the east to the corner of Hotel B, and continued westward around the Rotunda to Hotel A. Dinsmore's corner, land adjacent to and east of the University owned by James Dinsmore, the principal master carpenter who worked on the Rotunda and other buildings at the University. Jefferson's reference to this lane in his

letter to Brockenbrough was the first known mention of the Long Walk, or the path that today runs east from the Rotunda to the Corner. The lane was on the original alignment of Three Notched Road prior to the purchase of the Piper parcel for construction of the University. The first views depicting the Grounds from the east were not published until the 1850s. An 1851 view clearly showed a lane in this location, defined by fences, extending eastward from the Rotunda. Other wood engravings dated 1853 to 1856 also depicted this lane with associated fencing.[197]

On July 7, 1826 the Proctor noted payment for eleven panels of fencing installed at an unknown location. [198] However, the Grounds by the summer of 1827 were not fully enclosed as the Executive Committee of the Board of Visitors wrote on July 18, 1827, "As soon as the grounds shall be enclosed, the Executive Committee shall cause them to be laid out into suitable walks, and planted with appropriate trees, in clumps, avenues, or otherwise, as to them may appear most expedient & proper."[199] On the same day the Board of Visitors directed the Executive Committee to oversee the construction of a "strong and neat post and rail fence" enclosing the Grounds north of the Rotunda, and also to plant it with "appropriate ornamental trees."[200] At the same meeting they advised repairs to the south wall extending along the Wheeler's Road frontage on University lands to "make it an effectual fence" and a post and rail fence built "strong and close" to completely enclose those limits. [201]

Repeating a frequent theme on November 2, 1827 Nicholas P. Trist, husband of Thomas Jefferson's granddaughter Virginia Randolph, wrote to Brockenbrough on behalf of the Board of Visitors and advised that "...stock of all sorts shall be excluded from the Public walks, from the enclosure north of the Rotunda, & from the area between the pavilions."[202] While documentary records indicate that the Grounds were enclosed by that date, the fences may not have been "strong and close" so that livestock found their way into the Academical Village, wreaking havoc on lawn and trees.

### D13. General Landscape Character Accounts

Observations of the landscape reflected the shifts over time as the Academical Village was constructed, lived in, and managed. These accounts provided useful insights into the overall character and some specific details of the landscape from 1819 to 1827.

In a memorandum from March 1819, David Watson noted the state of construction at the college and commented on its perceived deficiencies including residences that were too small, and the absence of wood yards, and no plans for gardens or hotels.

> About the 1st inst. I was at the site of the University of Virga. The hands were then engaged in leveling the ground. Two pavilions (as Mr. Jefferson calls them) are raised and covered in ...The site is beautiful; but the buildings appear to me to be too small. The pavilions, two stories high, are not sufficiently roomy for the convenient accommodation of a genteel family, and no plan yet of attaching gardens or back grounds to them ...I saw no convenient place for keeping wood, & the plan of erecting boardinghouses was not decided on, & appeared to me to be attended with many difficulties.[203]

In commenting on progress and future efforts needed Thomas Jefferson wrote to Brockenbrough on December 28, 1823, and suggested hiring the same number of laborers as the current year noting that there was still "a great deal of work to be done yet on the grounds."[204] Around 1824, an advertisement

accompanying the Maverick Plan for the University of Virginia described the general layout and arrangement of the Academical Village:

> ...The ground between the two middle rows, in front and back of the Rotunda, is an open lawn looking SSE 200 feet wide, and at present 900 feet in length, left open at one end for a continuation of the buildings indefinitely. ...The Rotunda is connected with the two rows of pavilions by a terras on each side ...below the terras is a space for gymnastic exercises, and a covered way uniting those of the two colonnades, and affording a sheltered passage round three sides of the lawn, 1,400 feet in extent. Within the back yards are cisterns of fountain water, brought in pipes from a neighboring mountain.[205]

The University of Virginia opened its first academic session on March 7, 1825. By April students attending the University numbered 65.

> When word of the professors' long-anticipated arrival in Virginia reached Charlottesville, Brockenbrough issued a proclamation that the University of Virginia would open on 7 March 1825... thirty or forty students had arrived at the University on the day of its official opening, and by 12 April Jefferson could boast to his future grandson-in-law Joseph Coolidge, Jr., of Massachusetts that the number had risen to sixty-five.[206]

In his book entitled *Travels Through North America During the Years 1825 and 1826*, the Duke of Saxe-Weimar Eisenach, Karl Bernhard, wrote of the beautiful view of the mountains from the University of Virginia. "...The University is situated on a hill in a very healthy situation, and there is a very fine view of the Blue Ridge."[207]

Writing to James M. Bush (n.d. ca. 1825), Gessner Harrison described the design and layout of the Academical Village including the pavilions, hotels, dormitories, and gardens and alleys.

> The University is situated on a small eminence, a little S. East of Charlottesville, which has been nicely leveled for the accommodation of the buildings. The eminence lies East & West, at the same time gently descending to the South. ...For about 40 yards to the south of the Rotunda, on each side, is an open space extending 150 or 200 hundred yards in length, intended not only to give form & regularity to the establishment, but as a place of amusement for the students. East & West of this lawn are situated the ten Professors houses (Pavilions) with dormitories regularly interposed between them. Behind each of these rows, are gardens for the Professors houses -- 40 or 50 yards square, with alleys between them. At the end of the gardens are -- Hotels, 3 on each side, with dormitories arranged in the same manner as between the Pavilions. ...In front of the Pavilions, Hotels, and intermediate Dormitories is a portico, about 10 feet wide supported by colonnades proportioned to the buildings. ...The whole presents a most interesting spectacle.[208]

On July 18, 1827, near the close of this period, the Board of Visitors sought to improve the South Lawn and Slopes calling those lands the "grounds lying south & southwest of the buildings of the University." They noted "It being expedient, with a view to the healthful exercise and recreation of the professors & students of the University, to provide public walks shaded in summer by suitable trees." The order also

notes the presence of a barn, brick stables, a ravine between Monroe Hill and the barn, and 'public walks' on University lands.[209]

These documents provide a degree of insight into the evolving landscape of the Academical Village through 1827. *Plan 1* attempts to capture a cumulative understanding and the details of the landscape circa 1827, when the initial construction is complete and the founder has exited the stage, leaving able aides to take up the evolution of the University.

## E. 1827 LANDSCAPE CHARACTER AND CDFS

The 1827 Academical Village landscape is the culmination of Jefferson's vision for this academic institution fitted to this place. Under his direction the organization of the Academical Village establishes the classical arrangement of landscape and buildings that shape the Grounds initially and set their character into the future. The Academical Village is comprised of five distinctive landscape character areas: LCA1 the Lawn; LCA2 North Rotunda Lawn; LCA3, East Gardens; LCA4 West Gardens; and LCA5, South Lawn and Slopes. These areas at the core of the University Grounds develop quickly from 1817 to 1827 with design parameters and construction activities establishing the use and character within each. The iconographic landscape of the Lawn in LCA1 established at the outset of the University is retained and reinforced for nearly two centuries as perhaps the most coveted of spaces on the Grounds. The same can be said of the North Rotunda Lawn LCA2 where the open landscape of trees and turf remain important as a public face of the University at its North. The East and West Gardens LCA3 and LCA4 are established in the first half of the nineteenth century as a series of support or garden spaces integral with the academic environment. The landscape south of the Lawn, LCA5 is left largely unaltered at this early period, with some areas of agricultural use. It also affords space for future expansion of the Grounds.

The 1827 Period Plan depicts the landscape of the Academical Village as initially constructed under the actual direction and immediate influence of Thomas Jefferson. By 1827, landscape features including walls, walks, and early plantings are established around the Rotunda and east and west pavilions, hotels and dormitories. Although Jefferson dies in 1826, Grounds development under his influence continues without significant deviation into 1827. As indicated in written documents, the plan includes young locusts "about the buildings" presumably on the Lawn, a post-and-rail fence enclosing ornamental trees, the North Rotunda Lawn, a vegetable garden in the northeast of the North Rotunda Lawn, a recreation are on the slopes to the south, brick walks, quartz cobble paving of roads, alleys and service courts; grazing and garden lots for professors outside of the core Academical Village, privies at Pavilion II garden and at the Anatomical Theater, work yards in the back of hotels, and gardens and a small number of smokehouses, kitchens, and stables near the pavilions.

LCA1 The Lawn is built by 1827 to the express the philosophical and physical environment as envisioned by Jefferson, a village surrounding a large turf lawn created by structures to house the professors and students with library centered at the top of the Lawn. The terraced turf descends in three panels toward the south with an open landscape toward the Southwest Mountains beyond. The terraces are framed by the architectural colonnade along the east and west lawn edges. Locust trees planted in single rows along the colonnades reinforce the rectangular landscape with views toward the Rotunda at the north and vista of the mountains to the south. The lines of locust trees extend beyond the East and West colonnade to form the border of the third terrace at the south end of the Lawn encapsulating it as part

of the larger Lawn. The Lawn at this lower terrace is separated from the encircling drive by a post-and-wire fence with wood turnstile to prevent livestock from access to this landscape at the center of the Academical Village.

LCA2 North Rotunda Lawn in this early period of the University is a large open panel of turf extending the width of the Academical Village's East and West Ranges to Three Notched Road (University Avenue) at the north with a large triangular section at the east. The landscape directly north of the Rotunda is largely defined by a porch, two flights of steps, a steep slope, and a drive that arcs around the Rotunda. There are no walks or other structures in this area during this time. The landscape is open with several shade trees at the upper portion whereas the sloped portion to the east is under cultivation for production of fruits and vegetables in support of the University.

LCA3 East Gardens is organized as several yard spaces that support the operations of the individual pavilions and hotels. Five yards are separated by four alleys in the east-west direction. Three of these are divided providing separate areas for use by the hotels to the east. The yards or garden spaces are enclosed by serpentine walls parallel with the alleys and with a serpentine wall where they are divided for pavilion and hotel uses. Straight wall sections at the east and west ends enclose the gardens with their associated structures forming service courts between the pavilions to the west. The character in each yard or garden varies during this period where uses are determined by the resident professor or hotel keeper. Features within these spaces include small outbuilding and privies and wood piles. The yards or gardens include tended kitchen gardens along with plantings that are more ornamental where space can be allotted for such use. The yards or garden spaces of the East Gardens, within the enclosed walls are broken into a series of terraces that resolve the steeply sloped topography. Four shelves are separated by steep slopes providing level areas for work operations and plantings. East of the Gardens, the landscape along the East Range Arcade is dominated by a public road on a level terrace before the landscape drops steeply to the east. A post-and-wire fence set along the ridge of this slope separates the open turf area from the Academical Village.

LCA4 West Gardens are organized under the same principles and by necessity of function as those to the east. Each pavilion and hotel has an allotted area for support of daily functions or recreation. The five garden spaces separated by four alleys are further divided by walls between the adjoining hotel and pavilion. Pavilions III and VII are larger spaces set apart from the West Range dormitory rooms to the west. The character of the gardens or yards during this period, like that of the gardens to the east is created by a variety of daily activities supporting the residency of the Academical Village. Outbuildings, wood piles, privies and food preparation areas are part of the landscape. In addition kitchen gardens and plantings more ornamental provide the character of these enclosed spaces. These yards or gardens differ from the east as they are shorter in overall length and as a result of the more moderately sloping topography. The gentler grade of the West Garden spaces is more level than the East Garden spaces. Two terraces separated by a low rise may be present west of Pavilions I and III. West of the dormitories, a narrow turf panel separates Western Street from the West Range Arcade.

LCA5 South Lawn and Slopes, the landscape beyond the Academical Village Lawn in 1827, is an expansive slope dropping toward Wheeler's Road at the south affording a wide vista toward the Southwest Mountains in the distance. A ravine in the western half of the area creates a fold in the otherwise consistent slope largely covered in turf with few deciduous trees. The ravine contains a stream with at least two springs, the South Slope Spring and the Steam Bath Spring. The landscape, initially used for agriculture, becomes designated as "pleasure grounds" by the end of this period and is

crossed with multiple tree-lined paths that connect to Wheeler's Road. This expansive slope is the southern face of the University during the early nineteenth century.

The following list summarizes and itemizes the CDFs present in 1827 that using alpha-numeric codes which are noted by:

- CDF Letter Code
- LCA 1 through 5
- Feature number, i.e. U1-1

For 1827 when a CDF is probable a "p" indicates not fully confirmed through two or more documentary sources to the period, rather the presence is inferred from inconclusive documentary evidence. When a CDF number is missing it is not present in 1827. The full listing is presented in Chapter 10.

| **Chart of CDFs for 1827<br>LCA 1 The Lawn** | | |
|---|---|---|
| *Land Uses* | | 1827 |
| U1-1 | Casual daily use, walk, game, exercise | |
| U1-2 | Academic uses, study, instruction | |
| U1-3 | Ceremonial center of University | |
| | | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1827 |
| O1-1 | Terraced Lawn framed by trees and architecture, open south | p |
| O1-3 | View south across Lawn from Rotunda to mountains framed by trees and architecture 3 sides | p |
| O1-4 | View east and west across Lawn of trees, opposite colonnade | p |
| O1-5 | View north across Lawn to Rotunda framed by trees and architecture | p |
| *Topography* | | 1827 |
| T1-1 | Terraced panels of trees and turf descending to south slopes | |
| *Vegetation* | | 1827 |
| V1-1 | Rows of deciduous shade trees along the building façades | p |
| V1-2 | Terraced Lawn with turf cover | |
| *Circulation* | | 1827 |
| C1-1 | Colonnade walk and steps east and west | |
| C1-2 | Lawn crosswalks | |
| C1-3 | Lawn diagonal walks to south | p |
| C1-4 | Stone steps south end of Lawn | p |
| C1-5 | Road at south end of the Lawn linking east and west | |
| *Water Features & Drainage* | | 1827 |
| | none | |
| *Non-Habitable Structures* | | 1827 |
| | none | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1827 |
| F1-1 | Colonnade dormitory furnishings | p |
| F1-2 | Lawn gate and fence at south end | |

| LCA 2 North Rotunda Lawn | | |
|---|---|---|
| *Land Uses* | | 1827 |
| U2-1 | Agricultural uses | |
| U2-2 | Academic uses, study, instruction | |
| U2-3 | Casual daily use, walk, game, exercise | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1827 |
| O2-1 | Spatial definition at perimeter - north road, walls, south building façades, Long Walk | |
| O2-2 | Open roofs over gymnasia at Rotunda wings | |
| O2-3 | Views of the Rotunda from road at north | |
| O2-4 | Linear view near Long Walk alignment | |
| O2-5 | Multi-directional views across North Rotunda Lawn | |
| *Topography* | | 1827 |
| T2-1 | Highpoint at Rotunda, descending grades north, east, west | |
| *Vegetation* | | 1827 |
| V2-1 | Scotch broom on Rotunda north slope | |
| V2-2 | Food garden to northeast | |
| V2-3 | Open turf with shade and evergreen trees | |
| *Circulation* | | 1827 |
| C2-1 | Vehicular roads on North Rotunda Lawn | |
| C2-4 | Access and circulation to Lawn from the north | |
| C2-5 | Three Notched Rd. (University Ave.) as north boundary | |
| *Water Features* | | 1827 |
| | none | |
| *Non-Habitable Structures* | | 1827 |
| S2-1 | Perimeter wooden fence, gates, and stiles | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1827 |
| | none | |
| **LCA 3 East Gardens** | | |
| *Land Uses* | | 1827 |
| U3-1 | Agricultural uses | |
| U3-4 | Service functions | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1827 |
| O3-1 | Sequence of visually enclosed chambers framed by walls and buildings | |
| O3-2 | Work yards | |
| O3-3 | Gardens spaces with service buildings | |
| O3-4 | Linear service alleys framed by brick walls | |
| O3-5 | Open landscape to east | |
| *Topography* | | 1827 |
| T3-1 | Terraced ground plane descends to east | |
| T3-2 | Service alleys slope descends to east | |
| T3-3 | Service courts slope descends to east | |
| T3-5 | Steep slope perimeter to east | |
| *Vegetation* | | 1827 |
| V3-1 | Mixed plantings in gardens | |

| | | |
|---|---|---|
| V3-5 | Fruit and culinary plantings | |
| *Circulation* | | 1827 |
| C3-1 | 4 service alleys | |
| C3-2 | 4 service courts west end of Alleys | |
| C3-3 | East Street east of hotels | |
| C3-7 | Road south of Hotel F | |
| C3-8 | Arcade paving at hotels | |
| C3-9 | Areas of garden paving | |
| *Water Features & Drainage* | | 1827 |
| | None | |
| *Non-Habitable Structures* | | 1827 |
| S3-1 | Brick Walls define garden chambers | |
| S3-2 | Functional outbuildings, smokehouse, privies | |
| S3-5 | Fences | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1827 |
| | none | |
| **LCA 4 West Gardens** | | |
| *Land Uses* | | 1827 |
| U4-1 | Agricultural uses | |
| U4-4 | Service functions | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1827 |
| O4-1 | Sequence of visually enclosed chambers framed by walls and buildings | |
| O4-2 | Work yards | |
| O4-3 | Gardens spaces with service buildings | |
| O4-4 | Linear service alleys framed by brick walls | |
| O4-5 | Level open area along west of hotels/along McCormick Rd. | |
| *Topography* | | 1827 |
| T4-1 | Ground plane slight slope descends to west | |
| T4-2 | Service courts slight slope descends to west | |
| T4-3 | Alleys moderately slope descends to west | |
| *Vegetation* | | 1827 |
| V4-1 | Mixed plantings gardens | |
| V4-5 | Fruit and culinary plantings | |
| *Circulation* | | 1827 |
| C4-1 | 4 service alleys | |
| C4-2 | 4 service courts east end of alleys | |
| C4-6 | Road south of Hotel E | |
| C4-8 | Arcade paving at hotels | |
| C4-9 | Areas of garden paving | |
| C4-11 | West Street at west perimeter | |
| *Water Features & Drainage* | | 1827 |
| | None | |
| *Non-Habitable Structures* | | 1827 |
| S4-1 | Brick Walls define garden chambers | |

| | | |
|---|---|---|
| S4-2 | Functional outbuildings, smokehouse, privies | |
| S4-4 | Stone Walls | |
| S4-5 | Fences | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1827 |
| | None | |
| **LCA 5 South Lawn and Slopes** | | |
| *Land Uses* | | 1827 |
| U5-1 | Agricultural use | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1827 |
| O5-1 | Open slopes descending to south | |
| O5-2 | View south to the Southwest Mountains | |
| O5-3 | View north across Lawn to Rotunda framed by trees and architecture | |
| *Topography & Drainage* | | 1827 |
| T5-1 | Steep south slopes | |
| *Vegetation* | | 1827 |
| V5-1 | Open fields on south slope | |
| *Circulation* | | 1827 |
| C5-1 | Perimeter drives north, east, south, west | |
| C5-5 | Wheeler's Rd. (Jefferson Park Ave.) as southern boundary | |
| C5-6 | Network of paths crossing South Slopes | |
| Water Features | | 1827 |
| W5-1 | South Slopes springs running northwest to southeast | |
| *Non-Habitable Structures* | | 1827 |
| S5-1 | Stone wall south | |
| S5-2 | Fences | |
| S5-3 | Outbuildings | |

## CHAPTER 3 ENDNOTES

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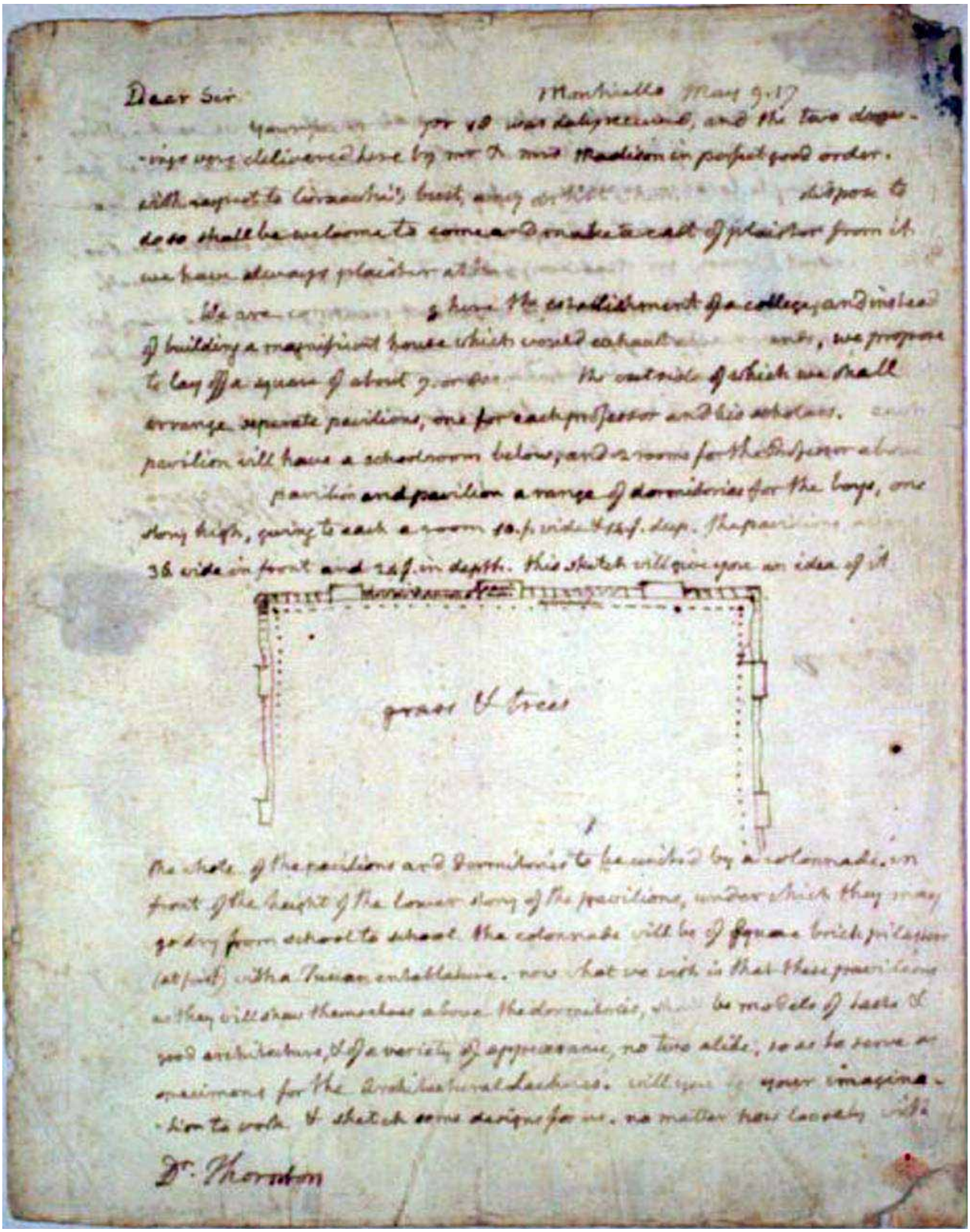



Figure 3.1 Jefferson wrote to Thornton on May 9, 1817 and included a sketch of a rectangular space surrounded on three sides with buildings, around a space noted as grass and trees. This image, subject to further design on the ground, became the Academical Village. (R-JAV-SCL-POP-1817-05-09-N300-D-1-TJtoThorntonLawn.jpg)

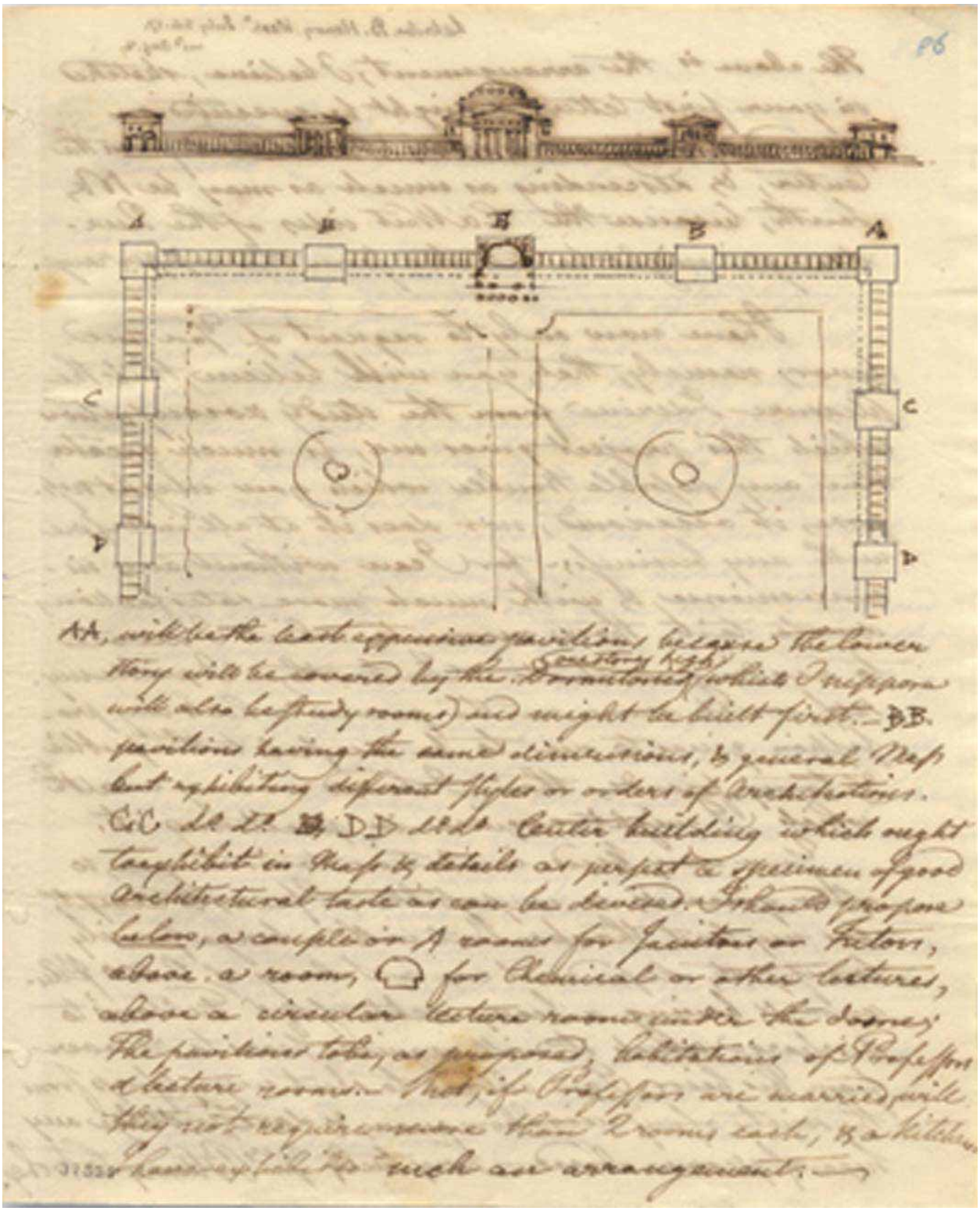


Figure 3.2 Benjamin Latrobe to Thomas Jefferson on July 24, 1817 with a drawing of the proposed ground plan for the Central College that depicts a variation of the Academical Village layout, basically a series of buildings framing a central open space. (R-JAV-LOC-1817-07-24-N-304-LatrobeLetterToTJRotundaDome.jpg)

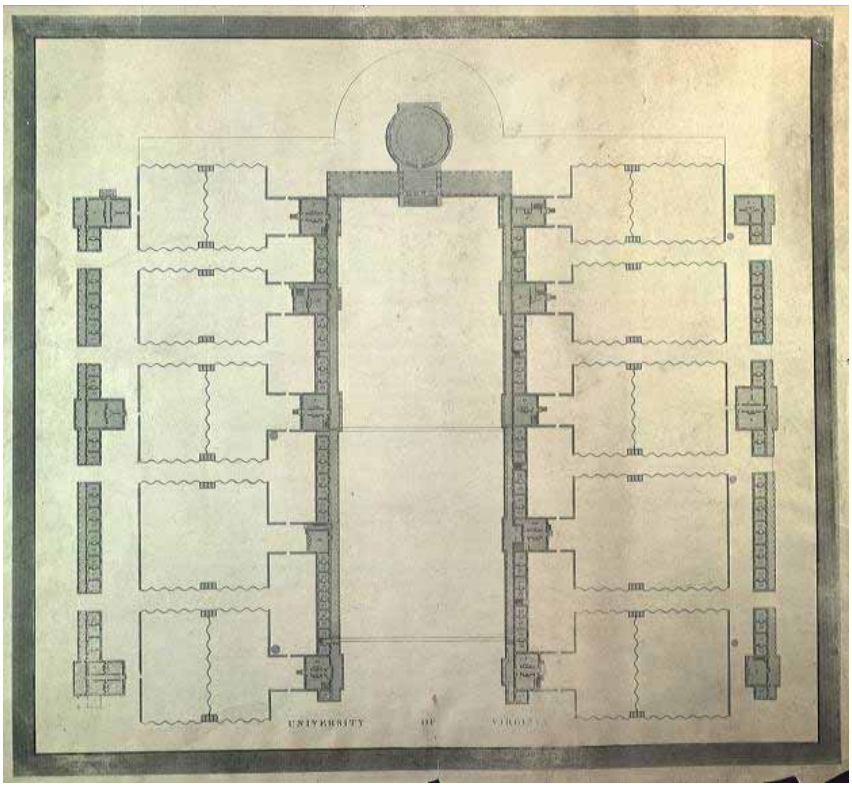


Figure 3.3 Commissioned in 1821 and drafted in the following years, this first publicity map of the University of Virginia shows the Academical Village with the Lawn, Rotunda, colonnades, East Gardens and West gardens defined by walls with privies, and Ranges. (R-JAV-FMRC-FF-1822-81334-M-0-Maverick.jpg)

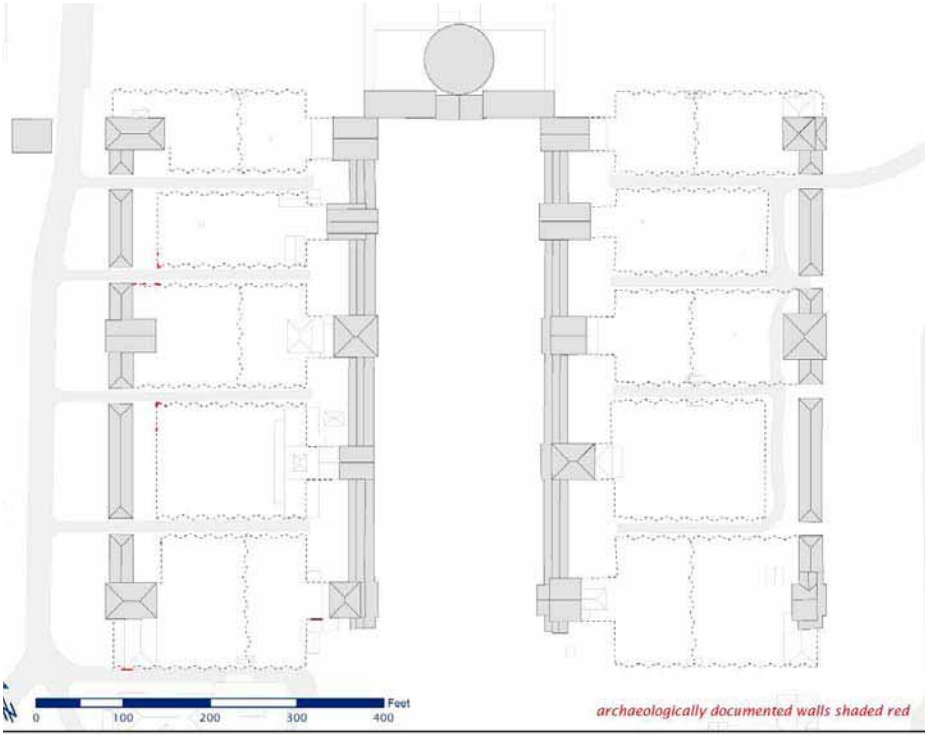



Figure 3.4 Maverick Plan adjusted based on archaeological documentation of as-built walls for comparison to Maverick Plan. (R-JAV-RAS-Adjusted Maverick Garden Walls_1825.jpg)

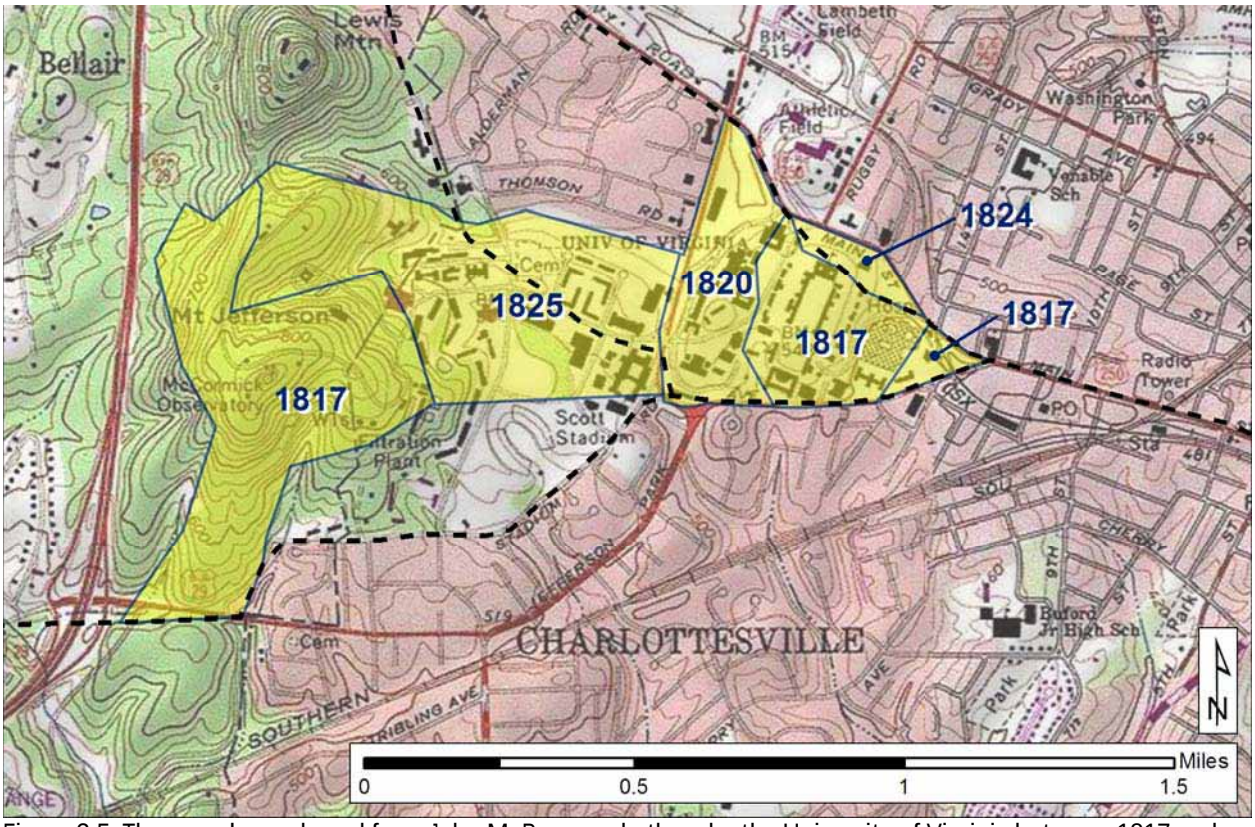



Figure 3.5 The parcels purchased from John M. Perry and others by the University of Virginia between 1817 and 1825 are shown on this detail of USGS 7.5-minute series Charlottesville East and Charlottesville West quadrangles. (R-JAV-RAS-1817-1825-M-6-UVA early land purchases.jpg)

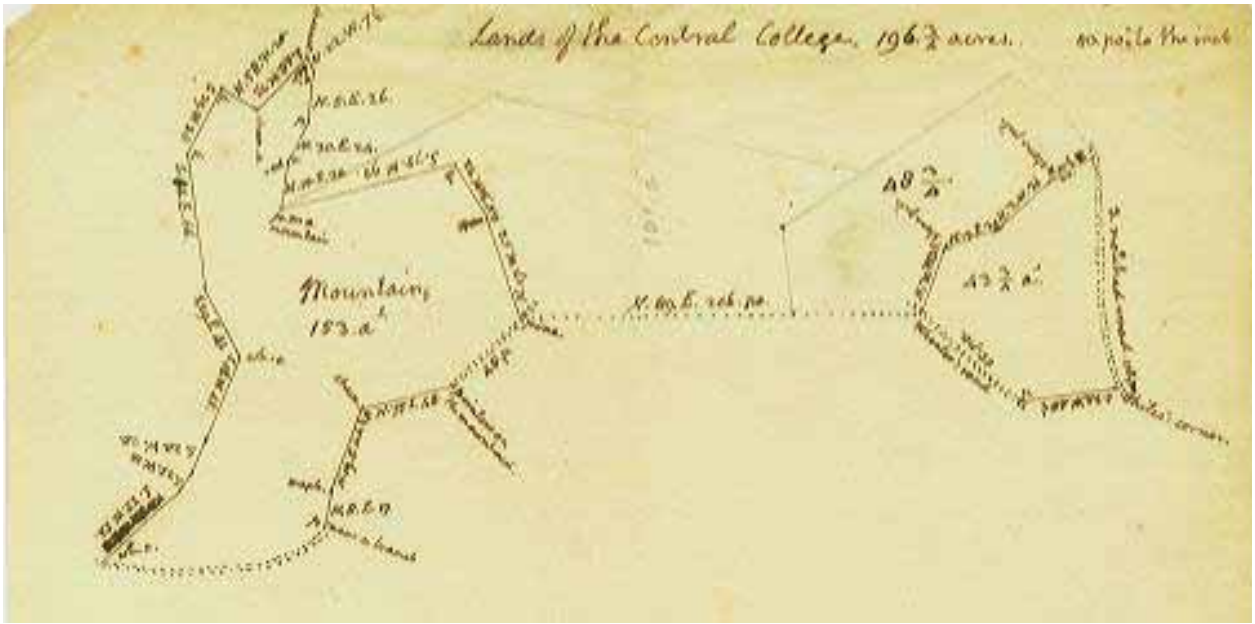



Figure 3.6 "Lands of the Central College" depicts the two non-adjacent original parcels of the college and the lands between these parcels that would comprise a total of 196 3/4 acres, as drawn and annotated by Thomas Jefferson. (R-JAV-SCL-CTJ-1817c-N554b-D-0-JeffersonDrawing.jpg)

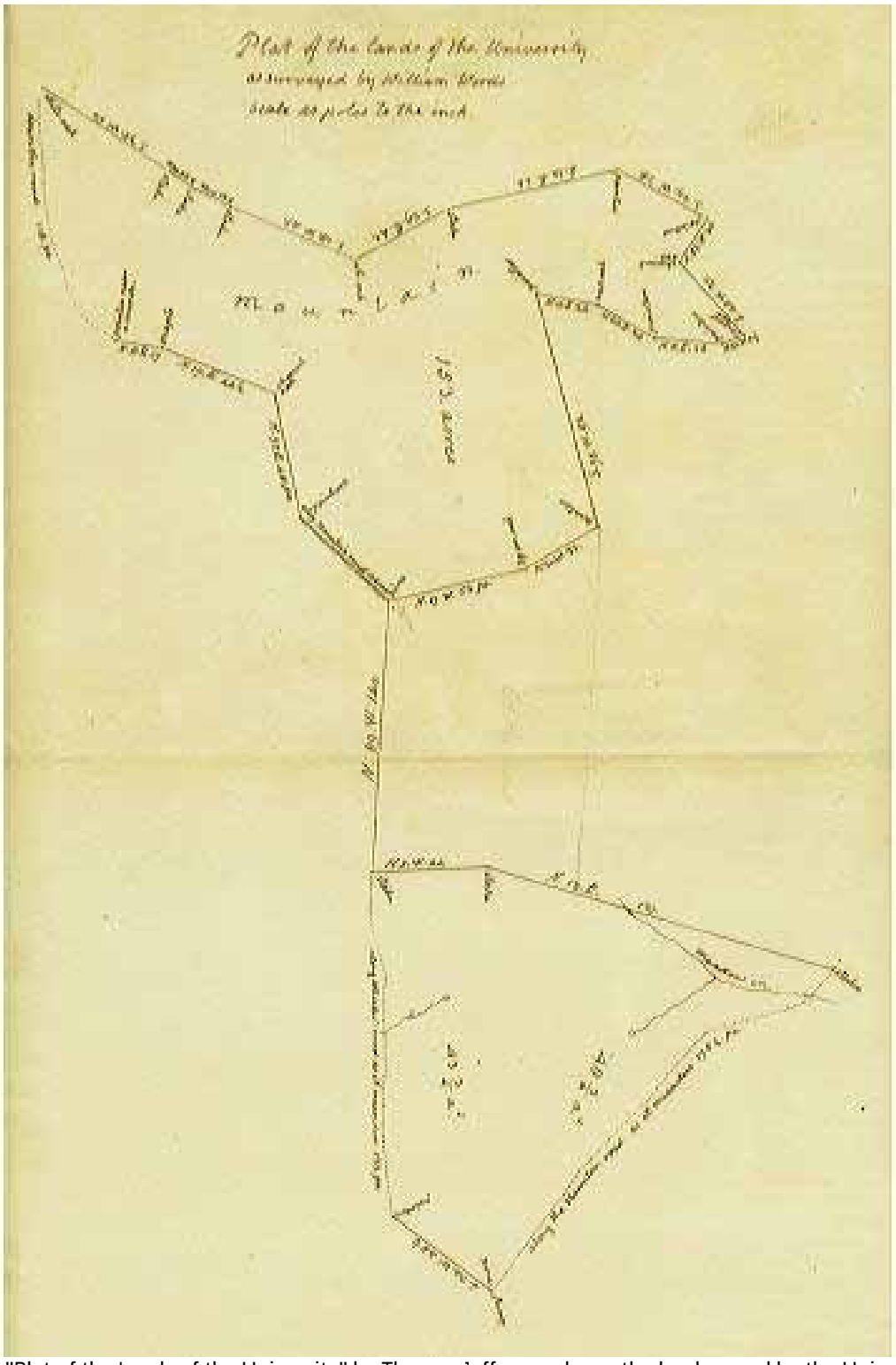



Figure 3.7 "Plat of the Lands of the University" by Thomas Jefferson shows the land owned by the University, as surveyed by William Woods (unclear). (R-JAV-SCL-CTJ-1817c-N554c-D-0-JeffersonDrawing.jpg)

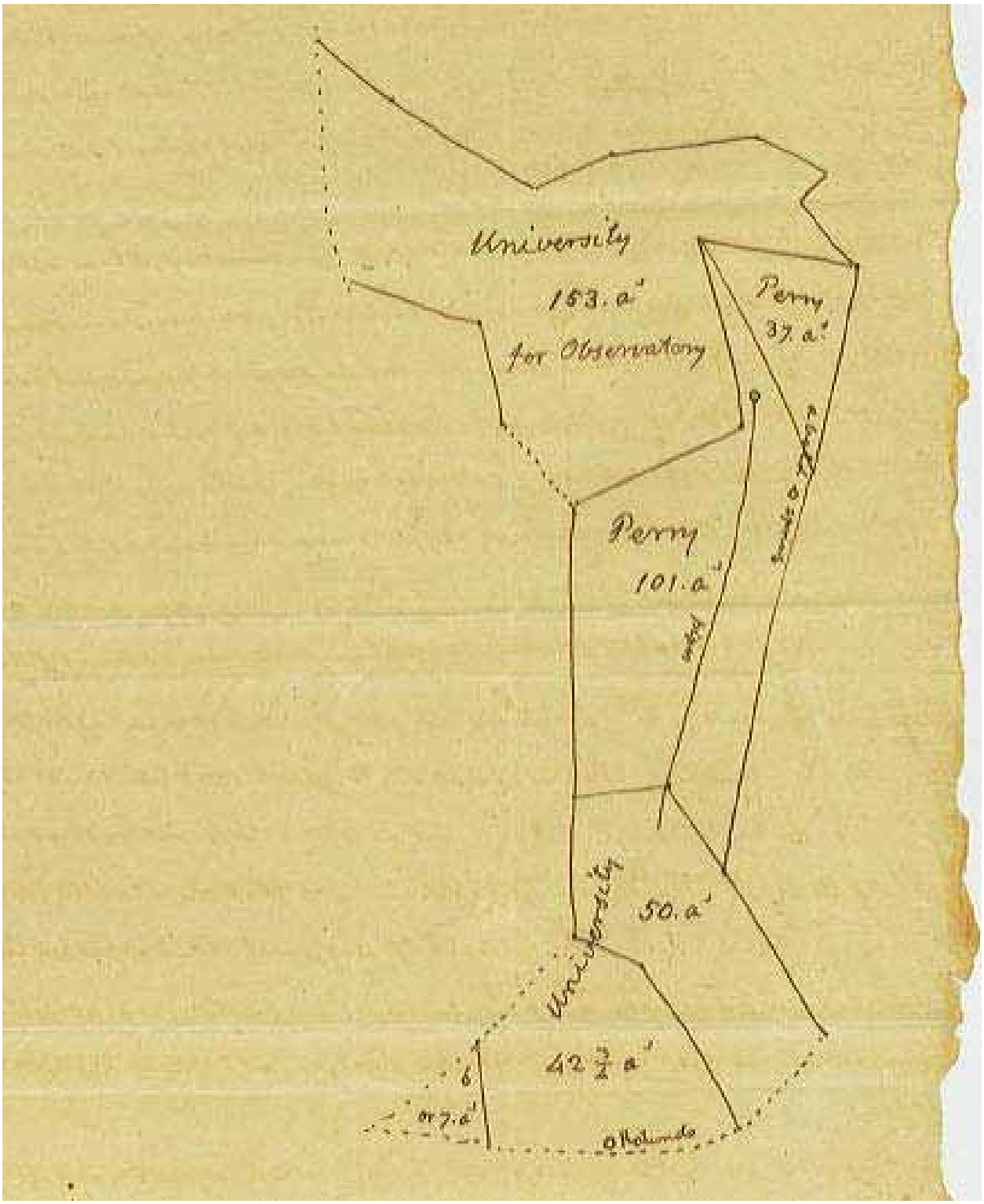



Figure 3.8 This drawing by Thomas Jefferson shows a connected group of land parcels that were to comprise the University Grounds noting the boundaries, acreage, owners as well as selected land uses. (R-JAV-SCL-CTJ-1817c-N554a-D-0-JeffersonDrawing.jpg)

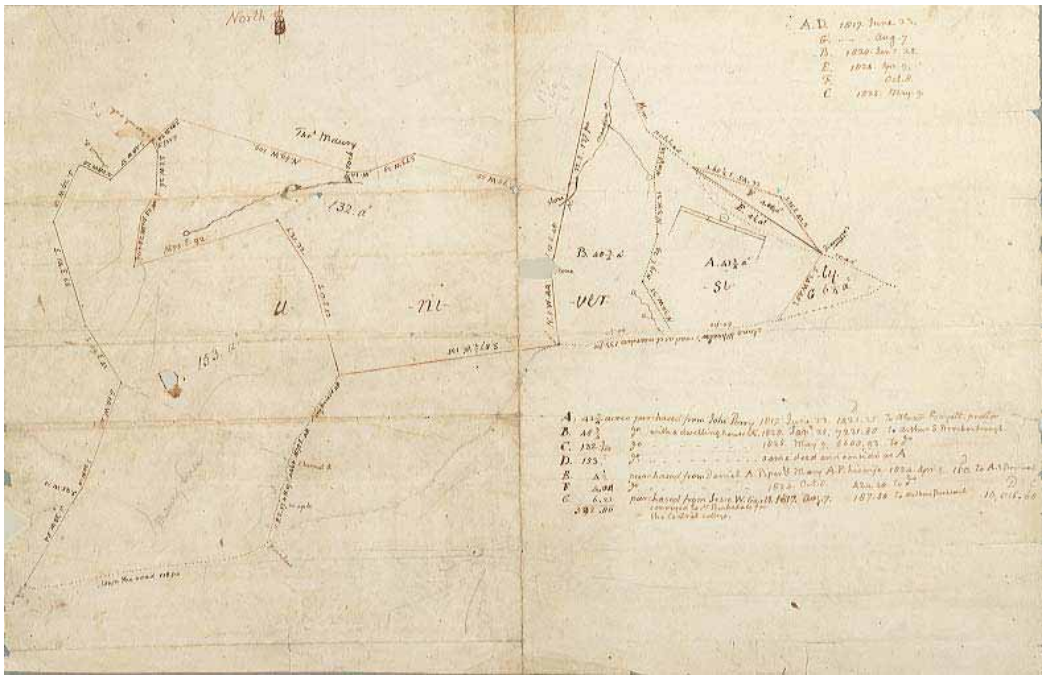


Figure 3.9a Jefferson drawing showing University land parcels circa 1825.comprising a total of 392 acres. annotated (R-JAV-SCL-JPP-1825c-N327a-D-0-TJPlatUnivLandPurchases.jpg)

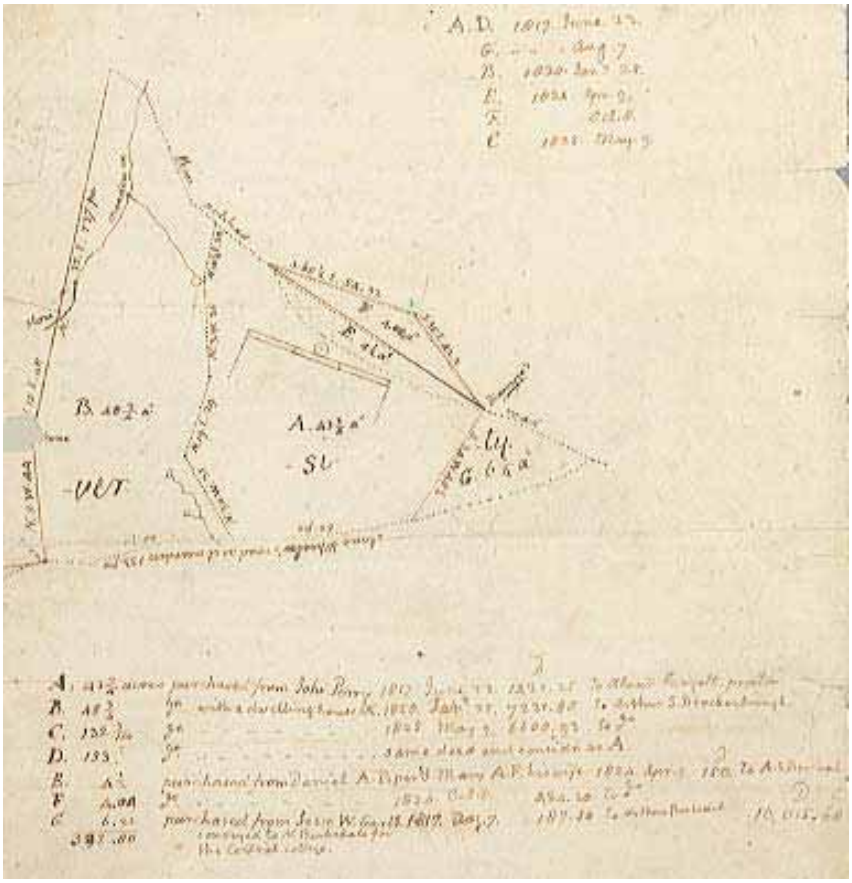


Figure 3.9b Detail of Jefferson drawing annotated with sizes, purchase dates and sellers of the land. (R-JAV-SCL-JPP-1825c-N327a-D-0-TJPlatUnivLandPurchases-AVdetail.jpg)

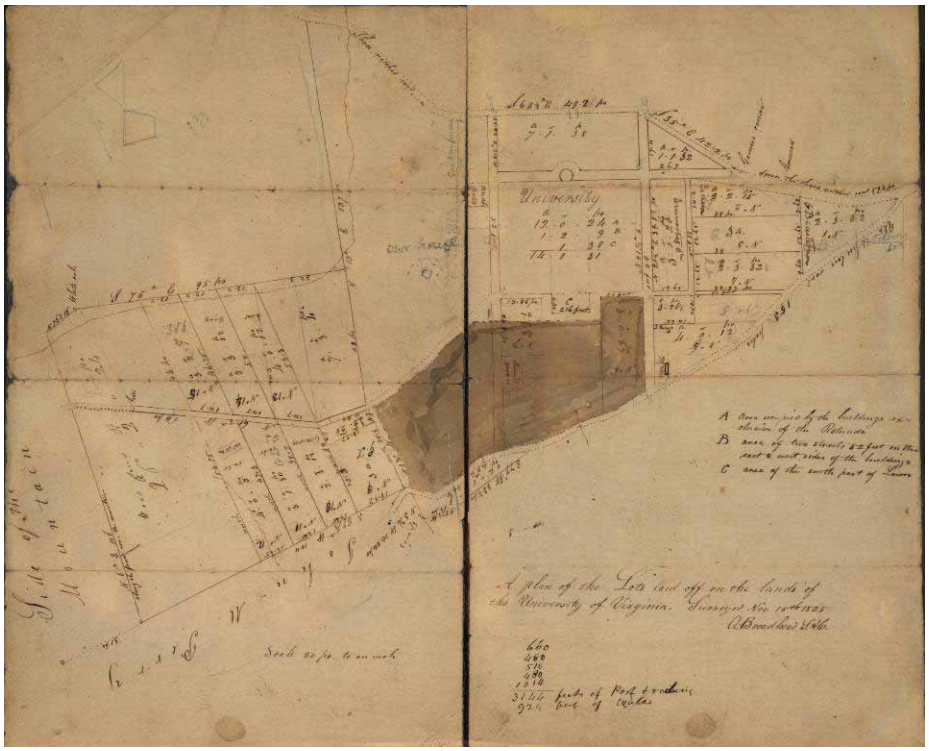


Figure 3.10 On November 15, 1825, Achilles Broadhead completed a survey of the lots that comprise the land of the University of Virginia. A detail of interest is the designation of the south slopes as "an area set aside for the healthful exercise and recreation of professors and students" as noted in the Board of Visitors minutes of July 10, 1827. (R-JAV-SCL-BP-1825-11-15-RG_5_3_1.002-M-0-BroadheadPlat.jpg)

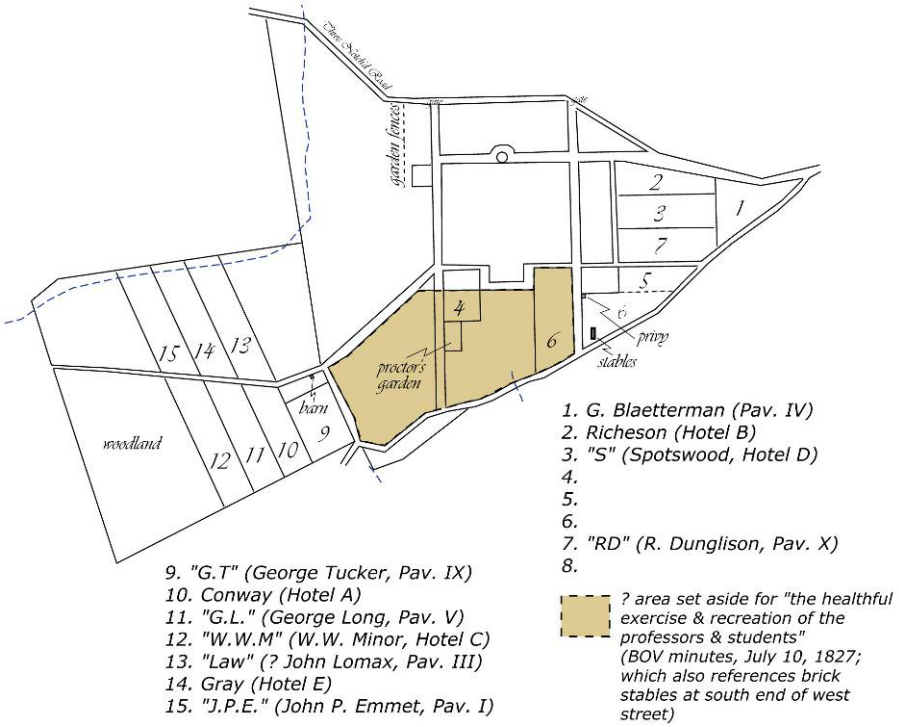



Figure 3.11 This diagram is a drawing developed to clarify the 1825 Broadhead Plat. Redrawn by Rivanna Archaeological Services it shows the land divisions, and includes a numbered legend that provides legible details from the original 1825 plat. (R-JAV-RAS diagram 1825 Broadhead plat-RAS-SThompson.jpg)

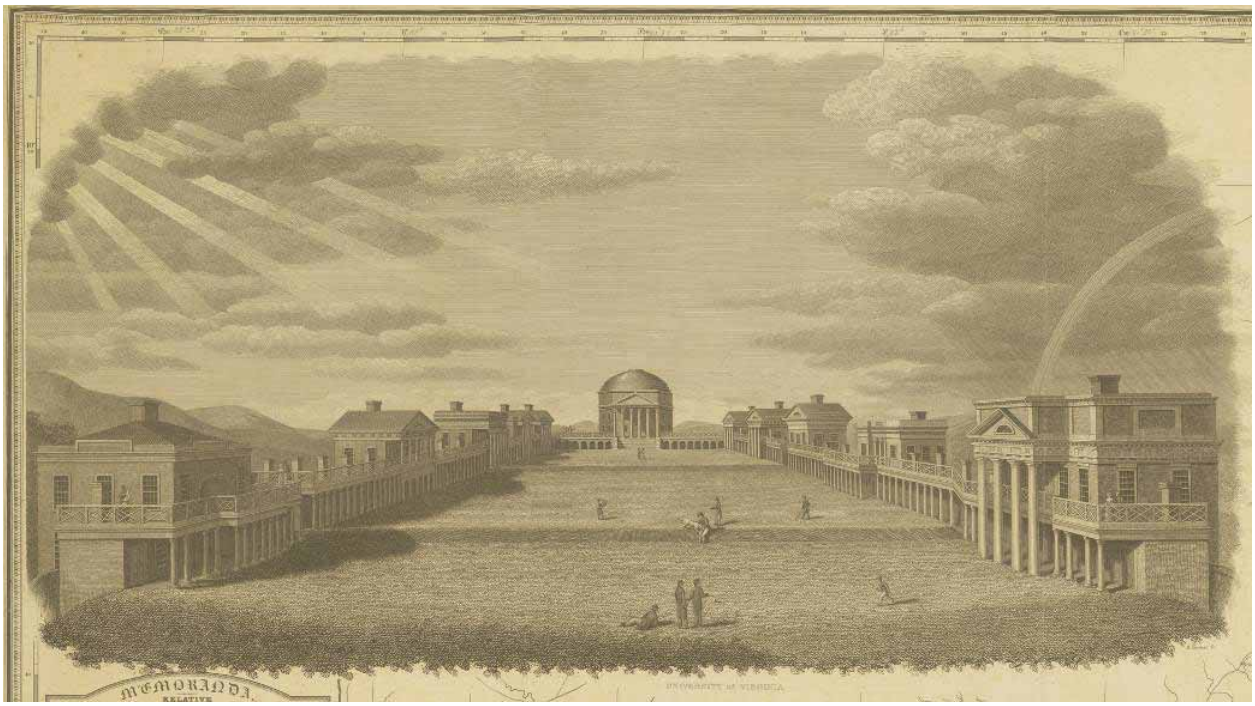


Figure 3.12 This 1827 engraving of the Academical Village by B. Tanner from Boye's Map of Virginia presents an embellished view of the terraced landscape, formed by slave laborers, used for recreation. Turf is the sole vegetation visible. (R-JAV-SCL-OVH-1826-prints00001-E-1-Lawn.jpg)

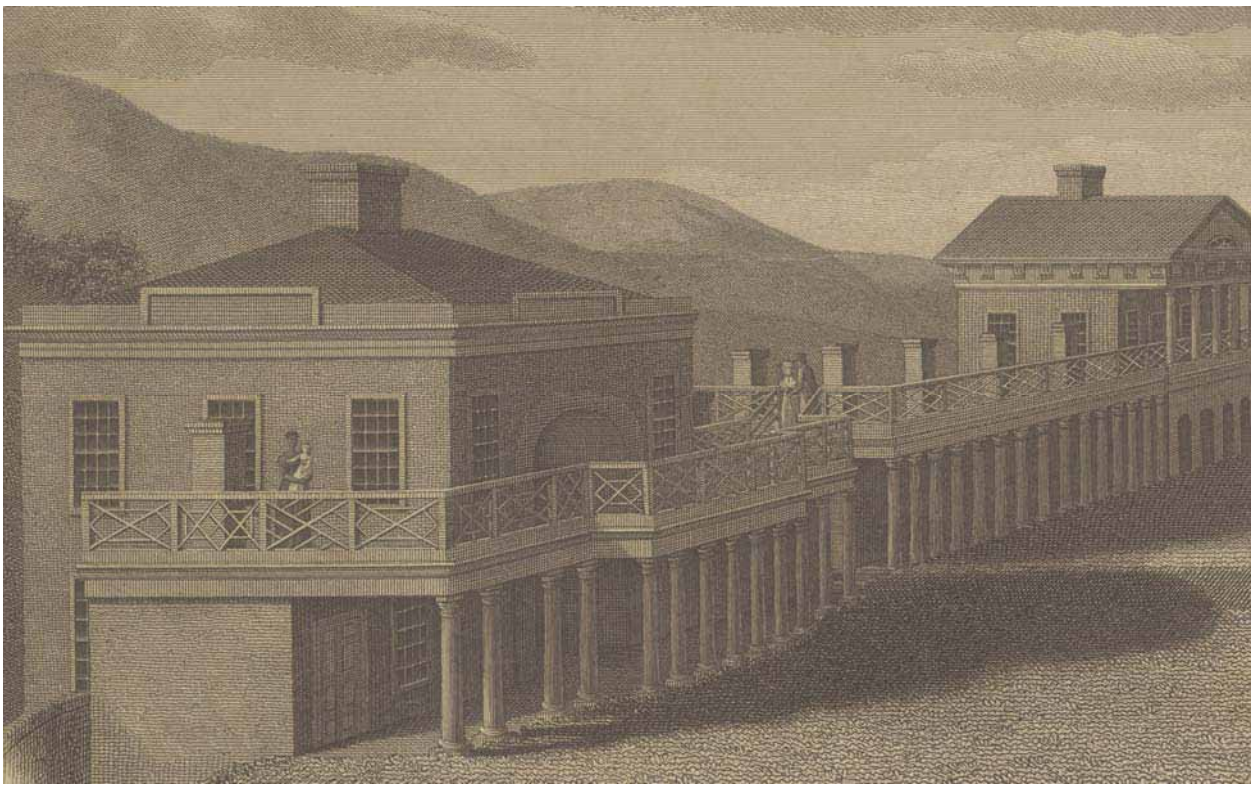


Figure 3.13 A detail of the above view shows an African American woman holding a baby on the upper level of Pavilion IX, left. (R-JAV-SCL-OVH-1826-prints00001-E-1-Lawn-detail.jpg)

Figure 3.14 This photograph, looking east, shows an area of brick surfacing with an open 'V'-shaped drain in the area south of and adjacent to the southeast corner of Hotel C. This brick work defined a walk, drainage gutter and perhaps an outdoor work yard. (R-JAV-ARCH-RAS-2005-2-1825-C-4-Hotel_C_South_Brick_Paving.jpg)

Figure 3.15 This photograph, looking north at the base of the northernmost rise on the Lawn, shows a dry-laid east-west-oriented alignment of brick, possibly a visible marker for workers constructing the Lawn and its terraces. (R-JAV-CLR-RAC-2001-2-1817-C-1-Lawn_Brick_Alignment.jpg)

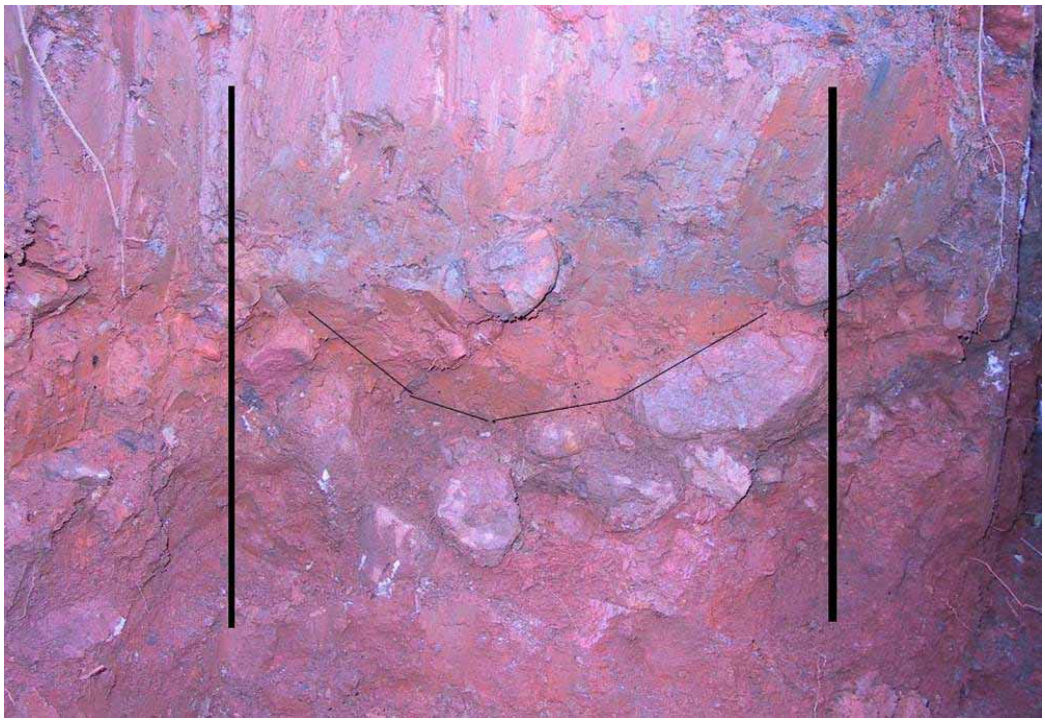


Figure 3.16 This photograph, looking west up Key Alley, shows a concave east-west-oriented quartz cobble feature, that appears to be a drainage gutter, running along the south side of Key Alley. (R-JAV-ARCH-RAS-2007-1-1825-C-3-Key_Alley_Quartz_Cobble_Gutter)

Figure 3.17 This photograph, looking northwest toward Brooks Hall from Hospital Drive, shows a remnant brick-box drain with pargeted interior that served to drain Rotunda Alley. The box drain was part of a larger network of drains that emptied to the southeast. (R-JAV-ARCH-RAS-2005-3-1825-C-5-Hospital_Drive_Brick_Box_Drain.jpg)

Figure 3.18 This photograph, looking east down Key Alley, shows a mortared brick-box drain with pargeted interior. (R-JAV-ARCH-RAS-2009-3-1825-C-3-Key_Alley_Brick_Box_Drain_2.jpg)

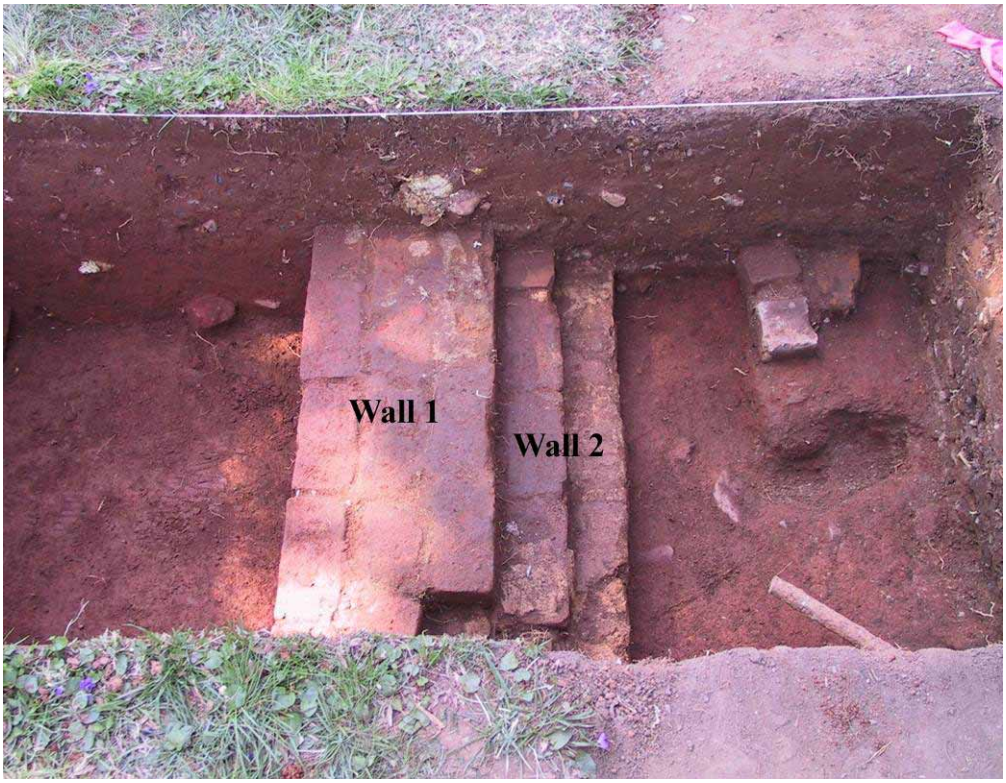



Figure 3.19 This photograph, looking south toward Colonnade Alley, shows two north-south-oriented straight brick walls. The one on the left is the original rear or western wall to Pavilion VII garden. (R-JAV-ARCH-RAS-2005-2-1822-C-4-Pavilion_VII_West_Garden_Wall.jpg)

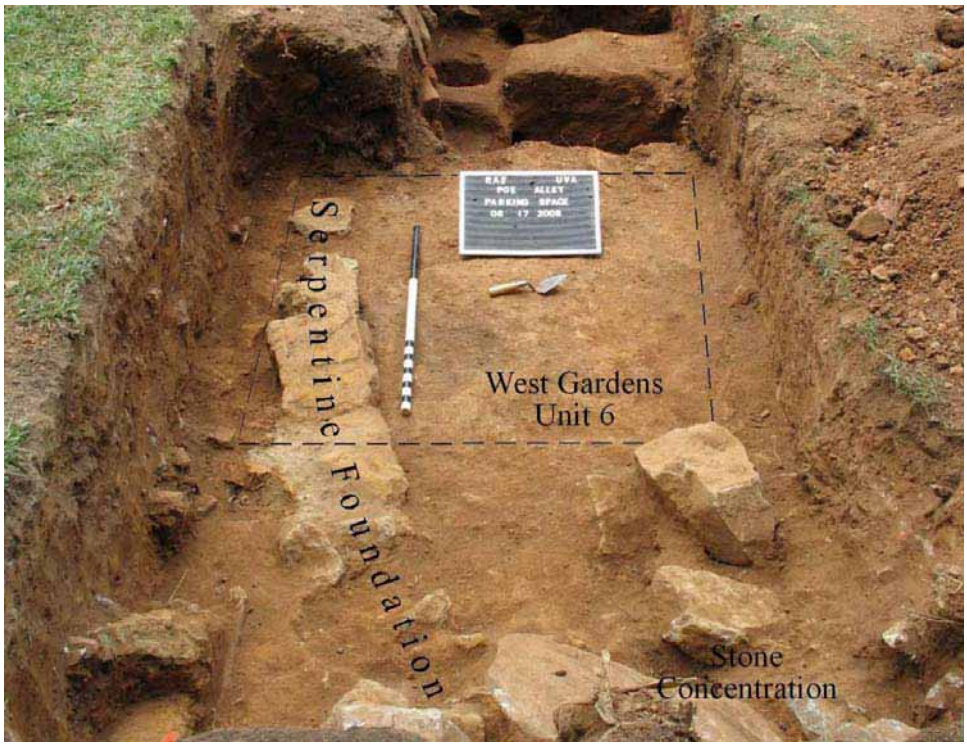
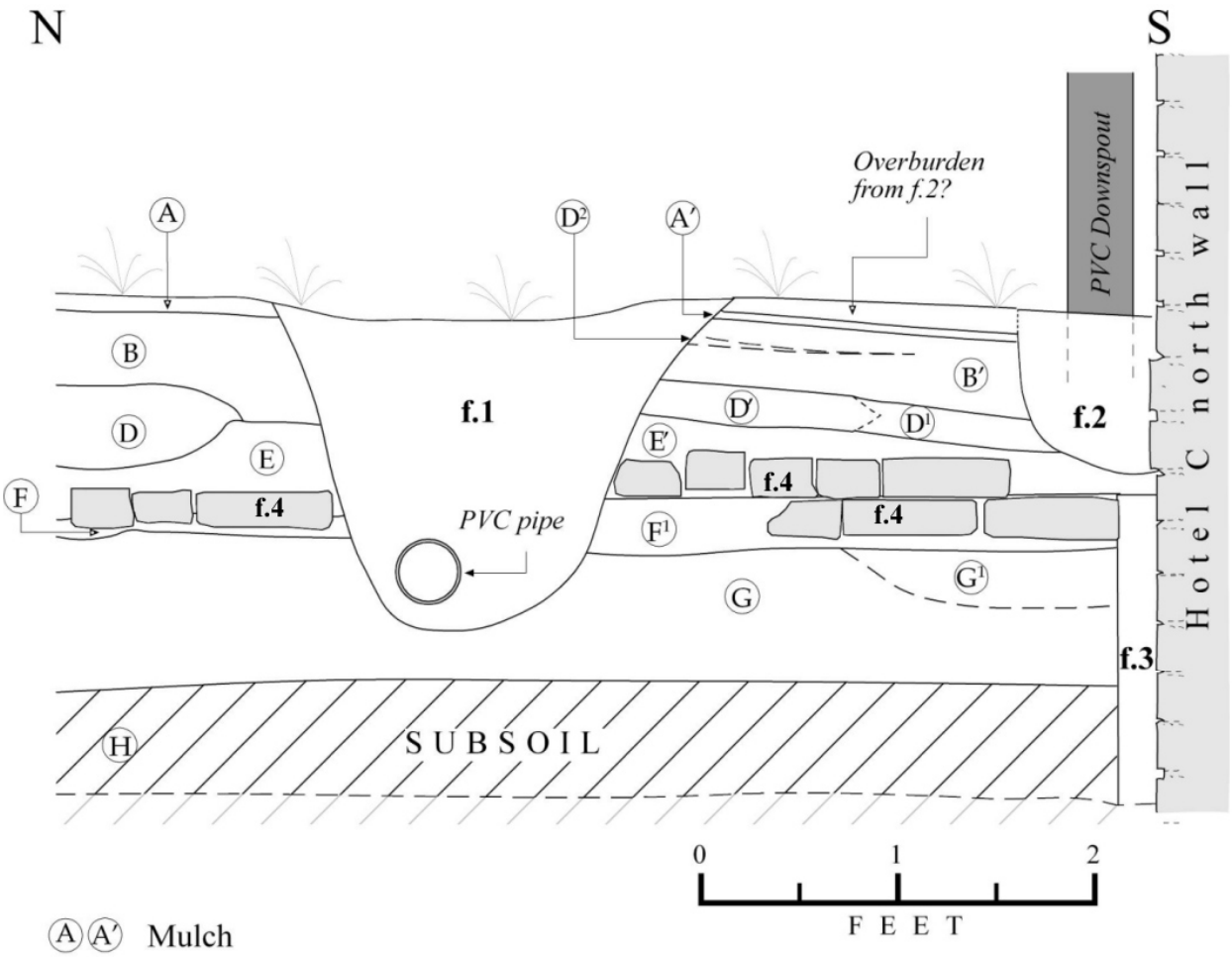



Figure 3.20 This photograph, looking west, shows a serpentine stone wall foundation on the north side of Poe Alley, east of the West Range dormitories. (R-JAV-ARCH-RAS-2009-1-1821-C-4-Poe_Alley_ Serpentine_Wall_Foundation_2.jpg)

Figure 3. 21 A view looking north shows the southeast corner of Hotel C with adjacent abutting brick surfacing. The surfacing dates from the 1825-1950 period. (R-JAV-ARCH-RAS-2005-2-1825-C-4-Hotel_C_East_Brick_Paving.jpg)




(A)(A′) Mulch
(B)(B′) 7.5YR 3/6 dark brown silty loam with occasional pea gravel
(D)(D′) 2.5Y 6/3 light yellowish brown very fine sand mottled with yellowish red clay
(D¹) As D but increasingly mixed with B (D²) Thin lens of D
(E)(E′) 5YR 3/2 dark reddish brown compact silty loam with brick and coal fragments
(F)(F′) 5YR 4/2 dark reddish brown compact silty loam with brick and charcoal
(G) 5YR 4/6 yellowish red compact silty clay with small dark saprolitic inclusions
(G¹) As G but mottled with 50% reddish brown loam - Drip line?
(H) 2.5YR 3/4 red clay with dark saprolitic gravel and occasional small rocks

Figure 3.22 This drawing shows the east façade of a trench off the northeast corner of Hotel C and documents brick surfacing, most likely representing nineteenth-century paving in the Hotel yard. (R-JAV-ARCH-RAS-2009-1-1825-D-4-Hotel_C_Brick_Surfacing-section.jpg)

Figure 3.23 Image of an excavation, looking north up the East Range terrace, shows a stratum of dense quartzite cobbles east of and adjacent to Levering Hall, representing the earliest formal surfacing on East Street. (R-JAV-ARCH-RAS-2009-3-1825-C-3-East_Range_Terrace_Surfacing.jpg)

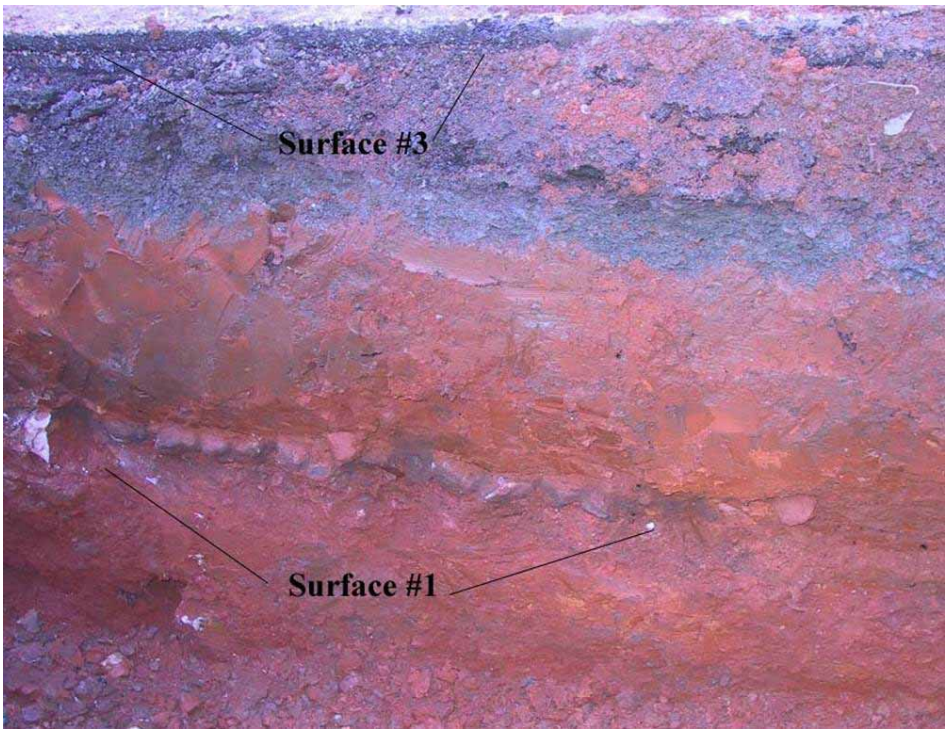



Figure 3.24 Looking at the north trench profile, this image shows a stratum of quartzite cobble surfacing running up Key Alley, labeled as Surface #1. (R-JAV-CLR-RAS-2007-1-1825-C-3-Key_Alley_Quartzite_Cobble_ Surfacing.jpg)

Figure 3.25 A quartzite cobble surfacing along the north side of Green Alley is seen in this photograph, looking north. (R-JAV-ARCH-RAS-2007-1-1825-C-3-Green_Alley_Quartzite_Cobble_Surfacing.jpg)


Figure 3.26 This photograph, looking at the north trench profile, shows three distinct strata of road surfacing in McGuffey Drive east of and adjacent to the Colonnade Hotel. Surface I is a quartzite cobble surfacing within a silty clay matrix; stratum 2 is a macadam surfacing with hard, angular rocks; stratum 3 is brick debris and waster material. (R-JAV-CLR-RAS-2007-1-1825-C-4-McGuffey_Alley_Road _Surfacing.jpg)

Figure 3.27 A dense stratum of quartzite cobbles within a sandy matrix in the Pavilion I / III courtyard, West Gardens is seen in this image looking north. (R-JAV-ARCH-RAS-2010-3-1825-C-4-Courtyard_I-III_Cobble_Surfacing.jpg)

Figure 3.28 2001 excavation photograph depicts a trench outline and hole positioned at a decayed wood waterline, shows staining to document the early water pipe location, as observed during mitigation of irrigation installation. (R-JAV-ARCH-RAC-2001-2-1826-C-1-Lawn_Wood_Waterline_and_Trench.jpg)

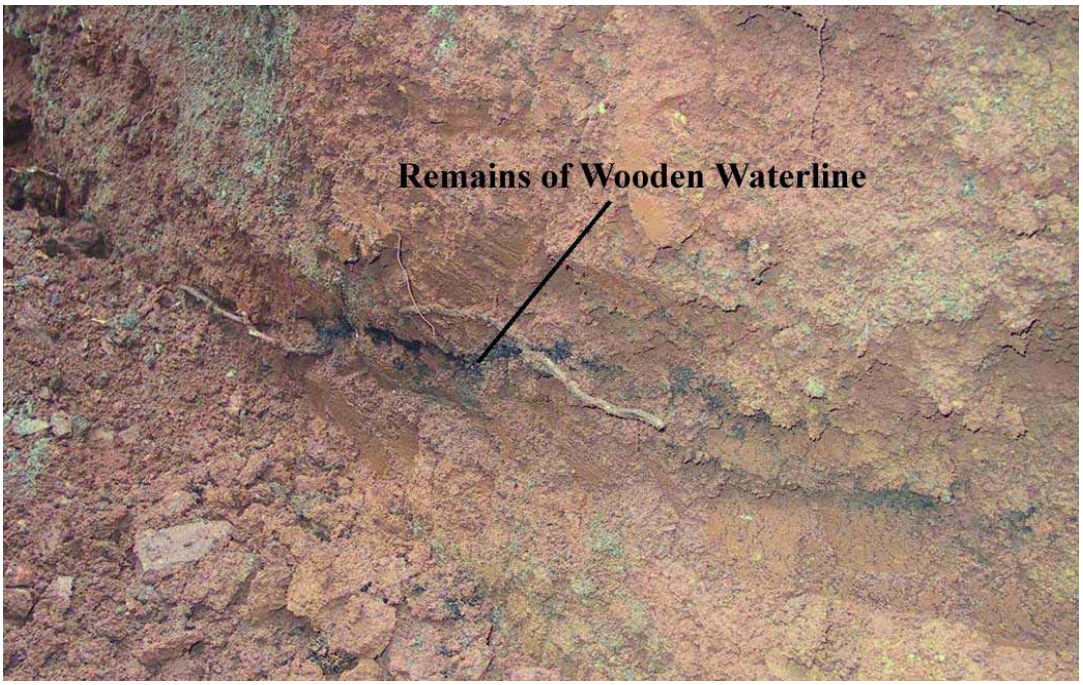
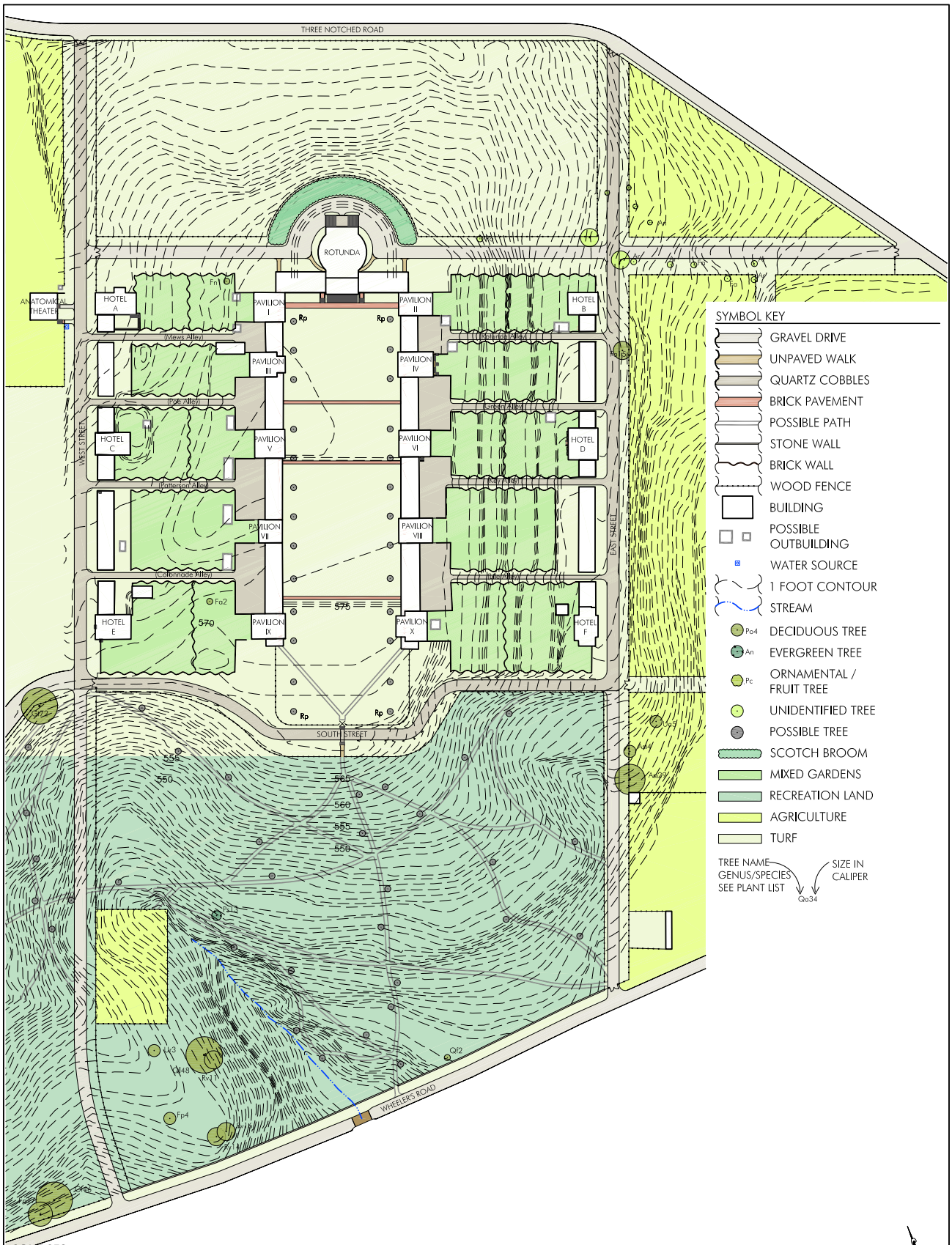



Figure 3.29 Cut parallel to a historic waterline this soil profile image shows a dark organic lens representing the remains of a wooden waterline that ran up the north side of Key Alley. The waterline, and iron cuff, were identified during monitoring of construction activities.(R-JAV-ARCH-RAS-2007-1-1817-C-3-Key_Alley_Wooden_Waterline.jpg)

Figure 3.30 This photograph, taken in the interior of basement level East Lawn Room #24, shows the top of a circular buried brick cistern. (R-JAV-ARCH-RAS-2007-1-1822-C-3-East_Lawn_Room_24_Cistern.jpg)




SOURCES

**Layout and Details:** 1817-1827 Text Documents, 1817-1827 Rivanna Archaeological Services, 1822-1825 Neilson Drawing/Maverick Plan, 1827 Tanner Engraving on Boye's Map of Virginia, 1825 Broadhead Survey, 1856 Ellet Map,1858 Pratt Plan, ca. 1873-1876 Anonymous Map, 1895 Sugino Map

**Topography:** 1895-1896 McKim, Mead & White Surveys, 1909/1925 University Survey, 2013 Heritage Landscapes sources analysis and alteration

**Trees:** 1856 Casimir/Bohn Engravings of Lawn, 1872 Long Walk Photo, ca. 1980s UVa Tree Survey Resized

*Drawing Title:*
1827 Landscape Plan

*Date:*
December 2013

*Drawing Number:*
1


*Archeologists:*
RIVANNA ARCHEOLOGICAL SERVICES LLC
Charlottesville VA 434.293.3108

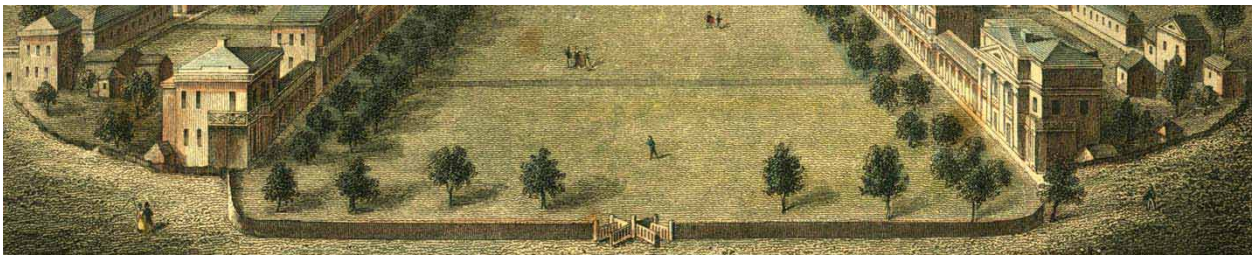
*Landscape Architect:*
HERITAGE LANDSCAPES LLC
Preservation Landscape Architects & Planners
Charlotte VT 802.425.4330
Norwalk CT 203.852.9966

*Client:*
University of Virginia
Office of the Architect
Charlottesville, Virginia


University of Virginia

# Academical Village

## Cultural Landscape Report Part 1



# 4 ▪ Growth and Development of University, 1828 to 1860

## A. 1828 TO 1860 INTRODUCTION

The realities of living and working in the Academical Village challenged the physical confines planned for such an existence. The formal organization and conservative use of space that Jefferson imposed on the hilltop provided an order to life and fostered an educational ethos. The necessities that allowed for early University culture to persist were, in reality, less orderly and more idiosyncratic. The University professors, students, and slaves customized their environments to create more functional, sanitary, and enjoyable landscapes. As the student body and overall number of residents increased between 1828 and 1860, growth and development characterized the landscape of the young University.

Using text, plans, and images, the chapter documents the landscape history and identifies the character-defining features (CDFs) of the cultural landscape in 1860. The accompanying plans for this chapter include:

*Plan 2 1860 Landscape Plan*
*Plan 3 1860 Tree Plan*

*Plan 2 1860 Landscape Plan* documents the significant modification of the vision for the Academical Village as a result of the needs of an expanding institution with an increasing student body, supporting services, and labor force. The plan shows cisterns, limited hotel extensions, modified walls and a proliferation of outbuildings in the East and West Gardens, greatly increased tree plantings, and elaboration of gardens. Expansion of academic and support facilities is indicated by the presence of the Rotunda Annex and development of the South Slopes including the gymnasium, Dawson's Row, Parsonage, and Varsity Hall. *Plan 3 1860 Tree Plan* documents the known trees for this early date. Academical Village sources of information within the period and before and after for this antebellum period provided documentation of the landscape to include:

**Layout and Details:**

- 1822 Maverick Plan
- 1825 Broadhead Survey
- 1828-1860 Text Documents
- 1827 Tanner Engraving, Boye's Map of Virginia
- 1828-1860 Rivanna Archaeological Services
- 1831-1853 Historic Images
- 1856 Ellet Map
- 1858 Pratt Plan
- ca. 1873-1876 Anonymous Map
- 1877 Gray Map
- 1895 Sugino Map

**Topography:**
- 1895-1896 Surveys McKim, Mead & White
- 1909/1927 University Survey
- Heritage Landscapes sources analysis and alteration

**Trees:**
- 1856 Engravings of Lawn published by Bohn
- 1872 Long Walk Photograph
- 1929 Sears Senff Gate Entrance Plan
- ca. 1936 Betts Tree Survey
- 1948 Davey Tree Survey of Lawn
- ca. 1980s University of Virginia Tree Survey Resized

Additional sources of information were useful references in the process of creating the period plan. These include archaeological findings that date to the 1828 to 1860 period.

## B. ANTEBELLUM LANDSCAPE DEVELOPMENT CHARACTERIZATION, 1828 TO 1860

During this period of rapid transformation, the Academical Village expanded its productive landscape and modified aspects of the core to meet present needs. The young institution required sustenance, beauty and an aesthetic that encouraged learning, protection from livestock threats, clean water, waste removal, and sufficient room for the growing University community. Campus expansion during this time led the University to contact several consulting design professionals who could contribute to shaping the landscape. Features that were added to the campus under the direction of experts include the Rotunda Annex surrounds, a comprehensive water supply, a gymnasium and steam baths, the Infirmary, and Dawson's Row.

Individuals with pronounced influence over the Grounds of the University between 1828 and 1860 included the first Superintendent of Buildings and Grounds, William Abbot Pratt, and a sequence of Proctors. Proctors included: Arthur Spicer Brockenbrough Esqr. (1819-1831), John A. Carr (1831-1832), William G. Pendleton (1832-1836), Willis H. Woodley (1836-1846), William S. Kemper (1846-1853), and R. R. Prentis (1853-1859). Consulting design professionals also directed landscape change at the Academical Village during this time. Significant consultants during the period included architect Robert Mills who designed the Rotunda Annex and surrounds (1851-1853), and civil engineer Charles Ellet who, with surveyor S.A. Richardson, mapped and developed a reliable water supply for the University (1856-1858). In 1858, the position of Superintendent of Buildings and Grounds was formed.

William Pratt, an architect and photographer known to the University, aptly served in that capacity from 1858 to 1865 and authored the first master plan for the development of the University. In addition to the position of Proctor and Superintendent of Building and Grounds, the professors who served as Chairman of the Faculty also played a role in overseeing the actions of the Proctor as they related to the maintenance and cleanliness of the campus. While these prominent individuals planned and oversaw the evolution of the institution, actual work on the Grounds was carried out in large part by a slave labor force between 1828 and 1860.

# C. ANTEBELLUM LANDSCAPE DEVELOPMENT HISTORY, 1828 TO 1860

## C.1 Academical Village Build Out, 1828 to 1850

*Early Land Use, Slavery, and the Desire for Growth*

This period of rapid development was presided over by the Board of Visitors and the Proctor of the University. Having begun his term as the first Proctor of the institution in 1819, Arthur Spicer Brockenbrough served in the role until 1831. At that point his post, as well as residence and garden, were given over to William G. Pendleton until 1836 when Willis H. Woodley assumed the position. Woodley remained Proctor until the transition to William S. Kemper in 1846. These individuals made intentional and unintentional impacts on the Academical Village landscape since the role of the Proctor included the responsibility of overseeing the stewardship of all University property including new construction. These duties were later assigned to the Superintendent of Building and Grounds.

The Lawn remained the core of the Academical Village during this period. Professors lived in the pavilions, hotel keepers resided in the hotels of the East and West Ranges. Students lived in the colonnade dormitories in line with the pavilions and range dormitories in line with hotels. Slaves of professors and hotel keepers were typically housed in basements, attics, and a range of other structures throughout the Grounds. Classes were held in the pavilion rooms with the Rotunda serving as classrooms and library. Several places used for recreational activity at the University included the gymnasium area under the Rotunda wings and on the Grounds in locations like the Lawn and on the hillside south of the core.

The physical realities of sustaining a “village” at the University entailed far more complexity in the productive and social landscape. The situation on the Grounds contrasted with the early illustrations depicting a stark environment with a small number of individuals strolling leisurely about the Lawn. This was evident in a 1831 engraving by Goodacre (Figure 4.1). The illustration of the pavilions and colonnade accurately depicted architecture but did not capture the landscape of terraced lawn panels with trees. It portrays a small number of people and pet dogs engaged in a variety of leisure activities on the Lawn.

The University of 1828 to 1860 functioned on slave labor. As early as 1829, records indicated the purchase of slaves by faculty members for their households. In 1832, a slave named Lewis Commodore, was purchased with $580.00 by the University to be a bell-ringer and janitor. According to one account, “due to excessive drinking habits he was ordered to be sold or hired out in 1840 but eventually was allowed to remain with a reduction in his duties."[1]

Slaves and free servants played multiple roles in the living landscape. Gardening, raising livestock, cutting firewood, ringing bells, executing janitorial duties, and carrying out general improvements to Grounds were examples of labor during this period. By the 1820s and 1830s, African Americans were employed at the University as servants for the students. Each servant attended up to twenty students, doing their washing and other tasks such as cleaning candlesticks, transporting ice, white-washing fireplaces and other miscellaneous tasks.[2] In one instance in 1828, the resident of Pavilion VI paid a women $2.00 per month for washing his clothes and cooking.[3]

Living quarters were integrated into the architectural fabric of the Academical Village. Slaves lived basements like the "cellar" of Pavilion VI,[4] outbuildings like the “offices” behind Pavilion X,[5] and a range of other structures throughout the Grounds. While textual sources verify the exact locations in some

cases, there were other possible though unverified locations of servant habitation such as the dependencies near the Parsonage on Dawson's Row.[6]

In addition to the educational aspects of University life, the community needed to produce and prepare food, and dispose of waste. Many of these activities were accommodated in the small gardens between the pavilions and hotels. In addition, farm plots first established by faculty were located in the open land northeast of the Rotunda and outside of the core academic zone to the east, west, and south. Woodlots in the hills surrounding the Academical Village were also used to provide firewood to the community. As a sanitary area to dispose of waste was also of concern, the University may have dumped waste and debris in multiple locations away from the Academical Village. One confirmed location was a "waste lot" near the University stables.[7]

As a destination rather than a place of typical origin, the University recognized that a cemetery was necessary in 1828 when Dr. William Henry Tucker passed away.[8] Tucker, like many other members of the University community in years to come could not be transferred to his homeland. The University burial grounds were established on the toe of the south slope of Mount Jefferson, also known as Observatory Hill. Archaeological research from 2012 indicated that a separate cemetery was established adjacent to the plot for students and faculty.[9] Although archaeology did not identify the ethnicity, race, or identity of the burials, the separate burial grounds were considered to contain the remains of servants or slaves.

The spiritual concerns of the University community which emerged in the prior period continued to surface in the years after Jefferson's departure. At the early Academical Village, the Rotunda and later a room in the Rotunda Gymnasia wings functioned as a chapel but the absence of an independent space for worship drew criticism in the 1820s.[10] By 1835, the Board of Visitors were able to "cheerfully assent to the proposed building of a chapel on the Grounds of the University, reserving to their future decision, upon a more deliberate consultation with the professors, the precise designation of the site for the chapel."[11] Fifty years later, the chapel would be sited to the northwest of the Rotunda North Lawn.

While the Lawn remained fairly resistant to modification during the early decades of the school, the areas between the East and West Colonnades and East and West Ranges were persistently altered. The number structural adjustments indicated the high degree of necessary modification in order for the Academical Village to function as a relatively self-sufficient entity. Each year, multiple changes were made to the residential areas of the campus. Most of the alterations were additions for faculty family and slave accommodation, food preparation, or office use. Other significant changes affected gardens, walls, water collection and supply, drainage and sanitary systems.

*Feeding the University*

The University focused on planting the Grounds of the Academical Village throughout its early decades of growth. Gardens for food production and, later, for pleasure, were a critical aspect of the living landscape at the Academical Village. As the enrollment grew, so did numbers of professors, staff, and slaves. And, as the population expanded, so did its nutritional requirements. The Lawn always intentionally remained covered in turf with lines of trees east and west, but the plots between the pavilions and hotels were in perpetual fluctuation. Portions of most gardens were used for horticultural purposes during this period. The garden areas were never sufficient for sustaining the entire University community prompting a need to reserve additional areas outside of the educational center of the University for food production. By the 1840s, the walled gardens were increasingly tended for aesthetic appeal as well as for sustenance.

By 1829, the need for substantial provision grounds to sustain the faculty, staff, students and servants was sufficient enough to prompt action. On July 20, 1829, the Board of Visitors resolved "that the Executive Committee be charged with the duty of superintending and directing the laying out, and planting and inclosing the grounds of the University, in furtherance of the improvements already commenced in that department."[12] The first step was a call for action on the Proctor's plans for establishing "outer gardens" east and west of the Academical Village. In 1830, the Board of Visitors demanded that the Executive Committee develop a "proper" plan with a report, a survey of the Grounds, and illustrative drawings, in order to convey the intent of the new plots.[13] The plan was approved for implementation in July of 1831 "so soon as the Funds will permit."[14]

As various parts of the Academical Village landscape were identified with specific uses, horticulture was pushed farther away from core academic areas during this period. In 1831, for example, the Board of Visitors authorized the removal of "kitchen gardens" from next to the Anatomical Theater in order to plant the area surrounding the building and extending into the ravine to the north and west in grass and trees "as part of the future botanic garden."[15] The request was reissued in 1833.[16] While the Jeffersonian concept of a botanical garden for the University never materialized, directions like this were evidence of his influence. Kitchen gardens were also planted "within the limits of the enclosed walks on the south of the University."[17] These were identified as undesirable and required to be removed. The trend of restricting horticultural uses of the Grounds to external farms or private gardens persisted through the period.

*Planting the Grounds*

The Board of Visitors charged the Executive Committee to direct the Proctor to steward the "grounds & plantations of trees" at the University.[18] Specially designated slave labor was used to carry out the work.[19] The care of vegetation at the University "Pleasure Grounds" also fell under the charge of the Proctor. In 1830, the Board of Visitors authorized the planting of a hedge surrounding the wall of the pleasure grounds of unspecified location.[20] In 1834, the Proctor was asked to maintain and renew the trees and walks within the pleasure grounds when necessary.[21]

Maintenance of trees often occupied those who tended the Grounds. The threat of depredation by livestock to young trees was a perennial concern because breeches in barriers were common. In 1829, the Proctor was ordered to "plant out trees and protect them," until other means of keeping animals away from the Academical Village were completed.[22] The University paid for "young trees" three times during the spring of 1829.[23] This directive was not isolated to the trees on the Lawn as trees also were specified for the margins of the University. In 1830, the Proctor was requested to plant a "range of trees …on the exterior sides of the outer streets to the East and West of the University."[24] In 1836, the University paid for 40 locusts (*Robinia pseudoacacia*) intended for planting.[25] The proximal distance of trees to buildings was established in 1840. In July of that year, the Board of Visitors directed the Proctor to dig up any trees within 12 feet of any wall where the tree appeared to be damaging the wall. The Proctor was also directed to not plant any new trees within 15 feet of any walls.[26]

The Lawn was maintained as an open, ornamental terraced platform that to the south featured a view of the whole valley and the Southwest Mountains.[27] To the north, the tree-lined Lawn showcased the architecture of the colonnade and Rotunda. The sloped area directly north of the north steps of the Rotunda maintained as open turf at this time. Visitors to the University in 1828 commented on how the "wide lawn" when viewed from the entry to the Academical Village "gives a noble & magnificent view of the buildings."[28] Maintenance of the Lawn required frequent attention due to the high use of the area. Illustrations of the Lawn through the 1830s and 1840s varied only slightly in detail from the early

engravings that focused on architecture. In 1836, an engraving by Poppel included fanciful embellishments to the view of the Lawn from the south including a cupola and flag on top of the Rotunda and an imagined elevated perspective from under a tree in what was actually sloping terrain south of the Lawn (Figure 4.2). A similar view from 1843 revealed a greater level of accuracy regarding the landscape (Figure 4.3). The engraver, Howe, captured changes in grade across the terraced turf panels, a tree in the foreground toward the south of the Lawn, and other details such as functioning chimneys on pavilions.

In 1834, the Board of Visitors specifically requested that the Proctor pay attention to the rows of trees on the Lawn and keep them "in proper condition, & renewed when necessary & those missing in the rows on the Lawn replaced in the proper season."[29] At times this was not possible because slaves were occupied with other tasks. In April 1836, "the laborers and wagon of the University" had been so busy supplying wood to students that "it has necessarily prevented the cleaning up of the grounds as required by law, the replanting missing trees on the lawn and public grounds at the proper time, and including and preparing for cultivation the field below the University as was intended."[30] The use of University lands for the production of firewood persisted at least through 1847.[31]

Perspectives on the character and condition of the vegetation of the Academical Village varied throughout the 1840s. They provided insights into details of the physical landscape that are not recorded into the official records of meetings or invoices. In 1842, students attending the University of Virginia complained about the neglect they perceived in the state of the Lawn in comparison with the larger Grounds. They posed a question to the institution

> Why is it that the lawn is only ornamented with a rough and indifferent turf, and a few irregular, beggarly locusts, while the grounds around the institution are in a state of nature, except as they have accidentally improved by the residence of a number of persons congregated about them?[32]

They further recommended the expenditure of "a very small sum" to make vast improvements in the University's appearance.

The condition of the Lawn compared to the surrounding landscape was also noticed by the artist Russell Smith on an 1844 visit to the University. He expounded on the fine views from the Rotunda looking towards the open south end of the Lawn. He also opined about the type and massing of trees on campus:

> The University is too much cluttered up with small locusts. This foliage too is too fine. If they were replaced with tall forest trees in groups so as to leave the architecture and trees in distinct masses the effect would be most charming with such fine architecture. It is much the same effect in distant views of the buildings. the small locust trees scattered all about it destroy the fine effect that would be produced by a clear view of the long arcades in front of the dormitories.[33]

By the summer of 1848, an inspection committee reported their pleasure in the improved state and "generally" good condition of the Grounds and other University property. They expressed appreciation for the "superintendence of the Proctor." [34]

*Garden Layout and Plants*

Garden development after 1828 showed the presence of mixed plantings for horticultural and ornamental use. The University monitored the cleanliness and stability for the spaces between the pavilions and the hotels. University reports frequently commented on requests and implementation of work on a faculty member's "pavilion and garden."[35] In 1829, Dr. Emmet was reprimanded for "the want of cleanliness in the grounds" of Pavilion I.[36] Reports one year later noted the enlargement of garden and repair of the garden walls at Pavilion II.[37] The proper use of garden spaces was also a concern of the Chairman of the Faculty and the Proctor. Conflicts of use between the yards of the hotels and gardens of the Pavilions were noted. In 1832, Mr. Conway, the keeper of Hotel A turned his "yard at the bottom of Mr. Davis's garden" into a slaughter pen.[38] The "slaughtering apparatus" was ordered to be dismantled, apparently at the request of the disgruntled Mr. Davis.[39]

Archaeology and firsthand accounts provided examples of the components of spaces between the pavilions and hotels during the 1830s. Excavations of the Pavilion VI Garden revealed the presence of a constructed terrace, a kitchen, and an outbuilding from the 1830s. A line drawing of the north soil profile associated with the lower terrace documented a constructed terrace likely related to the construction of a kitchen structure to the west of Hotel D (Figure 4.4).[40] Investigation into the upper terrace of the garden uncovered a brick foundation of a two-room outbuilding (Figure 4.5).[41] Letters were another primary source of information. Writing to his wife on October 16, 1833, Professor Alfred Magill reported the layout and arrangement in the rear of Pavilion III. This space included a detached kitchen, smokehouse, and ash house, as well as a large garden "sufficiently large to raise most of our vegetables in."[42]

Another account provided details on what was grown in residential gardens or otherwise available at the Academical Village. Writing to Family, between 1829 and 1831, Gessner Harrison reported on the seasonal fruits he enjoyed while residing in Pavilion VI:

> I am fitting up my house with the sole intention of having things neat & comfortable around me. …We have …some most exquisite enjoyments: cantelop & citron muskmelons, watermelons, pears, peaches & apples in abundance & sometimes grapes - apples are most too common for us -- we seldom eat them.[43]

Harrison enjoyed gardening and requested alterations to his plot.[44] Subject to the uncertainties of weather, he commented on the lack of rain which ruined an otherwise fine and plentiful crop of melons July of 1831.[45] Flowers were also planted. In a letter to Peachy Harrison, he wrote

> I can send some -- fr. our own Geranium plants, which are growing most beautifully. What we planted for Oleander turns out to be some thing else far less valuable. I think of sending you over a small plant of the White Mulberry if I can get it.[46]

On November 16, 1832, Mrs. L. Brockenbrough, the wife of the outgoing Proctor, indicated to the incoming William G. Pendleton that the garden plants, their maintenance, and longevity were matters of importance. She wrote:

> I have wished to mention to you that, it was my intention to take from the garden a part of the rasberries, goosberries, strawberries, & c. which I put here and as they were much too thick, and would be much improved by thinning, and dividing, I shall take every other one so as to benefit both of us. I have moved some strawberries, but the

> square which you will find near the gate is entirely too thick and would plant a dozen squares, so that in the Spring I must beg you will give me some more, in case those I have put out should not live - there are so few herbs in the garden, that I shall not move any of them. I hope you will not disapprove of the step I have taken as I assure you I acted from conscientious motives ...and regret that we leave the place in such bad condition but the uncertainty by which we have held the property for several years, and the expectation of moving the garden ...has prevented our doing any thing more than cultivating vegetables.[47]

The letter indicated that the transplanting, thinning, and other garden maintenance was ongoing at the University. Further exemplifying the use of garden plants, a slave of Dr. Emmet felled fruit trees in the Pavilion I Garden after moving others to Emmet's farm outside of the Academical Village in 1836. Although considered a waste, the Chairman of the Faculty noted that all of the shrubbery in the garden was also removed under orders by Emmet.[48]

The gardens valued for food production were increasingly being used for enjoyment and pleasure during this period. In the 1840s, accounts frequently reported the presence of ornamental as well as fruiting plants. In 1844 the artist Russell Smith described the "gardens and trees" that filled the space between the "colonnades" at the pavilions and "other long arcades" by the hotels.[49] On a visit to the Pavilion VI Garden of Professor William B. Rogers, he noted currants and several ripe fruit trees including peach, apple, plum and cherry. Smith commented on "a beautiful long hammock made of seagrap [*sic*] with the ends tied to two trees and you can lie in it and swing in the shade finely."[50] The transition from production spaces to pleasure gardens continued through the mid-nineteenth century.

The garden behind Pavilion IV became a remarkably unique feature of the Grounds during the 1840s and 1850s. Professor of modern languages Maximilian Schele de Vere designed both culinary and decorative gardens for his domain. In contrast to the vegetables grown in the gardens of other professors, he ordered "ornamental trees" that were paid for by the University.[51] Affirmed by later tree ring counts, the 1849 planting included Norway spruce (*Picea abies*), mangolia (*Magnolia* spp.), and ash (*Franxinus* sp.).[52] He planted the recent Chinese tree introduction of paulownia (*Paulownia tomentosa*) in the garden and possibly near the front of the nearby Rotunda.[53] Remembering her life at the University, Anna Barringer recalled how Schele de Vere created a "small charming parterre in boxwood separating his backyard from the household garden below, thus making a pleasant court for outside sitting for his invalid wife."[54] The effect was commented on in various publications. In her 1853 book Dutch writer Fredrika Bremer described her visit to the garden in romantic terms, "...I like, in the twilight, to sit on the piazza under the beautiful trees ...the perfume of flowers around us in these tranquil evening hours, while the fire-flies dance in the dark shadow of the trees."[55]

*Garden Walls*

Enclosing the gardens was essential for protecting vegetation, ensuring privacy, and excluding animal and human trespassers. Because of this, the Board of Visitors remained vigilant about their condition. One case required action to correct the dilapidated condition of the Pavilion II Garden walls.[56] The thin brick walls and other fencing often required mending. Some damage to gardens and walls resulted from student action. In 1832, a portion of the Pavilion X Garden wall was torn down by students climbing over it.[57] Costs for these repairs were incurred by the University. Soil stability may have been an issue in 1837 when the Pavilion V Garden required draining and the repair of fallen walls.[58] At other times, faculty requested the removal of sections of garden walls.[59] A new gate for access to the "backyard" of Pavilion III required access through the walls.[60] Another time, a "communication" was desired between

Dr. Cabell's Pavilion II Garden and the Hotel B lot "occupied by the Societies and the moot court."[61] At some point during this period the central wall dividing the yards between Pavilion II and Hotel B was dismantled. Archaeology has confirmed original wall locations during this time, including off the southwest corner of Pavilion IX (Figure 4.6).[62]

In 1840, the Board of Visitors ordered the Proctor to build several fenced enclosures: a painted plank enclosure in the rear and along the north wall of Pavilion VI the width of one dormitory; a circular painted plank enclosure in the rear of Pavilion III and extending "from the S.E. corner of the garden wall to the nearest corner" of the pavilion; plank enclosures in the rear and south sides of Pavilions II and IV; and plank enclosures in the rear and along the north sides of Pavilions V and VIII.[63] In the case of the Pavilion VIII Garden, the cost of extending the fence about two dormitory's width were borne by the residing professor.[64]

In 1842, the Board of Directors instructed the Executive Committee to oversee the overall division of the faculty and hotel keeper lots "facing the hotels" according to "the original design of the Board." The Proctor was required to remove any nonconforming fences there.[65] The previous years of accumulated modifications likely led to the sweeping command. The first illustration of the Academical Village not presenting the Lawn from the south depicted the walls of the East Gardens in the backdrop of a 1845 engraving (Figure 4.7a and b). In this composition of a gentleman hunter and his dog, the artist portrayed the discrete garden spaces and rising topography of the East Range as they appeared after the command was issued to restore the original divisions of the gardens.[66]

*Circulation and Paving Modifications*

Jefferson selected the hilltop location of the Academical Village and organized a road system to circumnavigate the educational core. Main public roads bordered the site on the north and south. The northern road led to Charlottesville on the east and to Staunton on the west. The intentional circulation route was from Charlottesville to the east and then descending south into the Academical Village. Upon entering the campus, a road led directly from the east toward the Rotunda and a secondary spur arced around its north side through a lawn with trees. Public roads, East and West Roads, paralleled the sides of the Ranges linking the north and south ends of the Academical Village. East Road ran along at the top of a slope , described as a "steep declivity, nearly a precipice," a contrast with the more-level west side.[67] Alleys, like spokes, extended from these roads toward the central Lawn and led to service courts between the Ranges and colonnades. Carriage access was restricted from the interior Lawn which was reserved for pedestrian circulation. The main entrance to the East and West Colonnades was south of the Lawn where a drive connected the East and West Roads. The drive was sunken below the grade of the turf panel which would have reduced the visual impact of traffic beyond the Lawn. Farther to the south beyond the sloping hillside, a public road led west to Lynchburg and Fry's Spring. This layout remained in place throughout the period of growth and development.

Work on the circulation system of roads and walks was generally minor through 1850. Actions included resurfacing and occasional closures. Road repairs included potions of public roads near the University and the roads within the Grounds. In 1832, the Proctor was required to fix the former public road north of and adjacent to the Rotunda.[68] In 1834, a shortcut by the side of the Anatomical Theater and adjacent to the farm of the chemistry professor was closed because of the mess that was made when people entered the Anatomical Theater[69] pointing out the ongoing need to address roadway pavements. In 1836, the University called for the restriction of public traffic, specifically "hacks," from coming into the public Grounds. Hacks were horse coaches that carried students to and from Charlottesville. The complaint noted problems with truancy and the drain on student finances.[70]

Besides the closure of informal shortcuts and minor piercings in walls or gates for new enclosures, the overall patterns of pedestrian circulation remained relatively stable at the Academical Village through the first several decades. At times, the Lawn was fenced to prevent informal paths created by foot traffic. Due to use over time, pavements of both walks and roadways required periodic renewal and more durable surfaces were installed. Although firsthand accounts identified the walks crossing the Lawn as "gravel," brick became an increasingly popular paving surface by the 1830s.[71] Reports at the time suggested that the same type of bricks were used for paving and wall construction.

By 1833, "dilapidations" were noted in the walls and pavements of the Academical Village and repairs were required noted by multiple accounts.[72] In 1835, brick repairs were made to the basement and floor of a porch at Hotel A and to a platform between the Anatomical Theater and the West Road.[73] Two years later, the brick pavement in front of the Anatomical Theater was replaced with a wooden platform "so as to admit a free passage of air underneath the platform between the parallel wall supporting the platform in front and the wall of the building."[74] Through the 1840s, payments were made for the installation of large amounts of brick paving.[75] In one case, the Proctor noted payment "to C.M. Brand for 572 yds brick pavements at $0.50."[76] While there is a good deal of paving repair, few significant changes to circulation other than the expanded use of brick occurred at the Academical Village between 1828 and 1850.

*Water Supply*

The provision of fresh water and removal of waste were essential aspects of the functional landscape at the Academical Village. The reliable delivery of potable water remained elusive throughout the period and remained a focus throughout this period. Water was piped from springs on Mount Jefferson to reservoirs and cisterns down slope. Proctor Brockenbrough sought to improve the system with multiple cisterns and a pump.

Natural springs were a vital part of the water works at the University. The primary source of spring-fed water was a piped system leading from a fern glade on Mount Jefferson. In his diary entry for May 19, 1835, Charles Ellis recorded a walk that he took with a friend following the water line pipes up to the Observatory where he found a spring surrounded by ferns and described it as "the most secluded and romantic spot I have seen in my peregrinations about here."[77] Other smaller springs were found closer to the Academical Village such as one near the "Janitor's house."[78] From springs, water travelled through pipes to accumulate in cisterns located throughout the Academical Village Landscape.

In July 1828, Proctor Brockenbrough's plans for digging cisterns—also called wells—was debated, modified, and approved.[79] He then tested a "Hydraulion," or fire-fighting water pump, at the Pavilion V cistern and was able to convey water with a hose to the top of the roof. The Board of Visitors intended the pump to be used in conjunction with a large cistern proposed for the center of the Lawn.[80] That month, presumably in place of the Lawn proposal, a large cistern was installed near the Proctor's residence on Monroe Hill.[81] Writing to John H. Cocke on August 27, 1828, the Proctor reported that although the laying of pipe was held up due to the sickness of Mr. Zigler, water pipes had been installed "through the alley" to the edge of the Lawn.[82] In the spring of 1829, the Proctor excavated the basement of an East Range 24 on the eastern side of the Lawn to be used as another water reservoir in case of fire but the excavation was abandoned and the reservoir relocated to a yard at an adjacent pavilion.[83]

Reports of payments revealed records of work carried out with the water works. On June 10, 1829, the University made payments made to Patrick Quinn for work associated with the construction of two

"wells" and "blowing rock" during the laying of the wooden water pipes.[84] In another notice, the Proctor noted payment for cleaning of a well at Hotel F.[85]

Work on the cisterns continued through the mid-1830s. In 1833, the Board of Visitors directed the Proctor to finish the cistern next to the Chemical Laboratory (Rotunda), to complete the cistern next to Pavilion IX, and to open an additional water supply to the cistern "next the lawn by means of iron pipes connected with the gutters around the roofs of neighboring buildings."[86] He also was directed to replace the wooden water pipes that were in use.[87] Cisterns were also noted next in the vicinity of the Rotunda and adjacent to Pavilion V. [88]

Archaeological findings recorded the design and materials of cisterns at the Academical Village. A cylindrical-shaped brick cistern with pargeted interior was identified in the north half of the Poe Alley courtyard (Figure 4.8).[89] The cistern measured 8.1 feet interior diameter, and 9.6 feet exterior diameter, and stood 7.9 feet above its pargeted floor. Two openings, presumably for supplying water to the cistern were identified in the upper half of the structure. One opening, presumably for drawing water from the cistern, was identified in the middle of the structure. The cistern was believed to date no earlier than 1833 when the Board of Visitors directed the Proctor to construct a "well" convenient to Pavilions III and V.[90]

By 1837, the established system needed to be expanded to meet demand. The Board of Visitors directed that the water works be enlarged by the construction of pipes to connect to cisterns to receive water from adjacent roof tops, and more effective pumps to fight fire. The goal of the enlargement was to have two western, two eastern cisterns, and one at the Rotunda.[91] Inquiries were made to determine the costs for using all iron piping in the system.[92] In addition to the existing spring and rooftops, the University also investigated the possibility of bringing water from the Maury's Spring on Mount Jefferson via iron pipes.[93] The lack of records regarding the water supply in subsequent years suggested that few improvements were made. In 1845, the University sought again to understand the exact costs and benefits of the current system and the costs associated with the proposed use of iron pipes. The study would measure the exact amount of water provided by the springs on University Mountain.[94]

The issue of the water supply rose to the surface again in 1850, when the Board of Visitors directed the Proctor to construct additional cisterns, as necessary, and to connect the new and existing cisterns to downspouts collecting water from adjacent rooftops.[95] This attempt to improve the supply was driven by concern over fire. After these improvements, rain captured on rooftops was conveyed by gutter and downspout to brick-box drains associated with cisterns. An archaeological investigation of Poe Alley discovered a brick-box drain with pargeted interior entering the southeastern wall of a brick cistern in the north half of Poe Alley courtyard (Figure 4.8).[96] In 1852, the Board of Visitors noted the recently completed construction of three new cisterns and directed the construction of additional cisterns "upon different points on the grounds in vicinity of the buildings" as a means of increasing the water supply to the University during an extended drought.[97]

*Sanitation*

Equal to the importance of fresh water was the need for sanitation at the Academical Village. Preventing spread of disease by removing waste through sanitary privies and improved drainage were key aspects of maintaining health that were manifested in shaping the landscape. In 1829, disease affected the student body. That year, students paid for use of a "bath house" that may have been part of personal cleanliness and sanitation practices.[98] It was the responsibility of the Chairman of the Faculty to oversee, through the efforts of the Proctor, the sanitization of the Academical Village. Thus,

the Proctor carried out efforts to treat the rooms of the infected students with a "system of purgation."[99] The Chairman of the Faculty encouraged the Proctor to be vigilant on inspecting dormitory cellars and garden privies. It was the purview of the hotel keepers to maintain the cleanliness of these spaces.[100]

The maintenance of privies, or necessaries, was an ever-present burden. When privies necessitated outside assistance for cleaning, the University paid staff to supply the labor for the work. In 1829, for example, the Proctor noted, "Cont Exp pd John for clean necessaries."[101] The privy in the Pavilion I Garden was similarly cleaned with slave labor through this arrangement.[102]

In the spring of 1829, the privies in the gardens of professors were reported as offensive and requiring attention.[103] When conditions surpassed acceptable standards for students, they took action. A few days after the recorded payment for the cleaning of privies, students set fire to privies adjacent to Hotel F and the Anatomical Theater.[104] Over one month since the privies were destroyed, the Chairman of the Faculty acknowledged that "students have great cause of complaint on this head" and requested that the Proctor replace the privies.[105] The next spring, students again vandalized the privies by tearing down their walls.[106] Two privies were burned again in 1832, including one in the yard at the Proctor's office on Monroe Hill and one associated with Pavilion III Garden.[107]

The slow pace of privy construction frustrated both students and faculty. In the fall of 1830, a new privy was proposed for the use of the students east of the Lawn, "behind the stables."[108] The existing privy in the Pavilion IV Garden was also appropriated by the school and made available for use by students.[109] Although the Proctor noted a payment made for laying 5,350 bricks used in the construction of a privy near the stable "below [the] hill" in November, it was still under construction in mid-January.[110] In 1833, another method of disposing of privy waste was indicated. The Proctor noted payment for crocks to be placed in "urinaries," possibly for later disposal.[111] The Chairman of the Faculty noted the presence of a privy adjacent to the University stables in 1834.[112]

To reduce other disease vectors and continue with the medical program at the University, the Board of Visitors approved the request of the Professor of Anatomy and Surgery to use "the small brick building in the Valley below the Theatre," as a "boiling house" for the purpose of cadaver disposal immediately after dissection.[113] With similar a purpose, part of the effort to sanitize the Grounds was the removal of livestock from the core Academical Village. In one report from 1828, hogs were discovered to remain within the boundary and were ordered to be removed.[114] The prohibited hogs were "raised by the servants of individuals - officers of the institution."[115] The "masters" of the swine-owning slaves were subsequently reprimanded for permitting animal husbandry within the Academical Village.

The threat of standing water also concerned the University by measures of improved drainage systems. In the summer of 1844, a ditch was made to drain the "Rotunda lot."[116] A stone wall was then built around the lot and drainage was improved.[117] Outside of the core, ditching and drainage was carried out in an unidentified meadow to improve the land for other purposes.[118]

*The Pace of Structural Modification, 1828-1838*

The rate of change at the University rose rapidly and then declined by 1832. Beginning in 1825, the final building to be designed by Jefferson, the Anatomical Theater, was constructed directly across West Street from Hotel A.[119] After the construction of this final building related to academics, the next major addition to educational facilities was the Rotunda Annex in 1851. Between these two works, a plethora

of smaller structural changes modified the campus landscape for the purpose of making residential life better.

As an example of the pace of early transformation, the list below provides the reported changes made to outbuildings, pavilions, hotels, and other facilities that would be visible in the landscape during the first decade after the death of Jefferson, 1828 to 1838.

1828 Structural Alterations

March - Dec. - Observatory under construction[120]
July 10 - Proctor's wood yard built[121]
Sept. 19 - Servant accommodations at Pavilions I and X built[122]
Oct. 1 - Residence for the Janitor near the residence of the Chairman built[123]
Oct. 3 - Approval of "offices" for the accommodation of servants associated with faculty or hotel keepers, to be built "where desired" and limited to two apartments per pavilion and hotel[124]
1828 - Servant accommodations in rear of Pavilion I built[125]

1829 Structural Alterations

July 20 - Approval of a one-room office in the rear of Hotel F and four two-room offices in the rear of Pavilions III and V and Hotels A and E[126]
July 21- Approval to construct an addition on the rear or west façade of Pavilion IX[127]
Dec. 10 - Two-room offices at Pavilions III and IV built[128]
c1829 - One-room addition to the kitchen at Hotel F, north of the Crackerbox, built[129]

1830 Structural Alterations

March 18 - Servant accommodations under construction at Pavilion VIII[130]
March 18 - Brick kitchens under construction at Pavilion III and Hotels A and E [131]
March 18 - Observatory No. 2 under construction[132]
March 18 - Servant accommodations at Pavilion V built[133]
June 30 - Wash house in the rear of Hotel A built[134]
July 1 - Bath house repaired[135]
Sept. 21 - Janitor's house under construction[136]
Nov. 10 - Unspecified construction at Pavilion X, and Hotels B and F[137]

1831 Structural Alterations

1831 - Brick offices in the northwest corner of the Pavilion VI built[138]
July 20 – Approval for to construct offices in the rear of Hotel D and Pavilions IX and VI[139]
Nov. 3 – Building in the rear of Pavilion IV built[140]
Jan. 17 - Smokehouse behind Pavilion II built[141]
1831-1832 - Kitchen (McGuffey Cottage)to rear of Pavilion IX built[142]
1831c - Two servant accommodations 12 x 24 feet and 12 x 15 feet estimated for construction[143]
1831c - Roof over smokehouse and washhouse behind Pavilion V built [144]
1831c - Approval to construct office addition to the rear of Pavilion VI[145]
1831c - Addition to the rear of Pavilion IX built[146]

1832 Structural Alterations

1832 - Wing and porch for Pavilion II built[147]
July 17 - Approval for servant accommodations to rear of Pavilion I on the plan of those already existing behind pavilions VI, VIII and IX[148]

1833 Structural Alterations

July 10 - Temporary shops for the Librarian built[149]
Summer - Small porch on rear of Pavilion X built[150]
c1833 - Servants accommodations (The Mews) in the northwest of the Pavilion III Garden built[151]

1834 Structural Alterations

None reported

1835 Structural Alterations

Sept. 21 - Stable wall at Hotel E built [152]

Nov. 2-3 - Second smokehouse in Pavilion IV Garden, near Pavilion II Garden, built[153]

1836 Structural Alterations

Aug. 11 - Approval of an addition to the house of the Janitor[154]

Aug.-Oct. - A "suitable" kitchen at the rear of Pavilion X built[155]

1837 Structural Alterations

Aug. 19 - Unspecified "changes & additions" in the rear of Pavilion IX[156]

Aug. 19 -Porch addition to rear of Pavilion IX built[157]

1838 Structural Alterations

July 5 - Approval of a shop to the rear of Pavilion VIII[158]

In the years after the initial building boom of the 1830s, the pace of construction tapered off. The continuing growth of the University and the gradual deterioration of the built environment required upgraded systems to include circulation, infrastructure, and buildings. Additions and alterations continued at a slower rate in subsequent years. An unidentified pavement was laid in the area of Hotel A in 1839.[159] In 1840, a new porch was added to the rear of Pavilion IV,[160] an addition to Pavilion IX was built,[161] and alternations and additions were made to Pavilion IV.[162] These types of modest changes were noted for each year. In 1848, a considerable amount of additional dormitory space was deemed necessary. Available room was identified a short distance west of the Academical Village. Over the next two years, two short ranges of student dormitories, one south and one southeast of the Monroe Hill residence, were constructed. The brick residences contained six dormitory rooms each and were built with an arcade resembling Jefferson's original design for the Academical Village dormitories. The dormitories served to house "state students," that received scholarships.[163] Additional buildings at the Pavilion I and V Gardens were also approved during these years.[164]

*Enclosing the Grounds*

Enclosures, or walls, around the campus were crucial for the establishment of the landscape desired by the University. The need became increasingly apparent in the late 1820s as the population of the University community grew. Despite the exclusionary fencing erected by the Proctor, in 1828, complaints were made that "stock have free ingress and egress to every part of the University."[165] A few months later in the spring of 1829, an exasperated Chairman of the Faculty complained about the Proctor and his inability to complete necessary and vital tasks with which he has been charged.[166] In particular he cited the problem of stock wandering on the Lawn and the necessity of protecting the young trees against them. The problem was as much internal as external since professors, hotel keepers, and their slaves owned various animals. In the fall of 1829, complaints were levied against professors whose wandering cows left the alleys "offensive."[167]

Due to these types of complaints, on March 31, 1829, a stone wall was erected at the south end of the Lawn.[168] Years later, a turnstile was added to permit pedestrian movement. [169] A wooden fence was erected around the Rotunda lot in November of 1829.[170] The payment for 2,344 feet of "fencing, plank" indicated that the entire North Rotunda Lawn was fenced.[171] Special gates were devised to exclude cattle by 1830.[172] Again, warnings were issued to faculty and staff about the necessity of restricting livestock on campus in 1830. The plea stated that "Without better management, indeed, it will be impracticable to succeed with the trees on the Lawn."[173] Livestock was not the only threat to fencing and trees at the University. Student vandalism continued to plague the campus. On March 31, 1831 the

Chairman of the Faculty noted several acts of vandalism "such as taking up part of a new fence, tearing up some newly planted trees, taking away gates, taking a wagon to pieces, &c. on the Charlottesville road."[174]

While some walls were intended to enclose or exclude animals, others were designed for landscape aesthetics. In May 1834, a post-and-panel fence created an enclosure "adjoining the Anatomical Hall."[175] This differed from the two stone walls constructed that same summer at the Observatory. These were meant to symbolize and follow the prime meridian lines.[176]

Many of the initial enclosures were made of wood. Locust post-and-plank fences were used in addition to other materials through the 1830s and 1840s. Locust posts were used in the 1830s for fence posts and for constructing places to dispose of "sweepings."[177] An engraving from 1849 depicts a winter scene with wooden fences and rows of closely spaced trees that defined fields east of the Academical Village (Figure 4.10). The artist also captured leafless trees emerging from the East Gardens and the Lawn.

Over time, the use of stone became increasingly widespread. In 1842, the Proctor noted the construction of a stone wall around the Rotunda lot, replacing the former fence.[178] Payments for stone fencing at 7.5 cents per yard were recorded a few times in 1847.[179] Mortared stone fencing on the East Range was paid for in April 1848.[180] The next month, stone fencing was erected on the West Range.[181] A north-south-oriented stone wall was located archaeologically approximately 30 feet south of the current location of Varsity Hall. The wall was in line with the eastern edge of the historic East Street corridor and may have served as a boundary wall around 1848 (Figure 4.11).[182] Similarly, a two-foot-wide mortared stone wall foundation was identified along the western boundary of McCormick Road opposite Hotel A (Figure 4.12). The foundation likely served as a boundary wall.[183]

In 1849, a faculty member recommended to the larger body several changes to the eastern entrance to the University including extending the brick walk of Long Walk farther west to the chapel underneath the Rotunda and connecting across the street to the west. He also suggested removing an old stile and replacing it with a new stone gate with pillars.[184] Variations on these recommendations were eventually carried out.

## C.2 Campus Expansion and Consulting Design Professionals, 1849 to 1860

*Rotunda Annex and Robert Mills, 1849 to 1853*

On June 28, 1849, the Board of Visitors charged the Executive Committee with developing a plan for expansion of University facilities to include an additional pavilion, a new "edifice for lecture rooms & public examinations," and additional student dormitories, as well as a cost for the same.[185] This mandate expressed the need that was later fulfilled by the Rotunda Annex. In anticipation of future needs, the Board of Visitors created a Building Committee on September 25, 1850.[186] Composed of two members of the Board of Visitors, Professors Stevenson and Randolph, the Building Committee was given sweeping powers to select architects, make contracts, and adopt plans for the construction of all buildings as "said Committee shall deem necessary."[187]

With pressing needs for space and the Building Committee in place by 1850, the University sought to expand facilities in the Academical Village. The University contacted architect Robert Mills to design a mixed-use academic building. Born in Charleston, South Carolina, Robert Mills studied under James Hoban who designed the White House and Benjamin Henry Latrobe who designed the U.S. Capitol.[188] Mills' connection to Jefferson's Academical Village was not coincidental. While working under Hoban,

Mills met Thomas Jefferson who introduced him to Latrobe. Concurrent with work on the design of the Washington Monument, Mills developed a plan for the Rotunda Annex at the University of Virginia. The result also created a new space surrounding the Annex, and hence, a new physical relationship between the University and the public road to Charlottesville to the north.

The Annex was constructed abutting the north face of the Rotunda between June 1851 and fall of 1853. The team included the firm of Sowell and Seay for excavation, Hassan and Boyle for stonework, and Word and Brown for brickwork.[189] In 1851, the anticipated cost for construction was $30,000.[190] An observer recalled that workers removed the prolific Scotch broom (*Sarothamnus scoparius*) that flourished across the steep embankment at the north façade of the Rotunda.[191] They also dismantled the original north porch. The stone steps to the east and west were retained as access to the basement of the new Annex. The Annex extended 155 feet north of the original Rotunda and doubled its size with numerous classrooms and a lecture hall.

The first image of the Academical Village that showed the Rotunda Annex was executed in 1853. The illustration from the August issue of *Harper's Weekly* presented the artist's interpretation of a completed Rotunda Annex from the east (Figure 4.13). The roofline of the new building sat below the Rotunda but its mass contrasted with the smaller individual pavilions, hotels, and ranges depicted in the scene. The artist placed a canopy of trees over the buildings of the Academical Village in the distance and a railroad steam locomotive in the foreground. The railroad was only three years old at this time, having been brought to Charlottesville in 1850.[192] Juxtaposition of the new building and locomotive highlighted these two recent introductions to the Charlottesville area and portrayed the University as part of the technological advancements in this part of the state.

Landscape work for the new building lagged behind. In the spring of 1853, the University estimated that the cost of completing construction of the Rotunda Annex and grading the "grounds around it" would cost $3,000.[193] In the summer of 1854, the Board of Visitors remarked on the incomplete state of the embankment surrounding the new structure.[194] By fall, the stone Ramparts surrounding the Annex were under construction. The high stone walls created an enclosed forecourt with two archways along the north wall.[195]

*Campus Landscape Development, 1851 to 1856*

A wave of campus development rolled though the University beginning with the initial planning for the Rotunda Annex. The Annex was one aspect of a larger development campaign during the early 1850s. In 1851, while work on the Annex was underway, the University also approved the construction of a residence for the chaplain, the Parsonage, to be supported by private donations.[196] It was to be built several years later. Along a trajectory for morality-based architecture, sometime prior to June 1854, a plan for the construction of Temperance Hall was provided to the Board. While the Parsonage was a private residence for resident clergy, Temperance Hall likely hosted services. The plan for the Parsonage was approved by the Executive Committee and both this residence and Temperance Hall were completed about one year later.[197] In 1855, the Parsonage (Dawson's Row #4) became the first building with religious association that was constructed at the University.[198]

Supportive activities like agriculture and heating also indicated the growth of the University during the 1850s. In 1853, an additional four acres were allocated to farm plots for hotel keepers.[199] That year the University also made inquiries on supplying the campus with gas lighting.[200] In 1854, the University replaced wood as a heating fuel in student dormitories with coal due to costs associated with the procurement of wood and the availability of coal due to the extension of railroad lines since 1850.[201]

The years of growth on the North Rotunda Lawn and on the South Lawn and Slopes were also accompanied by a desire to control the access to the Academical Village. In 1855, the Committee of Finance reported to the Board of Visitors that they believed that establishing gates across many roads leading around the University, in an effort to keep the public from using University roads as a cut through, would be more inconvenient to those associated with the University. Instead they proposed placing two locked gates, one each at the south ends of East and West streets 'near the points where they unite' with the Lynchburg Road.[202]

With the completion of the Annex in 1853, R. R. Prentis replaced William Kemper as Proctor. Prentis remained in the position until 1859. Upon his resignation as Proctor, Kemper credited himself with improving the appearance of the University by "building up her broken down walls and clothing her waste places with verdure."[203] While Kemper may have had experience with landscape management, Prentis was less familiar with the requisite tasks. In 1855, the Committee of Inspection informed the Board of Visitors of the "wretched" and "neglected" state of the University Grounds was due to the Proctor's lack of experience and means.[204]

Due to the need for campus landscape maintenance, in 1856, the Board of Visitors approved the hiring of "a competent landscape gardener" whose duty will be to design a plan of development for the University to "enhance the beauty of the place," to "provide an ample extent of groves and lawns for the recreation and health of its inhabitants," and detailing appropriate places for future construction of faculty residences, student dormitories and other structures as they become necessary.[205] The fulfillment of this authorization was gradually accomplished by contracting with architect William Pratt.

Although the deficiencies in the landscape were visible at close range, at a distance the Academical Village appeared quite bucolic. In 1856, a series of three drawings revealed impressions of the Academical Village landscape. These birdseye views depicted the University from the east, west, and south. The drawing of the east revealed trees between the pavilions and hotels and between the buildings and the East Road (Figure 4.14). A few outbuildings appeared in the East Gardens. The illustration was entered into the Library of Congress by Casimir Bohn, the publisher.[206] The view of the west side of the Academical Village, drawn by Edward Sachse from Lewis Mountain, depicted a similar scene with details for the West Gardens and surrounding hillsides (Figure 4.15).[207] The view north by John Serz displayed an embellished portrayal of the Lawn (Figure 4.16).[208] Interesting details included a southern stone wall and gate, three lawn panels, rows of trees along the pavilion façades, and trees in the East and West Gardens. These images depicted more accurate impressions of the campus landscape from afar than did earlier etchings.

*Water Supply and Charles Ellet, 1856 to 1859*

In June 1856, the Board of Visitors approved the hiring of Charles Ellet, Jr. "or some other competent engineer" to propose a plan and costs associated with providing "an ample supply" of water to the University.[209] Ellet was a civil engineer who had recently completed building temporary tracks of the Blue Ridge Railroad across Rockfish Gap and Blue Ridge Mountains to the Shenandoah Valley. The summer of 1856, he completed a feasibility study and survey with S. A. Richardson for conducting a reliable water supply to Academical Village from springs near the observatory on Mount Jefferson.

The Ellet Plan was dated October 1856 and titled "A Map of the University of Virginia, and Its Vicinity. Showing the approximate location of the Water Works designed to be made from springs on Lewis and Observatory Mountains" (Figure 4.17). The gravity-fed water supply system included springs, dams, ponds, iron pipes, a reservoir at the rear of the Rotunda, to tanks on top of the Annex.[210] Of the half

dozen or so springs, springs named on the plan included Willow Tree Spring on the southerly slope of Mount Jefferson and Sassafras Spring on the northerly slope of Lewis Mountain. The course of pipes ran through a brickyard northwest of the Academical Village. Ellet's plan also shows topographic markings "sketched by the eye." In February 1857, the University paid Ellet and Richardson $300.00 and $154.38, respectively, for their services.[211]

The Board of Visitors reported that Ellet had identified a new spring on Mount Jefferson that if proved sufficient during drought, might be relied upon to provide the University with a dependable source of water. The Board awaited Ellet's report on the subject.[212] They also reported that the process of providing gas to the University, which had begun in early 1857, and the placement of gas lighting fixtures in the "buildings of the University," was nearly complete.[213]

A sense of urgency filled the University in regards to the provision of water and drainage. Fear of epidemic disease was rampant. In the summer of 1858, the University drained and purified campus buildings and Grounds, as well as enacted "other sanitary measures."[214] In the fall of 1858, the Board of Visitors approved the water supply plan and urged its implementation as soon as possible.[215] Ellet supervised construction of the system. Iron pipes were used throughout the Grounds. Archaeological findings confirmed the location of many of these pipes.[216] A reservoir or pond northwest of the Rotunda that appeared as a later annotation on top of the 1856 Ellet Map is attributed to this water system (Figure 4.17). By October 1859, Ellet was able to inform the University that the implementation of the water works was complete.[217]

*Grounds, Buildings, and William Pratt, 1858 to 1865*

The infrastructure renaissance ushered in by Ellet's water works was continued under the first Superintendent of Buildings and Grounds, William A. Pratt. The idea of the position of Superintendent of Buildings and Grounds was institutionalized in 1855 when the Committee of Finance reported to the Board of Visitors that the interests of the University "would be promoted by the appointment of a Superintendent of Buildings and Grounds."[218] The duties of the new position would include buildings and Grounds management and preservation while financial matters would be attended to by the Proctor.

An architect and photographer by training, Pratt was well known to the University for his prior work on its behalf. In the early 1850s, Pratt oversaw the acquisition of a copy of Raphael's "School of Athens" by French artist Paul Balze placed in the auditorium of the Rotunda Annex.[219] In 1856, Pratt designed "Buckingham Palace," a brick dormitory on Carr's Hill. This private project on private property was commissioned by a wealthy University student named William Field.[220] Around the same time, he also designed the Gatehouse, his home west of the Academical Village and north of the Anatomical Theater. Nicknamed "Chateau Front & Back," the Gothic-style residence functioned as a gatehouse from western approaches.[221] Pratt supposedly built the house of stones salvaged from the ruins of the University Observatory constructed under the direction of Thomas Jefferson.[222]

The Board of Visitors reported the hiring of William Pratt in 1858. They adopted his plan of improvement and noted that he was already engaged in "laying out and constructing convenient and ornamental walls and drives" and planting trees, both for ornament and shade in the roughly 75-acre park surrounding the Academical Village.[223] His position extended until the end of the Civil War in 1865.

In essence, Pratt's work began even before he took charge of the position. On September 1, 1858, Pratt submitted an extensively detailed report that noted the changes made to buildings and Grounds after

the typhoid epidemic of 1857-1858. A list of his first year's accomplishments was impressive in the context of the prior history of the University landscape:

- Cleaned out and whitewashed basements of dormitories
- Inserted vents under dormitory room doors and between dormitory rooms
- Replaced rotted timber
- Installed tin gutters to carry water away from buildings and into cisterns or drains
- Inserted a course of slate to combat rising damp on buildings where needed
- Excavated, cleaned, and re-laid all sewers and drains
- Cleared away obstructions in rear of ranges
- Demolished kitchen at Hotels A and B
- Repaired and renovated various pavilion and adjacent supporting structures
- Cleaned out and repaired all cisterns
- Displaced and relocated professors' garden and grazing lots southwest of the Academical Village
- Submitted a plan for the construction of a new dining hall (Levering Hall, 1858) extending from Hotel F on the East Range

Along with the report of accomplishments, Pratt also submitted a master plan for the campus to the Board of Visitors (Figure 4.18). The master plan included grading, planting of grass, trees and shrubs, and laying out of walks and roads in a large area inclusive of the Academical Village extending between what is now University Avenue, Jefferson Park Avenue and Emmet Street, as well as the removal of gardens assigned to professors, and certain privies, stables and unsightly outbuildings located in the southernmost portion of University Grounds to more suitable locations. The Board of Visitors approved these items on September 4, 1858.[224] They did not approve the opening of a road in what Pratt labeled as the East Precinct.

The initial work of the superintendent included the destruction of professors' vegetable gardens planted between the Rotunda and the Corner and the felling of older trees near the Rotunda. Generations later, Pratt's grandson stated that the most controversial issue he addressed was the relocation of "these ordinary vegetable gardens removed to the area beyond Dawson's Row."[225] Although present since the early years of the University, Pratt believed that removal of the gardens in the North Rotunda Lawn was necessary for the future of the campus.[226] Other actions that prompted students to write complaints included the felling of trees in the path of a new road north of the Rotunda. Another road was constructed from what was the Corner to the east and connected with West Street just north of Hotel A.[227] It passed under the interface of the north façade of the Rotunda and the south façade of the Annex. Several older trees were removed in the process of establishing the road. Writing to the *University of Virginia Magazine* in September 1858, a student criticized Pratt's design for improving the Grounds:

> They cut a road through, and completely ruined a grove which had been the pride of the whole town. ...Well, the road has been made to pass under this. ...They say they are going to make a fine park out of this rough grove, but for my part I preferred the rough grove, as it was ... They have cut down all the old venerable oaks, (too old-fashioned forsooth!) and are planting in their stead 'fashionable' trees. Fences have been run in various directions about it, and at one of the gates a good size house has been erected." "Now, our town [Academical Village] has lately gotten into what the councilmen call a 'spirit of improvement,' but what I think is rather a spirit of alteration than anything else. ...Besides the salary they voted him [William Pratt] ten workmen, and a little black

> boy for errands, &c., all to help him carry out his plans. ...He planned streets, and groves, and parks, he marked out old fences to be pulled down, and new ones to be put up. ...And now all was noise and bustle, -hammers knocking, hoes digging, spades shovelling, fences reeling, axes chopping, trees falling, and workmen swearing. ...For as I watched continually, I saw them one day put up fences, and the next take them down. They cut down some noble old trees, and the same week I saw them planting others in their place. But some of their work they couldn't undo so easily. ... About the middle of this grove stands a house [Rotunda], built somewhat after the manner of a castle, and very old, so that of little use, it has always been thought rather a sacrilege to touch it. Well, the road has been made to pass under this.[228]

In December of 1858, students addressed the Board of Visitors to appeal for the repair of an unidentified wooden walkway and, in the process, vociferously protest the changes in the landscape of the North Rotunda Lawn:

> Mighty BOARD OF VISITORS! You can remove fences to erect others; destroy gardens regardless of Professors' comfort; cut down trees, beautiful from the fewness, venerable from their antiquity. You have created a PRATT to beautify grounds scarcely susceptible of beauty; granted unto him an aged descendant of HAM, ensconced in a well known pepper box, to protect these grounds, of which so much is hoped. ...How much would it cost you to remedy the deficiencies existing in the plank sidewalk? [229]

During the winter and spring of 1859, students began to notice the changes, consider the overall plan, and look forward to the promise of a renewed landscape. In January, students commented on the plan for the eastern portion of campus including the planting of several different species of trees that would potentially turn the "rather scaly-looking hillside into a grove."[230] In February, they described the landscape prior to Pratt, asking, "What has Virginia done for the favorite institution of her favorite son? . . .we have an occasional dingy lamp-post, a sickly locust, a good sized common for the Charlottesville cows . . ."[231] By April 1859, students looked forward to the completion of Pratt's ongoing renovation of the Grounds, in particular the expectation of a "shady lawn with enticing walks," and "...taking in a coup d'oeil beauties of landscape." They also noted the ongoing construction of the University water works under Charles Ellet's plan, and looked forward to the erection of the Dawson's Row new dormitories on the site of the small observatory.[232]

Although Pratt did remove some trees that did not align with the master plan, he was credited with planting many more. He planted Norway spruce (*Picea abies*) and European beech (*Fagus sylvatica*) north of the Rotunda and many of the older trees on campus.[233] Groups of sycamores (*Platanus occidentalis*) planted north of the Rotunda may be attributed to Pratt. He also began to replace the black locusts (*Robinia pseudoacacia*) on the Lawn. Reflecting on Pratt's planting legacy Edwin M. Betts and Sylvester H. O'Grince, historians of University vegetation, wrote,

> We are indebted to him [William Pratt] for many of the older trees and the maples and ash on the upper Lawn, which he planted in 1860, and for most of the older trees on the eastern, northern and southwestern areas of the Grounds which he planted in the years 1858, 1859, and 1860. Many of the trees were foreign species that he ordered from northern nurseries.[234]

In November 1859, students noted the improved appearance of the Grounds, but criticized Pratt's "experiments in stone fence building," wooden fences "scattered about in profusion," and the fact that the locust stumps on the Lawn and throughout the Grounds had not yet been replaced by more beautiful species.[235] Students were also involved in these improvements since Pratt invited them to assist with planting trees in the fall of 1859.[236]

In addition to work on trees, Pratt continued to adjust the coal-based heating system, improve pavements, and erect fences. In 1859, he seconded the recommendation of Capt. Montgomery C. Meigs, a well-known civil engineer, to use steam pumps to heat the University's buildings.[237] He also submitted a plan for the improvement of the paving within the Academical Village. The plan called for repairing the pavements with two rows of slate, each a foot wide and a foot apart.[238] In the summer, Pratt was requested to erect a fence "along the grave-yard road [McCormick Road] in front of the Professor's gardens."[239] Labor for the landscape work was provided by paid workers as well as by slave workers. In early 1860, Irish workers had finished "the grading and gravelling of the walks in the north Lawn.""[240] Later that summer, the University saw the progress made with the plan for the campus and abandoned use of slaves for harvesting wood so that they could be dedicated to carrying out the "improvement of the grounds according to the general plan heretofore adopted."[241]

## C3. Development of the South Lawn and Slopes, 1857 to 1860

*Recreation and the University Gymnasium, 1857*

The development of the largely open South Lawn and Slopes continued after the construction of the Parsonage (Dawson's Row #4) in 1855. The area was already used for recreation and featured a diversity of trees and an active spring. William Pratt designed a timber winter gymnasium around 1857. Following the erection of the gymnasium, a steam bath house, the Infirmary, and other dormitories at Dawson's Row were constructed. Financial records submitted by the Proctor of the University recorded payments made to contractors for the construction of the winter gymnasium, the infirmary, and the installation of gas fixtures in buildings in 1857.[242]

The desire for a separate and distinct facility for recreation and exercise was expressed early in the history of the University. In 1830, the Gymnasia under the wings of the Rotunda were redesigned with paving for a walk on the north side of each building.[243] This space was small and in 1833, and application was filed by a Mr. Penci or Pence to establish another gymnasium north of the Rotunda.[244] The Chairman of the Faculty indicated that Pence was permitted to erect the necessary equipment "in the enclosed grounds on the south of the University."[245] Despite the authorization, funding in 1835 did not permit a suitable building for a gymnasium and the existing use of the Rotunda wings continued to 1840.[246]

Around 1840, the Board of Visitors adopted a plan for enclosing the gymnasia and converting them into two lecture rooms. Proposed by John H. Cocke, the plan called for the excavation of a four-foot-wide passageway, paved with brick and a brick wall capped with stone, adjacent to the south walls of the gymnasia and extending from the southern stairway of the Rotunda to the porticos of Pavilions I and II.[247] This areaway paralleling the south side of the Rotunda's eastern and western southern wings, and defined by a brick wall and pargeted cement floor, was identified archaeologically south of and adjacent to the Rotunda (Figure 4.19).[248] The paving and downspout piping of the areaway reflected John H. Cocke's plan for drawing water and dampness away from the wings of the Rotunda.

The appeal by Mr. Pence was taken up by Polish gymnastics and linguistics professor J.E. D'Alfonce. About the spring of 1852, D'Alfonce erected a gymnasium for the University.[249] The gymnasium was erected "on the banks of the little stream near-by was built a house for Russian baths." [250] In June, the Board of Visitors renewed D'Alfonce's permit to teach gymnastics and approved a $10 fee for each student who wished to receive instruction. D'Alfonce was also reimbursed $500 for the "apparatus and appliances of his gymnasium for the uses of the University."[251] By 1856, the components of the gymnasium required repairs.[252]

The origins of the winter gymnasium later designed by William Pratt surfaced in 1857 when students argued in the *University Literary Magazine* for a protected space dedicated to exercises during inclement weather.[253] In June of that year, the Board of Visitors approved of the construction of a winter gymnasium under the direction of William Pratt and J. D'Alfonce not to exceed $1,500.[254] The facility was constructed down slope from the south end of the Lawn, about halfway between the Parsonage on the west and the Infirmary on the east. The 1858 Pratt Plan depicted the structure as a round shape roughly the size of the Rotunda and mirroring it in size, shape and location (Figure 4.18). The gymnasium building was finished by the fall of 1857. Students described the recent architectural intrusions in the recreational landscape and described the gymnasium as a "tremendous great pine-slab, pine-pole, perpendicular, horizontal, crank-sided amphitheater."[255] In November 1857, students welcomed a dedicated exercise facility but lamented the loss of trees and open space in the locale. They bemoaned,

> [It] would seem to have been the intention of the founders of the University to preserve this... as a rural spot - a park of green sward and forest trees in which the birds ever might sing quite cheerily. Such a grove would be a pleasing and refreshing relief to the city-like appearance of the dormitories and University hotels.[256]

Development of the South Lawn and Slopes accelerated after construction of the gymnasium with construction of a steam bath and Infirmary , both to aid in efforts to improve the health of the populace and the sanitary conditions on the Grounds.

*Steam Baths of D'Alfonce, 1858 to 1860*

After construction of the gymnasium, D'Alfonce worked to open the steam baths at a natural spring in 1858. In September, the Board of Visitors approved the erection of Russian steam baths, or "vapor baths," by D'Alfonce at his own expense. Initial rules for the operation of the vapor baths limited its use to those associated with the University, and stipulated that after 20 years the ownership of the facilities would revert to the University. [257] By January 1859, students enjoyed the new baths.[258] A contemporaneous description of the baths explained how they functioned, "Monsieur d'Alphonse had installed some steam baths, with heated stones and water, Swedish fashion. These . . . were used by students and faculty who paid a fee." [259]

The popularity of the stream baths swelled by the summer of 1859 and the University rescinded its prohibition on bathing by those not affiliated with the institution as long as it did not impede use by faculty and students.[260] The Board also approved a supply of water to the baths from the new water works designed Charles Ellet. The siphoning option was abandoned in 1860 when the Board of Visitors approved the use of a cistern "connected with the gymnasium" for supplying the facility with water instead of with pipes as proposed the previous year.[261] The steam baths continued to be used into the Civil War.

*Infirmary (Varsity Hall) and Dawson's Row, 1857 to 1860*

Development proceeded in both the east and west sides of the South Lawn and Slopes. The nation's first "purpose-built university infirmary" was constructed in the southeast of the Academical Village between 1857 and 1859.[262] Pratt designed the Infirmary (Varsity Hall) with Italianate features and sited the building off-axis from the grid established by the Lawn. Like the design of his chateau, that Infirmary contrasted with the classicism of the original University architecture. The call for an infirmary was first heard in 1832, and then again in 1838. In 1832, the University selected a barn located "below the stable" for a hospital to treat slaves during the 1832 cholera epidemic.[263] Once cleaned and outfitted with stoves and partitions, the barn was determined to be the most suitable place for a facility capable of accommodating 15 to 20 patients. Later, in 1838, a "brick building now occupied by the laborers of the University" was appropriated by the medical faculty for the purposes of an infirmary.[264] These attempts to resolve heath crises by temporary measures were taken many steps farther in the 1850s.

In 1857, the Board of Visitors directed the medical faculty to oversee the construction of an official student infirmary at a location yet to be determined.[265] The site south of the East Range was selected and construction lasted from October 1857 to October 1858. George W. Spooner and Pratt were paid $4,554.14 for its construction.[266] Pratt became Superintendent of Buildings and Grounds during this time.

Additional improvements to health and sanitation were made by Pratt. Brick drains were constructed to carry runoff and effluents away from the Infirmary. Excavations have identified several of these stone-capped, brick-box-style devices (Figure 4.20). Sanitation work with privies continued and in September 1858, the Board of Visitors directed the removal of the privy within the Pavilion III grounds, and its placement in a more suitable location in the lot.[267]

With the completion of the infirmary, the University assessed the campus Grounds. A 1859 report by the Board of Visitors exclaimed:

> The Visitors have now for the first time the satisfaction to report that the University is supplied with water in quantities which it is hoped will prove sufficient for all its purposes, and so arranged as to constitute a very complete and efficient protection against fire. ...The introduction of gas has proved to be a measure of economy and comfort to all concerned, and has contributed greatly to the safety of the property of the University. The Infirmary, heretofore reported as contracted for, is now finished, and was in use during last session.[268]

Also in 1859, the University began to populate the hillside south of the West Range with dormitories. Adjacent to the Parsonage, the arc of small buildings was named after Martin Dawson who had been Commissioner of Accounts for the University.[269] Land originally given to the University by Dawson was sold and the profit used to build the new dormitory buildings. William Pratt was undoubtedly involved in the development of Dawson's Row. His initial years as Superintendent of Buildings and Grounds proved both challenging and fruitful. The actions he began on the landscape of the University endured into the next period.

## D. 1860 LANDSCAPE CHARACTER AND CDFS

The Academical Village layout of the early 1800s establishes the structure of the Grounds that become further embellished as the campus continued dynamic growth toward the middle of the century. The landscape within the five landscape character areas -- LCA1 the Lawn, LCA2 North Rotunda Lawn, LCA3, East Gardens, LCA4 West Gardens, and LCA5, South Lawn and Slopes -- evolve during the period from 1828 to 1860. Factors include the need to accommodate and sustain professors, staff, students, and slaves with productive gardens and improvements of site utilities for collection of water and disposing of waste. These activities influence the character in each of these units while retaining the desire by the University to improve the overall aesthetic of the Grounds within the Academical Village.

LCA1 The Lawn in 1860 exhibits three tree-and–turf-covered terraces constructed during the earlier period. The terraced landscapes framed by a single row of trees and East and West Colonnades is terminated along the southern edge by a stone wall. The wall is constructed below the terraced turf acting like a ha-ha wall providing an unobstructed view of the Southwest Mountains to the south. A wooden turnstile at the central opening allows pedestrian access while prohibiting livestock. Diagonal walks from the center opening link the walks of the East and West Colonnade to the Grounds beyond.

LCA2 The landscape of the North Rotunda Lawn is separated into East and West Groves at this time by construction of the Rotunda Annex and rampart walls. The East Grove is covered with turf and marked by a line of trees along Long Walk from the east which has a parallel drive to the north linking then Staunton/Ivy Road to East Road continuing across the southern border of the Lawn. The center of this area is largely open since it was previously used as faculty vegetable gardens. The north edge of East Grove is defined by a low stone wall along Staunton/Ivy Road that continues west across the West Grove along Western Street. The West Grove landscape is similar to the east with a turf lawn that is sparsely populated with canopy trees and crossed by several diagonal walks. A small water reservoir is located west of the Annex. The Annex landscape is defined by stone walls of the Rampart which create a courtyard space east and west of the elongated building. These areas are considered the entry spaces at the north of the University. An encircling drive provides carriage movements north of the Annex.

LCA3 The East Garden landscape is arranged in a series of five garden spaces between the East Colonnade and East Range with two of the five gardens subdivided into two spaces separated by a wall. The Gardens are separated in the east-west direction by the four alleys providing access from the public, East Road to each of the service courts at the East Colonnade. Garden walls are constructed both as serpentine and straight lengths that are somewhat random in the overall arrangement. The landscape character for each of the gardens varies, based on the activities for each of the spaces as directed by the resident professor or hotel keeper. As practical yards elements such as wood piles, hog pens and outbuildings are commonplace. These gardens also have practical plantings, fruits and vegetables as well as more ornamental trees and shrubs where areas are being used for passive enjoyment. Outside of the gardens the landscape to the east is dominated by the East Road along the Arcade of the East Range. The roadway sits at the top of a steeply sloped embankment of the open lower meadow, separated by a post-and-rail fence.

LCA4 The West Gardens have similar overall character to the East Gardens, a series of five overall walled gardens set between the West Colonnade and West Range. Separated in the east-west direction by the four alleys providing access from Western Street (now McCormick Road) to the individual service courts at the West Colonnade. Use of these walled areas mirrors that of the gardens to the east with a range of service functions and ornamental treatments variant based on the direction of the individual pavilion or

hotel occupants. The West Gardens differ in character from those to the east as a result of the gently sloping topography and shortened distance between the West Colonnade and West Range. The situation of West Road near the West Range Arcade provides but a narrow landscape along the building margin.

LCA5 South Lawn and Slopes during the mid-nineteenth century affords views south to the Southwest Mountains in the distance. The landscape is best described as steeply sloped with several small terraces and a natural ravine and stream running from northwest to southeast in the center. Two springs are associated with this drainage course. The slopes are covered with a mix of meadow grasses and trees and crisscrossed with multiple walking paths. University activity in this area includes the recent construction of the Parsonage (Dawson's Row #4) and dormitories along Dawson's Row, a gymnasium and steam bath house, and the Infirmary (Varsity Hall). The medical hall was placed well away from other residences in efforts to improve sanitary conditions on the Grounds.

The following list indicates the full range of CDFs present in 1860, using alpha-numeric codes that are coded by letter and two numbers. These codes signify:

- CDF Letter Code
- LCA 1 through 5
- Feature number, i.e. U1-1

For 1860 when a CDF is probable a "p" indicates not fully confirmed through two or more documentary sources to the period, with the presence of this features inferred from incomplete documentary evidence. When a CDF changes significantly in this period a "c" is shown in the last column. Missing CDFs numbers in the left column sequence indicate that these were not present in 1860. The entire listing is presented in Chapter 10 for comparison across the historic periods.

| **Chart of CDFs for 1860**<br>**LCA 1 The Lawn** | | |
|---|---|---|
| *Land Uses* | | 1860 |
| U1-1 | Casual daily use, walk, game, exercise | |
| U1-2 | Academic uses, study, instruction | |
| U1-3 | Ceremonial center of University | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1860 |
| O1-1 | Terraced Lawn framed by trees and architecture, open south | |
| O1-3 | View south across Lawn from Rotunda to mountains framed by trees and architecture 3 sides | |
| O1-4 | View east and west across Lawn of trees, opposite colonnade | |
| O1-5 | View north across Lawn to Rotunda framed by trees and architecture | |
| *Topography* | | 1860 |
| T1-1 | Terraced panels of trees and turf descending to south slopes | |
| *Vegetation* | | 1860 |
| V1-1 | Rows of deciduous shade trees along the building façades | |
| V1-2 | Terraced Lawn with turf cover | |
| *Circulation* | | 1860 |
| C1-1 | Colonnade walk and steps east and west | |

| | | |
|---|---|---|
| C1-2 | Lawn crosswalks | |
| C1-3 | Lawn diagonal walks to south | p |
| C1-4 | Stone steps south end of Lawn | p |
| C1-5 | Road at south end of the Lawn linking east and west | |
| *Water Features & Drainage* | | 1860 |
| | none | |
| *Non-Habitable Structures* | | 1860 |
| S1-1 | Stone retaining wall at south end of Lawn | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1860 |
| F1-1 | Colonnade dormitory furnishings | p |
| F1-2 | Lawn gate and fence at south end | |
| F1-3 | Gas light poles | |
| **LCA 2 North Rotunda Lawn** | | |
| *Land Uses* | | 1860 |
| U2-1 | Agricultural uses | |
| U2-2 | Academic uses, study, instruction | |
| U2-3 | Casual daily use, walk, game, exercise | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1860 |
| O2-1 | Spatial definition at perimeter - north road, walls, south building façades, Long Walk | |
| O2-3 | Views of the Rotunda from road at north | |
| O2-4 | Linear view near Long Walk alignment | |
| O2-5 | Multi-directional views across North Rotunda Lawn | |
| O2-6 | Rotunda Annex and rampart walls | |
| *Topography* | | 1860 |
| T2-1 | Highpoint at Rotunda, descending grades north, east, west | |
| *Vegetation* | | 1860 |
| V2-1 | Scotch broom on Rotunda north slope | |
| V2-3 | Open turf with shade and evergreen trees | c |
| V2-4 | Linear trees along walks | |
| *Circulation* | | 1860 |
| C2-1 | Vehicular roads on North Rotunda Lawn | |
| C2-2 | Axial, diagonal and circumferential system of walks | |
| C2-3 | Long Walk | |
| C2-4 | Access and circulation to Lawn from the north | c |
| C2-5 | Three Notched Rd. (University Ave.) as north boundary | c |
| *Water Features & Drainage* | | 1860 |
| W2-1 | Pond for water supply | |
| *Non-Habitable Structures* | | 1860 |
| S2-1 | Perimeter wooden fence, gates, and stiles | |
| S2-2 | Annex ramparts | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1860 |
| F2-1 | Gas light poles | |

| LCA 3 East Gardens | | |
|---|---|---|
| *Land Uses* | | 1860 |
| U3-1 | Agricultural uses | c |
| U3-2 | Academic uses, study, instruction | p |
| U3-3 | Casual daily use, residential, pleasure garden | |
| U3-4 | Service functions | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1860 |
| O3-1 | Sequence of visually enclosed chambers framed by walls and buildings | |
| O3-2 | Work yards | |
| O3-3 | Gardens spaces with service buildings | c |
| O3-4 | Linear service alleys framed by brick walls | |
| O3-5 | Open landscape to east | |
| *Topography* | | 1860 |
| T3-1 | Terraced ground plane descends to east | |
| T3-2 | Service alleys slope descends to east | |
| T3-3 | Service courts slope descends to east | |
| T3-5 | Steep slope perimeter to east | |
| *Vegetation* | | 1860 |
| V3-1 | Mixed plantings in gardens | |
| V3-5 | Fruit and culinary plantings | c |
| V3-9 | Trees and turf on east slope | |
| *Circulation* | | 1860 |
| C3-1 | 4 service alleys | |
| C3-2 | 4 service courts west end of Alleys | |
| C3-3 | East Street east of hotels | |
| C3-7 | Road south of Hotel F | |
| C3-8 | Arcade paving at hotels | |
| C3-9 | Areas of garden paving | |
| *Water Features & Drainage* | | 1860 |
| | none | |
| *Non-Habitable Structures* | | 1860 |
| S3-1 | Brick Walls define garden chambers | c |
| S3-2 | Functional outbuildings, smokehouse, privies | c |
| S3-5 | Fences | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1860 |
| F3-5 | Garden furniture | |
| F3-6 | Garden gates | |
| F3-8 | Gas light poles | |
| **LCA 4 West Gardens** | | |
| *Land Uses* | | 1860 |
| U4-1 | Agricultural uses | c |
| U4-2 | Academic uses, study, instruction | p |
| U4-3 | Casual daily uses, residential, pleasure garden | |
| U4-4 | Service functions | |

| | | |
|---|---|---|
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1860 |
| O4-1 | Sequence of visually enclosed chambers framed by walls and buildings | |
| O4-2 | Work yards | |
| O4-3 | Gardens spaces with service buildings | c |
| O4-4 | Linear service alleys framed by brick walls | |
| O4-5 | Level open area along west of hotels/along McCormick Rd. | |
| *Topography* | | 1860 |
| T4-1 | Ground plane slight slope descends to west | |
| T4-2 | Service courts slight slope descends to west | |
| T4-3 | Alleys moderately slope descends to west | |
| *Vegetation* | | 1860 |
| V4-1 | Mixed plantings gardens | |
| V4-5 | Fruit and culinary plantings | c |
| *Circulation* | | 1860 |
| C4-1 | 4 service alleys | |
| C4-2 | 4 service courts east end of alleys | |
| C4-6 | Road south of Hotel E | |
| C4-8 | Arcade paving at hotels | |
| C4-9 | Areas of garden paving | |
| C4-12 | West Street at west perimeter | |
| *Water Features & Drainage* | | 1860 |
| | none | |
| *Non-Habitable Structures* | | 1860 |
| S4-1 | Brick Walls define garden chambers | c |
| S4-2 | Functional outbuildings, smokehouse, privies | c |
| S4-4 | Stone Walls | |
| S4-5 | Fences | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1860 |
| F4-3 | Garden furniture | |
| F4-4 | Garden gates | |
| F4-6 | Gas light poles | |
| **LCA 5 South Lawn and Slopes** | | |
| *Land Uses* | | 1860 |
| U5-1 | Agricultural use | |
| U5-3 | Residential use | |
| U5-4 | Recreational use, exercise, pleasure garden | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1860 |
| O5-1 | Open slopes descending to south | |
| O5-2 | View south to the Southwest Mountains | |
| O5-3 | View north across Lawn to Rotunda framed by trees and architecture | |
| O5-6 | Dawson's Row uphill arc pattern | |
| O5-7 | Slopes and terraces shaped by buildings and retaining walls | |
| *Topography* | | 1860 |
| T5-1 | Steep south slopes | |

| | | |
|---|---|---|
| T5-3 | Terraced landscape of Dawson's Row | |
| T5-5 | Moderate slope at Varsity Hall | |
| *Vegetation* | | 1860 |
| V5-1 | Open fields on south slope | |
| V5-3 | Trees and turf on slopes | |
| V5-4 | Dawson's Row spring, stream-side gardens | |
| *Circulation* | | 1860 |
| C5-1 | Perimeter drives north, east, south, west | |
| C5-5 | Wheeler's Rd. (Jefferson Park Ave.) as southern boundary | c |
| C5-6 | Network of paths crossing South Slopes | |
| *Water Features & Drainage* | | 1860 |
| W5-1 | South Slopes springs running northwest to southeast | |
| *Non-Habitable Structures* | | 1860 |
| S5-1 | Stone wall south | |
| S5-2 | Fences | |
| S5-3 | Outbuildings | |
| S5-4 | Stone wall east and west | |
| *Small Scale Features, Site Furnishings & Objects* | | 1860 |
| | none | |

## CHAPTER 4 ENDNOTES

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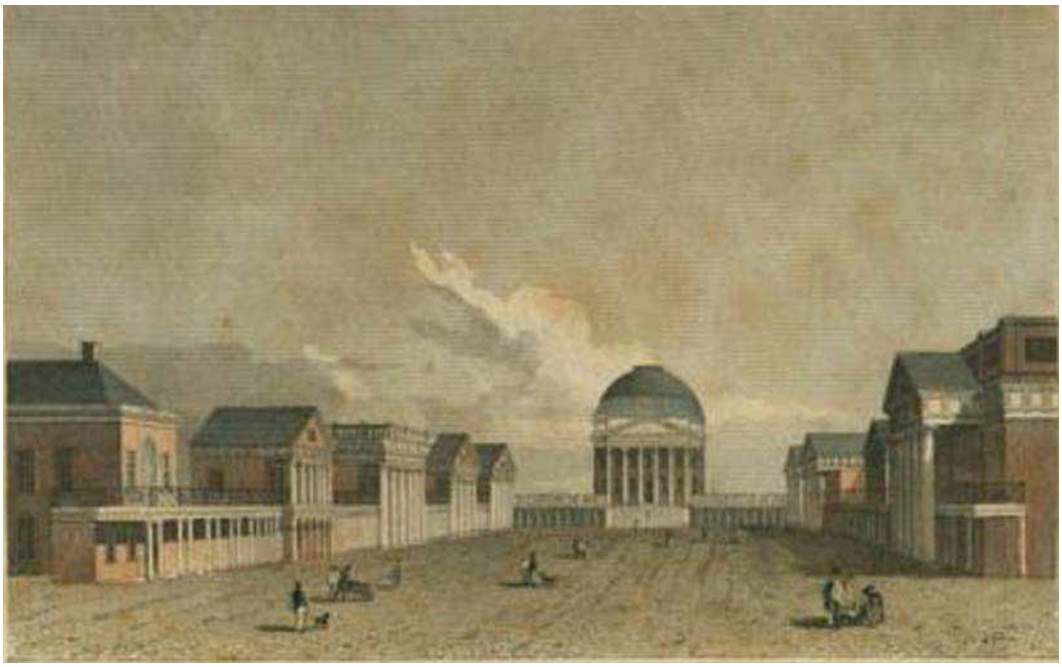


Figure 4.1 This 1831 engraving of the Lawn from the south presents the view north across an open, unvegetated expanse to the Rotunda. The somewhat fictional view was engraved by Goodacre, printed by Fenner Sears & Co., and published by I. T. Hinton & Simpkin & Marshall, London, in December 1831.
(R-JAV-SCL-OVH-1831-prints00001-E-1-GoodacreEngravingLawn.jpg)

Figure 4.2 An 1836 engraving by Poppel shows an embellished landscape of the Lawn. The Lawn appears without terraces and the Rotunda carries a cupola. (R-JAV-SCL-OVH-1836-prints00008-E-1-LawnEngravingPoppel.jpg)


Figure 4.3 This engraving of the terraced Lawn shows a view north with a tree and multiple chimneys. (R-JAV-SCL-OVH-1843-prints00012-E-1-HoweLawnEngraving.jpg)

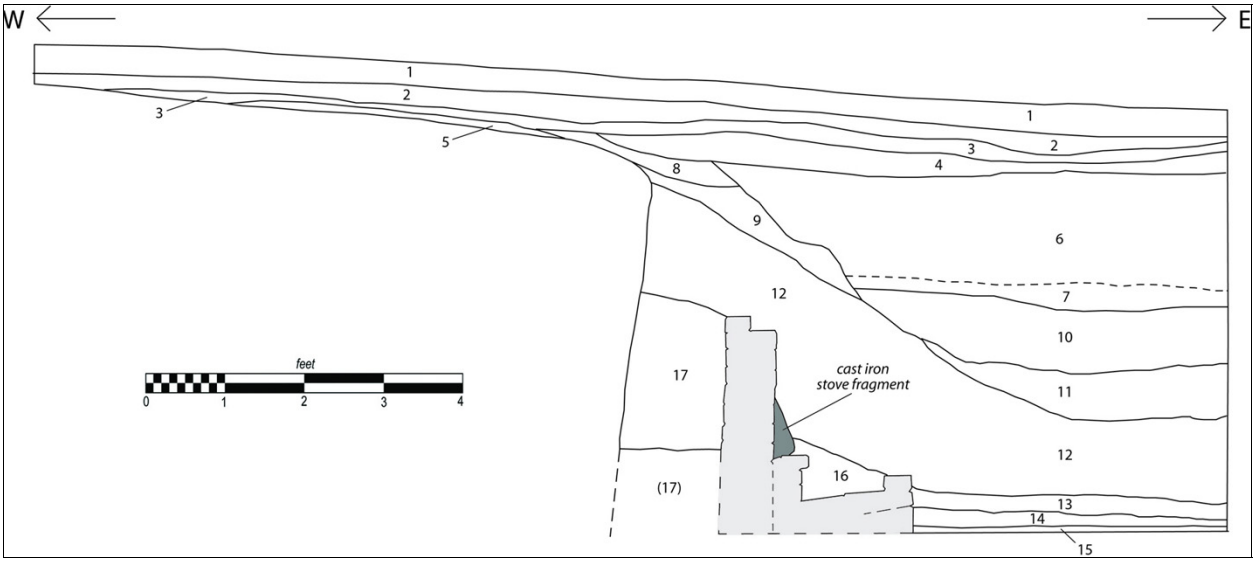



Figure 4.4 This drawing shows the north soil profile associated with Unit 2 in the lower terrace of Pavilion VI garden and documents the cutting of an artificial terrace likely related to the construction of a kitchen structure associated with Hotel D.( R-JAV-ARCH-RAS-2008-1-1830-D-3-Pavilion_VI_Garden_Terrace_Cut copy.jpg)

Figure 4.5 This image looking north, shows a portion of a brick foundation to a two-room outbuilding, in the upper terrace of Pavilion VI garden. (R-JAV-ARCH-RAS-2008-1-1831-C-3 Pavilion_VI_Garden_Brick_Foundation_2.jpg)


Figure 4.6 This photograph, shows the southeast portion of a brick outbuilding off the southwest corner of Pavilion IX. (R- JAV-ARCH-RAS-2011-2-1831-C-4-Pavilion_IX_Brick_Foundation.jpg)

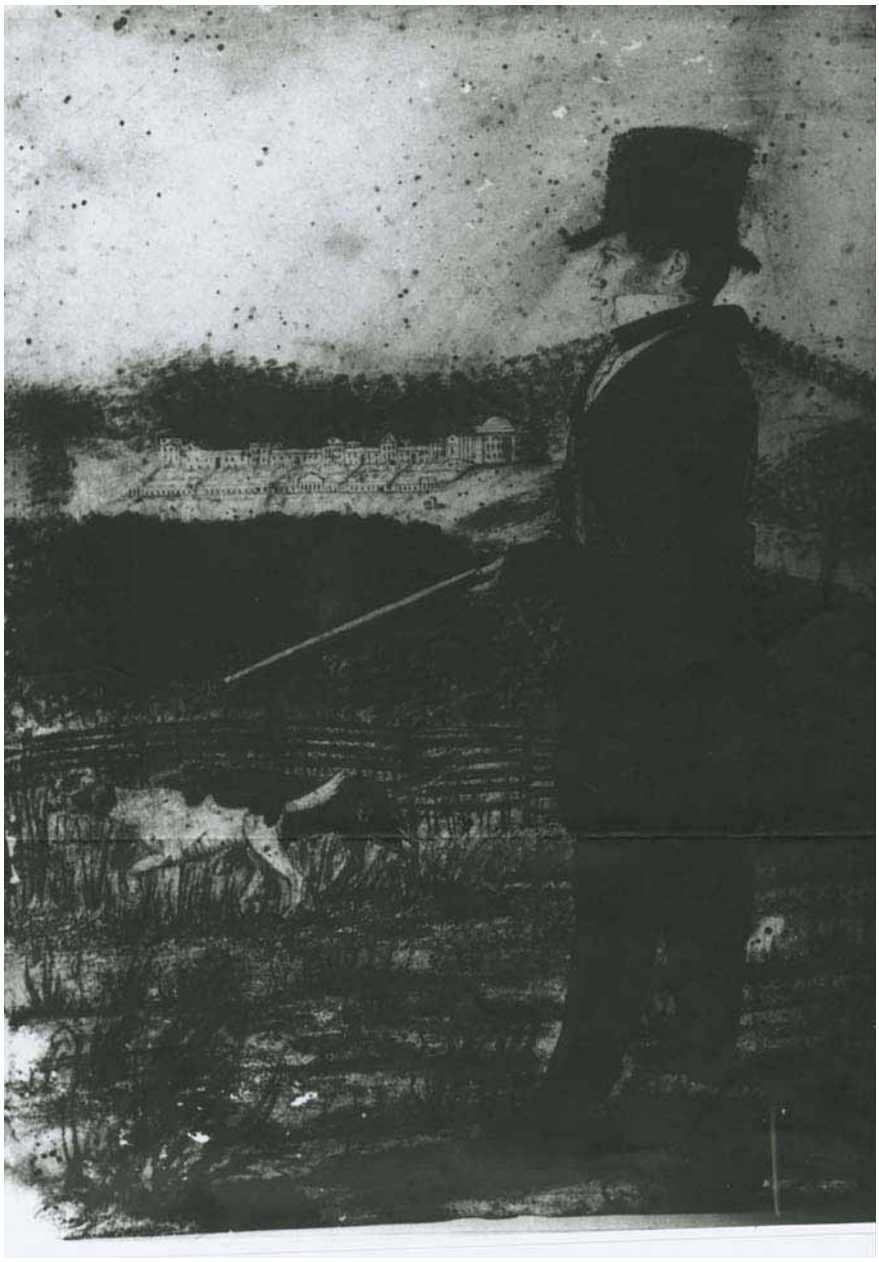


Figure 4.7a The Academical Village and East Range provide the background for this 1845 engraving of a gentleman hunter and his dog. In this composition, the artist prominently portrays the discrete garden spaces and rising topography of the East Range. (R-JAV-SCL-OVH-1845-prints00013-E-0-VinegarHill.jpg)

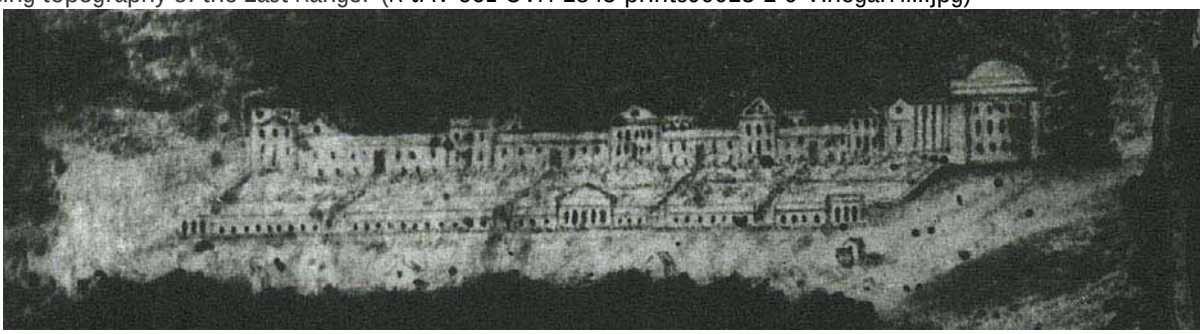


Figure 4.7b (R-JAV-SCL-OVH-1845-prints00013-E-0-VinegarHill -inset.jpg)

Figure 4.8 This photograph, looking north-northwest, shows a remnant brick-box drain with interior pargeting leading from a non-extant downspout from an adjacent dormitory, to the brick cistern. (R-JAV-ARCH-RAS-2006-2-1833-C-4-Courtyard III_V_Brick_Box_Drain.jpg)


Figure 4.9 This excavation shows the intersection of two brick-box drains leading from Pavilion V. (R-JAV-ARCH-RAS-2009-1-1837-C-4-Courtyard_III-V_Brick_Box_Drains_2.jpg)

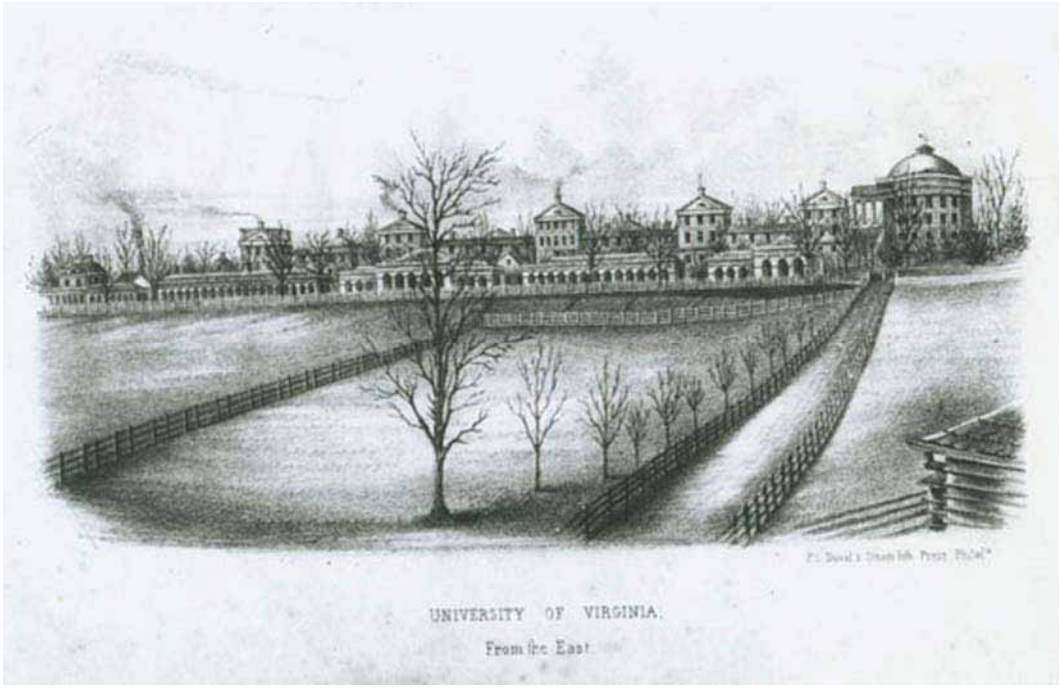



Figure 4.10 This lithograph displays the University from the east with fences and tree rows separating fields. (R-JAV-SCL-OVH-1849-prints00014-E-1-DuvalLawnLitho.jpg)

Figure 4.11 This image shows a remnant low stone wall south of the current location of Varsity Hall, looking west, probably representing a former boundary wall for the East Range constructed circa 1840. ( R-JAV-ARCH-RAS-2008-2-1848-C-5-East_Range_Slope_Stone_Wall_Foundation.jpg)

Figure 4.12 This photograph, looking north, shows a stone wall remnant along the west side of what is now McCormick Road, east of and adjacent to the site of the former Anatomical Theater. (R-JAV-ARCH-RAS-2009-2-1840-C-4-McCormick_Road_Stone_Wall_Foundation.jpg)

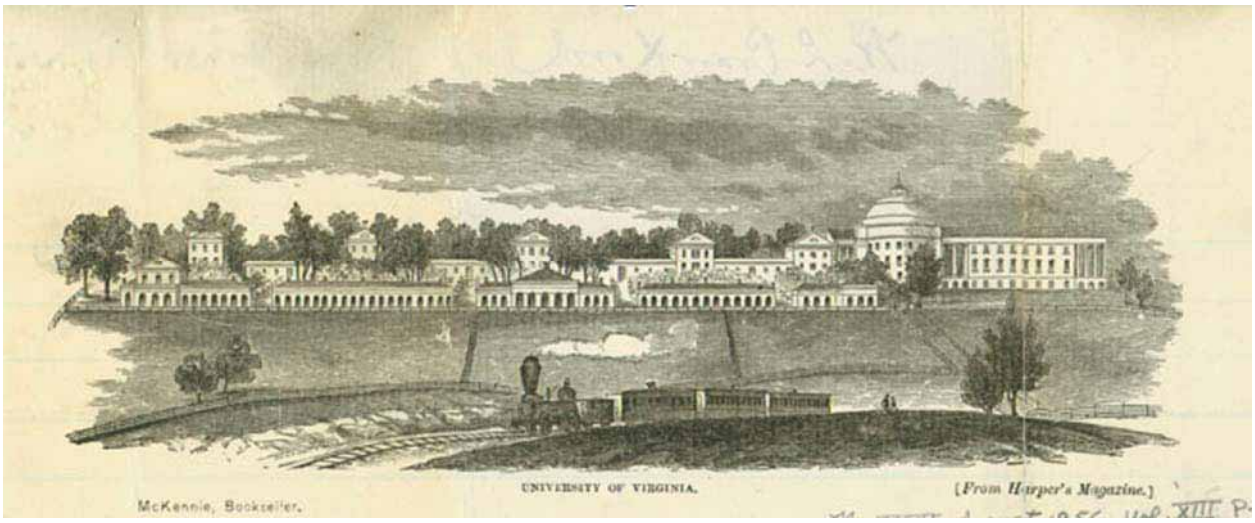



Figure 4.13 This engraving, published in the August 1856 edition of Harper's New Monthly Magazine, shows a view west to the tree canopy over the University. This is the first view of the new Annex in the North Rotunda Lawn. A railroad steam locomotive is visible in the foreground. (R-JAV-SCL-OVH-1853-prints00016-E-0-AnnexFromEastHarpers Weekly.jpg)

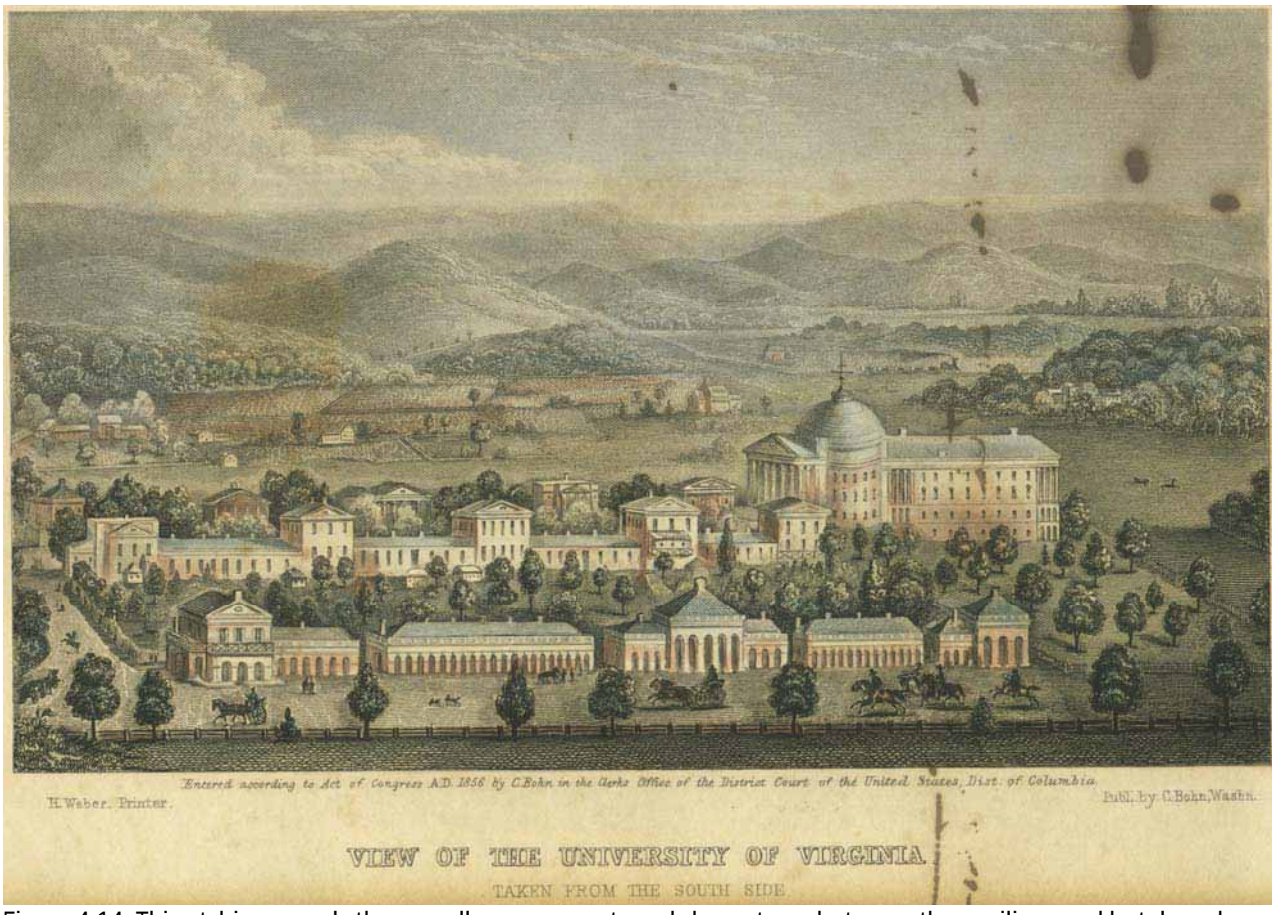



Figure 4.14 This etching reveals the overall arrangements and shows trees between the pavilions and hotels and between the buildings and the East Road. A few outbuildings appear in the East Gardens. (R- JAV-SCL-OVH-1856-prints00020-E-0-ViewWest-Bohn.jpg)

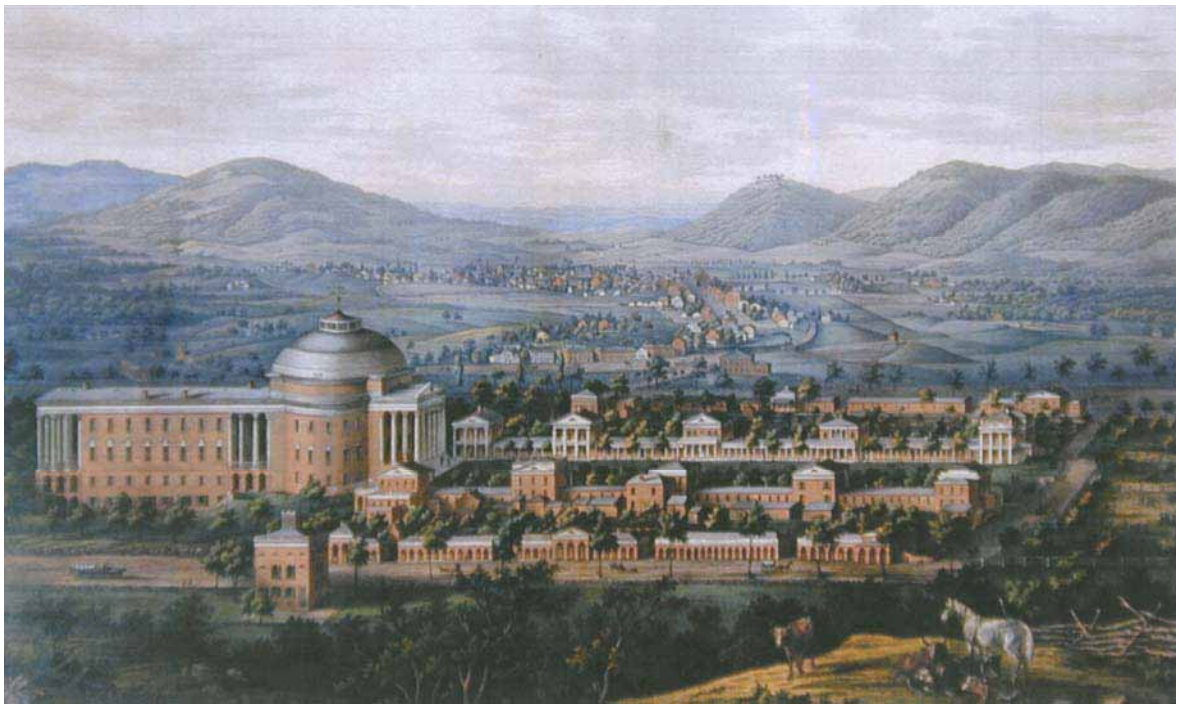


Figure 4.15 This 1856 drawing of the University from Lewis Mountain looking east over the West Range and Gardens presents the landscape drawn by Edward Sachse from nature. (R-JAV-SCL-OVH-1856-prints00017-E-0-ViewEast-Bohn.jpg)


Figure 4.16 This engraved view north across the Lawn and East and West Gardens presents an embellished depiction of the core lawn panels in 1856 by John Serz. (R- JAV-SCL-OVH-1856-prints00018-E-0-ViewNorth-SerzEng.jpg )

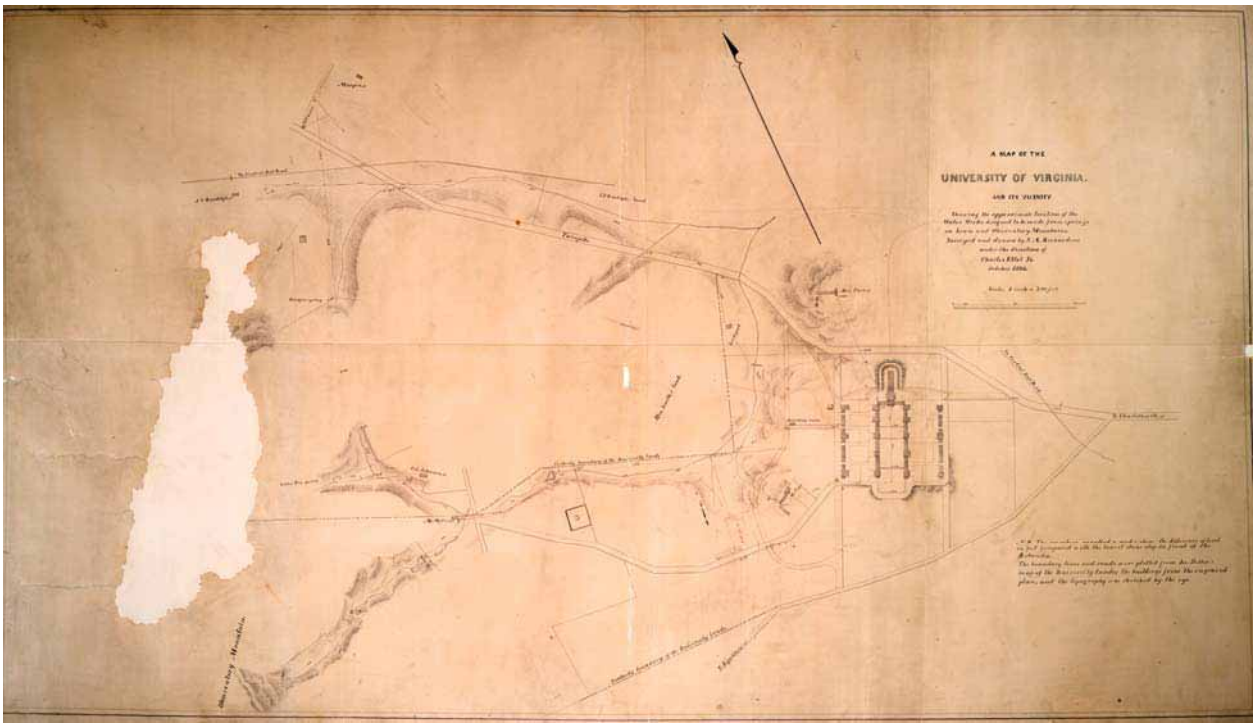



Figure 4.17a The 1856 plan surveyed and drawn by S.A. Richardson under the direction of Charles Ellet, Jr. shows the approximate locations of spring-fed pipes and their courses from the high points of Lewis and Observatory Mountains to the West Range. (R-JAV-SLC-MP-1856-RG3-1-1-2_2.532-M-0-Ellet-Richardson.JPG)

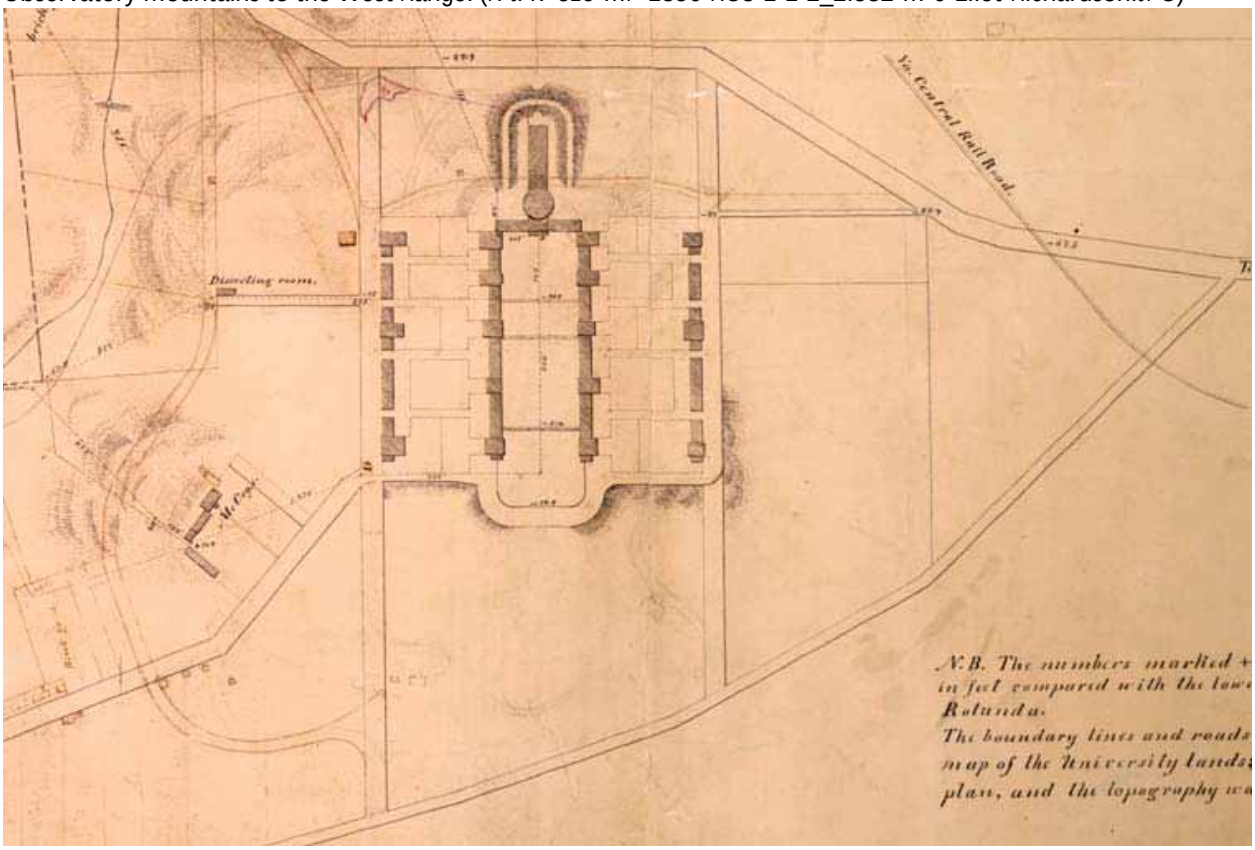



Figure 4.17b detail of the Academical Village area from the above drawing. (R-JAV-SLC-MP-1856-RG3-1-1-2_2.532-M-0-Ellet-Richardson.JPG)

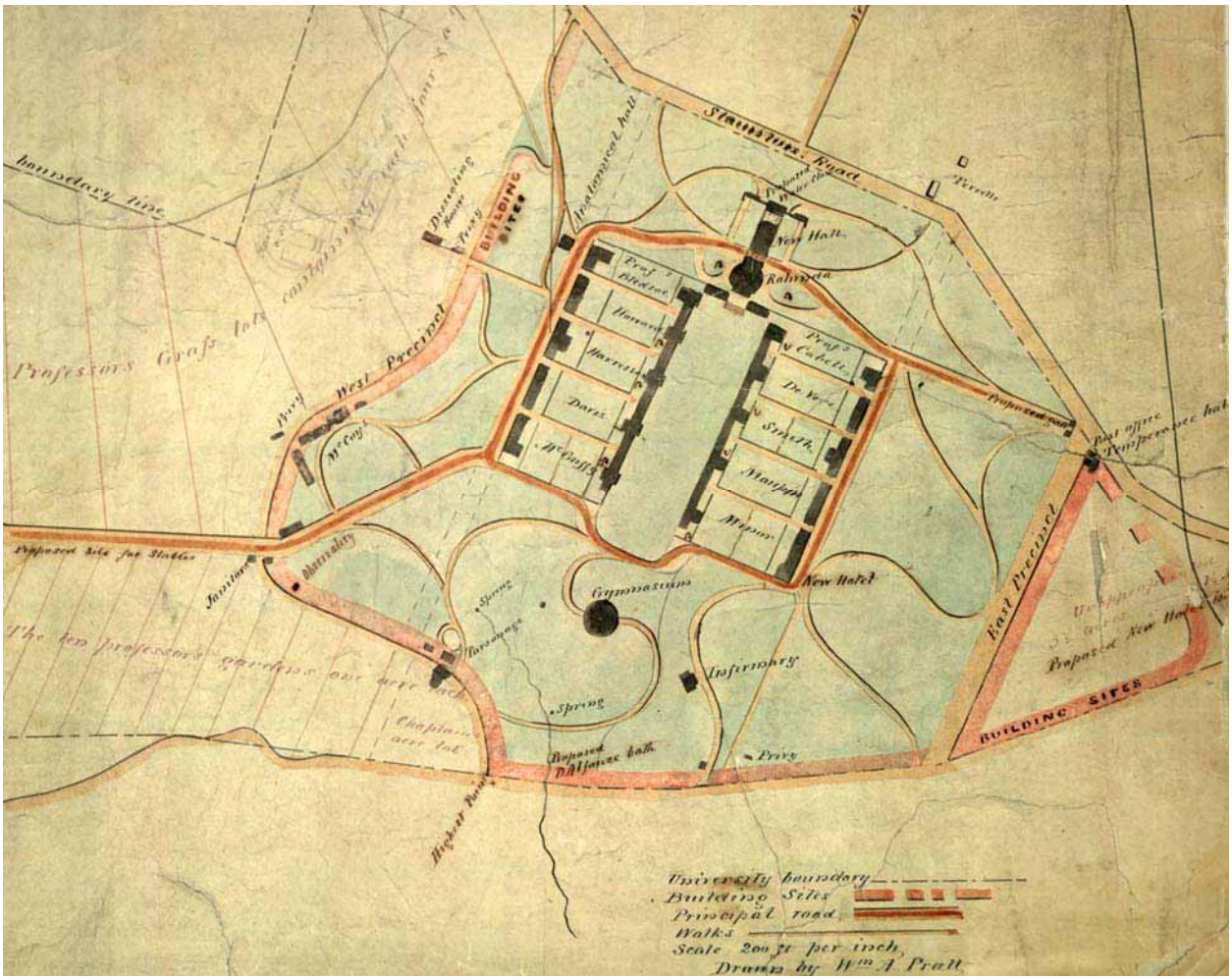



Figure 4.18 The 1858 'Plan of University Cleared Land' by William Pratt, shows numerous details of boundaries, paths, springs, and facilities such as privies, an infirmary, and several new halls. The Board of Visitors approved of a portion the plan including grading, planting of grass, trees and shrubs, and laying out of walks and roads in a large area inclusive of the Academical Village extending between what is now University Avenue, Jefferson Park Avenue and Emmet Street, as well as the removal of gardens assigned to professors, and certain privies, stables and unsightly outbuildings located in the southern most portion of University Grounds to more suitable locations. The Board of Visitors did not approve the opening of a road in what Pratt labeled as the East Precinct. (R-JAV-SLC-MP-1858-RG3-1-1-2_2.532-M-0-Pratt.JPG)

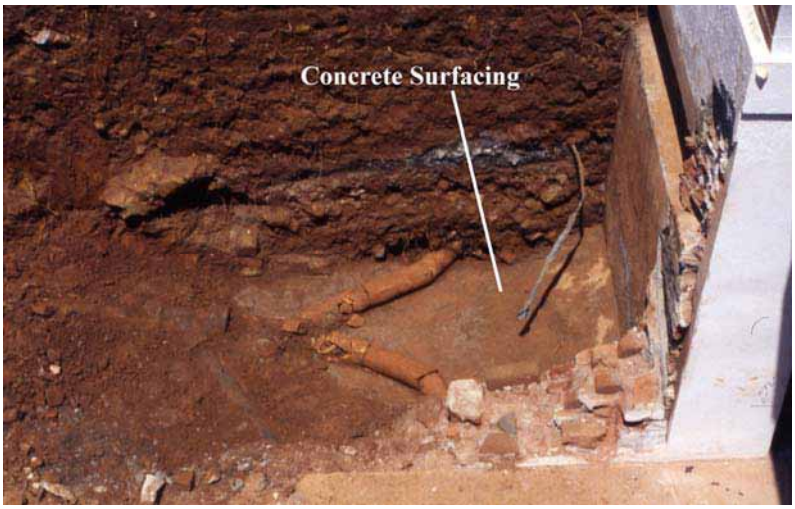
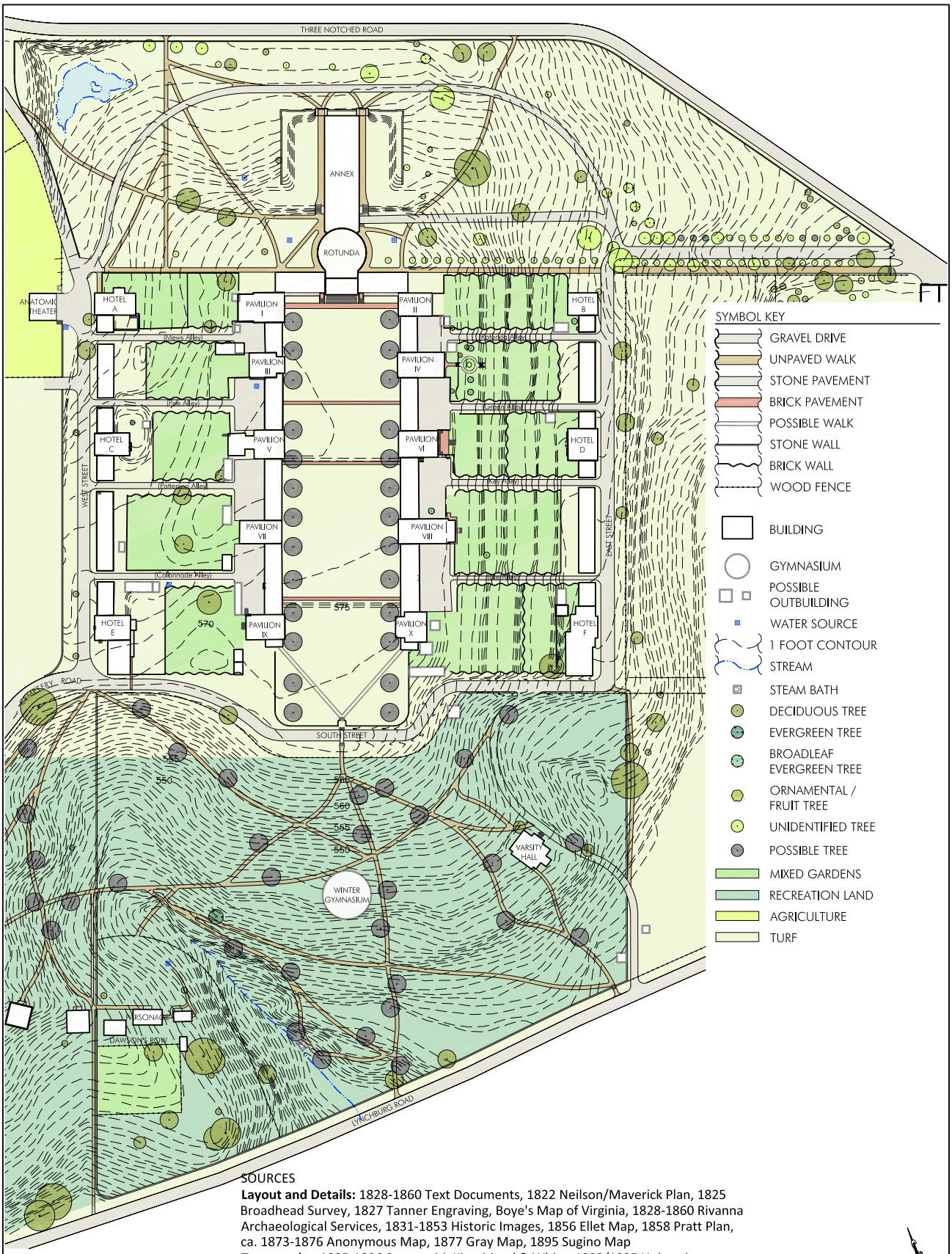



Figure 4.19 This areaway paralleling the south side of the Rotunda's eastern and western southern wings, and defined by a brick wall and pargeted cement floor, was identified archaeologically south of and adjacent to the Rotunda. Terra cotta and iron pipes were used as part of the early drainage system. (R- JAV-ARCH-RAC-2001-1-1840-C-1-Rotunda_West_Areaway_Concrete_Surface.jpg)


Figure 4.20 This photograph, looking southwest towards Varsity Hall, shows a remnant stone-capped brick-box drain. (R-JAV-ARCH-RAS-2005-3-1859-C-5-Varsity_Hall_Stone_Capped_Brick_Box_Drain.jpg)




SOURCES

**Layout and Details:** 1828-1860 Text Documents, 1822 Neilson/Maverick Plan, 1825 Broadhead Survey, 1827 Tanner Engraving, Boye's Map of Virginia, 1828-1860 Rivanna Archaeological Services, 1831-1853 Historic Images, 1856 Ellet Map, 1858 Pratt Plan, ca. 1873-1876 Anonymous Map, 1877 Gray Map, 1895 Sugino Map

**Topography:** 1895-1896 Surveys McKim, Mead & White, 1909/1925 University Survey, Heritage Landscapes sources analysis and alteration

**Trees:** 1856 Casimir/Bohn Engraving of Lawn, 1872 Long Walk Photograph,1929 Sears Senff Gate Entrance Plan, ca. 1936 Betts Tree Survey, 1948 Davey Tree Survey of Lawn, ca. 1980s UVa Tree Survey Resized

# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

*Client:*
University of Virginia
Office of the Architect
Charlottesville, Virginia

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HERITAGE LANDSCAPES, LLC
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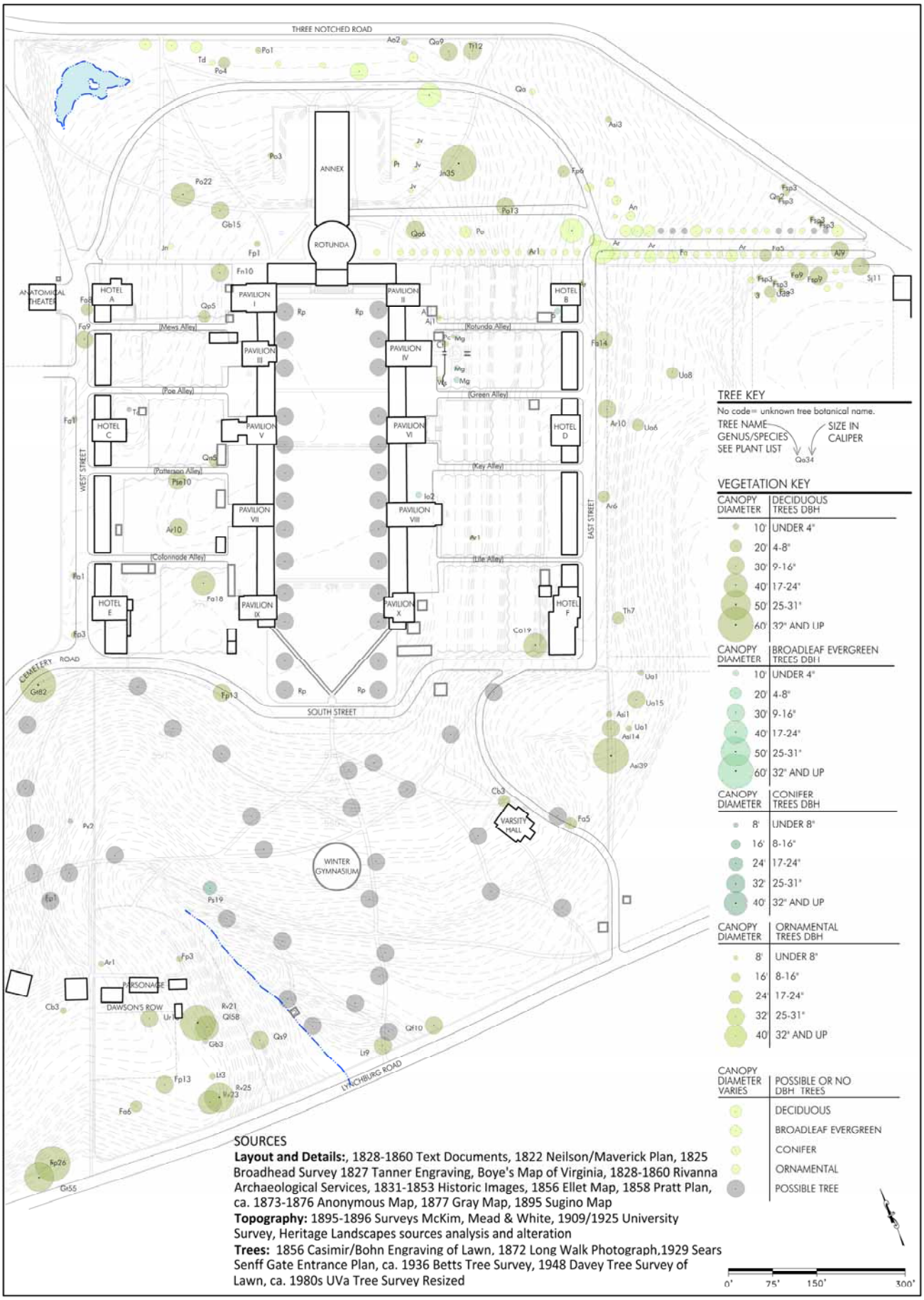
*Drawing Title:*
1860 Landscape Plan

*Date:*
December 2013

*Drawing Number:*
2




SOURCES

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# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

Drawing Number: 3

Date: December 2013

Drawing Title: 1860 Tree Plan



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# 5 ▪ Civil War and Recovery, 1861 to 1880

## A. 1861 TO 1880 INTRODUCTION

Between 1861 and 1880, the landscape of the Academical Village greatly deteriorated and gradually improved to a desirable state. Use of the campus as a Confederate hospital during the United States Civil War and subsequent financial instability created a low point from which the institution would recover. Eventual renewal after the war reached an apex for the landscape in 1880 when development of the North Rotunda Lawn coincided with landscape beautification and modest infrastructure improvement.

Using text, plans, and images, the chapter documents this landscape history and identifies character-defining features (CDFs) of the cultural landscape in 1880. The plans for these years focus on 1880 to graphically reveal the landscape and provide tree details at that date. These are:

- *Plan 4 1880 Landscape Plan*
- *Plan 5 1880 Tree Plan*

*Plan 4 1880 Landscape Plan* records the landscape of the Academical Village at the end of an era of recovery and transition. This full-color plan shows existing structures, circulation, and vegetation with a symbol key that identifies their type and material at a scale of 1"= 300'. *Plan 5 1880 Tree Plan* documents the known and unknown species of trees in the Academical Village at the time. To the full degree documented both these plans depict the landscape character-defining features of the Academical Village landscape in 1880. Information on the Academical Village landscape for the Civil War and postbellum recovery period are drawn from these years and informed by later plans, surveys and maps. These multiple sources include:

**Layout and Details:**

- 1861-1880 Text Documents
- 1868-1880 Historic Photographs
- 1861-1880 Rivanna Archaeological Services
- circa 1873-1876 Anonymous Map
- 1891 Sanborn Map
- 1877 Gray Map
- 1895 Sugino Map

**Topography:**

- 1895-1896 Surveys McKim, Mead & White
- 1909/1927 University Survey
- Heritage Landscapes sources analysis and alteration

**Trees:**

- 1929 Sears Plan Senff Gate Entrance
- ca. 1930s Betts Tree Survey
- 1948 Davey Tree Survey of Lawn
- ca. 1980s University of Virginia Tree Survey Resized

## B. CIVIL WAR AND RECOVERY LANDSCAPE CHARACTERIZATION, 1861 TO 1880

Activities at the Academical Village during the Civil War resulted a series of landscape changes and formed the impetus for the later renewal of the University. Not only did use of the campus greatly change during the war (1861 to 1865) but the resulting impacts to the physical and social fabric of the University initially led to a landscape of diminished refinement and loss of features. This low ebb in the landscape history of the campus became the point of departure for the recovery of the Grounds. In the years immediately following the war to 1871, the gradual resurgence of a student body and new relations with support staff and surrounding communities enabled some recuperation of the planned landscape, upgrades of infrastructure, and expansion of facilities. Significant revitalization continued in new directions to 1880 with a movement to improve the visual appearance and perception of the campus landscape, improve sanitation and water supply and modestly expand the campus beyond the Academical Village.

Individuals with a significant influence on the landscape of the period include people who carried out the duties of the occasionally combined positions of Proctor and Superintendent of Buildings and Grounds. During the war, Robert R. Prentis served as Proctor and William A. Pratt, an architect and photographer, served as Superintendent of Buildings and Grounds from 1858. Pratt stepped down in 1862 and returned to an unpaid position in 1863 until the termination of his position in 1865.[1] In Pratt's absences during the war, Martin Tracy, the University janitor, carried out many of the duties of the superintendent.[2] The positions of Proctor and Superintendent of Buildings and Grounds were united in 1866 and that post was filled by Colonel John E. Johnson, who attempted to plant evergreens on the Lawn. Major Green Peyton Esq., an accomplished engineer, assumed the position in 1867 and carried out many improvements to plantings and infrastructure into the 1890s.[3] Also of note, in 1876, John Rochester Thomas designed Brooks Hall, a stylistically-distinct and purposefully built museum of natural history on the North Rotunda Lawn. The changes in the landscape between 1861 and 1880 largely resulted from the work of laborers acting under direction of these individuals.

## C. CIVIL WAR AND RECOVERY LANDSCAPE HISTORY, 1861 TO 1880

### C1. Civil War and the University Landscape, 1861 to 1865

The Civil War halted the development of the campus and transformed the landscape of the Academical Village into a makeshift hospital side by side with diminished but ongoing use as an institution of higher education. While classes to a much-reduced student body continued, the new use altered the appearance of the Grounds. The war period was essentially a degrading force on the landscape. The hiatus it caused was temporarily destabilizing and marked a pause in a gradual process of progressive changes to the physical fabric of the campus.

The spring of 1861 hailed the onset of the war and the beginning of changes to the University landscape. On March 4, 1861 seven slave states of the Deep South with cotton-based economies seceded from the Union and formed the Confederacy.[4] After hostilities broke out when Confederate forces fired on Fort Sumter in South Carolina on April 12, the Commonwealth of Virginia and three other states joined the Confederacy. To reward Virginia for its solidarity, in May of 1861 the Confederate capital was moved from South Carolina to Richmond, some 75 miles southeast of the University.

Preparations for war took place on the Lawn immediately after Virginia chose sides. Military companies drilled on the turf in front of the Rotunda during the evenings. A double-sided flag was raised over the Rotunda in April 1861 bearing the blue field and *Sic semper tyranis* Seal of the Commonwealth of Virginia on one side and, on the other, horizontal red bars of the Confederacy with a circle of stars for the member states and the Virginian star in the center.[5]

Despite the pervasive rhetoric of war and departures of student volunteers to war service, academic life and campus development proceeded as projected during the first year of the war. Hotel keepers continued to make improvements to better tend to those in their charge. For example, the keeper of Hotel A erected an enclosure to secure a garden and requested reimbursement from the Board of Visitors.[6] In April 1861, *The Jeffersonian Republican*, a Charlottesville newspaper, reported on the progress of construction of a three-acre University Pond northwest of the Academical Village, now the location of Nameless Field.[7] William Pratt, Superintendent of Grounds and University architect, supervised the excavation of an existing low-lying, boggy area with "rich black mould" soils and "the remains of an ancient forest." Plans called for stocking fish and planting trees around its northern and western edges to create the appearance and function of a natural waterbody. Intended for multiple purposes, the pond was to be used for seasonal bathing and for skating and ice harvesting in winter months. The ice was conveyed overland to icehouses erected on the north side of the Staunton Road north of the Rotunda. Construction of the ice pond and other typical academic activities continued through the summer.[8]

The University was not distant from the front lines. The first major battle of the war, First Manassas or Bull Run, took place 100 miles to the northeast on July 21, 1861, and many other battles were proximate to Charlottesville (Figure 5.1). Nevertheless, regular classes, routine upkeep by slaves, and periodic improvement of facilities maintained a semblance of normalcy across the Academical Village landscape.

War-related events began to impact the physical landscape in early 1862. Charlottesville became a hospital town during much of the war on account of the two rail lines that came through the city. On March 17, the Chairman of the Faculty gave permission to a company of Confederate soldiers to occupy the dormitories at Monroe Hill.[9] The presence of soldiers on campus greatly increased in June when approximately 1,400 sick and wounded Confederate soldiers and wounded Union prisoners arrived at the University. With the student population reduced, they were housed in many vacant buildings and in tents throughout the Grounds.[10] Use of the University as a hospital continued until soldiers filled rooms in the ranges, pavilions, Dawson's Row, dormitories and public hall in the Rotunda.[11] Use of the campus as a hospital also resulted in a special section of the University cemetery to be opened for holding the remains of 1,100 soldiers.

Despite the more cramped quarters, loss of students to the war effort, and threat of disease from the wounded, the Board of Visitors and the Board of Faculty voted in 1862 to continue standard University coursework regardless of attendance at any time.[12] This also implied that the labor force and landscape

functions and activities that maintained the institution remained operational. Reduction in the student body to an average of 274 between the years 1860 and 1864 was a significant reduction from the prewar enrollment average of 596 for 1855 to 1859.[13] The prewar enrollment high would not be matched until the twentieth century.

While the majority of the faculty and officers were committed to the Confederacy, they deemed the reputation of the institution as important during wartime as in peacetime. Furthermore, the decision makers led by Proctor Robert R. Prentis realized that closing the University risked exposing the Grounds to damage.[14] The issue of poor condition and improper treatment of the Grounds led the Executive Committee of the Board of Visitors to contact the Confederate authorities about their unauthorized use of the University campus as a military hospital and to seek remuneration for various damages done to it. The request on September 11, 1862, made clear that the interests of the school were of foremost importance:

> ... the use of the buildings & grounds of the University as a military hospital has been without authority, & very injurious to the interests of the University; that no consent can be given in the future to any such use, & that the Confederate authorities, as soon as practicable to remove now here so as to allow for the preparation for the next session of the University. Resolved that the Chairman ... take immediate steps to settle with the Confederate authorities a proper rent for the use of the buildings, & compensation for damage done to them & the grounds by their use for hospital purposes; & that he be authorized to act in the whole matter as he may deem best for the interests of the University.[15]

In late 1862, the University team was diminished when Superintendent of Buildings and Grounds William Pratt left his position, and his responsibilities fell to the Chairman of the Faculty and the Proctor.[16] While other staff filled the gaps as needed, consistent leadership on behalf of the campus was lacking. One such individual, Martin Tracy, was a janitor who also served as a tinsmith, locksmith, and proxy superintendent.[17] During this time Professor William H. McGuffey planted trees like *Paulownia* in the turf east and west of the Rotunda.[18] Though helpful, these efforts were insufficient to address the pressures placed on the campus landscape during the wartime.

In the summer of 1863, the Committee on Grounds & Buildings reported to the Board of Visitors on the continued havoc committed by soldiers on the campus. Beyond the degrading occupation and general neglect of Dawson's Row, the overall Academical Village landscape showed damage during this time. The Committee wrote, "The enclosures are, we are informed, frequently destroyed, & cattle allowed to graze on the lawns. The trees, evergreens & shrubbery are also suffering from want of more regular attention."[19] More regular attention returned to the campus with the reappointment of William Pratt as Superintendent of Buildings and Grounds in 1863. Pratt remained until the end of the war when the position of superintendent was left vacant due to economic hardship with reduced income from a smaller student body.[20]

On July 4, 1863, the extent of the damage and apparent shortage of support staff prompted the Board of Visitors to direct the Executive Committee to arrange with Confederate authorities "such number of soldiers sentenced to hard labor" and to employ them in the improvement of the University Grounds.[21] This labor for repairs would be exchanged for making no claims against the Confederate Army for damages resulting from its occupation of the University as a military hospital.

While many associated with the University sought to maintain the rhythm of their pre-war campus life, labor, housing, and financial shortages posed broad challenges as the war progressed. In June 1863, Professor John Minor asked permission to rent a house formerly occupied by another professor for the use of his servants.[22] Although the request was initially denied "for using the house in that purpose," permission was granted months later "on condition that [Minor would] ...keep up the enclosures, cultivate all the vacant ground and pay to the University one half of all the produce made on the premises."[23]

In 1864, the University rented and sold campus assets for financial stability. Of little use at the time, the stone gate posts adjacent to Washington Hall, or Hotel B, at the north end of East Street were to be sold to the highest bidder.[24] The Faculty ordered several lots and fields to be rented out during the war years for income. Professor Maupin was allowed to rent the field "in front of Mr. Spooner's house" [Montebello] with the condition that he "plant and cultivate a hedge of pyrocanthus [*sic*] thereon the whole length of the public road [Lynchburg Road, now Stadium Road] adjoining the field."[25] Planting of firethorn (*Pyracantha coccinea)* would have provided attractive but thorny definition to the boundary which was resistant to intrusion by people and animals. Parallel efforts to continue with necessary components of University development were achieved. In July 1864, the Proctor was ordered to pay the Superintendent of Buildings and Grounds funds for the construction of water closets, a new dining hall, a new building on Dawson's Row, and water works.[26]

In the final months of the war and immediately thereafter, the paucity of records related to the University landscape suggested that little development occurred on the Grounds between the summers of 1864 and 1865. Toward the end of the war, the threat of attack was constant as Union forces closed in on Northern Virginia.[27] On March 1865, Union troops rode in from the new ice pond and proceeded to meet a group of faculty awaiting them outside the Rotunda.[28] After appeals by the University, a company of 25 soldiers from the Michigan Cavalry Brigade under the command of General George Armstrong Custer remained to provide a largely effective guard against intrusion and theft. When the besieged city of Richmond fell to Union forces in early April 1865, General Robert E. Lee surrendered the Army of Northern Virginia to General Ulysses S. Grant at Appomattox Court House just 70 miles south of the University.[29] With the war officially over, the residents of the Academical Village continued day-to-day activities and prepared for the inevitable changes and gradual recovery of the Grounds.

## C2. Post-War Aftermath and Recovery, 1866 to 1871

In the aftermath of the Civil War, the routines of academic life returned to the University landscape with an assortment of both subtle and substantial changes. The blighted condition of the campus Grounds and facilities required repairs and substantial upgrades. Eventually increased enrollment of students, scared by a devastating war, took up studies and residency in the Academical Village. There they encountered a reconstituted labor force of groundskeepers, maintenance personnel, cooks, porters, housekeepers, and laboratory assistants, some of whom had been slaves just one semester earlier. In the settlements surrounding the University, an influx of displaced and resettled people transformed the community and sought to construct a better future. Those immigrants utilized the resources of the local landscape including the services desired by the comparatively wealthier faculty, students, and staff of the University. Even as they drew on past precedents to construct a future University, those involved brought new concepts and technologies to the development of utilities, facilities, and the designed landscape of the Academical Village after the Civil War.

Repairs to the Grounds and new services were necessary in order for the University to be more fully operational. On June 29, 1866, The Board of Visitors commented on the diminished condition of the University: "...Very many improvements & additions are desirable and would be noticed further but for the exhausted state of the finances of the University."[30] Older machinery necessitated maintenance and replacement over time. In the summer of 1866, a recently installed steam pump was operated once or twice per week to maintain a supply of water in storage tanks on the top of the Rotunda.[31] Later that summer, Charles Bailey requested permission to create a laundry service and to rebuild the steam baths installed before the war at the springs on the South Slopes.[32] The request went unmet and no action was taken until the remnants of the original bathhouse were permanently removed from the site the following summer.[33] From various directions, there was a persistent desire sought to regain what was lost in the landscape during the war and return the campus to its former level of refinement.

On account of the challenging fiscal circumstances the University sustained post-war, the offices of proctor and superintendent were united and filled by Colonel John E. Johnson on August 10, 1866. During the year, Johnson planted "lines of spruce trees on each side of East and West Lawn."[34] Johnson's landscape initiatives met with resistance from students perhaps angered by encroachment on their grassy baseball field.[35] According University landscape chroniclers Betts and O'Grince

> This grossly offended the aesthetic taste of the 'nippers,' so one night during the process of a 'calathump' all the young trees were pulled up and piled against the door of the Proctor on East Range and there was placed upon the door a sign entitled, 'Nipperian Proclamation Number One,' which began in this wise: 'The Wicked goath about planting spruce trees But the hand of the nipper plucketh them up.'[36]

The faculty and hotel keepers carried out minor improvements and expansions to the campus shortly after the war. A woodshed was built north of and adjacent to the Pavilion VIII residence of Professor Socrates Maupin.[37] The Faculty permitted Henry Massie, keeper of Hotel A, to harvest wood from University lands in order to build a wood house, stable and cow house, and a post-and-rail fence to enclose a garden.[38] The yard associated with Mr. Jeffries' boarding house, Hotel F and the Crackerbox, was paved with a dry-laid single course in a running-bond-pattern brick.[39] The Board of Visitors also approved the "extension of the boundary [walls]" at the Pavilion VI residence of Professor Holmes and the construction of a "portico" for unspecified domestic purposes to the rear of Professor Maupin's residence (VIII).[40] By 1867, the Academical Village was not only recovering but improving after the war.

Beginning in 1867, an improved economic situation at the University allowed for the initial stages of infrastructure upgrades. In June, the Board of Visitors directed the Superintendent to explore the building of a large dam on a ravine on Observatory Hill for the purposes of increasing the water supply to the University.[41] By the end of the year, a $10,000 loan was sought for the "enlargement, improvement and completion' of the University water works."[42] Different expertise was needed at this time and, in December 1867, the Board of Visitors directed the Faculty to find an individual willing to erect a bathing establishment "below the University Pond" to be restricted to one acre in size.[43] At this point, Colonel Johnson passed the position of proctor and superintendent to Major Green Peyton Esq., an accomplished engineer.[44] Finding the former water system of Charles Ellet expensive and hazardous to the walls of the Rotunda on account of steam-driven pipes to rooftop water tanks, Major Peyton devised a new system and built the upgraded University water works, completed in 1869.[45] Major Peyton later reflected on his system:

> I constructed a reservoir in the [Observatory] mountain at an elevation sufficient to distribute water over the buildings by gravity alone, which was connected with the distributing system by a 4-inch pipe. Although the chief source of supply for this reservoir was drainage from the surrounding hills, and consequently could not be adequate in dry seasons, yet I was satisfied that a ten-months' supply annually would far more than compensate for the outlay. This plan has fully answered my expectations. In some seasons it has proved ample. In others, and especially in the recent dry summers, the inconvenience has been great at some periods.[46]

The generally improving economy was reflected in an influx of students which prompted the purchase of land adjacent to the Academical Village and the development of new facilities. In June 1867, unspecified discussions about Canada, a primarily African American community south of the Academical Village, were carried out between Major Peyton and Mr. Ambroselli, a white resident of Canada who rented out houses to African Americans.[47] While little was recorded about these prospects to the south, the University purchased Carr's Hill on September 6, 1867, paying Addison and Lucy Maupin $10,000 for the 42+ acre parcel north of Staunton Road.[48] This purchase expanded residency options for students.[49] Expansion to the west included the construction of a Chemical Laboratory west of the Anatomical Theatre in 1868.[50] With initiatives to the north, south and west, only the eastern periphery including the fields around Temperance Hall were not in discussion for development (Figure 5.2). Land acquisition and growth of facilities increased available housing for a student body and allowed for other opportunities.[51]

An experimental farm initiative was enabled by the purchase of Carr's Hill and securing a benevolent gift. Samuel Miller, one of the wealthiest businessmen in Lynchburg, donated $100,000 to establish an Agriculture Department in 1868.[52] This prodded the Board of Visitors to accept a plan by Professor Mallet to create an experimental farm at the University. Several acres were reserved west of Carr's Hill for this purpose.[53] By 1870, the farm had been fenced and planted. Experiments included effects of manure on tobacco cultivation and test plots of textile plants like ramie (*Boehmeria nivea*) from Louisiana and various species of cotton (*Gossypium spp*.) from South Carolina and Venezuela. The convenient location of the farm site, north of the Academical Village, did not, however, equate to an area of high soil fertility. Much of the land on which it was created was disturbed soils, spoils from creation of the nearby railroad embankment. The limited success of experiments doomed the farm, which was slated for abandonment in 1872.[54]

In addition to utility upgrades within the Academical Village, Major Peyton focused on plantings and landscape amenities as Proctor and Superintendent. Supplementing William Pratt's planting of maple and ash on the Lawn in 1860, Major Peyton oversaw the planting of new trees on the “upper lawn” near the Rotunda as well as throughout the University Grounds in early 1868.[55] Students approved of the replacement of trees on the Lawn, but argued against the planting of additional rows of trees, "We are glad to see that the gaps in the rows of trees along the sides of the Lawn are being filled up, but we hope that no new rows will be planted. Whatever may be the opinions of landscape gardeners, etc., we at least prefer an open lawn, and the public sentiment on the subject was shown more than once last year..."[56]

Major Peyton may have added a second row of trees on the Lawn as he continued to remove and replace old and damaged trees with new trees into 1869.[57] As noted in Chapter 3 of this CLR, Major Peyton's daughter Julia reported to Edwin M. Betts that "she had always heard that her father, Major Peyton, planted the inner row of trees on the upper Lawn." A circa 1868 image, perhaps the first photograph of the Lawn, revealed the ascending forms of what appear to be mature black locust

(*Robinia pseudoacacia*) trees, interspersed with other species of mixed ages (Figure 5.3). A later photograph revealed older trees in an inner row along the pavilions and younger trees in an outer row near the Rotunda wings (Figure 5.4). These appear to corroborate the account by Betts and O'Grince.

The demise of the winter gymnasium on the South Slopes during the war and the lack of secure funding for its replacement led to the construction of "numerous little fixtures all over college" used for gymnastic exercise.[58] By 1870, students were unsatisfied with these exercise stations and claimed that they disfigured the landscape. The horizontal and parallel bars throughout the Grounds were supplemented by small, indoor gymnasia on Carr's Hill, Dawson's Row, Monroe Hill, East Lawn, and on the grass east of the hotels that contained "bars, dumb-bells, indian [sic] clubs, etc."[59] Students likely used these exercise stations to maintain fitness and train for sporting events such as baseball matches with teams from other schools.[60] The relatively level area in the location of the former gymnasium may have been used for other athletic pursuits, as suggested by a tennis court documented in this location on a 1896 survey.[61]

To regularize pedestrian movements, preventative maintenance and improvements to campus circulation progressed. On June 28, 1868 the Board of Supervisors authorized the sealing of the road underneath the interface of the Rotunda and Annex, which presumably increased stability and reduced dust.[62] As in the preceding period, the Lawn ended with two brick walks that formed a 'V' leading to the central entry steps from the road between East and West Roads. A circa 1868 photograph of the Lawn captured an elaborate animal barrier with "V" shaped configuration on both sides at the foot of the steps, connecting to the stone retaining wall (Figure 5.3). Students referred to "the triangle" at the "lower end of our college lawn."[63] This vantage offered a nearly continuous vista of the Southwest Mountains. Only a clump of mature oaks on an adjacent hill sloping to Lynchburg Road and to the right of Dawson's Row obscured the panorama.[64] In the opposite direction, the open center of the turf provided direct views to the Rotunda (5.5).

Although the lower, brick walkways conveyed walkers to their desired destinations, other paths across the space failed to carry all the traffic at this time. Due to desire lines caused by students crossing diagonally across the Lawn, in November 1870, Major Peyton fenced off the turf with a wire railing.[65] Prior to this act, students also played football the Lawn.[66] The purposeful exclusion shifted athletic activities to the North Rotunda Lawn, specifically, "upon the upper portion of the long triangular plot converging to a point at the post office [Corner]."[67] This reduced pressure on the focal green space of the Lawn. By summer of 1871, students noted the improved appearance of the turf and new trees planted on the Lawn and throughout the Grounds. A student paper expressed, "By the aid of Nature, and under the protection of the surrounding wires, the Lawn is assuming a very improved appearance. ...Young trees planted on the Lawn and in other parts of College during the past winter ...They should have been planted twenty years ago, instead of the locusts that now disfigure the Lawn, but better late than never."[68] The protective fencing controlling foot traffic on the Lawn signaled a wider trend toward improving the aesthetics of the historic campus.

### C3. Renewal of the University Landscape, 1872 to 1880

With the trials of post-war recovery a fading memory, the University sought to improve its image and initiated expansion, sanitation, and beautification programs through the 1870s. New facilities and roads were planned for areas east and west of the Academical Village. Outbreaks of disease and growing knowledge of sanitation prompted adjustments to existing drainage and sewerage systems. Overall, the

University landscape became a focus of scenic enhancement and unsightly or otherwise undesirable land uses and features were altered or removed.

Beginning in the early 1870s, students and members of the faculty and Board of Visitors looked disdainfully on the Grounds and made recommendations for improvement stating health concerns and scenic appeal. In April 1872, a publication drew attention to the ongoing and necessary efforts to improve the appearance of the Academical Village:

> We are glad to see our business-like Chairman making efforts to keep the Lawn from being marked by cross-paths, running in every direction over it, and also the cleaning up, and destroying of leaves that collect in the fall, around the buildings. We regard this last as a very necessary, sanitary precaution, for if they are allowed to remain, and decompose in heaps in corners and such places, they are very likely to produce sickness. The suggestions we want to make, is that an effort should be made to put a better dress on the grounds, such as trimming up those trees that need it, cutting down ugly scrubby bushes, and old dead trees, digging up stumps, and filling up deep holes or gullies.[69]

The Committee on Grounds & Buildings reached similar conclusions as the students expressed in the quote above, and undertook a campaign to rid the Academical Village landscape of undesirable elements. In 1872, a report noted "...much dilapidation in the buildings and great disfigurement in the grounds ...the grounds are checkered with paths that are unsightly & entirely unnecessary ... the evil can be corrected by active attention."[70] The report continued with an edict that a stable and other outbuildings in front of Hotel F be removed and replanted in grass. Nuisance trees were also selected for removal. On June 28, 1873, the Committee on Grounds & Buildings recommended that all tree-of-heaven (*Ailanthus altissima*) specimens be eradicated: "Your Comtee. find scattered about the grounds and lawns of the University the objectionable Alantton Tree. We think these shd. be removed and thoroughly extirpated. The grounds are well fitted with handsome trees which are neither offensive in odour or prolific in progeny as the Alanttons, and no detriment could be done by this removal."[71] The efforts to present a cleaner, more orderly appearance within the Academical Village expanded progressively to the margins of the developed area and beyond to address adjacencies.

Improvements came steadily to the campus with the repaving of inferior brick walks and expanding coal-derived gas supply and gas lighting to the Lawn and ranges.[72] Enlargement of the north façade of Hotel B occurred in 1871. Quarters for an enlarged faculty were necessary and a large, gray stone residence erected west of Hotel E served as the residence of Chemistry Professor John W. Mallet, circa 1872.[73] The University also sought to increase the desirability of the East Range and to this end proposed in 1873 relocation of the East Street downhill, farther east and constructing a wide lawn frontage against the range.[74] Efforts to improve the Academical Village and adjacent campus areas drew equal attention in these years.

Directing attention to the edges of the Academical Village, the University sought to beautify the appearance of the campus from the outside. The Committee on Grounds & Buildings recommended in 1872 removing and planting turf in the location of "some shanties just over the road from the Infirmary and adjacent to a settlement known as 'Canada'... as they are not necessary and are conspicuously detractive from the completeness of the lawn to which they are attached. . ."[75] In 1873, the Committee on Grounds & Buildings focused on the east and west peripheries and directed the removal of a frame shoe shop near the post office and eastern entrance to the North Rotunda Lawn based on the poor impression it cast on the University.[76] The report continued to mention "Lover's Lane," a graveled walk

leading to the cemetery, and directed Major Peyton to remove a range of stables and cow houses on the main road to the cemetery.

The physical reach of the burgeoning University grew through improvements to infrastructure in the mid-1870s. Concerns over the health and comfort of residents led to systematic refinements of gas and sanitation lines. In 1874, gas lamps were installed in the service courts of alleys leading from the Lawn to the ranges.[77] Intensive work was underway on the sanitation system after several cases of fever during the winter and spring of 1875 were linked to defective sewerage.[78] As a remedy, sewers were extended "so as to make their discharge outside of the precincts of the University."[79] The earliest available highly detailed survey of the University was created during this period and recorded elongated sewer lines and the water system circa 1875 (Figures 5.6 and 5.7). Unsigned, the delineator of this important survey remains anonymous.[80] The accuracy of circulation systems, straight and serpentine walls and subgrade utility pipes has been verified in several locations through archaeological excavations or monitoring. However, overlays of trees with known locations from later periods fail to regularly align as depicted on this survey map. For example, symbols appearing to be clusters of shrubs and evergreen trees between Staunton Road [University Avenue] and the Rotunda Annex do not correspond to historic photographs from the period. Additional comparative studies and targeted archaeological investigations may verify the accuracy of vegetation and other features on the map.

Work continued on the drainage and sewerage systems. In 1876, Major Peyton studied how to link the existing sewers with adjacent building downspouts.[81] As part of the sanitation improvement, a privy was removed from the Pavilion VII residence of Professor Davis.[82] Drainage issues on The Lawn reached a level where intervention was required and by 1879 a network of tiles was installed to drain the turf terraces "for the comfort and health of the professors and students."[83] These diverse efforts improved conditions in the Academical Village by improving existing systems to more effectively handle effluents and storm water rather than creating entirely new ones.

A natural feature of the overall water system was studied and celebrated during the 1870s. The University Spring was a scenic and recreational attraction associated with the ice pond northwest of the Academical Village in what is now Nameless Field. Students noted that it was becoming a popular place in the *Virginia University Magazine*: "There is scarcely a day but what we see beautiful figures in calico accompanied by their gallant escorts seeking the classic surroundings of this quite retreat. The water is said to contain medicinal properties; the principal ingredients being sulphur and iron. It is an excellent tonic. ... Upon analysis this water has been discovered to contain two grains of iron to the gallon."[84] A wall and cover for the spring were suggested to exclude animals. By 1877 or perhaps earlier, an admission fee was charged to spring users from the University and surrounding community. Overall landscape enhancements to the valley of the spring and ice pond were proposed on account of its popularity and the reflection of its condition on the institution.[85]

Small-scale landscape improvements at the Academical Village enhanced the basic aspects of daily life at the campus. In 1876, aging paneled fences were rebuilt in the West Gardens, at Professor Venable's residence at Monroe Hill, and at Professor Mallet's residence across West Road. A new gate was installed near the turnstile at the north end of East Street adjacent to Hotel B.[86] In 1877, the Board of Visitors recommended that interior walls of East Gardens and West Gardens should be gradually removed if they do not relate to the privacy of pavilions.[87] Walks throughout campus were being improved at this time.[88] A photograph captured the somewhat deteriorated brick paving and irregular, mixed turf around the Rotunda and Annex in 1876 (Figure 5.8). The short term durability of brick walk surfaces, presumably made of low-density bricks, required continual repair and replacement of

pavements throughout the Academical Village through 1878.[89] The road and path between the Rotunda and post office was also upgraded.[90] A photograph revealed the improved appearance with rail fences, gas lamp, and steps to exclude animals (Figure 5.9). Attention to routine maintenance reflected well on the image of the institution.

Larger enhancements during the 1870s also indicated the ascendency of the University. Development on the North Rotunda Lawn and greater interconnection with Charlottesville created an enhanced entry landscape to the Academical Village. The construction of Brooks Hall from 1876 to 1877 signified a major change in spatial organization and design style for the North Rotunda Lawn area since the placement of the Rotunda Annex in 1853. The park-like setting of Brooks Hall, positioned northeast of the Rotunda in alignment with the orthogonal grid of the Academical Village, reflected the surrounding landscape character. The orientation of Brooks Hall's entry toward the east was a significant gesture and recognition of Charlottesville's growth toward the University. The hall was built with funds donated by New York textile industrialist Lewis Brooks as a museum of natural history "so as to afford unsurpassed facilities for illustrating the principles taught by the sciences of Zoology, Botany, Mineralogy, and Geology."[91] Unlike the classical formalism of the original Jefferson buildings and the Annex, the eclectic Victorian style of the hall included names of famous naturalists and animal heads protruding from the exterior.[92] Both the funding of Brooks Hall -- one of several gifts from northern philanthropists -- and construction of the unique building reinforced the progress of postwar resurgence.

To complete the beautification of the northern approaches to the Academical Village and reduce red dust, Charlottesville and University residents formed an association to help macadamize and upgrade the "Charlottesville and University Avenue" in 1877.[93] Association goals included the planting of trees and improvement of sidewalks along the corridor. A photograph from 1880 depicted an improved road surface and stone boundary wall under tree canopies, with electric poles and lines visible along University Avenue (Figure 5.10). Electric power came to the community before it was incorporated into the campus.

Between 1877 and 1880, promotional literature and imagery highlighted aspects of the Academical Village landscape. The earliest located post-war marketing map, dated 1877, showed the organization of facilities, rights-of-way for roads, and paths at this date (Figure 5.11). This diagrammatic map portrayed the existing layout of buildings and paths. A concise depiction of the University of Virginia described the basic layout and walls, noted the presence of shrubs and vines, and provided details of the types of trees on the campus in 1877:

> The University owns barely four hundred acres of land, of which one hundred acres is enclosed in stone walls about the University in five separate plots, all of which are covered with grass and shade trees. The plot on which the University stands is ornamented and shaded with oak, hickory, chestnut, walnut, sycamore, sugar and curl maple, black and honey locust, pine, native and Norway spruce, aspen, willow, weeping and swamp, horn-beam, iron wood and catalpa and shrubbery and vines ad infinitum.[94]

An 1878 reprint of a University of Virginia informational announcement offered a lyrical and effusive description of the Lawn and distant views from it:

> The buildings themselves stand on a commanding eminence, overlooking the country for many miles around, and occupying the centre of a crescent-shaped range of hills called Crescent Mountain--The view from the great dome of the rotunda is equaled by few, if exceeded by any on the continent. It has a range of seventy or eighty miles, and the panorama is simply superb-- There on the east and almost at the observer's feet lies Charlottesville, with its scattering suburb reaching even to the outer wall of the University grounds. Here the cresent [sic] with its horns pointing to the north and east; and yonder, far away stretches the seemingly limitless Blue Ridge all along the western horizon like banks of blue clouds lying in undulating outline along the sky. ... The low, one story dormitories for students stretch like two great arms southward from the rotunda, as it faces a wide, open lawn to the south. A peculiarity of the architecture renders the whole a very picturesque sight as beheld from the dome. All along these long rows of dormitories, both front and rear, run colonnades with whitewashed Grecian pillars equally spaced the whole length, giving them a truly classic air in appearance.[95]

The various campaigns of landscape improvement after the initial recovery from the Civil War created a more maintained and scenic campus. Features like panoramic views, trimmed trees, proper walks and roads, clean recreational springs, and uncluttered surroundings shaped perceptions of the University, and were important in marketing efforts. Together with expanded facilities and improved infrastructure, the Academical Village landscape greatly improved day-to-day life on campus and shaped the image of the University.

## D. 1880 LANDSCAPE CHARACTER AND CDFS

The Academical Village landscape of 1880 is characterized by a terraced central Lawn that is partially enclosed by rows of trees and architecture and descends southward with the terraced grades and natural slopes. The vista south of near slopes and distant Southwest Mountains was prized. On the opposite frontage the north lawn, south of University and Staunton Road (also known as Charlottesville Avenue), presents a park-like setting of scattered trees and tended pathways around the tall mass of the Rotunda Annex. The east and west sides of the Academical Village consist of chambered work yards and gardens between pavilions, ranges and hotels. Beyond these enclosures, wide roads border colonnaded arcades and mark the steeply sloped east and more level west margins. South of the formal campus and north of the Lynchburg/Fry's Spring Road, a descending landscape of winding paths, scattered trees, dormitories, and an infirmary lie below the lines of view from the Lawn.

In 1880, LCA1 the Lawn consists of three lawn terraces, edged by a double row of multi-aged maple and ash trees and framed on three sides by the Rotunda and East and West Pavilions. Three brick walks cross the lawn and form a triangle at a stone wall and flight of steps at the south end of the last lawn panel. Subsurface drainage, sewerage, and water utilities are present under the turf. Staunton Road forms the northern boundary of the unit.

LCA2 North Rotunda Lawn is an open park-like space with mature canopy trees and a nearly symmetrical pattern of arcing walks. The low stone boundary wall to the north defines the extent of University lands. The imposing Rotunda Annex and walled raised terrace bisects the area into east and west sections. To the west a small retention pond related to the water system adds a feature to the open space. The attenuated east section includes more open lawn to the far east and is connected to the East Road by a

parallel walk and road. This eastern area hosts the eclectic Victorian Brooks Hall surrounded by lawn and trees and aligned to the East Gardens to the south.

LCA3 East Gardens contains mixed plantings and serves as work yards bordered by tall, straight and serpentine walls and separated by alleys. In 1880, some of these enclosed areas serve as pleasure gardens, kitchen gardens, vegetable gardens or contain fruit trees, and function as outdoor work spaces as well as being partially filled with coal bins, stables, privies, smokehouses, chicken coops, and other outbuildings. The wide East Road fronts the arcaded porch of the hotels and dormitories. Farther east, a steep slope descends into a valley that drains sewerage and storm water systems.

LCA4 West Gardens mirrors the east with a more level terrain. The wide West Road separates the Anatomical Theater and adjacent privy from Hotel A. Fields west of the road are edged with a stone wall.

LCA5 South Lawn and Slopes is a support landscape for the University in 1880 comprised of the slopes. The steeply sloping, generally open area includes the residential zone of Dawson's Row and the Parsonage to the west and the medical zone of the Infirmary to the east. Earthen paths, limited fenced fields, and open land with scattered trees fill the areas between these two zones. A relatively level area, formerly containing the a gymnasium, is likely used for other recreational pursuits such as tennis by 1880. Farther downslope, a spring emerges northeast of Dawson's Row and drains southeast. The campus road connecting the east and west ranges makes the upper, north border and a stone wall frames the other three sides of these south slopes. Lynchburg Road forms the southern edge of the area and separates the Academical Village from the village of Canada.

Drawing on all the sources the CDFs are depicted on *Plan 4* and *Plan 5*. The following list indicates the full range of CDFs present in 1880 according to the sources of documentation. The alpha-numeric codes on the left note three factors:

- CDF Letter Code
- LCA 1 through 5
- Feature number, i.e. U1-1

When a CDF changes significantly in this period, as 16 of them do, a "c" is shown in the last column. Missing CDFs numbers in the left column sequence indicate that these were not present in 1880. The full listing is presented in Chapter 10 for comparison across all of the historic periods.

| **Chart of CDFs for 1880**<br>**LCA 1 The Lawn** | | |
|---|---|---|
| *Land Uses* | | 1880 |
| U1-1 | Casual daily use, walk, game, exercise | |
| U1-2 | Academic uses, study, instruction | |
| U1-3 | Ceremonial center of University | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1880 |
| O1-1 | Terraced Lawn framed by trees and architecture, open south | |
| O1-3 | View south across Lawn from Rotunda to mountains framed by trees and architecture 3 sides | |
| O1-4 | View east and west across Lawn of trees, opposite colonnade | |

| | | |
|---|---|---|
| O1-5 | View north across Lawn to Rotunda framed by trees and architecture | |
| *Topography* | | 1880 |
| T1-1 | Terraced panels of trees and turf descending to south slopes | |
| *Vegetation* | | 1880 |
| V1-1 | Rows of deciduous shade trees along the building façades | c |
| V1-2 | Terraced Lawn with turf cover | |
| *Circulation* | | 1880 |
| C1-1 | Colonnade walk and steps east and west | |
| C1-2 | Lawn crosswalks | |
| C1-3 | Lawn diagonal walks to south | |
| C1-4 | Stone steps south end of Lawn | |
| C1-5 | Road at south end of the Lawn linking east and west | |
| *Water Features & Drainage* | | 1880 |
| W1-1 | Lawn subsurface drainage system | |
| *Non-Habitable Structures* | | 1880 |
| S1-1 | Stone retaining wall at south end of Lawn | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1880 |
| F1-1 | Colonnade dormitory furnishings | |
| F1-2 | Lawn gate and fence at south end | |
| F1-3 | Gas light poles | |
| **LCA 2 North Rotunda Lawn** | | |
| *Land Uses* | | 1880 |
| U2-2 | Academic uses, study, instruction | |
| U2-3 | Casual daily use, walk, game, exercise | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1880 |
| O2-1 | Spatial definition at perimeter - north road, walls, south building façades, Long Walk | |
| O2-3 | Views of the Rotunda from road at north | |
| O2-4 | Linear view near Long Walk alignment | |
| O2-5 | Multi-directional views across North Rotunda Lawn | |
| O2-6 | Rotunda Annex and rampart walls | |
| O2-7 | Brooks Hall landscape setting | |
| *Topography* | | 1880 |
| T2-1 | Highpoint at Rotunda, descending grades north, east, west | |
| *Vegetation* | | 1880 |
| V2-1 | Scotch broom on Rotunda north slope | |
| V2-3 | Open turf with shade and evergreen trees | |
| V2-4 | Linear trees along walks | |
| *Circulation* | | 1880 |
| C2-1 | Vehicular roads on North Rotunda Lawn | |
| C2-2 | Axial, diagonal and circumferential system of walks | |
| C2-3 | Long Walk | |
| C2-4 | Access and circulation to Lawn from the north | c |
| C2-5 | Staunton Rd. (University Ave.) as north boundary | c |

| | | |
|---|---|---|
| *Water Features & Drainage* | | 1880 |
| W2-1 | Pond for water supply | c |
| *Non-Habitable Structures* | | 1880 |
| S2-1 | Perimeter wooden fence, gates, and stiles | |
| S2-2 | Annex ramparts | |
| S2-3 | Stone wall along Stanton Road (University Ave.) | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1880 |
| F2-1 | Gas light poles | |
| F2-5 | Benches | |
| F2-6 | Flagpoles to either side of the Rotunda forecourt | |
| F2-7 | Sundial southeast of the Rotunda forecourt | |
| **LCA 3 East Gardens** | | |
| *Land Uses* | | 1880 |
| U3-1 | Agricultural uses | c |
| U3-2 | Academic uses, study, instruction | |
| U3-3 | Casual daily use, residential, pleasure garden | |
| U3-4 | Service functions | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1880 |
| O3-1 | Sequence of visually enclosed chambers framed by walls and buildings | |
| O3-2 | Work yards | |
| O3-3 | Gardens spaces with service buildings | c |
| O3-4 | Linear service alleys framed by brick walls | |
| O3-5 | Open landscape to east | |
| *Topography* | | 1880 |
| T3-1 | Terraced ground plane descends to east | |
| T3-2 | Service alleys slope descends to east | |
| T3-3 | Service courts slope descends to east | |
| T3-5 | Steep slope perimeter to east | |
| *Vegetation* | | 1880 |
| V3-1 | Mixed plantings in gardens | |
| V3-5 | Fruit and culinary plantings | c |
| V3-9 | Trees and turf on east slope | |
| *Circulation* | | 1880 |
| C3-1 | 4 service alleys | |
| C3-2 | 4 service courts west end of alleys | |
| C3-3 | East Street east of hotels | |
| C3-7 | Road south of Hotel F | |
| C3-8 | Arcade paving at hotels | |
| C3-9 | Areas of garden paving | |
| *Water Features & Drainage* | | 1880 |
| | none | |
| *Non-Habitable Structures* | | 1880 |
| S3-1 | Brick Walls define garden chambers | |
| S3-2 | Functional outbuildings, smokehouse, privies | c |

| | | |
|---|---|---|
| S3-5 | Fences | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1880 |
| F3-5 | Garden furniture | |
| F3-6 | Garden gates | c |
| F3-8 | Gas light poles | |
| **LCA 4 West Gardens** | | |
| *Land Uses* | | 1880 |
| U4-1 | Agricultural uses | c |
| U4-2 | Academic uses, study, instruction | |
| U4-3 | Casual daily uses, residential, pleasure garden | |
| U4-4 | Service functions | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1880 |
| O4-1 | Sequence of visually enclosed chambers framed by walls and buildings | |
| O4-2 | Work yards | |
| O4-3 | Gardens spaces with service buildings | c |
| O4-4 | Linear service alleys framed by brick walls | |
| O4-5 | Level open area along west of hotels/along West Street (McCormick Rd.) | |
| *Topography* | | 1880 |
| T4-1 | Ground plane slight slope descends to west | |
| T4-2 | Service courts slight slope descends to west | |
| T4-3 | Alleys moderately slope descends to west | |
| *Vegetation* | | 1880 |
| V4-1 | Mixed plantings gardens | |
| V4-5 | Fruit and culinary plantings | c |
| *Circulation* | | 1880 |
| C4-1 | 4 service alleys | |
| C4-2 | 4 service courts east end of alleys | |
| C4-6 | Road south of Hotel E | |
| C4-8 | Arcade paving at hotels | |
| C4-9 | Areas of garden paving | |
| C4-12 | West Street at west perimeter | |
| *Water Features & Drainage* | | 1880 |
| | none | |
| *Non-Habitable Structures* | | 1880 |
| S4-1 | Brick Walls define garden chambers | |
| S4-2 | Functional outbuildings, smokehouse, privies | c |
| S4-4 | Stone Walls | |
| S4-5 | Fences | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1880 |
| F4-3 | Garden furniture | |
| F4-4 | Garden gates | c |
| F4-6 | Gas light poles | |

| *Land Uses* | | 1880 |
|---|---|---|
| U5-1 | Agricultural use | |
| U5-3 | Residential use | c |
| U5-4 | Recreational use, exercise, pleasure garden | |

| *Spatial Organization, Land Patterns, Visual Relationships* | | 1880 |
|---|---|---|
| O5-1 | Open slopes descending to south | |
| O5-2 | View south to the Southwest Mountains | |
| O5-3 | View north across Lawn to Rotunda framed by trees and architecture | |
| O5-6 | Dawson's Row uphill arc pattern | |
| O5-7 | Slopes and terraces shaped by buildings and retaining walls | |
| *Topography* | | 1880 |
| T5-1 | Steep south slopes | |
| T5-3 | Terraced landscape of Dawson's Row | |
| T5-5 | Moderate slope at Varsity Hall | |
| *Vegetation* | | 1880 |
| V5-1 | Open fields on south slope | |
| V5-3 | Trees and turf on slopes | |
| V5-4 | Dawson's Row spring, stream-side gardens | |
| *Circulation* | | 1880 |
| C5-2 | Perimeter drives north and south | |
| C5-5 | Wheeler's Rd. (Jefferson Park Ave.) as southern boundary | c |
| C5-6 | Network of paths crossing South Slopes | |
| *Water Features & Drainage* | | 1880 |
| W5-1 | South Slopes springs running northwest to southeast | |
| *Non-Habitable Structures* | | 1880 |
| S5-1 | Stone wall south | |
| S5-2 | Fences | |
| S5-3 | Outbuildings | |
| S5-4 | Stone wall east and west | |
| *Small Scale Features, Site Furnishings & Objects* | | 1880 |
| | none | |

## CHAPTER 5 ENDNOTES

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[65] *Virginia University Magazine,* Vol. 9 (Nov. 1870): 100.
[66] Virginia University Magazine, Nov. 1870, 102; "Collegiana," Virginia University Magazine 11, no. 3 (April 1872): 158.
[67] David M. R. Culbreth, The University of Virginia, Memories of Her Student Life and Professors. (New York and Washington: The Neale Publishing Company, 1908), 463.
[68] *Virginia University Magazine,* Vol. 9 (May. 1871): 456.
[69] "Collegiana," Virginia University Magazine 11, no. 3 (April 1872): 156.

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[71] Minutes of the Rector and Visitors of the University of Virginia, 28 June 1873. RG-1/1/1.382, University of Virginia Special Collections Library. Charlottesville, Virginia.
[72] *Virginia University Magazine*, Vol. 12 (Oct. 1873): 60.
[73] University of Virginia, Board of Visitors. Board of Visitors Meeting Minutes, 1817 - 2000. June 27, 1872. RG-1/1/1.382. Special Collections, University of Virginia Library, Charlottesville, Virginia; Anna Barringer. Pleasant It Is to Remember These Things, p16-17. Magazine of Albemarle County History, Vol. 27 (1968-1969) and Volume 28 (1970). Charlottesville: Albemarle County Historical Society, 1971.
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[76] Minutes of the Rector and Visitors of the University of Virginia, 28 June 1873. RG-1/1/1.382, University of Virginia Special Collections Library. Charlottesville, Virginia.
[77] *Virginia University Magazine*, Vol. 12 (Jan. 1874): 260.
[78] Report of the Board of Visitors of the University of Virginia for the Fiscal Year Ending May 31, 1875, p3. (Richmond: R. F. Walker, 1875).
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[80] Although there is no explicit evidence the delineator may have been the Proctor/Superintendent of Buildings & Grounds at the time.
[81] University of Virginia, Board of Visitors. Board of Visitors Meeting Minutes, 1817 - 2000. June 29, 1876. RG-1/1/.382. Special Collections, University of Virginia Library, Charlottesville, Virginia.
[82] University of Virginia, Board of Visitors. Board of Visitors Meeting Minutes, 1817 - 2000. June 26, 1876. RG-1/1/1.382. Special Collections, University of Virginia Library, Charlottesville, Virginia.
[83] John G. Waite Associates, Architects. Pavilion IX. Historic Structure Report, p 41. New York: John G. Waite Associates, Architects, 2010.
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[88] Virginia University Magazine, Vol. 16, No. 2 (Nov. 1877): 107.
[89] John G. Waite Associates, Architects. Pavilion IX. Historic Structure Report, p 39. New York: John G. Waite Associates, Architects, 2010.
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[91] University of Virginia, A Sketch of the University of Virginia, p33. (Richmond: Whittet & Shepperson, 1885).
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[93] Virginia University Magazine, Vol. 16, No. 3 (Dec. 1877): 173.
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[95] "Charlottesville and the University," An excerpt by O.C. from Southern Churchman, reprinted in Jeffersonian Republican (Charlottesville, VA), Apr. 17, 1878:1.

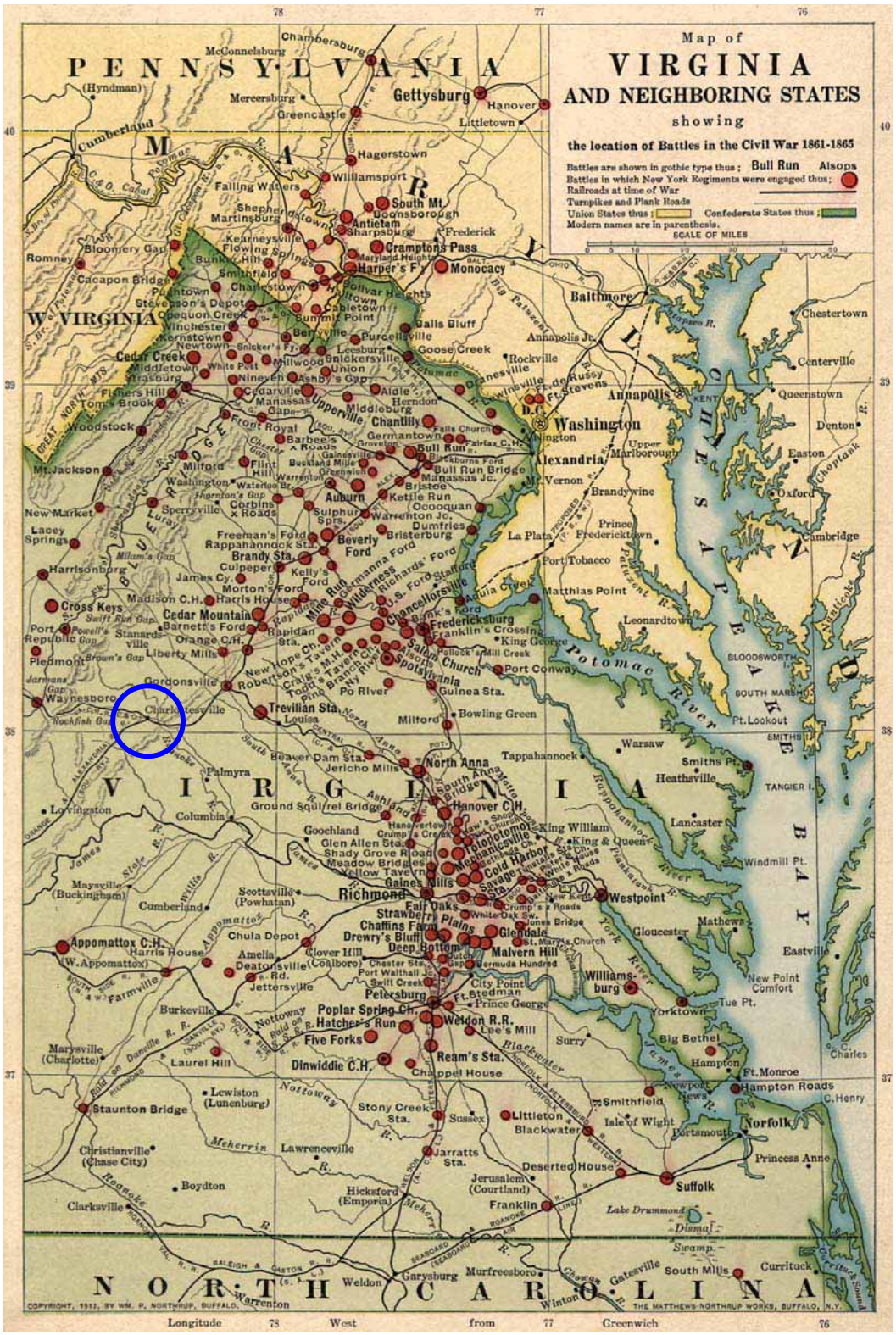


Figure 5.1 Map of eastern Virginia and neighboring states shows "battles in which New York regiments were engaged," "railroads at time of war," and "turnpikes and plank roads." Charlottesville and the University, circled in blue, lie a short distance from numerous battles. The Academical Village functioned as a Confederate hospital during the war. (R-JAV-LOC-PPOC-c1912-99448898-M-7-CivilWar.jpg)

Figure 5.2 This 1868 view toward the East Range shows the Academical Village with Rotunda, Annex, hotels, pavilions, and foreground fields and fences. Temperance Hall is on the right, east of the University. (R-JAV-SCL-DSC-1868-Box48Env1950-BW-3-ViewEtoEastRange.JPG)

Figure 5.3 This circa 1868 photograph of the Lawn records the early axial view toward the Rotunda, interspersed with a few mature trees, possibly black locust. An elaborate animal guard gate and stone wall protect the foot of the Lawn. (R-JAV-SCL-c1868-MSS 8116-BW-1-LawnGate.jpg)

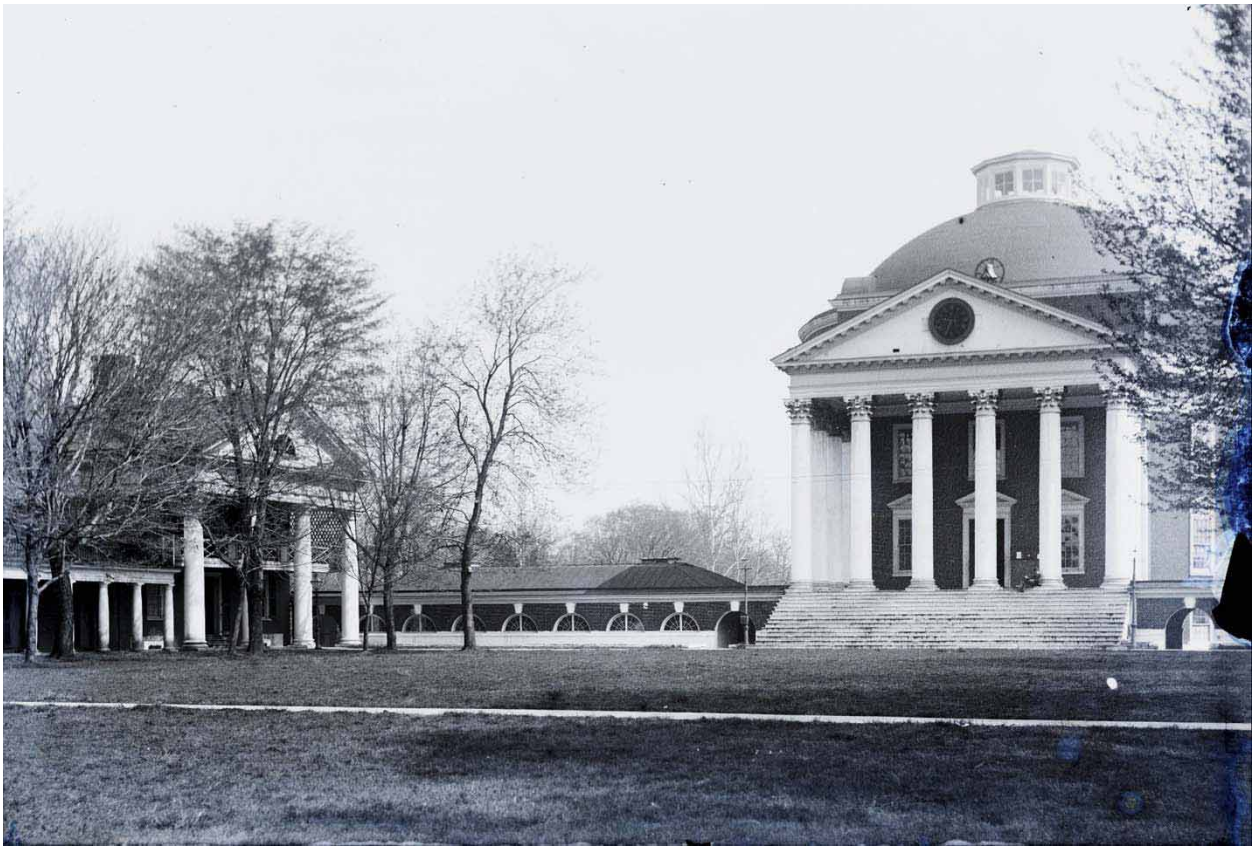

Figure 5.4 On The Lawn a double row of variable-age trees shows apparently older trees along the pavilions and younger trees in an outer row. This 1880 view documents a walk across The Lawn and a roof over the arcade gymnasium space. (R-JAV-SCL-OVH-1880-prints00076-BW-1-RotTreesWalk.jpg).

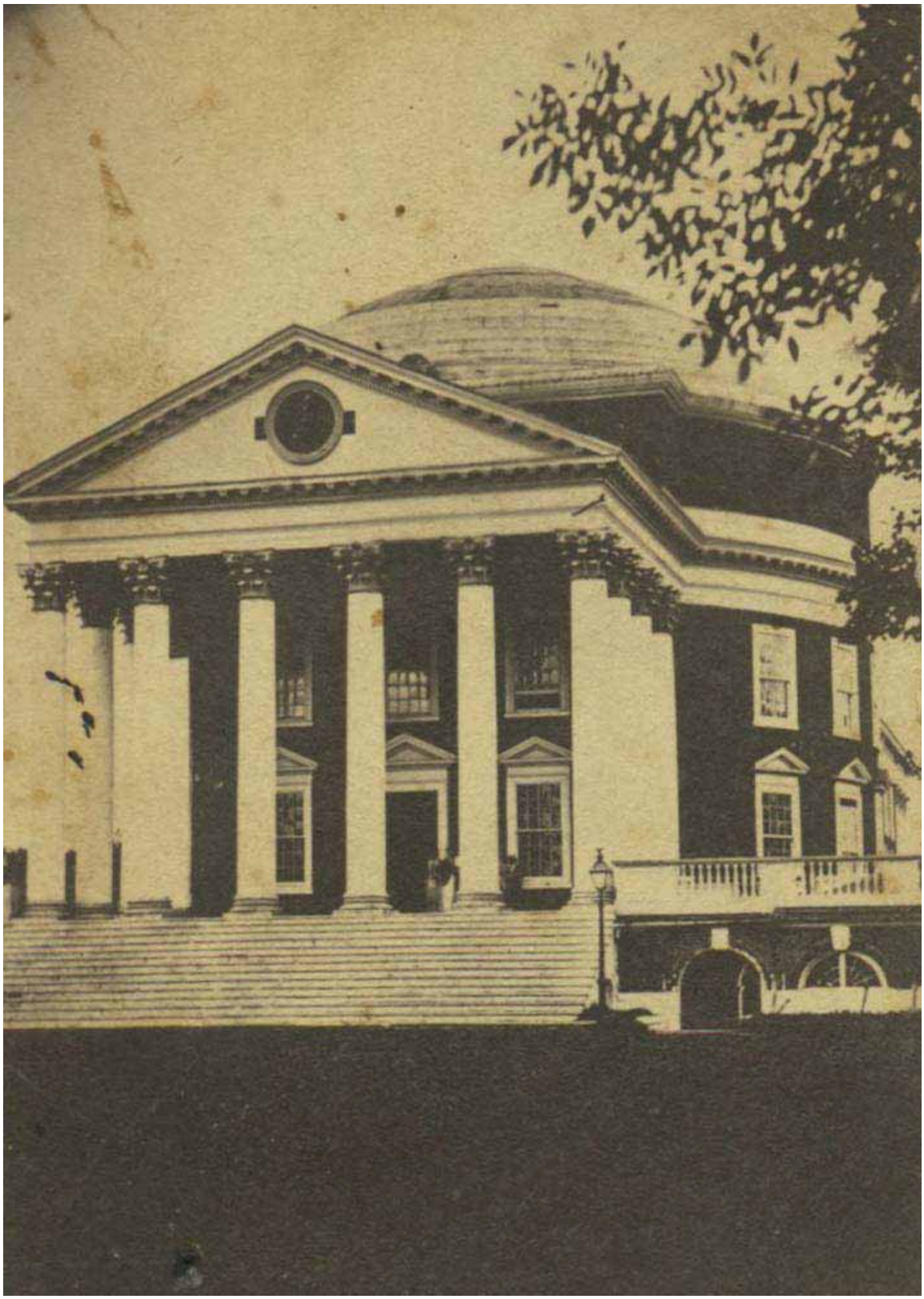

Figure 5.5 Dark lawn and extending branches of an ash (Fraxinus sp.) frame the south façade of the Rotunda in this 1870 photograph from "A. F. Smith's Photographic Temple of Art, Lobban's Building, Main St., Charlottesville, Va." (R-JAV-SCL-OVH-1870-prints00024-BW-1-RotundaPreFire.JPG)

Figure 5.6 The first highly accurate map of the Academical Village by an anonymous surveyor depicts water and waste utilities, circulation systems, and straight and serpentine walls circa 1875. While utility lines have been documented through archaeology, the various tree types and locations are occasionally affirmed but more often refuted. (R-JAV-SLC-MP-c1875-RG31-1-2_2.791-M-0-Anon.jpg).

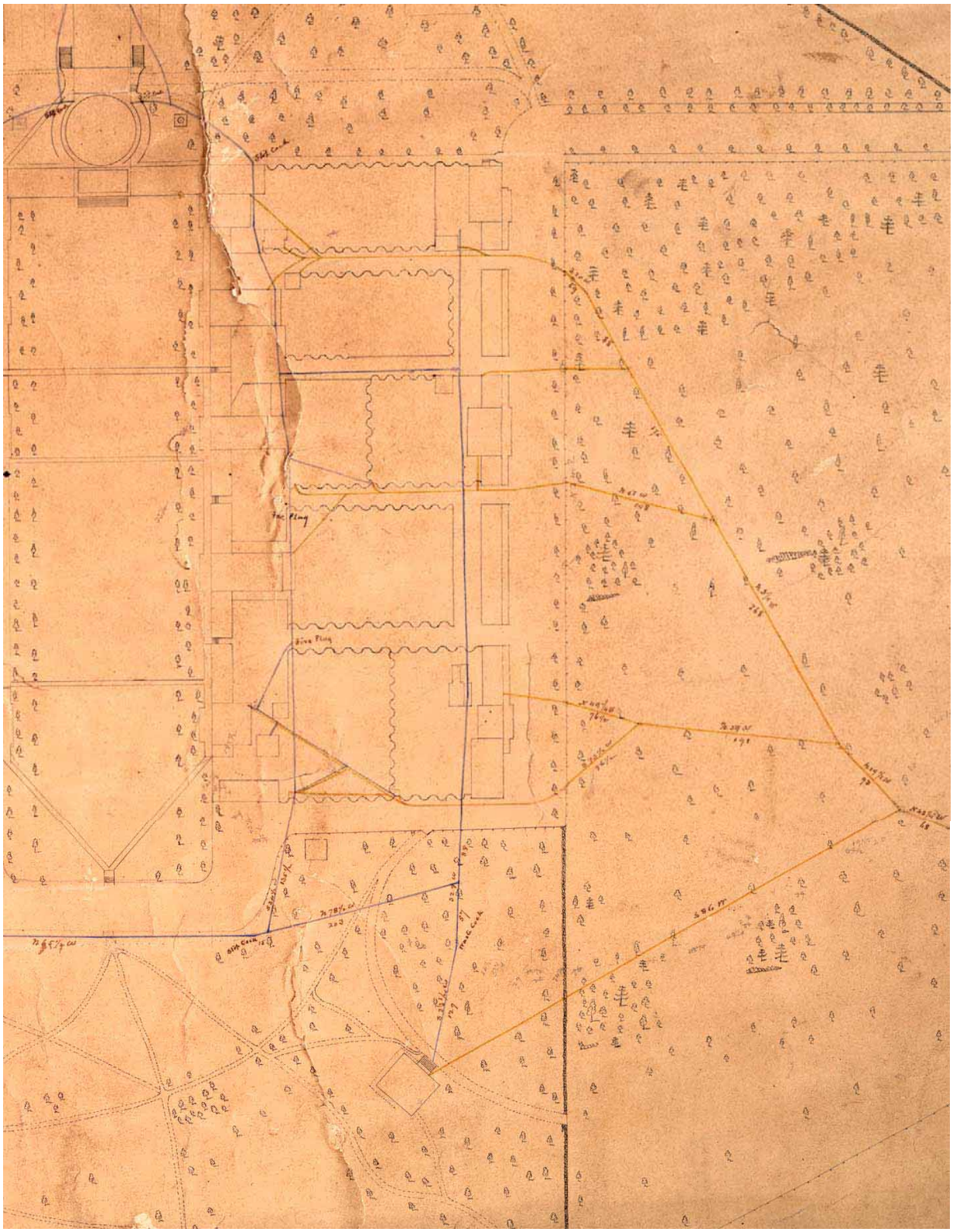

Figure 5.7 This detail of the Lawn and East Range shows a system of extended sewerage lines draining to the valley east of the Academical Village. (R-JAV-SLC-MP-c1875-RG31-1-2_2.791-M-0-Anon_detail.jpg).


Figure 5.8 This 1876 photograph of a group on the steps between the Rotunda and Annex documents herringbone brick paving on the walk and long, mixed-species turf grass on the slope. (R-JAV-SCL-OVH-1876-prints00048-BW-2-RotAnnexSteps.jpg)

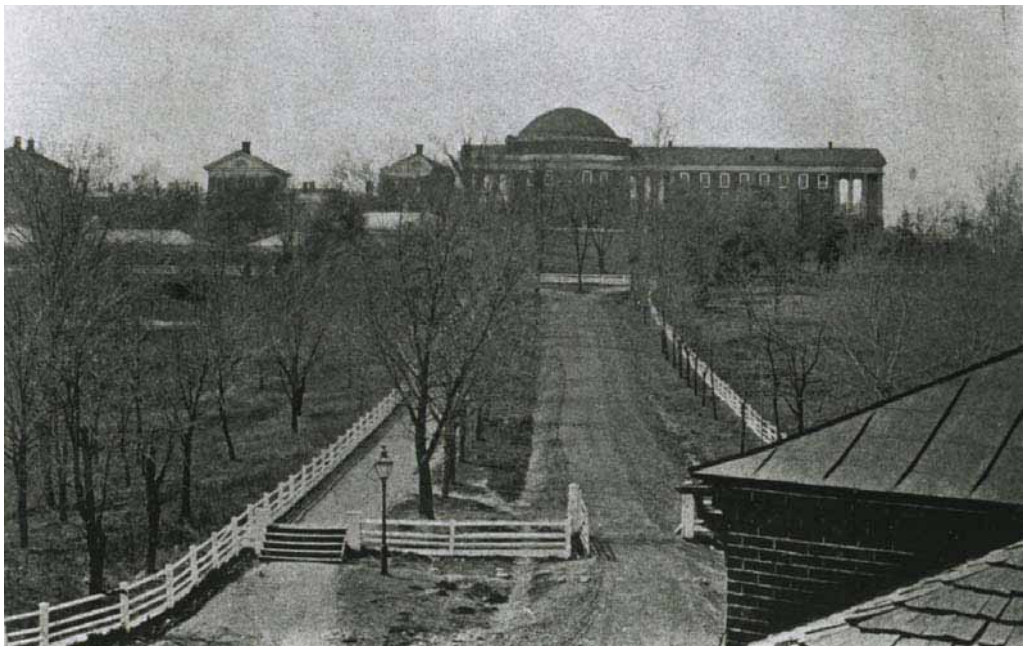

Figure 5.9 Access to this graded gravel drive and parallel path (Long Walk) are controlled by white post-and-rail fences, a stile of double sided steps to the left, and gates to the right, in this 1872 photograph west from the roof of McKennie's Store. Trees line the drive and walks with linear rows to the right and center and informal scatter to the left (south). The East Range and North Rotunda Lawn are planted with numerous trees. (R- JAV-SCL-OVH-1868-72-prints00044-BW-3-ViewWest.jpg).

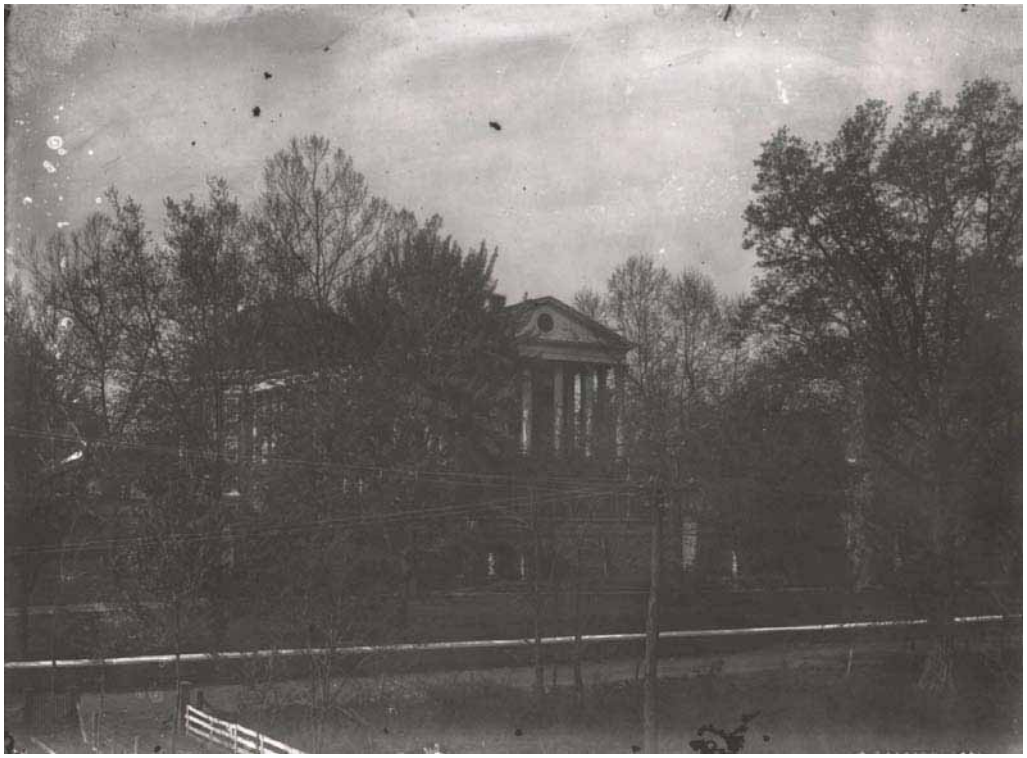

Figure 5.10 A canopy of trees surrounds the Rotunda Annex in this 1880 northeast view from Madison Lane. Stone wall, fence, gates, walks, and utility lines are visible along University Avenue. (R-JAV-SCL-OVH-1880-prints00063-BW-2-ViewSE.jpg).

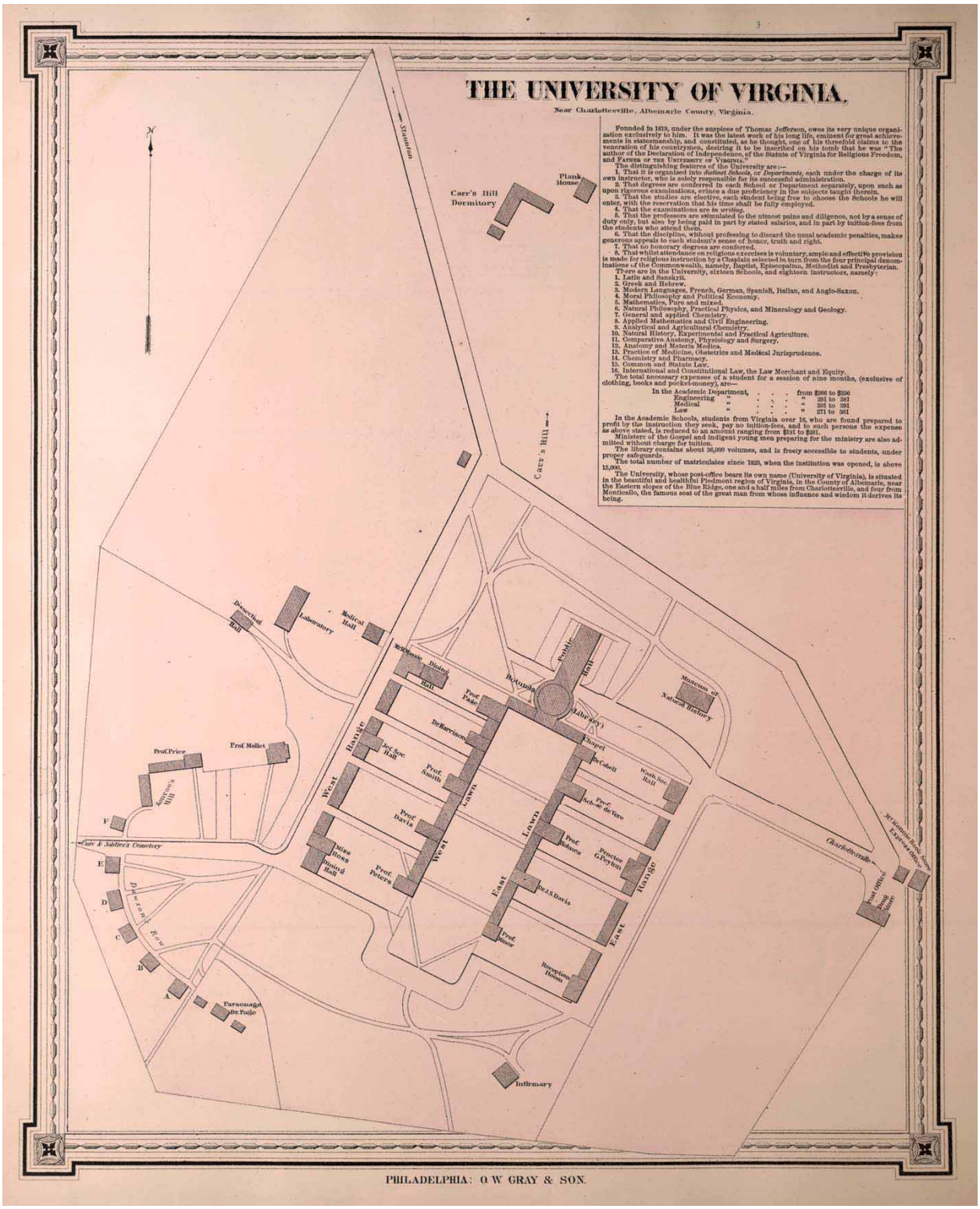


Figure 5.11 First post-war publicity map, 1877, shows the organization of facilities, rights of way for roads, and a network of paths. Brooks Hall, Anatomical Theater, Dawson's Row, Infirmary, Post Office, and other landmarks are arrayed within and adjacent to the Academical Village. (R-JAV-SCL-1877-G1019G7-M-0-FM26571-GrayMapUVA.jpg)


SOURCES

**Layout and Details:** 1861-1880 Text Documents, 1861-1853 Historic Images,1861-1880 Historic Photographs, 1861-1880 Rivanna Archaeological Services, ca. 1873-1876 Anonymous Map, 1891 Sanborn Map, 1877 Gray Map, 1895 Sugino Map

**Topography:** 1895-1896 Surveys McKim, Mead& White, 1909/1925 University Survey, Heritage Landscapes sources analysis and alteration

**Trees:** 1929 Sears Plan Senff Gate Entrance, ca. 1930s Betts Tree Survey, 1948 Davey Tree Survey of Lawn, ca. 1980s UVa Tree Survey Resized

# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

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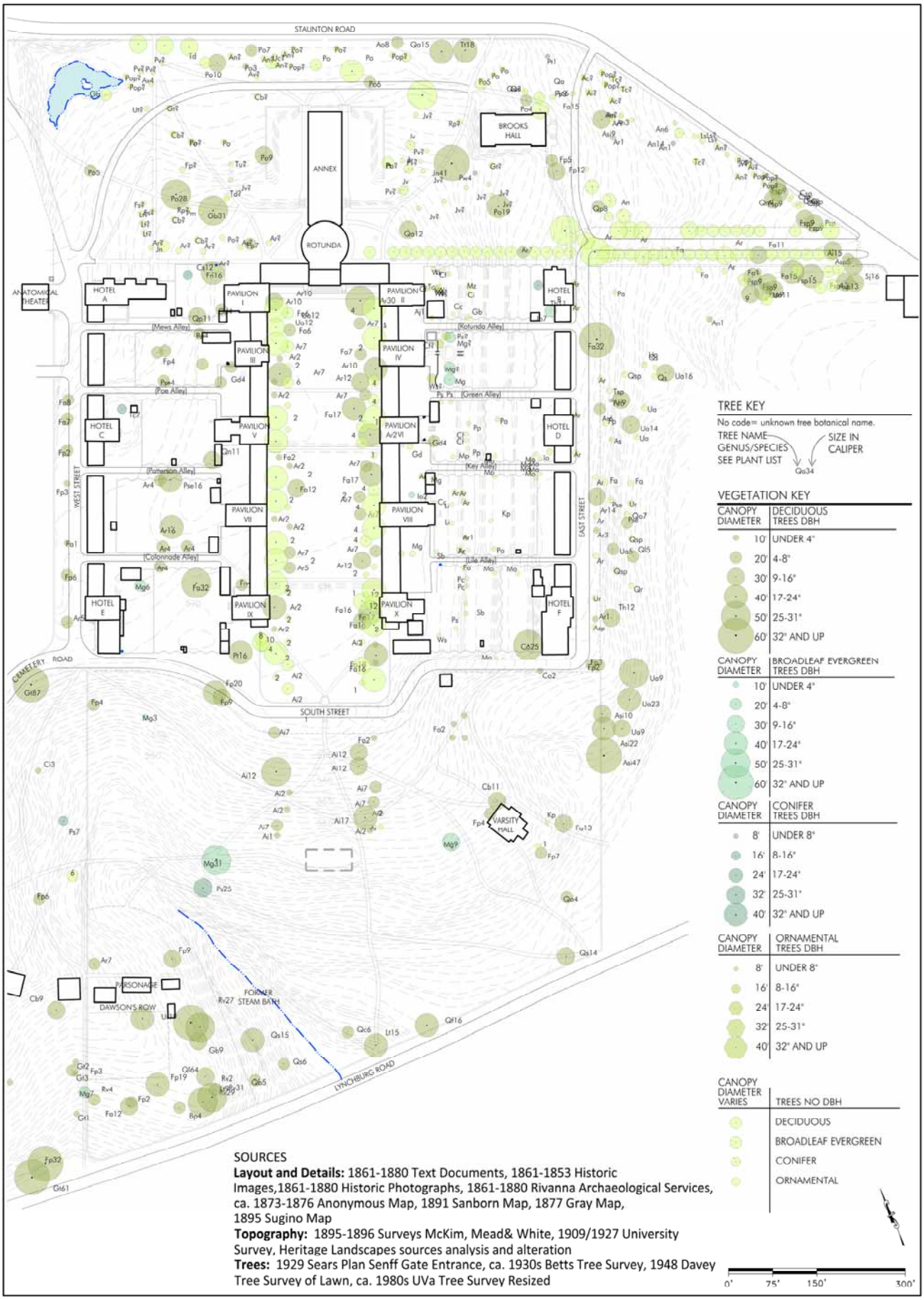
*Drawing Title:*
1880 Landscape Plan

*Date:*
December 2013

*Drawing Number:*
4




TREE KEY

No code= unknown tree botanical name.

TREE NAME
GENUS/SPECIES
SEE PLANT LIST

SIZE IN CALIPER

Qa34

VEGETATION KEY

| CANOPY DIAMETER | DECIDUOUS TREES DBH |
|---|---|
| 10' | UNDER 4" |
| 20' | 4-8" |
| 30' | 9-16" |
| 40' | 17-24" |
| 50' | 25-31" |
| 60' | 32" AND UP |

| CANOPY DIAMETER | BROADLEAF EVERGREEN TREES DBH |
|---|---|
| 10' | UNDER 4" |
| 20' | 4-8" |
| 30' | 9-16" |
| 40' | 17-24" |
| 50' | 25-31" |
| 60' | 32" AND UP |

| CANOPY DIAMETER | CONIFER TREES DBH |
|---|---|
| 8' | UNDER 8" |
| 16' | 8-16" |
| 24' | 17-24" |
| 32' | 25-31" |
| 40' | 32" AND UP |

| CANOPY DIAMETER | ORNAMENTAL TREES DBH |
|---|---|
| 8' | UNDER 8" |
| 16' | 8-16" |
| 24' | 17-24" |
| 32' | 25-31" |
| 40' | 32" AND UP |

| CANOPY DIAMETER VARIES | TREES NO DBH |
|---|---|
| | DECIDUOUS |
| | BROADLEAF EVERGREEN |
| | CONIFER |
| | ORNAMENTAL |

0' 75' 150' 300'

SOURCES

**Layout and Details:** 1861-1880 Text Documents, 1861-1853 Historic Images,1861-1880 Historic Photographs, 1861-1880 Rivanna Archaeological Services, ca. 1873-1876 Anonymous Map, 1891 Sanborn Map, 1877 Gray Map, 1895 Sugino Map

**Topography:** 1895-1896 Surveys McKim, Mead& White, 1909/1927 University Survey, Heritage Landscapes sources analysis and alteration

**Trees:** 1929 Sears Plan Senff Gate Entrance, ca. 1930s Betts Tree Survey, 1948 Davey Tree Survey of Lawn, ca. 1980s UVa Tree Survey Resized

Drawing Number: 5

Date: December 2013

Drawing Title: 1880 Tree Plan



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# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

# 6 ▪ Progressive and Campus Beautiful Landscape, 1881 to 1914

## A. 1881 TO 1914 INTRODUCTION

Between 1881 and 1914, the landscape of the Academical Village transformed in response to the synergy between the vision of the University and the influences of landscape, water system, and building consultants who brought contemporary best practices in land planning, landscape architecture, sanitation and architecture. While early efforts were seen in the 1880s, the campus planning, design and construction efforts of this period were accelerated with the burning of the Rotunda and Annex in 1895. Reflecting the Progressive Era views of its first President, the campus reflects the implemented works of nationally renowned expert consultants commissioned by the University including landscape architect Warren Manning, architectural firm McKim, Mead & White, and landscape and sanitary engineer Ernest W. Bowditch. The first University President, Edwin A. Alderman, and professors and staff, most notably Superintendent of Grounds Dr. William Lambeth, contributed to landscape developments. New circulation patterns, coupled with redesign of the Rotunda surrounds and the formalization and significant expansion on the South Slopes (including new halls and the South Lawn), dramatically altered the character of the Academical Village between 1881 and 1914.

Using an array of documentary sources, text, plans, and images, this illustrated narrative documents the advancement of the University or Campus Beautiful landscape history and depicts the character-defining features (CDFs) of the redesigned landscape in 1914. Two period plans for this chapter are drawn from detailed sources within these 33 years and later plans that inform the tree collection. These plans include:

- *Plan 6 1914 Landscape Plan*
- *Plan 7 1914 Tree Plan*

*Plan 6 1914 Landscape Plan* captures the Academical Village landscape immediately after modernization and redevelopment for expansion in the Campus Beautiful design style. This full-color plan shows existing structures, circulation, and vegetation with a symbol key that identifies their type and material at a scale of 1"= 150'. *Plan 7 1914 Tree Plan* documents the known species of trees in the Academical Village at the time, showing those not known without codes. Sources of documentation used in developing the 1914 plans were:

**Layout and Details:**

- 1881-1914 Text Documents
- 1881-1914 Rivanna Archaeological Services
- 1881-1914 Historic Photographs
- 1891 Sanborn Map
- 1895 Sugino Map
- 1912-1914 UVa SCL Holsinger Studio Collection Photographs

**Topography:**
- 1895-1896 McKim, Mead & White commissioned surveys
- 1909/1927 University Topographical Survey

**Trees:**
- 1929 Thomas Sears Plan, Senff Gate Entrance
- ca. 1930s Betts Tree Survey
- 1948 Davey Tree Survey of Lawn
- 1959 East Range Garden Area Site Plan, Department of Building and Grounds
- ca. 1980s University of Virginia Tree Survey Resized

## B. PROGRESSIVE AND CAMPUS BEAUTIFUL LANDSCAPE CHARACTERIZATION 1881 TO 1914

The extent of landscape alteration and the degree of technological change at the Academical Village between 1881 and 1914 significantly altered experience of the campus Grounds as compared with prior years. During this period, conveniences such as indoor plumbing, new sewerage, electricity, improved paving, and bountiful ornamental plantings revolutionized studying and living in the Academical Village landscape. While the evolution of some of these amenities began years earlier, the high level of rapid technological advancement throughout the landscape irreversibly changed daily life on campus. An account of this transformation beginning in the 1880s by Anna Barringer, daughter of a professor and resident on the campus for 14 years, recalled a new form of living: "Nearly every house had been added to in the rear for baths and plumbing or kitchens and heating pipes. Gone were the wood pile, chicken house, and coal bin. A porch, with or without a roof, with the green yard below, made outdoor living a joy."[1] These modern systems fundamentally altered how people perceived the campus and interacted with the landscape. Combined with the expansion and improvement of University circulation systems and facilities, the physical form of the campus progressively evolved. The Grounds continued to develop in response to the influences of singular events, like the Rotunda fire of 1895, and expert design consultants from outside of the University. This period also witnessed the advent of progressive campus master planning that continued to shape the University far into the future. By the end of the period, in the early twentieth century, sweeping modifications to the Grounds impacted the landscape character of every area within the Academical Village.

The significant transformations in the landscape of the Academical Village during the 1881 to 1914 period derived, in part, from a large number of motivational individuals including Proctors and Superintendents of Buildings and Grounds, Presidents, Superintendents of Grounds, and various design consultants. The following list identifies these individuals by title:

**Proctor (P) / Superintendent of Buildings and Grounds (SBG)**
- Major Green Peyton Esq., 1867-1882 (P/SBG), 1886-1892 (SBG)
- J. K. Campbell (P/SBG), 1882-1886
- William H. Echols, 1892-1896 (SBG)
- Robert Robertson, 1896-1897 (SBG)
- Colonel Thomas H. Carter, 1897-1905 (P/SBG)

**President**
- Edwin A. Alderman, 1905-1931

**Superintendent of Grounds**

- William A. Lambeth, 1905-1928

**Design Consultants**

- Ernest W. Bowditch, 1884-1886 – landscape and sanitary engineer, campus grading, water and sewerage systems
- Charles E. Cassell, 1883 – architect, University Chapel
- John Kevan Peebles, 1893-1934 – architect, Fayerweather Gymnasium and Minor Hall
- McKim, Mead & White, 1896-1907 – architects, master planning and Rotunda, Cocke Hall, Rouss Hall, Cabell Hall, Carr's Hill House and Refectory
- Paul J. Pelz, 1899 – architect, Randall Hall and original Hospital Group
- Warren Manning, 1906-1914 – landscape architect, master planning and gardens
- Eugene Bradbury, 1913 – architect, Corner Building

## C. PROGRESSIVE AND CAMPUS BEAUTIFUL LANDSCAPE HISTORY, 1881 TO 1914

### C1. Master Planning, Modern Infrastructure, and Landscape Consultant Ernest Bowditch, 1881 to 1889

The emergence of master planning, modern utilities, and resultant landscape changes at the University was initiated under Major Green Peyton. Proctor and Superintendent of Buildings and Grounds since 1867, Major Peyton ever sought to implement improved systems for the institution. This late-nineteenth century era was marked by numerous scientific advances. The construction of the McCormick Astronomical Observatory on Observatory Hill in 1881 was an example of this progress.[2] The search for an outside expert to address persistent infrastructural issues began under Major Peyton; however, the position transferred to J. K. Campbell in 1882. Campbell oversaw the eventual hire of landscape and civil engineer Ernest Bowditch and championed the cause of campus modernization until 1886.

*The Emergence of Campus Master Planning*

In June 1881, the Board of Visitors approved the hiring of a "competent professional" to design a comprehensive plan for University infrastructure and future development. The Board found it "desirable and proper that a permanent system of water supply, of drainage and sewers and of light and ventilation should be established at the University, and that all future extensions and improvements of the public grounds and buildings should be conducted on a fixed and uniform plan."[3] Thus, a search began for "some skilled and experienced person competent for this purpose who, from personal inspection of the premises, will contrive such system and prepare such plan as may be adequate and suitable for the purpose and report the same, with the specifications thereof..." This implicit call for a campus master plan was the first such indication of this type of service.

The need for master planning was broken into components, addressing the most critical first. With greater understanding of disease vectors at this time, resolution of water and sewerage concerns became priorities. The current water supply was assembled from two inadequate systems. Although Major Peyton upgraded the original system designed by Charles Ellet years earlier, recent experiences with seasonal drought and insufficient supply required adjustments. In order to handle the periodic need for increased water, Major Peyton proposed to revive Ellet's system of pumps and tanks on the Rotunda to supplement the existing gravity-fed system.[4]

### *Ernest Bowditch, Landscape Consultant*

In June 1882, parallel with the ongoing efforts to increase the clean water supply, the Board of Visitors approved the hiring of "Ernest W. Bowditch or some other sanitary engineer" to prepare plans and specifications for "the proper sewerage of the grounds, and for a sufficient water supply for this purpose, and the protection of the buildings against fire."[5] The direct request for the services of Bowditch reflected his national reputation as an effective civil engineer and landscape designer, as well as his prior connection to the University community. The invitation of Ernest Bowditch by the University was the first of several expert planning and design consultancies that have continued to the present.

Prior to work with the University, Bowditch consulted with the National Board of Health prominent Boston and New York design firms such as McKim, Mead & Bigelow, Frederick Law Olmsted Sr., and H.H. Richardson, among others.[6] A civil engineer by training, Bowditch worked closely with landscape architects and gardeners and mastered multiple fields to design the grounds of many notable estates, parks, and new communities throughout the United States. In addition to Bowditch's recognized expertise, he had ties to the Cabell family which may relate to his consideration as a consultant for the University. James Lawrence Cabell, nephew of Joseph C. Cabell, was a nationally prominent physician and the first president of National Board of Health. Bowditch's father, Henry I. Bowditch, also served on that board. The Board noted his qualifications, "Mr. Bowditch is recognized as one of the leading sanitary engineers of the country, of large experience, and was highly recommended ... having executed works of great merit and value under the auspices of the National Board of Health."[7]

The need for improvements in infrastructure was considered critical to the operation and public relations of the school. In late 1883, Dr. James L. Cabell, professor and health officer of the University, reviewed the history of epidemic disease at the Academical Village and laid out the case supporting the need for improved sanitary engineering. He cited three separate outbreaks of typhoid including 1828-1829, 1857-1858, and 1875 in which many students died at the University and at home. Dr. Cabell provided specific direction mentioning Bowditch by name:

> It is indispensible for the protection of public health among the students that provision should be made as early as practicable for the substitution of glazed tile pipes in the place of the brick and mortar drains now in use, which are instantly liable to obstruction and are after opened by rats with subsequent escape of sewerage into the soil. The plan prepared by Mr. E. W. Bowditch after a careful preliminary reconnaissance of the grounds and buildings will, doubtless, prove effectual in remedying the existing evils.[8]

### *Infrastructure Construction Implementation*

In April 1884, Bowditch was directed to consult with the National Board of Health and begin planning improvements to the sanitation and water supply systems. The budget for the cost of the sanitary drainage improvements was not to exceed $20,000.[9] The University "Committee on Health, Sewerage, Drainage and Water Supply" noted that Bowditch's fee for an additional water supply survey should not exceed $250.[10] By June work was underway. Students provided observations on the initial effort: "The ugly ditches which are being dug by the contractor from Boston ... will both prevent driving through the Grounds and present a very unsightly appearance to visitors. We hope our beautiful Lawn will be spared for some weeks yet from the hand of the despoiler. The work, it is thought, will require about three months for its completion."[11] During the construction of the sanitation system, it was noted that the pavilions and hotels were poorly drained and many contained damp basements constructed in wet clay with no means of drainage or waterproofing in foundation courses. An additional amount of $5,500 was approved for extra sanitary work to address these issues "in and around the buildings."[12] With few

improvements to the original University buildings since their construction, the basements threatened public health and structural destabilization.

Several sources have confirmed the construction of the sanitation and water systems. An 1895 map of existing gas, water and sewer systems by Kaigiro Sugino indicated the locations of manholes and the alignment of subsurface conduit (Figure 6.1).[13] In recent years, archaeological investigations by Rivanna Archaeological Services identified many glazed terracotta pipes with diameters ranging from 5 to 16 inches (Figure 6.2).[14] Several manholes attributed to the Bowditch plan have also been located: one off the southwest corner of Levering Hall and a second in historic East Street off the southeast corner of Levering Hall are visible at ground surface.[15] The top of a manhole structure consisting of granite cobblestones was identified at the intersection of McGuffey Alley and McCormick Road.[16] Another cobblestone-and-brick manhole was identified on the north side of McGuffey Alley approximately 55 feet west of the southwest corner of Hotel E.[17] A late-nineteenth-century brick and concrete manhole was identified buried beneath soils approximately 18 feet northeast of the north façade of Varsity Hall.[18] A single cobblestone-and-brick manhole was identified off the southeast corner of Alderman Library just west of McCormick Road.[19] (Figure 6.3).

Improvements in the landscape were visible by the fall semester of 1884. Students noted that considerable grading reshaped the vicinity of the East Range and West Lawn rooms. They felt confident that the drainage ditches would "prove efficient health-guards, and now there need be no concern felt about cellar-less East Range or 'the infected district' of the West Lawn."[20] Work also continued to finalize the dual water supply system with water from the ice pond to the tanks on top of the Rotunda.[21]

In 1885, the Board of Visitors reported on the completion of the Bowditch work and the University's sanitary arrangements.[22] They noted that the sewers were complete and that a dependable supply of water now reached the University. Adequate water was necessary to flush the sewer system, and the Executive Committee ordered regular flushing of the indoor toilets as part of the new sanitary system. To help the resident population adjust and adhere to the new system, it became the Proctor's responsibility to inspect, on a weekly basis, the water closets used by servants employed in all University households and report all nuisances.[23] The new systems established by Bowditch changed the character of daily life, land use, and drainage in the Academical Village. Outdoor privies disappeared, reliable running water became available, and new drainage ditches and utility features such as manholes appeared in the campus landscape.

### *Infrastructure Improvements After Bowditch*

Infrastructure advancements in drainage, water, gas, and electricity continued after the work by Bowditch. On June 28, 1886, the "Committee on Infirmary, Health, Sewers & Drainage" reported that continued problems with damp basements in pavilions were the result of poor drainage from the flat central lawn during storm events. To resolve this difficulty , the Committee recommended the installation of drainpipe along the East and West Colonnades with connected French drains as necessary.[24] The Committee also encouraged the University to construct fire plugs in convenient locations such as Dawson's Row and Carr's Hill in order to "bring every important building within 300 feet of a fire plug."[25] By 1887, many of the recommendations had been addressed. The Annual Report of the Proctor informed the Board of Visitors that gas and water lines with hydrants were extended to various facilities around the Academical Village. [26] In addition, a volunteer fire company was established on campus. The work of expanding the area covered by piped water continued into 1888.[27]

Along with significant upgrades in water and sewerage, the arrival of electricity to the Academical Village altered the landscape with the placement of utility poles and the replacement of gas lamps; it also changed dramatically the experience of being on the Grounds or in rooms after dark. On January 10, 1888, the Board of Visitors authorized the Charlottesville and University of Virginia Electric Light & Gas Company to "put up their wires on the University grounds."[28] The change was welcomed by the student body, as reported in a periodical: "Slowly but surely civilization is entering the University precincts; the Electric Light Company is busy putting up its poles and wires to supply the college in place of the wretched gas lights that now make darkness visible. Such a change gives us reason to hope that in the distant future that relic of barbarism, eight o'clock lectures, may be done away with also and the weary student be allowed to finish his morning naps in peace and comfort."[29] One of the utility corridors established at this time was positioned over the former roadbed parallel to Long Walk. A photograph taken west from the Corner toward the Rotunda and Brooks Hall indicates the appearance of early electric poles between trees on the rising lawn (Figure 6.4). By 1889, the Proctor reported general satisfaction with electric lighting on the Grounds and installed in 112 student rooms.[30] The provision of electricity, like indoor plumbing and reliable water, altered the use and experience of the Academical Village.

## C2. Experiencing the Academical Village Landscape, 1884 to 1894

Students and other residents of the Academical Village provided rich descriptions of the campus landscape during the 1880s and 1890s. Some accounts focused on the Lawn while others documented the circulation system and details about the character of out-of-the-way gardens, yards, and alleys. Important views and vistas were also described over the years.

The appearance and use of the Lawn frequently included reports of games, damage and neglect of turf, and remedies to preserve the turf. In 1884, students and African American laborers and servants played baseball, tennis, football, and gymnastic exercises on the Lawn and throughout the Grounds beyond the Academical Village.[31] Turf compaction and abuse likely contributed to some visual impacts, as did inclement weather. For student papers, the turf was a frequent topic. In 1888, the *Virginia University Magazine* reported, "The long matted grass entangles the feet and seriously incommodes one's progress in the day-time, but when night has settled down over this wilderness, the Lawn possesses all the intricacies and difficulties of an Indian jungle..."[32] Later attempts to regain a more-tended appearance required the erection of wire fences to exclude students. This method was occasionally successful but often suffered damages.[33]

### *Landscape Reflections of Anna Barringer*

Remembering the formative years of her life at the University, Anna Barringer described a rapidly modernizing landscape in the years leading up to the turn of the century. The daughter of a professor, she acquired a unique perspective living in Hotel A and later, Hotel F, between 1889 and 1922. The landscape of her earliest University memories waned quickly. Barringer initially described the enclosure west of Hotel F as a highly functional area: "The back yard was constantly crowded by these delivery men and a kitchen house with quarters above for the cook and family, a coal bin, a wood pile, a chicken coop, and a hydrant. These then were the essential components of a back yard..."[34] Later, the arrival of indoor heat, plumbing, baths, and kitchens meant the disappearance of earlier landscape features like wood piles, chicken coops, and coal bins.[35] Backyards were planted into edible and ornamental gardens and porches were added for outdoor leisure.

The space behind Hotel F became a lush and diverse garden, tended by a perennial gardener named Uncle Peter and the family for food and beauty:

> The garden was a spacious one of four ascending terraces which had kept successive generations in green vegetables, including tomatoes and corn. My mother had a plantation background and she installed a hearty collection of annuals; rows of raspberries, six bushes each of currants, gooseberries, and a dozen long rows of strawberries well apart for feeders, and an asparagus bed. She put a grape arbor across the first terrace -all very lovely except, though 'Uncle Peter,' the perennial gardener, had planted everything, we children had to pick the berries and bag the grapes. ...The rest of it was fresh vegetables, string beans, squash or cymlins, tomatoes, corn, butter beans and green peas. There was great difference then between the winter vegetable with a root base which could be bought and the summer vegetables growing above the ground... Since the garden terraces were given to food, there were few flower beds, but shrubs were in every corner: Pyrus Japonica, forsythia, sweet shrub, mock orange, spirea, and a few roses. Jonquils came in the spring as did Roman hyacinths. Trumpet vines climbed up and hung over the walls, periwinkle carpeted everything that honey suckle and ivy had not preempted.[36]

Barringer also carried vivid recollections about the character of the walkways, alleys, and roads in the Academical Village:

> Mr. Jefferson had constructed a world of his own, difficult of access except on foot, and equally difficult of exit. ... The accepted means of transportation was walking. ... A rented carriage, 'hack' or buggy could come as close as the steps at the foot of the Lawn, or it could come by the narrow cobblestone lanes between the serpentine walls that guarded each pavilion leading to a small court, very difficult to maneuver in if the place was filled as it frequently was. It was safer to send a message from the dirt road on each side by the East and West Ranges. In any case, there was always a hill to climb.[37]

The above quote describing the challenges posed by the circulation network around 1889 corresponds to the character of alleys as presented in contemporary photographs. One photograph of the alley north of Hotel C (Poe Alley) revealed a stone path and rough earthen alley surface, possibly after a storm in 1894 (Figure 6.5). To protect turf and other planted areas, curbs and wooden bollards were used to define road and walk edges. One photograph showed widely spaced bollards defining walks north of the Ramparts in 1891 (Figure 6.6 ). Archaeological excavations documented the presence of vertically-set stone curbing during this era in such places as the north side of Poe Alley west of the West Colonnade dormitories (Figure 6.7).[38]

Despite the well-worn appearance of road and walk surfaces, the margins were filled with a variety of ornamental plants. Describing the plants between the pavement and the serpentine walls, Barringer recalled:

> [E]ach recess was filled with periwinkle and stray jonquils or iris in season. Trumpet vine or clematis climbed at random on the walls or verandas; sometimes there was a coral honeysuckle, but its lowly sister, well-rooted by the years, was cut down by every scythe only to reappear, blooming with its heavenly perfume for June nights. Ampelopsis grew freely over all buildings including the Rotunda. Its long stems and flat green leaves made a pleasant air chamber for hot brick buildings.[39]

As the depiction indicates, vines figured prominently in the Academical Village landscape in the late nineteenth century. An 1891 photograph provides a detailed view of the flowering vines that festooned the masonry walls of the ramparts surrounding the Rotunda Annex (Figure 6.6). Vines contributed to the lush character of the overall campus landscape and, according to Barringer, created a striking contrast to the "equally spaced and matching" trees on the Lawn.[40]

Other vegetation of special interest to Barringer included a boxwood parterre in Pavilion IV Garden and the McGuffey Ash in Pavilion IX Garden. She speculated that the campus contained no boxwood (*Buxus*) besides those planted by Professor Shele de Vere for his wife because of the influence of Thomas Jefferson's reported disdain for the plant.[41] Regarding the McGuffey Ash (*Fraxinus americana biltmoreana*), Barringer noted that it was the only named tree on campus. She told a story about how the wife of George Tucker, the first resident of Pavilion IX, knitted under the ash to prevent it from being removed.[42] According to Barringer, an identical specimen was removed for roadwork on Emmet Street, Virginia Route 29, east of the Academical Village. Barringer's memories of land uses, vegetation, and circulation at the University provided insights on the landscape prior to twentieth-century changes.

### *1890s Landscape Descriptions*

Visitors also recorded detailed impressions of the Grounds. In 1891, a visitor to the University noted the beautiful view of the Lawn and Rotunda while standing on the triangle, the area formed by two diagonal brick walks at the south end of the Lawn.[43] The "kissing gate" near the triangle at the south end of the Lawn was the traditional entrance to the University.[44] The visitor's account continues to note maple trees on the Lawn and the uniqueness of the serpentine walls:

> From the foot of the Rotunda stretches out the Lawn, the pride of the University, whose velvet grass and quivering maples are Nature's aid to man in the construction of the quadrangle. ...The Lawn is best seen and appreciated upon a bright moonlight night, when, standing at the triangle, one sees the white colonnades glistening in the silvery light, while at the further end gleam the tall Corinthian columns of the Rotunda in their purity and sublimity. ... The walks between the Lawn and Ranges are bordered on each side by curved brick walls; this is one of the most picturesque and striking features to be seen at the University.[45]

From the other direction, views south across the Lawn offered panoramic views to the Southwest Mountains in the distance. These views were made possible by the placement of the south perimeter wall and the road connecting the East and West Gardens. Similar to a stepped ha-ha enclosure, the recessed road reduced visual clutter of traffic from the vista at the north end of the Lawn. A section of the sunken road, steps, drainage, and wall were recorded prior to later improvements in 1896 (Figure 6.8).

While prose and photographs often captured romantic notions of the University , the reality of the physical landscape and the efforts to maintain a beautiful landscape posed constant challenges. A circa

1891 image, taken from the east branch of the triangle, reveals a stark and leafless scene where the Lawn contained heavily pruned mature trees interspersed with young, staked trees (Figure 6.9).

## C3. Facilities Renewal and Expansion, 1890 to 1895

The renewal and expansion of campus facilities accelerated during the early 1890s. Construction activities at both the Anatomical Theater and the University Chapel concluded in 1890 after years of cumulative effort. Shortly after these improvements, an athletic "campus" was established north of the Academical Village. Improvements to the Grounds during these years also included new paving, upgraded roadways, and lighting.

### *Anatomical Theater and University Chapel*

Since its early development, the Anatomical Theater marked the western periphery of the Academical Village near the scattered trees along the West Road (Figure 6.10). During the 1880s, the Anatomical Theater sustained numerous impacts that later contributed to its removal from the campus landscape. Writing to Dr. James F. Harrison, Chairman of the Faculty, on April 1, 1886, Proctor J. R. Campbell noted problems around the Grounds and offered solutions and costs to fixing them. Notably, the coal cellar attached to the Anatomical Theatre was said to be close to falling in on itself.[46] Later that year, an article published in the *Cavalier Daily* reported on the history of the Anatomical Hall including a fire that destroyed a significant part of the structure on November 24, 1886.[47] A brief summary of University news in the *Jeffersonian Republican* noted the dedication and reopening of the restored Anatomical Hall on October 25, 1887.[48] Updates continued and on February 8, 1889, the Committee on Grounds and Buildings approved the plan for an addition to the Dissecting Hall west of the Anatomical Theatre.[49] The addition was completed in August 1890.[50]

The University Chapel also was completed in 1890. With years of lobbying and fundraising by the Ladies Chapel Aid Society, the Board of Visitors approved the site for the new Chapel on land north of Hotel A and adjacent to the Pond west of the Rotunda Annex on June 30, 1884.[51] The chosen site reflected the positioning of Brooks Hall to the east but was located farther south to avoid the constructed pond related to the campus water supply. The Chapel was aligned with Hotel A and the West Range on the Jeffersonian grid. Photographs revealed that the pond edge was turf with a dense canopy of trees populating the area south of the pond (Figure 6.11). A fruit tree appeared to be planted east of the pond, toward the Rotunda Annex. By the date of Chapel completion in 1890, an upgraded water system and the nearby University Ice Pond enabled the University to drain and fill the reservoir at the Chapel.[52]

Charles Emmet Cassell, Baltimore architect and University engineering graduate (1853), worked to complete the University Chapel between 1884 and 1890.[53] It was the first and only purposefully built house of worship within the Academical Village.[54] An 1889 photograph showed the construction of the Chapel in a setting of scattered trees over turf (Figure 6.12). Stones and rubble covered Chapel surrounds. The Gothic Revival-style architecture on the west balanced the Second Empire style of Brooks Hall and expressed the Christian purpose of the building.[55]

### *Athletic Campus*

After appeals by students, an area near campus became identified for athletic activities. Illustrating the increasing interest in fitness and sports, Professor Noah K. Davis and Young Men's Christian Association (YMCA) supporters purchased land north of the Rotunda in 1887 for an athletic campus that would eventually become the Madison Bowl and Madison Hall.[56] By the following year, formal instruction in

athletics had grown into a department of 'Physical Culture.'[57] At this time, half the student body was engaged in athletic pursuits.[58] In 1890, work began on the campus gymnasium and track just north of the Academical Village. That year grading for construction of a track began east of Carr's Hill and Rugby Road.[59] Two years later, in 1892, the track in the depression later known as the Madison Bowl was completed.

The groundswell of interest in athletics led the University to construct a new gymnasium across Rugby Road from the contemporaneous YMCA efforts. Since 1876, the upper floor of Levering Hall (Hotel F) had served as the University gymnasium. Despite already limited space, baths were added in the lower level in 1890.[60] The inadequacies were recognized and remedied in 1892, when William H. Echols, a professor in the School of Applied Mathematics, became Superintendent of Buildings and Grounds. Under Echols, a new physical education building, Fayerweather Gymnasium, was built between 1892 and 1893. Later renamed Fayerweather Hall, the new facility demonstrated the rising popularity of athletics and team sports at the University of Virginia. Along with the purchase of the land encompassing Madison Bowl, the construction of Fayerweather Hall marked the establishment of a large athletic precinct north of and adjacent to University Avenue. The building was designed by John Kevan Peebles, a Norfolk architect and University graduate (1888, Civil Engineering; 1890, D.Sc.), in a style of construction that would relate to and honor the Jefferson-designed buildings of the Academical Village.[61]

### *Circulation Enhancements*

After 1891, the University replaced much of the aging brick pavement of The Lawn with a more durable concrete known as "granolithic" or "artificial stone." The 1890-1891 annual report revealed that the University dispensed $4,167.70 for repairs to sidewalks of the Lawn. The report noted cracks within the first winter but assured that the "perfectly responsible parties in Washington, guarantee the job for five years, and will remove any blemishes that may appear."[62] By August of 1895 the Superintendent of Buildings and Grounds had reported that construction of granolithic paving was extended elsewhere, and that the paving of "East and West Ranges, and the approaches to them" were nearly completed.[63] Although many poor-condition sidewalks throughout the Grounds were gradually improved, the "miserable walks" connecting Dawson's Row on the South Slopes lagged behind for years.[64] On the northern periphery of the Academical Village, the City of Charlottesville installed asphalt walks in 1893.[65] The improved condition of the public walks contrasted with the poor condition of Long Walk, which by 1895 consisted of worn and missing bricks. Many of the bricks had been "worn down to the thickness of tissue paper," and others "carried off as souvenirs" by alumni.[66]

Vehicular circulation was modified in the early 1890s. Having discussed the possibility since 1887, the Board of Visitors approved the moving of East Street down to what is now Hospital Drive in 1895.[67] Observing the change, Anna Barringer remarked that the East Range "at last had a beautiful stretch of lawn in front of it, green and flat to the Long Walk, replacing the noisy, dirty road we had suffered."[68] The Board also approved the location for the line of an electric street railway through University land in 1895.[69] The electric railway line to be operated by Piedmont Construction & Improvement Company was given a 20-foot right of way and placed north of, and paralleling, Lynchburg Road (Jefferson Park Avenue). The company also agreed to construct a passenger station on University land and build a fence to separate its tracks from the University.[70] After various transfers of ownership, this route eventually became a line of the Charlottesville and Albemarle Railway.[71]

*Lighting and Electricity*

Electric lighting spread through the Grounds after 1888. Additional overhead wires followed when telephone lines were extended through the Grounds in 1890.[72] The perception of the landscape was modified by both the utility poles and overhead wires visible during the day and by the availability of artificial light at night. The lighting and improved walking surfaces on the Lawn facilitated evening and nighttime mobility. Electric lighting on the Lawn was pervasive and residents had become accustomed to it by the 1890s. Occasional vandalism impaired this convenience as students destroyed every bulb at least once in 1894.[73] While the center of campus had lights, the alleys were largely unlit and difficult to reconnoiter in the dark.

The spread of electricity was alluded to in a series of Sanborn Fire Insurance Maps starting in 1891. The maps recorded the location of roads and paths, the material of walls, and location of pipes and facilities at the University. The 1891 Sanborn Map noted the availability of "Lights, Lamps & Electricity," the existence of the Student Volunteer Fire Department, and the location of fire plugs connected to city water.[74] Brooks Hall contained a special label stating "No Lamps - Heated by Stoves Smoking Prohibited." Other landscape features included a well approximately 125 feet northwest of the Rotunda and 5'8" tall brick walls in Pavilion I Garden.

## C4. Water and Sanitation Issues & Actions, 1889 to 1895

Although Bowditch's work finished in 1885, the University continued to require improvements in water and sanitation. Concern over fire led to alterations to the water supply while fear of disease prompted changes in sewerage. In June 1889, the Proctor reported that the effluent originating from a recently constructed brick building known as Dawson's Row Mess was taken via sewer and drainage in a southerly direction down slope across the Lynchburg Road and "into a branch some distance beyond."[75] Although the precise identification of the building built as the Dawson's Row Mess was not identified, this costly improvement in sewerage and drainage in the south part of the Academical Village was reported to be successful.

On recommendation of the Committee of Health, the Pond to the rear of the Chapel was authorized for removal in 1890.[76] The Pond, designed as a water reservoir by Charles Ellet in the 1850s, no longer functioned; however, a reliable water source for the campus was not yet secured. Writing in 1891, the Proctor commented on the growth of the surrounding community and the danger of relying on city water: "...The question of water supply in the University is becoming more pressing as the demand in Charlottesville increases. ...The only positive remedy, in my opinion, is an independent water main from this place to the Reservoir."[77]

In response, a water pipe from the Ragged Mountain Reservoir west of the Academical Village was installed in 1892. Foreshadowing the Rotunda fire of 1895, the student newspaper *College Topics* wrote that the "need of this pipe will not be entirely realized until a fire breaks out, and then the advantage over the old system will be appreciated. At present the authorities in Charlottesville do not hesitate to deprive us of water whenever there is a need for extra pressure."[78]

On June 27, 1892 the Committee on the Infirmary, Health, Sewers and Drainage recommended that the area surrounding the Ragged Mountain Reservoir be purchased in order to protect the water supply. It also recommended that the Superintendent look into establishing another location for the University Ice Pond due to contamination from the University stables located on the Meadow Creek drainage near the University Cemetery.[79] Action was taken the following summer when the Superintendent was directed

to remove the stables.[80] The University Ice Pond and the water supply pipe were recorded on a survey of campus infrastructure by Kaigiro Sugino in September 1895 (Figure 6.1). Drafted one month prior to the Rotunda fire, the map depicted the network of gas, water, and sewer systems at the Academical Village.[81]

### C5. Rotunda Fire, October 27, 1895 and Aftermath

On October 27, 1895, a fire in the Rotunda Annex, sparked by faulty electrical wiring, consumed both the Annex and adjoining Rotunda. When the updated water delivery systems proved to be inadequate, an attempt to salvage the original Rotunda structure by dynamiting the Annex was attempted. This effort failed and both buildings were destroyed. The University demolished the Annex in its entirety, and the Rotunda and its terrace wings were razed to a point where they could be re-built.[82]

The fire drew attention to the University. Hundreds of spectators gathered to watch the fire-ravaged structures explode and gradually collapse. Photographs also captured the appearance of the Lawn during the event (Figure 6.13). The canopy of trees flanking the open turf appeared to be dense and shady, creating a vegetated frame for viewing the Rotunda across the Lawn.

In the aftermath, the area around the Rotunda and Annex was burned and littered with debris. Photographs revealed that despite the destruction, many trees survived. One image looking north from the Rotunda toward the North Rotunda Lawn shows the interior of the rampart walls and the mature trees of the North Rotunda Lawn (Figure 6.14). A spruce (*Picea* sp.) tree in the photograph emerged from the bank of the eastern rampart wall. A red maple (*Acer rubrum*) also survived west of the Rotunda.

In addition to the loss of the two buildings, the fire prompted immediate changes to the campus landscape. The considerable amount of debris from the demolished structures was recycled on site. The University recovered brick from the Annex to erect a dispensary.[83] Shortly after the fire, the Charlottesville Lumber Company built a temporary, clapboard building painted brick red across from the West Range for use as a temporary classroom. The structure was eventually moved to the rear of the Parsonage on Dawson's Row where it was used as a faculty residence.[84]

### C6. Post Fire Redevelopment by McKim, Mead & White, 1895 to 1898

Shortly after the fire, William Echols passed the position of Superintendent of Buildings and Grounds to Robert Robertson. During the one year that Robertson remained in this role, the University contracted McKim, Mead & White to develop a master plan for the campus and to rebuild the Rotunda. The well-established, New York architectural firm was known for Beaux Arts architecture and for planning related to the City Beautiful movement of the late nineteenth and early twentieth centuries.[85] Founded by Charles Follen McKim, William Rutherford Mead, and Stanford White, the firm's work at the University of Virginia was largely under the purview of White. Although architect John Peebles may have recommended the firm to the University, the groundwork may have been laid by Ernest Bowditch, a former McKim, Mead & White collaborator.[86]

Following on the pre-fire survey of 1895, McKim, Mead, & White ordered the University to be surveyed and photographed. They assessed the entire campus and developed a photographic study of key development zones east and west of the Rotunda, east of the East Range, and on the South Slopes. Photographs from the Cain Collection of the Columbia University Avery Library were likely the

photographs marked 'A' through 'E' and referenced on the map. Photographs 'A' through 'C' captured fields, wooden rail fences, scattered trees and shrubs, and the lower East Road in the vicinity of the future hospital (Figures 6.15, 6.16, 6.17). Photographs 'D' and 'E' documented the northern extent of the South Slopes with open turf, rough paths, and a few trees between Hotel F and the Infirmary (Varsity Hall) (Figures 6.18, 6.19). The annotated map showing the Academical Village prior to 1895 contained pencil notes indicating the proposed development in the same locations as the photographs (Figure 6.20).

Possible locations for the new facilities included the areas east and south of the original Academical Village. To settle disputes over these areas' relative suitability, the firm commissioned a detailed survey in 1896. Surveyor George M. Peek applied additional topographic scrutiny to the zones east and south of the historic core (Figure 6.21) . White argued that the site to the east was economically better than the south and would require 40,000 cubic yards of terracing and 45,000 cubic feet of retaining wall.[87] Despite this assessment, the concept for the south became the preferred alternative. The survey plan provided the structure for the subsequent design proposals of McKim, Mead & White.[88]

### *Concept and Design of the North Rotunda Lawn*

In an article submitted to the alumni magazine, Stanford White described the concept of creating large new buildings to fulfill modern academic standards without constructing massively scaled buildings that would detract from the Lawn and Rotunda.[89] The eventual plan, as later illustrated by a circa 1898-1910 concept plan for the University, included the continuation of a rigid, symmetrical organization for the Academical Village, the preservation of Jefferson-designed buildings, and new development at the Rotunda Forecourt and south of the Lawn (Figure 6.22).[90] Additional formal aspects of the landscape design such as a Beaux Arts plaza between the new halls to the south were not constructed but indicated the style of the rearticulated campus.

The initial designs for the Rotunda area were announced in *College Topics* in February 1896.[91] The four new wings of the Rotunda were to be "connected at their ends by arcades which are the continuation of the colonnades on the Lawn" and the roofs were to be "flat, fireproof decks, protected by a moulded balustrade."[92] Two small courtyards between the wings were planned for spaces within the surrounding arcaded and colonnaded walks to the east and west of the building. The design included courtyards that featured a perimeter walk with interior rectilinear walks that led from the middle, cardinal axes of the courtyards to a central, circular walk (Figure 6.22). No vegetation was specified in the five panels between the walks for either courtyard.

The site plan for the terrace north of the Rotunda intended to incorporate the shape that remained after the destruction of the Annex. The masonry retaining walls of the ramparts were preserved except for those "directly north of the portico."[93] In this location, steps were placed to improve access from the Rotunda Forecourt to the landscape to the north. In place of the Annex, White proposed a "sunken garden for shrubbery and flowers" framed by the existing walls of the ramparts (Figures 6.23 and 6.24).[94] The elevations, plans, and grading studies provided detail about the stone passageways and interior walls in 1896.

### *Concept and Design of the South Lawn and Slopes*

The solution to finding additional space within the center of campus was to create a new terrace following the pattern of the Lawn and to use the grade of the land, a steeply southward-sloping area, to build adequately sized new buildings, which when viewed from the Lawn showed only their upper stories. An early concept plan by Stanford White sketched the new South Lawn near the 'triangle' walks

at the south end of the Lawn (Figure 6.25). Attention to future views into the new South Lawn from the Lawn were evident in the placement of the new halls at wider distances across the new South Lawn than across the historic Lawn.

Plans called for the "present quadrangle of the Lawn," at the time "216 feet broad by 700 feet long" and "formed in three terraces," to be extended with a "terraced court 300 feet broad and 200 feet deep from north to south" with the new buildings to occupy the three sides of the new terraced court.[95] A report by McKim, Mead & White described their rationale and desired intent for the establishment of particular grades on the South Slopes:

> The site for the new buildings completing the College Close we believe to be the only one, both on rational and sentimental grounds. The character of the land, falling away on the southern side of the road, allows the Academic building and the Physical and Mechanical buildings to appear only as one story in height, whereas on account of the steep grade they actually count for practical use as two. The charm of the present Close and the domination of the Rotunda are therefore preserved. ...The new court created at the south end of the Lawn, 300 feet wide and 200 feet deep, was graded to a level about twenty feet below the bottom step of the Rotunda portico. The grades were established that, to an observer at the foot of the Rotunda steps, the portico of the new academical building... is visible, while the height does not close the vista.[96]

Reflecting on the process of positioning the new facilities, White wrote, "This has been accomplished by grading and by tremendous fill of earth - nearly thirty feet in height - at the end of the Lawn. The new buildings only count as one story high from the inner side of the Lawn, but are two, and even three, stories high on their outer faces, these stories descending instead of ascending."[97] A sketch depicts the single-story appearance of the "New Quadrangle of the University of Virginia" (Figure 6.26). The drawing shows a symmetrical system of curved and linear walks to carry individuals through the South Lawn, framed by new halls.

### *McKim, Mead & White Construction Process*

The construction process involved consideration of site preservation and disposal of waste in addition to sourcing materials, extensive regrading, and eventual erection of buildings. To handle debris from the fire and construction, a large dump site was located in the shallow ravine halfway between the Lynchburg Road and the road at the end of the Lawn. The dumping area measured approximately 80 feet from north south and 120 feet from east to west.[98] Used through 1922, it was occasionally burned and capped with clay. Grading for the new buildings and placement of the dump resulted in the partial filling of the natural springs in the ravine of the South Slopes.

Planning and construction took into consideration preservation of site vegetation. Although some trees were scrubbed from the slope descending to Jefferson Park Avenue, others were retained, as indicated in photographs (Figure 6.27).[99] White consulted with his site supervisor T. H. Skinner and wrote to W. C. Randolph, Chairman of the Board of Visitors, proposing several methods by which the trees on the southern part of the Lawn could be saved. White referenced Frederick Law Olmsted, Sr. and was optimistic about preserving many of the trees:

> Mr. Skinner reports to me that there seems to be no possibility of saving any of the trees on the new Campus. I think that some means can be devised by which to save the group of trees on the left as you face the Academic Building. Of course, the lower limbs

> will have to come off, but in Boston we surrounded the trunks of two trees 14 feet high with a dry wall, and Mr. Olmstead [sic] said there would be no question about their living. In any case I should be greatly obliged if they could leave an earth hole around this group of trees until I come down and investigate the matter, as, should you decide to cut the trees down, they could be cut down just as well then, and I do not think it would greatly delay the work.[100]

Construction began in the spring of 1896 and was largely complete by 1898. In March 1896, White sent Thornton, Echols, and Randolph a drawing for the excavation and fill at the South Lawn, advising that they fill part of the campus, then build the retaining wall and buildings, and, finally, fill in the gap. He further recommended that the University procure its own construction materials so that they can be purchased in the local market for a lower price.[101] Construction costs were initially set not to exceed $250,000.[102] To remain within budget, White recommended that the bricks be made on University Grounds.[103] The amount of construction material was significant. White wrote to Thornton requesting 240,000 faced bricks for buildings above the line of the Campus, 145,000 faced bricks for the retaining wall and walls of the buildings below the Campus line, and 4,200,000 rough bricks.[104]

The Rotunda Forecourt was completed ahead of the new construction to the south. A Sanborn Fire Insurance Map dated December 1896 identifies the Rotunda and northern wings as "Being Finished," the South Lawn as "Foundation Being Built."[105] The new buildings around the South Lawn indicate their future purposes. A report in the 1897 issue of the University's annual publication *Corks and Curls* described the Rotunda landscape with a restored dome, completed columns of the two porticos with Italian marble capitals "ready for the hand of the carver," unfinished interiors, lecture halls filled with classes, and nearly complete colonnades.[106]

The report also noted the design proposals of upcoming work. Changes to the south end of the Lawn included the removal of the current road and the creation of a new terrace and promenade connecting the east and west sides of the Lawn in its place. In creating this new terrace, the plan cut approximately 110 feet of the southernmost, original Jeffersonian terrace, as well as removing the stone retaining wall and road in this location. Proposals for a tunnel under the South Lawn and for the "continuation of the colonnades on the Lawn to a junction with those on the new terrace" were mentioned. In addition, the report noted that on the north side of the Rotunda, a "garden or shrubbery" would be constructed on the site of the Annex ruins. The pace of construction was observed and commented on: "No definite plans have as yet been presented for these portions of the work, although it is greatly to be desired that they should be carried out at once. They are not only necessary for the completion of the scheme, but would add vastly to the beauty and dignity of our academic architecture."[107]

Modifications arose during the construction process. The tunnel under the South Lawn was not built, but the main road referred to as "University Drive" was to be constructed in the location of the railway lines.[108] East of the new buildings, the former East Road sweeping across the south end of the Lawn was realigned. The University constructed a new road segment in front of Varsity Hall and connecting with the rear of Pavilion X and the eastern gardens.[109] Unforeseen conditions also affected the work. In 1897, Skinner reported to Robertson that the fill of the South Lawn was not properly compressed although it had appeared solid.[110]

Partway through the construction process, Colonel Thomas H. Carter superseded Robertson as Proctor and the Superintendent of Buildings and Grounds in 1897. During the next years, Colonel Carter followed instructions from McKim, Mead & White and planted two rows of "bay" trees, possibly

sweetbay (*Magnolia virginiana*), in front of new academic buildings.[111] Despite the intentional planting, the trees may not have persisted long in the landscape as they did not appear in photographs. The architects also specified four boxwood shrubs, likely common box (*Buxus sempervirens*), and transplanted them from nearby Castle Hill to the north side of the Rotunda.[112] Early in 1898, Colonel Carter laid sod and cleaned the landscape of the new quadrangle.[113]

### *New South Lawn*

By June of 1898, the new quadrangle of the South Lawn was largely complete.[114] For the terrace fronting the three new academic buildings, a double row of trees continued the pattern present on the original Lawn and a perimeter concrete walk connected each new building. After the new academic buildings opened, historic photographs document that ivy was planted to grow up the sides of the buildings as well as on pergolas connecting the new halls.[115]

Three buildings framed the relatively level turf of the South Lawn. Originally known as the Academic Building, Cabell Hall was the central building of three new academic structures designed by McKim, Mead & White. A photograph from 1898 shows scaffolding covering stone blocks on the rounded, rear façade of Cabell Hall during its construction (Figure 6.27). Large trees remained intact during the work. On axis with the Lawn and Rotunda, Cabell Hall effectively closed off the vista that had been established by Thomas Jefferson. The screening of near and far views was a nuanced and "contentious" decision since "blocking the southward vista, Cabell Hall also blocked the view of 'Canada,' an African American community located just south of the Lawn."[116] The two flanking halls were eventually named Cocke and Rouss Halls. Constructed as the Mechanical Laboratory, Cocke Hall defined the western edge of the new South Lawn. The building contained a shop and lab space for research and training in engineering and allied sciences.[117] The Physical Laboratory, Rouss Hall, formed the eastern building mass on the South Lawn.[118]

Farther to the south and adjacent to the back of Cabell Hall, a Power House was constructed about one hundred feet down the slope near the dump. The service facility included a forge and foundry.[119]

Two large stone retaining walls were constructed north of the new eastern and western buildings. The wall north of Cocke Hall ended at a pedestrian walk crossing the lower Lawn. The wall north of Rouss Hall was more substantial and extended northward to the Pavilion X Garden. A large brick and concrete stairway was placed breaching this wall, allowing pedestrian access toward the east. A low brick retaining wall surrounding Varsity Hall was likely constructed as a result of fill and grading associated with new construction.[120]

Post-completion panoramic photographs revealed the as-built design of the South Lawn and Rotunda Forecourt in the decade following construction. The spatial organization and larger landscape patterns created by the construction of the South Lawn were captured in the photographs. The new lawn surface included an extension of tree rows from the Lawn framed by the façades of Rouss, Cabell, and Cocke Halls (Figure 6.28). Originally devoid of ornamentation, the photograph documented the position of a central statue, first installed as a statue of James Monroe in 1905 and replaced by a statue of Homer in 1907, that later came to punctuate the open lawn.[121] Looking north toward the Lawn and Rotunda, the South Lawn appeared as a harmonious extension of the historic core (Figure 6.29). To the north, the North Rotunda Lawn included a rehabilitated terrace that kept the ramparts intact (Figure 6.30). Figures 6.29 to 6.30 are included on a folded sheet.

In 1899, Lewis P. Chamberlayne described the new Academical Village after the work by McKim, Mead & White. His descriptions of views were particularly revealing of the landscape at the turn of the century.

> As we face to the south, below us lies the green sweep of turf called the Lawn par excellence, bordered on each side by its double row of maples, through whose leaves we can just make out the white colonnades of East and West Lawns broken at intervals by the tall pillared porticoes of the professor's pavilions. ...The beautiful lines of the Lawn slope down by gentle terraces to the New Quadrangle, which stands facing the Rotunda just a thousand feet away, and closes in the southern end of this central court or cloister. [122]

Chamberlayne saw the University as a "town in miniature" with clusters of buildings and residences linked by roads and serving different functions.[123] He noted the beauty of the trees in the Academical Village, especially the maples on the Lawn "with their fiery autumnal foliage," the great sycamores in the north grove "shaking down their yellow showers of leaves," the ginkgo trees on the walk to the Chapel standing out "like a flame against the dark background of cedars," and the oaks on Carr's Hill with "their wonderful red-bronze of the fall." The area east of the Lawn he characterized as the "rolling golf links extending as far as the post-office and the outskirts of 'Canada.'" The area to the west included the Range buildings, the laboratories, and over in "that grove to the southwest," Dawson's Row, "a hideous row of supposedly Swiss cottages." [124]

### C7. Continued Campus Beautiful Improvements, 1897 to 1904

Development of the landscape of the Academical Village continued independently of, though overshadowed by, the construction at the Rotunda and South Slopes. Vegetation was needed for the campus in general as well as for the newer landscapes in the North Rotunda Lawn and the South Slopes. On March 13, 1897, sixty-three Norway spruce were purchased from the Maryland Nursery Company for undisclosed locations on the campus Grounds. Each tree was three-to-four feet high and cost forty cents. The nursery also wanted to furnish the University with "the Cotton Wood also, or other shade or ornamental stock."[125] The trees were shipped on March 19, 1897.

Around 1903, the landscape of the Rotunda courtyards was transformed from two open, grassy spaces into enclosed spaces planted with evenly spaced southern magnolia (*Magnolia grandiflora*) trees. Eight magnolia were planted in the corners of the western and eastern courtyards of the Rotunda, according to *A Historical Sketch of the Trees and Grounds of the University of Virginia* by Edwin M. Betts and Sylvester H. O'Grince. These broadleaf evergreen trees were a gift of Dr. Bennett Wood Green, the namesake of the alley between Pavilions IV and VI.[126] Betts and O'Grince did not describe the courtyard spaces or speculate on the intended size of the trees.

The University also made changes to land use and circulation within the original core of the Academical Village. Activities on the Lawn continued after construction of the new South Lawn. Instead of using a nearby field to the west, students played baseball between the pavilions.[127] To prevent these games and desire lines, the University restricted part of the Lawn with a low barbed wire fence around 1900. The turf regenerated and the fence was taken down after about a year.[128]

In the spaces between the pavilions and hotels, two new roads, one each to the east and west of the Lawn, were constructed. The new East and West Lawn Roads divided the gardens and provided entry to the rear of the pavilions, but terminated at the north serpentine walls of Pavilions I and II gardens. Anna

Barringer described these new roads: "Instead of dividing serpentine walls to enclose increasingly disused vegetable gardens, one terrace was taken from each East Range garden and given for a road to be built crossing in front of the Infirmary and making the Lawn much more accessible. This was on both East and West sides and the road was a dead end at the Long Walk."[129]

At the north edge of the Academical Village, the Charlottesville City and Suburban Railway Company merged a horse-car line and electric line around the turn of the century. The horse-car eventually went out of business but the electric line remained.[130] In subsequent years, University Avenue was paved with brick and set in concrete, which raised the level of the street to match the ten-inch rail tracks.[131]

In 1897, Colonel Carter suggested that the proposal for construction of granolithic "side pavements to the alleys and between the two ranges and the lawn" be initiated. He also noted that the alleys were not lighted and their "irregular pavements" were treacherous.[132] The stone walkways of the alleys and Dawson's Row were not as navigable as the cement walks crossing the Lawn in 1898.[133] In following years students clamored for the replacement of cement walks with asphalt surfaces.[134]

Acknowledging a perennial complaint, Colonel Carter reported that the Dawson's Row and Carr's Hill dormitories were in poor condition during the construction of the new academic buildings on the South Slopes.[135] Consequently, in 1899, the Board of Visitors decided to build a modern dormitory for students between the old gymnasium and Professor Lile's pavilion, opposite the Infirmary, using funds from the Randall bequest.[136] Architect Paul J. Pelz designed Randall Hall at the south end of the East Range as a large dormitory. The placement of the dormitory corresponded to the McKim, Mead and White master plan (Figure 6.22) but the University was not ready to turn to the firm for a design after issues in completion of buildings of the new South Lawn. The construction of Randall Hall marked a shift to large residential structures with double rows of rooms off a central corridor.[137] New features were also added to the landscape of Dawson's Row. In 1900, a student's observatory was constructed behind House G on Dawson's Row. This small octagonal building was thirteen feet in diameter with a pyramidal dome.[138]

Pelz also designed University Hospital, which was constructed by contractor John J. Pettyjohn between 1899 and 1901.[139] The central pavilion of the University Hospital was completed for a cost of $50,000.[140] Located on an east-trending slope below the East Range of the Academical Village, access to the hospital was provided by a north-south-oriented, unpaved wagon road dating to the construction of the University. Pelz designed the University Hospital to be expanded in linked but independent pavilions to the north and south.[141] In 1902, the nearby Piedmont Hospital was closed just after the opening of the new University Hospital.[142] Additions in the Colonial style were planned to flank each side of the Central Hospital building.[143] As the hospital gained importance as regional center, a new building called the South Wing was constructed off the central pavilion in 1905.[144] In 1906, the North Wing was added.[145]

Development immediately north of the Academical Village also progressed in the early years of the twentieth century. In 1904, ground was broken before commencement for Madison Hall, the YMCA building between the Rotunda and the Madison Bowl.[146] Built on privately acquired property north of University Avenue, Madison Hall was built for the use by the YMCA and the hospital. Completed in 1905, Madison Hall was located on axis with the north façade of the Rotunda. A low brick wall bounded the property's border with University Avenue, reflecting the low stone wall on the Academical Village side of the property.[147]

## C8. William Lambeth and Campus Landscape Enhancements, 1905 to 1908

In 1905, the position of proctor was dissolved and replaced with that of president. Edwin A. Alderman served as the first President of the University of Virginia from 1905 to 1931. During this time, he contributed to numerous campus growth and beautification projects. The level of need for major campus landscape work was recognized by the University at the time of his hire, when Professor William M. Thornton wrote to President Alderman outlining what he believed to be the infrastructural needs.[148] These included:

- A system of hard, dustless, mudless roads
- Completion of the heating and lighting system
- Adequate baths adjacent to every group of dormitories
- Construction of sidewalks at Monroe Hill, Dawson's Row, and the West Gardens, to make dormitories accessible

Thornton also suggested the grading of soils surrounding Dawson's Row and the planting of evergreens and shrubs there to "humanize the surroundings." This request was a prelude to the work of William Lambeth and, later, Warren Manning.

Dr. William A. Lambeth became the first Superintendent of Grounds when the University named Alderman President. Remaining in the position through 1928, Lambeth was a "a thoroughly trained landscape architect," according to University historians Edwin M. Betts and Sylvester H. O'Grince, who "designed and constructed the former Lambeth Gardens [also known as the English and Italian, or Chinese, Gardens] between East Range Lawn and East Range, regraded and developed the area between West Range Lawn and West Range, ... and in general completely reshaped the University Grounds."[149] Betts and O'Grince assert that of all the periods of development of the University Grounds, this 1905-1928 era under Lambeth (and later Hartman) "probably was the most important." Over his tenure, Lambeth planted around 1500 trees, taken from surrounding wooded areas but also gifts from individuals and nurseries. Indeed, some "928 of them at that time were in vigorous growth" by the mid-1920s.[150]

During his first year, Lambeth regraded Carr's Hill, improved the Fry's Spring Road bus station on University lands, resodded the Lawn, and constructed steps.[151] The areas between the pavilions and hotels of the both the East and West Gardens were also cleaned up at this time. Old outhouses were removed from the east.[152] In the western gardens, Lambeth regraded the groundplane and removed trash and old buildings.[153] Lambeth also helped President Alderman improve the University Pond after Alderman decided not to adopt a plan by Andrew Carnegie for a new lake.[154] Instead, the University built up the dam of the current pond by five feet, thereby raising the water enough to inundate the marsh and also to clean and grade the banks. At a cost of $3,000, this work created a pleasant walk in the summer and a sheet of ice in the winter large enough for ice skating.

### *English and Italian Gardens*

By his second academic year, Lambeth began work on the four English and Italian Gardens between the East Pavilions and Hotels. Inspired by a visit to the Royal Kew Gardens in England, Lambeth began construction behind the Administration Building, Pavilion IV, during the 1905-1906 academic year and had largely completed work by the following year.[155] A second garden was completed the following academic year. And, in collaboration with Warren Manning, the remaining two gardens were likely completed by the 1908-1909 academic year. A decade after their completion, historian Philip Alexander

Bruce wrote, "Perhaps the most beautiful of all the improvements to the University grounds made in the course of the Ninth Period [1904-1919] was the creation of English and Italian gardens. ... This [formerly] deserted space was leveled and graded, and, with its fine trees, became an attractive section of the University precincts."[156]

The gardens on the lower terrace between Hotel A and Pavilions II and IV were reminiscent of a formal English garden. The gardens on the lower terrace between Hotel D and Pavilions VI and VIII were referred to as the Italian Gardens. During the period, the gardens were occasionally referred to as the "Chinese Gardens."[157] An observer in the *Alumni Bulletin* described their general character and naming:

> [They gave] an open effect to the hillside between the Lawn and Range which is exactly the opposite of the one-time impression made by the irregular shape covered with unkempt trees and tangled brambles. As the style of these plats is mostly English and Italian, one who has never seen them may be wrongly impressed by their name. How they came to be called 'Chinese' is conjectural. Possibly it was in some way due to the fact that Jefferson adapted Chinese balustrades to the upper porches of the houses on the Lawn, to which someone may have seen or imagined a resemblance in the formal figures of the gardens and given the latter their name.[158]

The new gardens consisted of large terraces "with level areas, the whole laid off in geometrical figures, set off by small shrubbery and perennial plants and interspersed with gravel walks."[159] The diversity of plantings was intended to create the effect of a "botanical garden" and exhibit useful plants.[160] Betts and O'Grince described the original plants of the four gardens of the East Gardens.[161]

- Pavilion II Garden: California privet (*Ligustrum ovalifolium*) hedge, boxwood (*Buxus* sp.) shrubs, clipped Norway spruce (*Picea abies*), three English yews (*Taxus baccata*)
- Pavilion IV Garden: trifeliata orange (*Poncirus trifeliata*) outer hedge, eastern hemlock (*Tsuga canadensis*) inner hedge, boxwood (*Buxus* sp.) central hedge in an ellipse surrounding seven weeping mulberry (*Morus alba 'Pendula'*) trees
- Pavilions VI and VIII Garden: California privet (*Ligustrum ovalifolium*) hedge and yucca (*Yucca* sp.), hollyhock (*Alcea rosea*), and forsythia (*Forsythia* sp.) on the upper terrace
- Pavilion X Garden: California privet (*Ligustrum ovalifolium*) hedge, boxwood (*Buxus* sp.) shrubs, one mahonia (*Mahonia* sp.) shrub, and one Chinese holly (*Ilex cornuta*) tree

Images from 1914 capture the maturing appearance of the third, elongated garden behind Pavilions VI and VIII (Figure 6.31). The new English and Italian Gardens consisted of large terraces "with level areas, the whole laid off in geometrical figures, set off by small shrubbery and perennial plants and interspersed with gravel walks."[162] Vegetation in the upper garden near the pavilions included a large boxwood (*Buxus* sp.) and willow (*Salix* sp.) behind an ivy-covered wall. A double staircase descended from East Lawn Road through yucca and low perennials on the middle slope and turf of the lower slope before piercing a low clipped hedge. In line with Key Alley, the path would eventually be continued east toward the Hospital. As long as the gardens were maintained, their specific characteristics were memorable and enjoyed by visitors, residents, and botany classes. Even after their removal in the 1960s, "these garden designs remain[ed] in the minds of many alumni and friends of the University."[163]

The new ornamental approach to the former work yards created what Anna Barringer described as "a gentleman's estate" and protected pavilion residents "from that twentieth century arch-enemy, the inquisitive eye."[164] Indeed, most wall heights at this time were taller than they are at present.

### *Campus Landscape Beautification*

Plantings surrounding Madison Hall and on Carr's Hill after 1905 exemplified the diversity of campus plantings away from the Lawn. Although Madison Hall was privately owned by the Young Men's Christian Association (YMCA) rather than the University, Lambeth recorded the planting of trees in the surrounding landscape which included boxelder (*Acer negundo*), blue spruce (*Picea pungens*), phellodendron (*Phellodendron* sp.), yellowwood (*Cladastris kentuckea*), sophora (*Styphnolobium japonicum*), koelreuteria (*Koelreuteria paniculata*), Schwedler's maple (*Acer platanoides schwedleri*), oak (*Quercus* sp.), spruce (*Picea* sp.), Norway spruce (*Picea glauca*), Wisconsin maples (*Acer saccharum*), Carolina birch (*Betula* sp.), and juniper (*Juniperus virginiana*). Carr's Hill contained hackberry (*Celtis occidentalis*), cedars of Lebanon (*Cedrus libani*), hemlock (*Tsuga canadensis*), pecan (*Carya illinoinensis*), oak, and, using botanical names, *Thuja Gigantea*, *Thuja Pisifera*, *Retinospera* trees. [165] A nursery was established in 1906 to furnish stock for the Grounds and Botanical Department. The nursery contained 4,000 young trees "of all the better varieties."[166] A cluster of "black" beech (*Fagus grandifolia*?) trees was located near the eastern entrance to the University at Long Walk. The trees were reportedly the "most attractive cluster of trees of the whole campus... Every one who has gone up the walk toward the Rotunda has passed under this magnificent group of trees, and must remember them."[167]

While some vegetation was pre-existing, other plants were intentionally placed in formal and naturalistic planting styles. Lambeth placed a stone boundary wall, privet (*Ligustrum* sp.) hedge, and gate on the south side of the Grounds at the Fry's Spring railway entrance in 1906.[168] He also deliberately naturalized the slope below the East Range in 1908. In this area, he planted native trees and shrubs harvested "from the woods," as well as donated willow oaks (*Quercus phellos*), and "philodendrons, or cork trees [*Phellodendron* sp.], given by Dr. Watson of New Gardens, England."[169]

In the first few years of Lambeth's appointment, new sculptural features were added to the Grounds. A statue of James Monroe by Chicago artist Julie Bracken was gifted to the University following the closing of the 1904 World's Fair, the Louisiana Purchase Exposition in St. Louis.[170] Although the University loaned the statue to the inaugural committee for President Theodore Roosevelt's March 4, 1905 inauguration, it was returned to Charlottesville and installed at the base of the Lawn by the time of Edwin Alderman's April 13, 1905 inauguration as the University's first president.[171] Two years later, the *Alumni Bulletin* announced the arrival of sculptor Moses Ezekiel's statue of "Homer with his Young Guide" and another of Jefferson. The article concluded with the note that "The Homer group will occupy a position in the lawn just in front of Cabell Hall, the academic building; the Jefferson statue will be placed in the sod-bordered rectangle at the northeast front of the Rotunda."[172] This statue was installed in the location of the Monroe statue on June 10, 1907.[173]

Construction on the new Commons building, which would become Garrett Hall, began in April of 1907 and was completed in early 1909.[174] Designed and built by McKim, Mead & White, Garrett Hall was located at the south end of the West Range. The building, a dining hall, was modeled after large University dining facilities abroad. Garrett Hall balanced the mass of Randall Hall and formed the northern end of a new South Lawn with the rear of Cocke Hall and the future location of the new Law School (Minor Hall).[175] In an interview in *College Topics*, Lambeth noted that the design for the building placed its west façade in line with the façades of the West Range of buildings so that the sidewalk could continue past it.[176]

East Range Road became a publicly accessible road in 1908, shortly after the construction of the Central, South, and North Wings at the University Hospital. Historic photographs document that trees were present on either side of this road.[177] The area adjacent to the North Wing of the hospital was re-graded

and new, "much-needed" walks were constructed.[178] At some point between 1902 and 1909, a pedestrian path was built to link the Academical Village at Hotel D to the circular drive at the central pavilion of the University Hospital.[179] Two flights of steps descended the steep slope west of East Range Road and a short flight of steps facilitated the transition between the public road and the Hospital. Separate entrances at the rear of the wings were provided for African Americans who were treated in separate "colored" wards.[180]

## C9. Warren Manning, William Lambeth, and the Garden University, 1908 to 1914

President Alderman engaged Boston landscape architect Warren H. Manning in 1906 to assist with University planning efforts. Manning's interaction with the University resulted from his role in leading landscape design for the 1907 Jamestown Exposition in Norfolk, Virginia. There he met architect John Kevan Peebles who was also involved in the project and recommended Manning to President Alderman.[181] Manning's first substantive effort on behalf of the University was a development plan report in 1908.[182]

Initially trained as a horticulturist, Manning previously had worked in collaboration with notable landscape architects such as John Charles Olmsted, Frederick Law Olmsted, Jr., and Charles Eliot on projects like the Boston Metropolitan Park System, the Biltmore Estate in Asheville, and the 1893 World's Columbian Exposition in Chicago. With insights gained on several hundred projects, Manning developed an approach to planning that was informed by principles of resource-based planning, as opposed to the general excesses of the City Beautiful movement.[183]

Through 1914, Manning worked on a variety of landscape projects with Superintendent of Grounds William Lambeth. In general, Manning directed planning efforts and wrote letters about the details of landscape improvements from his Boston office. Lambeth was engaged with the implementation of landscape proposals on campus. Although their respective roles were not made explicit by period documents, the following discussion indicates that Manning and Lambeth collaborated and shared decision-making on many aspects of landscape work during the years that Manning consulted with the University.

### *Manning Campus Plan Report, 1908*

The October 1908 report accompanied a plan for development of the University of Virginia. The 1908 plan and an updated 1913 plan captured his vision for the campus (Figure 6.32). The plan added large circumnavigating boulevards and a large lake northwest of the Academical Village. Additional South Lawn formed by building masses extended east and west from the Academical Village. Manning characterized the Academical Village and its surrounding lands into four distinct categories classified largely by function:[184]

> Your property taken as a whole is divided into four great subdivisions; the forest lands on the hill that is crowned by the observatory; the farm lands in the valley south and west of the college grounds. That part of the grounds south of Ivy Road is chiefly devoted to the educational and administrative purposes of the University. To the north of this road to the humanitarian and recreation activities of the University. [185]

Manning made distinctions between the East and West Gardens based on topography and described the slope below the East Range as a "tree covered descent... to the natural surface on this side."[186]

Regarding the enclosed gardens, he defended the importance and uniqueness of the spaces. Noting that the gardens had already been impacted by the construction of a service road, Manning recommended their development "along the lines laid down in the old-fashioned gardens of Jefferson's day." He promoted the potential of the University of Virginia as the "Garden University of America." He wrote:

> One of the most attractive features of the original plan and an indication of the refinements of that day which we have yet to attain, was the provision for gardens at each residence hall. Already some portions of these gardens have been destroyed to provide a more convenient service road. There has been sufficient encroachment upon garden areas for this purpose, and they should now be developed along the lines laid down in the old-fashioned gardens of Jefferson's day, and when so developed will be not only a source of pride and pleasure to those who care for them, but to the University as a whole. I would have your University the Garden University of America, for these gardens would be one of its greatest distinctions, and their whole development would indicate a refinement of taste that would give greater emphasis to the high ideals already established by the University and be in marked contrast to the absolute bareness or the meager display of garish flower beds in most other American institutions.[187]

Manning paid special attention to existing plants on the campus and made suggestions for further refinements to overlooked, potential planting areas. He noted, for example, the presence of *Fragaria indica*, golden bell, hollyhocks, perennial pea, and evergreen Japanese honeysuckle in the gardens. He recommended that these valuable and low-maintenance plants could serve as a foundation for future garden development.[188] Manning also recommended that the University pay closer attention to the narrow strips of land adjacent to buildings, roads and along walks and that they be planted with a low-maintenance, attractive ground cover:

> All about the grounds are many steep banks and narrow strips in court yards, along walks and roads, and about buildings, where a permanent ground cover, that will not require care that grass does require and will always be attractive, should be established. These are all points that I have gone over carefully with Dr. Lambeth. While this may seem to be an unimportant detail, it is of great importance if you are to establish neat, orderly, and attractive conditions, - conditions that can be established at small cost, that will reduce the cost of maintenance, and that will give the institution an aesthetic distinction that I would have it take on.[189]

Manning noted the significance of trees to the Academical Village. He emphasized that many needed to be cared for in a more comprehensive and professional manner. He recommended removing less important specimen trees where they crowded important ones. Likewise, Manning encouraged removing or trimming trees to expose outward and inward vistas.

> You and every one connected with the University must realize the great importance of the trees about the buildings and especially those in the quadrangle. You doubtless realize, too, how these have shut in the outlook and especially the inlook to these buildings and to the Rotunda. Some trees ought to be cut because they are over-topped by more important specimens and are injuring these specimens and have no beauty of their own. A few should be cut to open up vistas, although such openings would usually be made by the removal of branches. Trees that are so located that they may be

> regarded as permanent trees, which would include most of those in the quadrangle, ought to be very carefully treated to remove dead and dying branches, and to clean up and so treat wounds as to check further decay and stimulate the healing process. This is work that must be done by expert assistants.[190]

### *Manning at Carr's Hill and Minor Hall*

Manning worked on both Carr's Hill and the landscape around Minor Hall in 1909. Beginning in January, he sent a series of sketch layouts for the fraternity houses on Carr's Hill to Lambeth. Manning wrote to Alderman to say that the five fraternity houses should be scaled using Jefferson's scale. He suggested that grading some of the buildings below others may aid in achieving this scale.[191] Work was already underway by McKim, Mead & White on the President's House on the hill. Manning presented several schemes, but placed the buildings away from the President's House, yet with an independent connection to the shared service yard.[192] In March, the area in front of the President's House was graded and a road installed according to the plan by Manning. The excavated soil was used "to fill in several depressions in the Grounds of the University, looking to a more complete and symmetrical appearance of the whole; another portion is being used to fill up the level of the Grounds to that of the wall which is being built in place of the old one demolished in the recent improvements on the Ivy Road, on the north side of the Rotunda."[193]

Manning designed the landscape around Minor Hall, the Law Building, in April 1909. Designed by architect John K. Peebles, the law building was located on the west side of a South Lawn formed by the rear of Cocke Hall, and Garrett Hall.[194] President Alderman envisioned this site as a completion of the expansion plan by McKim, Mead & White. Manning's plan showed an axis that began at Alderman's home at Carr's Hill and continued down McCormick Road, which required its relocation to the west. The centerline of the road was 67 feet from the West Range, and Minor Hall was located 67 feet west of the axis and in alignment with Cocke Hall. The plan revealed the initial amphitheater, a bandstand located in a "Outdoor Auditorium" (Figure 6.33).[195]

Manning sent grading information for Minor Hall to Lambeth, stating that the grades of the floor of the building should be the same as that of Cocke Hall, the Mechanical Building. The grade behind the building needed be above the first floor in order to retain the trees and plants up on the hill. Manning also proposed a change in the service road, and a possible site for a future building, which would take the place of Houses A and B on Dawson's Row.[196] Manning wrote to Peebles about using the road as an axis for this new law building. He wanted the excavated fill to be used to construct the terrace, with any remaining fill to be used in the valley in front, by the present service road, which he believed would soon be taken out. He also presented the idea of putting in an amphitheater in the depression in front of Minor Hall.[197]

In the fall of 1909, the area in front of Minor Hall was graded into a terrace, and the path to Dawson's Row was paved, giving the area a "dignified appearance."[198] By 1911, a new north-south-oriented concrete walk had been constructed fronting Minor Hall and connecting McCormick Road on the north with Dawson's Row B on the south.[199] A photograph from this time showed a cement walk along the northern edge of a downward slope. The slope was one of three, forming a depression in the landscape later filled by the amphitheater. The recently constructed Minor Hall was located at the western edge of that hollow (Figure 6.33). With an expense of $4,000, the new concrete walk connected to the sidewalk in front of the Commons and went back to House B on Dawson's Row, where it divided into two walks running the length of the row. The sidewalk was intended to be leveled even with the Lawn except on

the hill of the Row. The area around Minor Hall was to be terraced, all according to Manning's plan. The terrace was planned to extend down to the sidewalk in front of the building.[200]

*Improvements to the East and West Gardens*

Manning and Lambeth worked to improve certain gardens in 1909. By February 1909, additional development of the Pavilion IV Garden behind the Administration Building was completed. A thorn hedge surrounded the garden which was marked at the four corners by small trees. The hedge enclosed another evergreen row, which surrounded a low mound covered by a boxwood (*Buxus sempervirens*) hedge.[201] A detailed survey map documents the existing circulation and topography of the Academical Village including inside the gardens of the East and West Gardens in 1909 (Figure 6.34 ). Although the map includes updated outlines of features dating to the 1920s, the majority of the Academical Village landscape on the map depicts the 1909 condition, including the garden developments of Lambeth and Manning.

Manning expressed his support of the gardens in a letter to the editor published in *College Topics* on July 6, 1909. He described the beauty of the eastern and western Pavilion Gardens and noted numerous plants and ground covers:

> I am glad that you called particular attention to the gardens that I hope to see re-established within the walls at the back of the East and West long buildings. Evidently in the original plan these areas were filled with attractive flowers and shrubs, for there are many old garden plants still persisting in these gardens that give evidence of this. ...Each one of these enclosures has some thing of special beauty. In some places Hollyhocks have become established, in such a way as to be strikingly effective when in flower. Elsewhere the perennial pea is in rampant masses and gives a nearly constant succession of flowers throughout the summer. There are also patches of ground completely covered with the Indian strawberry which is attractive at nearly all seasons, for its foliage is almost evergreen, its flowers and fruit very pretty, and it keeps a neat and orderly surface of foliage without the constant attention that grass requires. This is true of the Tawny Day Lily which covers a considerable area in some places, and the Myrtle or Periwinkle. The Japanese Evergreen Honeysuckle is another very useful ground covering plant for steep slopes and rough surfaces, and it also is nearly or quite evergreen and very attractive in summer with its nearly continuous fragrant bloom. ...I would have the University of Virginia the 'Garden University of America' for it evidently was Jefferson's intention that it should be. [202]

Collaboration between Manning and Lambeth increased through the year and the *Alumni Bulletin* reported that the jointly designed gardens of the East Gardens had "proceeded to a considerable extent"' by October.[203] Improvements continued. New concrete walks were laid out in 1910, which were both "useful and ornamental."[204] Areas of the East and West Gardens were excavated to lay pipes for a heating system, with a furnace to be placed in the "basement of Dr. Green's house, near the middle of the gardens."[205] Bath fixtures were installed at each end of the range. New shrubbery and grass were planted in the gardens. The slope nearest the hotels was covered with rhododendron and mountain laurel, and the slope nearest the pavilions was planted with yucca. The terrace space was sectioned. This area was now considered a garden rather than an unsightly hillside.

In 1910, both East and West Gardens were cleared of rubbish and debris. Brick outhouses were also removed.[206] At this point, use of the West Gardens as a dumping ground ceased. Examples of debris

located there included piles of brick, a plumber's shop, one or two "tumble down buildings," and a dilapidated shed "under which exposed cast-off lumber, heaps of old iron, and all the other odds and ends which should have been outside the campus."[207] The appearance changed dramatically after the ground was leveled and graded. The *Alumni Bulletin* commented, "What was once a spot offensive to the eye" was transformed into "a place of grass and hedges--neat, trim, and in every way attractive."[208]

Maintenance was required to care for the gardens. During a large storm in May 1910, a large tree west of Washington Hall (Hotel B) fell through the serpentine walls in the Pavilion II Garden. *College Topics* claimed that this was the first time the walls had been broken since Jefferson built them. The historic brick was used to rebuild them.[209] The storm caused much damage to the Academical Village landscape. In addition to the aforementioned tree, the top of a large sycamore tree west of Brooks Hall snapped and a tree southwest of the Rotunda Forecourt was uprooted. Wiring was also damaged. The storm was attributed to hot weather and Halley's comet.[210]

### *University Circulation Upgrades*

The University undertook a wide range of vehicular, pedestrian, and trolley-related circulation improvements from 1909 to 1913. These important changes altered the character and experience of the Academical Village landscape. By the fall of 1909, the grading and macadamizing of the roads surrounding the University was complete. The greatest improvements were made on University Avenue, where the stone wall bordering the road was lowered in places at this time to provide a clear view of all of the University buildings (Figure 6.35).[211] In January 1910, Manning wrote to Lambeth recommending the creation of a main road connecting Cemetery Road and Lynchburg Road, which would separate the University from the farmlands. He proposed a secondary road branching from the proposed road, running parallel with a railroad track.[212] Later that month, the railroad was abandoned and the car track was lowered to the level of the road, beginning at the coal bins and continuing to the point where the track leaves the Grounds.[213] The trestle was dismantled and the area was filled and sodded. The University landscape was gradually graded to the new track level and the slope sown in grass.

Vehicular circulation around the University continued to improve into the second decade of the twentieth century. In April 1912, plans were made for a tarvia road with curbing to be built from the entrance of the Grounds near Brooks Hall along East Range Road (Hospital Drive) to the former Infirmary and old Delta Tau Delta house (Varsity Hall). The advantage of tarvia was that it was dustless. University Avenue was scheduled to be oiled in May 1912.[214] Also, the County planned to begin the work of macadamizing Rugby Road at its intersection with Ivy Road, near Madison Hall, on June 1, 1912.[215] That fall, the Board of Visitors approved Lambeth's plan for a new road to open around Carr's Hill, creating the setting for four fraternity houses.[216]

Pedestrian circulation within the Academical Village was also improved. The gravel walks of the lower terraces of the Lawn were replaced with granolithic pavements in 1909.[217] The following year, the same treatment was applied to the walks in front of Dawson's Row. This change was associated with plans to give Colonial Revival façades and modern bath and heating conveniences to Dawson's Row.[218] The improvements were completed in 1913. The reported changes at Dawson's Row included grading into terraces in front of each house, the construction of a new concrete walkway connecting houses with stairs at the rises, and the construction of new porches.[219] Running water was also installed in every room.[220]

Around 1913, a trolley operation was inaugurated with a new extension from the Chesapeake and Ohio Railroad Company Bridge along University Avenue to Madison Hall.[221] The end of the trolley line connected to a new macadam road behind Dawson's Row. Also, shelters were placed along the Fry's Spring Road trolley route. The bank around the University station was cut back so that trolley cars could pass from the University Grounds to Fry's Spring Road without going the long way around to a car switch on Main Street.[222]

### *Manning Contributions and Further Landscape Refinement*

From 1909 to 1914, Manning and Lambeth worked together to implement changes to the landscape of the University. The character of the campus evolved with new, small-scale landscape elements, drainage and utility upgrades, and changes in the location of facilities.

On August 9, 1909, Manning wrote to Lambeth about a plan for the placement of the column capitals from the pre-fire Rotunda around campus.[223] Photographs record the placement of sculptural capitals in the East Gardens. These were cited within the Pavilion VI Garden and Pavilion VIII Garden (Figure 6.31). In addition to the architectural fragments employed as sculpture, statues were rearranged and positioned on the Grounds. The Homer statue at the end of the South Lawn was "raised slightly above the level at which it was originally fixed" in 1909.[224] The following year, a statue of Thomas Jefferson was gifted by sculptor Sir Moses Ezekiel. After arriving from Rome, it was erected in the "square on the north front of the Rotunda" on the morning of Wednesday, June 15 after commencement exercises.[225] Photographs showed that the class of 1910 also placed a sundial and two stone benches in front of the Rotunda at this time (Figure 6.36).[226]

In 1912, a statue of George Washington was announced to the University. The report explained that a Gorham bronze cast of a statue by Jean-Antoine Houdon was secured and to be placed in one of the Rotunda courtyards.[227] The replica Washington statue was originally commissioned by Thomas Jefferson for the Virginia State Capitol. Instead of placement by the Rotunda, it was erected in the location of the first Washington statue in 1913.[228] A photograph of this garden space shows a geometric pattern of turf walks and small hedges with two benches and a tightly planted arc of trees (Figure 6.37). According to an alumnus in 1913, a statue of Washington was placed in the same courtyard in 1910.[229] Correspondence from 1910 also indicated the gifting of a replica of Houdon's statue to the republic of France by people of Virginia.[230] This raises the possibility that another sculpture briefly occupied the space prior to the 1913 installation. Placement of the Washington sculpture in the eastern garden niche preceded the dedication of the spaces and the placement of a statue of Jefferson in 1915.[231]

Although there is no evidence that a professional design plan was developed, Manning and Lambeth were likely involved with the first complete iteration of the gardens in the Rotunda Courtyards by 1913. A photograph taken that year recorded the pattern of southern magnolia (*Magnolia grandiflora*) trees within a gravel, perimeter walk and an interior border of an established, trimmed hedge (Figure 6.38).[232] The symmetrical arrangement of the original 1903 magnolia did not persist long. Detailed interior photographs recorded attrition of the southeast tree in the east courtyard and the northeast tree in the west courtyard by 1914 (Figure 6.39).[233] In addition to the magnolia, a large red maple (*Acer rubrum*) that predated the fire was visible along the colonnade of the west Rotunda courtyard between the northwest and southwest magnolias.

Other landscape amenities improved the quality of residential life at the Academical Village. Electric lighting of the Lawn enabled evening movement. By 1910, the large glass globes on posts previously used for gas lamps contained light bulbs.[234] Wiring for the lighting was buried underground

by this time. The recaptured lawns outside of the ranges were used for a variety of activities, as indicated by photographs showing exercise equipment and a children's playground for a University Montessori School (Figure 6.40).[235]

Additionally, larger campus design features were planned around this time. To the southwest, the concept of an amphitheatre re-emerged in 1911. The University noted plans to take advantage of the natural ravine southwest of the Lawn.[236] This was the location of the remaining South Slope Springs that were partially buried from earlier development. This topographic depression on the west and an area southeast of Randall Hall, jokingly referred to as "Lake Randall", required grading for proper drainage.[237]

In 1913, plans were announced for the demolition of the Post Office Building, formerly Temperance Hall. Photographs captured the character of the entryway with a domed road with trolley rails and overhead lines prior to the demolition (Figure 6.41). Gutters and elevated concrete walks above the roadway led toward a gate of stone piers with ball-shaped caps. Instead of this scene greeting travelers from Charlottesville, the University commissioned local architect Eugene Bradbury to design the Entrance Building and gateway as an attempt to create a "dignified commercial building" at this critical location.[238] The multi-purpose building was reported to consist of a post office, stores and rooms within a space 75 feet by 100 feet and five stories high.[239] The building was constructed with different dimensions and fewer stories by 1914 and later renamed the Corner Building.

Other construction included Peabody Hall and a large addition to Pavilion VII to house the Alumni Club.[240] These projects were designed by architect RE Lee Taylor, a partner in Ferguson, Calrow, and Taylor. Constructed between 1913 and 1914, the Education Building known as Peabody Hall, along with the Chemical Laboratory, formed the western side of a quadrangle envisioned by Warren Manning west of McCormick Road. The building was sited so as to position its center on Hotel C.[241] The change of Pavilion VII to an Alumni Club resulted in a corallary shift in the purpose of the adjacent garden from residential use to one of display and use by the club.

A Sanborn Fire Insurance map recorded these changes in 1913 (Figure 6.42).[242] It notes the "fire proof construction" of the Rotunda library, fewer outbuildings in the East and West Gardens than in previous years, and reorganized water lines. The map also indicates the presence of the north and south wings of the hospital and changes to facilities north of Academical Village such as the loss of the Carr's Hill dormitories, construction of Madison Lane, and increased residential development north of University Avenue.

### *Closing of Warren Manning Contributions*

In 1913, Lambeth and Manning published *Thomas Jefferson as an Architect and a Designer of Landscapes*. The book divided into two sections, "Thomas Jefferson as an Architect," authored by Lambeth, and "Thomas Jefferson as a Designer of Landscapes," authored by Manning. In the first section, Lambeth argues that Jefferson played a substantial role in development of the architecture of the Academical Village, citing drawings by Jefferson and correspondence between Jefferson and collaborators like Thornton. In the second section, Manning describes Jefferson in context of the emerging profession of landscape design. Manning notes Jefferson's knowledge and interest in English landscape gardening and its application in the siting of the University and Monticello.[243]

Manning continued to work with the University in 1913, although his efforts ceased the following year. He created an updated "Study for Development" and a clay "Sketch Model" of the University in 1913. The proposed plan for development reaffirmed his focus on organized expansion with individual

facilities groups within a sweeping circulation network (Figure 6.32). A large lake was also depicted northwest of the Academical Village. The model furthered the proposal of a new boulevard and lake imposed on the existing conditions of the landscape in 1913 (Figure 6.43).[244] By 1914, the direct involvement of Warren Manning with the University ended. Little substantive development occurred within the landscape of the Academical Village that year.

## D. 1914 LANDSCAPE CHARACTER AND CDFS

The Academical Village landscape of 1914 has undergone several significant alterations that change its overall character for the proceeding generations with loss of the Annex, improvements to the North Rotunda Lawn including the addition of the Chapel, and developments at the South Slopes. The open vista from the Lawn of the near slopes and distant Southwest Mountains becomes altered with construction of the South Lawn and its framing structures. The Lawn itself is physically modified with a fourth terrace constructed and extension of the East and West Colonnade further south. Physical changes are furthered in large part by improvement of the sanitation conditions between 1881 and 1914 and desire to improve the overall aesthetics of the University. These have profound effects on the landscape of the Grounds, particularly the East and West Gardens. Removal of privies, drainage and water supply structures and food preparation facilities, makes room for passive recreational uses and ornamentation, including planting in both the East and West Gardens. Circulation patterns also become altered with movements of the more public, accessible roadways further from the Academical Village central areas and creation of vehicular access drives dedicated to the East and West Gardens with limited access from the north

In 1914, LCA1 the Lawn consists of four lawn terraces edged by a double row of maple and ash trees framed on three sides by the Rotunda, East and West Colonnades. Construction of the fourth terrace is completed by the late-ninetieth century with removal of the stone retaining wall as the Grounds are expanded south to South Lawn. The diagonal crossing paths south of the terraced Lawn are replaced with a fourth parallel walk crossing the terraced lawn. These walks are constructed with a concrete-like material. The introduction of lighting fixtures and overhead wires brings new character elements to the landscape with their physical presence and illumination of the Lawn during the evening.

LCA2 North Rotunda Lawn is an open park-like space with canopy trees and turf-covered landscape. The landscape is significantly altered from the 1880 landscape with loss of the Annex building and construction of the Chapel and changes in circulation patterns at McCormick Drive and Hospital Road. The park-like landscape is divided into three spaces, the central landscapes of the Rotunda Forecourt, East and West Groves. The Rotunda Forecourt landscape is a formal space with axial terrace constructed beyond the Rotunda north steps within the former Annex ramparts. The East Grove and setting for Brooks Hall has both upper and lower areas separated by an extension of Hospital Drive to University Avenue at the north. The West Grove landscape character is that of a tree-covered turf with diagonal crossing paths. Construction of University Chapel to the western border alters the landscape by removal of the pond and realignment of McCormick Road.

LCA3 East Gardens by 1914 serve less as work yards and are more used for social recreational activities. The East Gardens are comprised of nine spaces separated by East Garden Road and Alleys. The upper gardens along the East Colonnade are enclosed by serpentine walls whereas the four lower garden spaces are defined by steeply graded topography and hedge planting. East Garden Road is reconstructed from the façade of the East Range Arcade to the second garden terrace at the upper five

gardens from which each of the five alleys are accessed. A lower vehicular travel way (Hospital Drive) is constructed below the steeply sloped landscape to the east. The terrace on which the former East Range Road was constructed is a level turf lawn flanked by mature trees at the east. Plantings in the gardens become increasingly ornamental under the influence of Lambeth and Manning.

LCA4 West Gardens are arranged like the East Gardens between the West Colonnade and West Range with five walled gardens nearest the West Colonnade and five at the West Range. Gardens along the Range are less articulated with their boundary defined by the drive and alley edges. Garden spaces are divided in the north-south direction by construction of West Range Drive from McGuffy Drive north. Each of the four alleys are accessible from this new drive with Mews and Poe Alleys continuing to McCormick Road. Poe Alley continues as a primary link with Green Alley across the Lawn, between the East and West Ranges. McCormick Road is shifted west by 1914, creating the broad East Lawn Terrace from Hotel C to E. Like the East Gardens these spaces become increasing used for social recreation and planted with increasing attention to design and ornamental materials.

LCA5 South Lawn and Slopes landscape in 1914 is organized with the South Lawn as the fifth terrace of the Lawn encircled by Cabell Drive at the south. The drive loop linking the east and west sides of the Academical Campus is terraced into the steeply sloped hillside bisecting the ravine and hollow to the west, connecting to Jefferson Park Avenue at the south. Views of the Southwest Mountains and beyond are framed by the pergolas east and west of Old Cabell Hall over the landscape of the south slope that is becoming increasingly wooded as activities in this part of the Academical Village landscape change. Springs once found in the ravine of the South Slopes are filled by grading from the construction of the new South Lawn.

Drawing on all the sources the CDFs are depicted on *Plan 6* and *Plan 7*. The following list indicates the full range of CDFs present in 1880 according to the sources of documentation. The alpha-numeric codes on the left note three factors:

- CDF Letter Code
- LCA 1 through 5
- Feature number, i.e. U1-1

When a CDF changes significantly in this period a "c" is shown in the last column, which occurs 32 times for this period of substantial landscape design and development by 1914. Missing CDFs numbers in the left column sequence indicate that these were not present in 1914. See Chapter 10 for the full listing and comparison across all historic periods.

| **Chart of CDFs for 1914**<br>**LCA 1 The Lawn** | | |
|---|---|---|
| *Land Uses* | | 1914 |
| U1-1 | Casual daily use, walk, game, exercise | |
| U1-2 | Academic uses, study, instruction | |
| U1-3 | Ceremonial center of University | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1914 |
| O1-2 | Terraced Lawn framed by trees and architecture, all sides | |
| O1-4 | View east and west across Lawn of trees, opposite colonnade | |
| O1-5 | View north across Lawn to Rotunda framed by trees and architecture | |

| | | |
|---|---|---|
| O1-6 | View south across Lawn from Rotunda walk framed by trees and architecture 4 sides | |
| *Topography* | | 1914 |
| T1-2 | Terraced panels of trees and turf descending to South Lawn | |
| *Vegetation* | | 1914 |
| V1-1 | Rows of deciduous shade trees along the building façades | c |
| V1-2 | Terraced Lawn with turf cover | |
| *Circulation* | | 1914 |
| C1-1 | Colonnade walk and steps east and west | |
| C1-2 | Lawn crosswalks | |
| *Water Features & Drainage* | | 1914 |
| W1-1 | Lawn subsurface drainage system | c |
| W1-2 | Lawn irrigation system | |
| *Non-Habitable Structures* | | 1914 |
| | none | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1914 |
| F1-1 | Colonnade dormitory furnishings | |
| F1-4 | Electric light poles | |
| F1-5 | Overhead electric supply lines, supply poles | |
| **LCA 2 North Rotunda Lawn** | | |
| *Land Uses* | | 1914 |
| U2-2 | Academic uses, study, instruction | |
| U2-4 | Ceremonial use | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1914 |
| O2-1 | Spatial definition at perimeter - north road, walls, south building façades, Long Walk | c |
| O2-3 | Views of the Rotunda from road at north | |
| O2-4 | Linear view near Long Walk alignment | |
| O2-5 | Multi-directional views across North Rotunda Lawn | |
| O2-6 | Rotunda Annex and rampart walls | c |
| O2-7 | Brooks Hall landscape setting | |
| O2-8 | University Chapel landscape setting | |
| O2-9 | Rotunda forecourt, slopes, steps and broad walk | |
| O2-10 | Rotunda arcade east and west | |
| *Topography* | | 1914 |
| T2-1 | Highpoint at Rotunda, descending grades north, east, west | |
| *Vegetation* | | 1914 |
| V2-3 | Open turf with shade and evergreen trees | c |
| V2-4 | Linear trees along walks | |
| V2-5 | Rotunda east and west courtyards magnolias | |
| V2-6 | Rotunda forecourt formal plantings | |
| *Circulation* | | 1914 |
| C2-2 | Axial, diagonal and circumferential system of walks | |
| C2-3 | Long Walk | |
| C2-4 | Access and circulation to Lawn from the north | c |
| C2-5 | Ivy Rd. (University Ave.) as north boundary | c |

| | | |
|---|---|---|
| *Water Features & Drainage* | | 1914 |
| | none | |
| *Non-Habitable Structures* | | 1914 |
| S2-2 | Annex ramparts | c |
| S2-3 | Stone wall along Ivy Road (University Avenue) | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1914 |
| F2-2 | Electric light poles | |
| F2-3 | Overhead electric supply lines, supply poles | |
| F2-4 | Thomas Jefferson statue | |
| F2-5 | Benches | c |
| F2-6 | Flagpoles to either side of the Rotunda forecourt | |
| F2-7 | Sundial southeast of the Rotunda forecourt | c |
| **LCA 3 East Gardens** | | |
| *Land Uses* | | 1914 |
| U3-2 | Academic uses, study, instruction | |
| U3-3 | Casual daily use, residential, pleasure garden | |
| U3-4 | Service functions | c |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1914 |
| O3-1 | Sequence of visually enclosed chambers framed by walls and buildings | c |
| O3-3 | Gardens spaces with service buildings | c |
| O3-4 | Linear service alleys framed by brick walls | c |
| O3-5 | Open landscape to east | |
| *Topography* | | 1914 |
| T3-1 | Terraced ground plane descends to east | c |
| T3-2 | Service alleys slope descends to east | |
| T3-3 | Service courts slope descends to east | |
| T3-4 | Level east lawn | |
| T3-5 | Steep slope perimeter to east | |
| T3-6 | Side drains along service alleys | |
| *Vegetation* | | 1914 |
| V3-2 | Hedges as garden edges | |
| V3-3 | Ornamental plantings upper gardens | |
| V3-4 | Ornamental plantings lower gardens | |
| V3-6 | Edge plantings between wall and alley roadway | |
| V3-7 | Ornamental plantings in service courts | |
| V3-8 | Trees and turf at level east lawn | |
| V3-9 | Trees and turf on east slope | |
| *Circulation* | | 1914 |
| C3-1 | 4 service alleys | |
| C3-2 | 4 service courts west end of Alleys | |
| C3-4 | Hospital Drive as east boundary | |
| C3-5 | Road between upper and lower gardens | |
| C3-8 | Arcade paving at hotels | |

| | | |
|---|---|---|
| C3-9 | Areas of garden paving | |
| C3-10 | Garden walks | |
| C3-11 | Garden steps | |
| C3-12 | East slope steps | |
| *Water Features & Drainage* | | 1914 |
| | None | |
| *Non-Habitable Structures* | | 1914 |
| S3-1 | Brick Walls define garden chambers | c |
| S3-2 | Functional outbuildings, smokehouse, privies | c |
| S3-5 | Fences | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1914 |
| F3-1 | Sculpture feature - Merton Spire | |
| F3-2 | Sculpture feature - Cast Iron capital | |
| F3-3 | Sculpture features - Rotunda stone capitals | |
| F3-5 | Garden furniture | |
| F3-6 | Garden gates | c |
| F3-7 | Bollards in alleys | |
| F3-9 | Electric light poles | |
| F3-10 | Overhead electric supply lines, supply poles | |
| **LCA 4 West Gardens** | | |
| *Land Uses* | | 1914 |
| U4-2 | Academic uses, study, instruction | |
| U4-3 | Casual daily uses, residential, pleasure garden | |
| U4-4 | Service functions | c |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1914 |
| O4-1 | Sequence of visually enclosed chambers framed by walls and buildings | |
| O4-3 | Gardens spaces with service buildings | c |
| O4-4 | Linear service alleys framed by brick walls | c |
| O4-5 | Level open area along west of hotels/along McCormick Rd. | |
| *Topography* | | 1914 |
| T4-1 | Ground plane slight slope descends to west | c |
| T4-2 | Service courts slight slope descends to west | |
| T4-3 | Alleys moderately slope descends to west | |
| T4-4 | Stepped grades along McCormick Road | |
| *Vegetation* | | 1914 |
| V4-2 | Hedges as garden edges | |
| V4-3 | Ornamental plantings lower gardens | |
| V4-4 | Ornamental plantings upper gardens | |
| V4-6 | Edge plantings between wall and alley roadway | |
| V4-7 | Ornamental plantings in service courts | |
| V4-8 | Trees and turf at level west lawn | |
| *Circulation* | | 1914 |
| C4-1 | 4 service alleys | |
| C4-2 | 4 service courts east end of alleys | |

| | | |
|---|---|---|
| C4-3 | Access drive east of hotels | |
| C4-4 | McCormick Road as west boundary | c |
| C4-5 | Road between upper and lower gardens | |
| C4-6 | Road south of Hotel E | c |
| C4-8 | Arcade paving at hotels | |
| C4-9 | Areas of garden paving | |
| C4-10 | Garden walks | |
| C4-11 | Garden steps | |
| *Water Features & Drainage* | | 1914 |
| | none | |
| *Non-Habitable Structures* | | 1914 |
| S4-1 | Brick Walls define garden chambers | c |
| S4-2 | Functional outbuildings, smokehouse, privies | c |
| S4-4 | Stone Walls | |
| S4-5 | Fences | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1914 |
| F4-2 | Sculpture features - Rotunda stone capitals | |
| F4-3 | Garden furniture | |
| F4-4 | Garden gates | c |
| F4-5 | Bollards in alleys | |
| F4-7 | Electric light poles | |
| F4-8 | Overhead electric supply lines, supply poles | |
| **LCA 5 South Lawn and Slopes** | | |
| *Land Uses* | | 1914 |
| U5-2 | Academic uses, study, instruction | |
| U5-3 | Residential use | c |
| U5-5 | Refuse dump in ravine | |
| U5-6 | Service and utility functions | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1914 |
| O5-3 | View north across Lawn to Rotunda framed by trees and architecture | |
| O5-4 | Views south from Cabell Hall pergolas | |
| O5-6 | Dawson's Row uphill arc pattern | |
| O5-7 | Slopes and terraces shaped by buildings and retaining walls | c |
| *Topography* | | 1914 |
| T5-1 | Steep south slopes | c |
| T5-2 | Level South Lawn framed by Old Cabell, Cocke and Rouss Halls | |
| T5-3 | Terraced landscape of Dawson's Row | |
| T5-5 | Moderate slope at Varsity Hall | |
| T5-6 | Moderate slope at Randall Hall | |
| T5-7 | Partial steep slope along Jefferson Park Avenue | |
| *Vegetation* | | 1914 |
| V5-2 | Double tree rows and turf continuing Lawn vegetation | |
| V5-3 | Trees and turf on slopes | |
| V5-5 | Street trees Ruppell Dr. segment of former East Range Rd. (Hospital Dr.) | |

| | | |
|---|---|---|
| *Circulation* | | 1914 |
| C5-3 | Perimeter drives east, south and partial northwest | c |
| C5-4 | Asphalt service drive at Randall and Varsity Halls | |
| C5-5 | Fry's Spring Rd.(Jefferson Park Ave.) as southern boundary | |
| C5-7 | South Lawn perimeter walks | |
| C5-8 | Terraces east and west of Old Cabell Hall | |
| C5-10 | Landscape plaza at Garrett Hall Entry | |
| C5-11 | Paths and steps Randall Hall | |
| *Water Features & Drainage* | | 1914 |
| W5-1 | South Slopes springs running northwest to southeast | c |
| *Non-Habitable Structures* | | 1914 |
| S5-4 | Stone wall east and west | |
| S5-5 | Stone retaining walls north of Rousss and Cocke Hall | |
| S5-6 | Stone retaining wall at the east garden niche | |
| *Small Scale Features, Site Furnishings & Objects* | | 1914 |
| F5-1 | Electric light poles | |
| F5-2 | Overhead electric supply lines, supply poles | |
| F5-3 | Statues of Jefferson, Washington, Homer | |
| F5-4 | Benches | |

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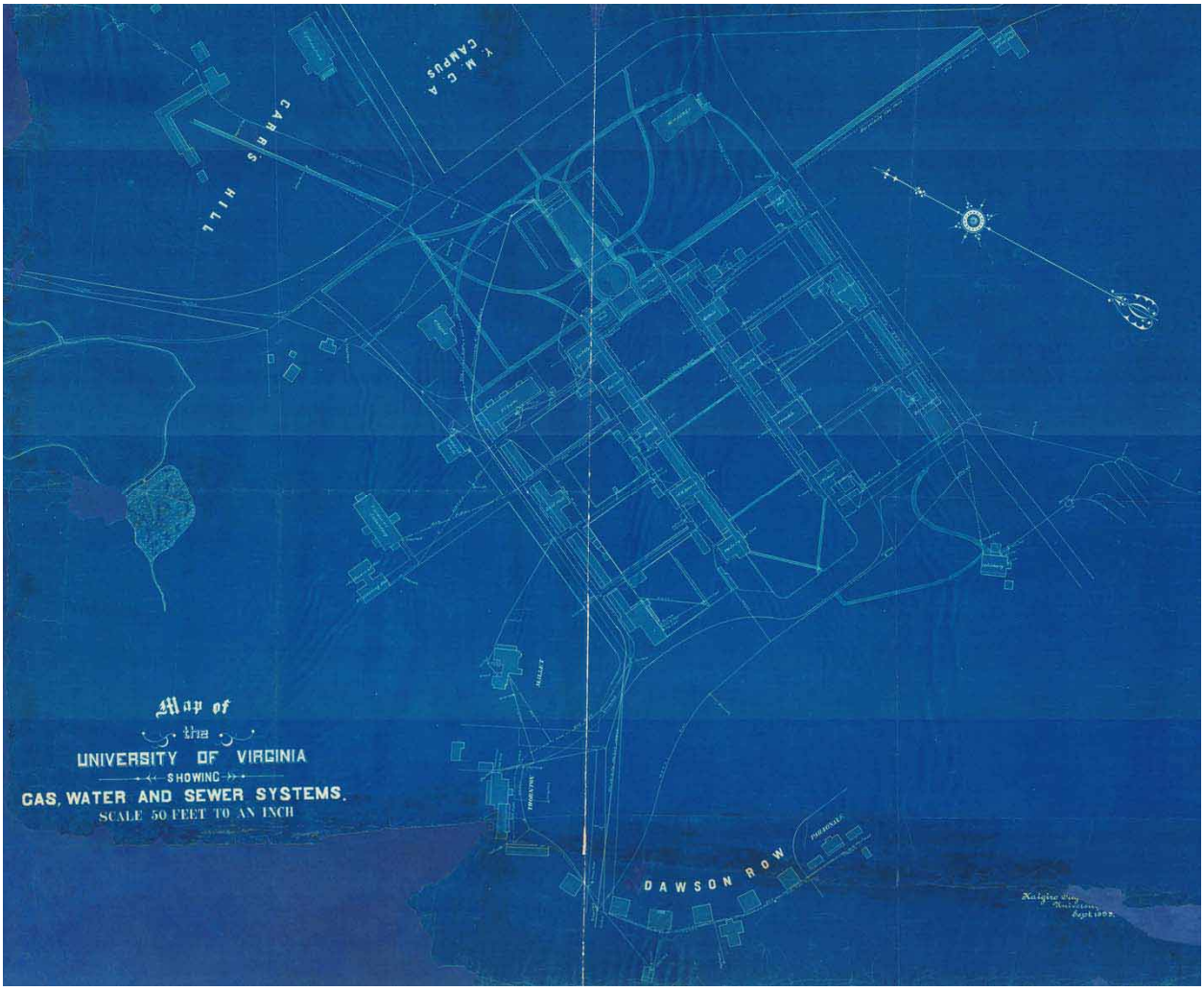



Figure 6.1 The 1895 Map of the University of Virginia showing Gas, Water and Sewer Systems by Kaigiro Sugino records the persistence of sanitation features, for example manholes installed by Ernest Bowditch in the 1880s. The campus circulation system and pattern of walls and outbuildings is crisply depicted on this map. (R-JAV-SCL-MMW-1895-M-0-Sugino.jpg)

Figure 6.2 Archaeological investigations unearthed glazed terracotta pipe installed during the late nineteenth century.(R-JAV-ARCH-RAS-2008-1-1885-C-3-Pavilion_VI_Garden_Terracotta_Pipe. jpg)


Figure 6.3 Cobblestone-and-brick manhole located off the Southeast Corner of Alderman Library near McCormick Road. The manhole cover is several feet below the 2013 grade. (R-JAV-ARCH-RAS-2009-2-1886-C-2-McCormick_Road_Manhole.jpg)

Figure 6.4 This post-1888 view west from the Corner shows rising lawn with scattered trees, utility poles, and other features. A segment of the Long Walk can be seen to the south (left), and Brooks Hall is positioned to the north (right) in the image. ( R-JAV-SCL-OVH-c1888-prints00033-BW-2-Brooks.jpg)

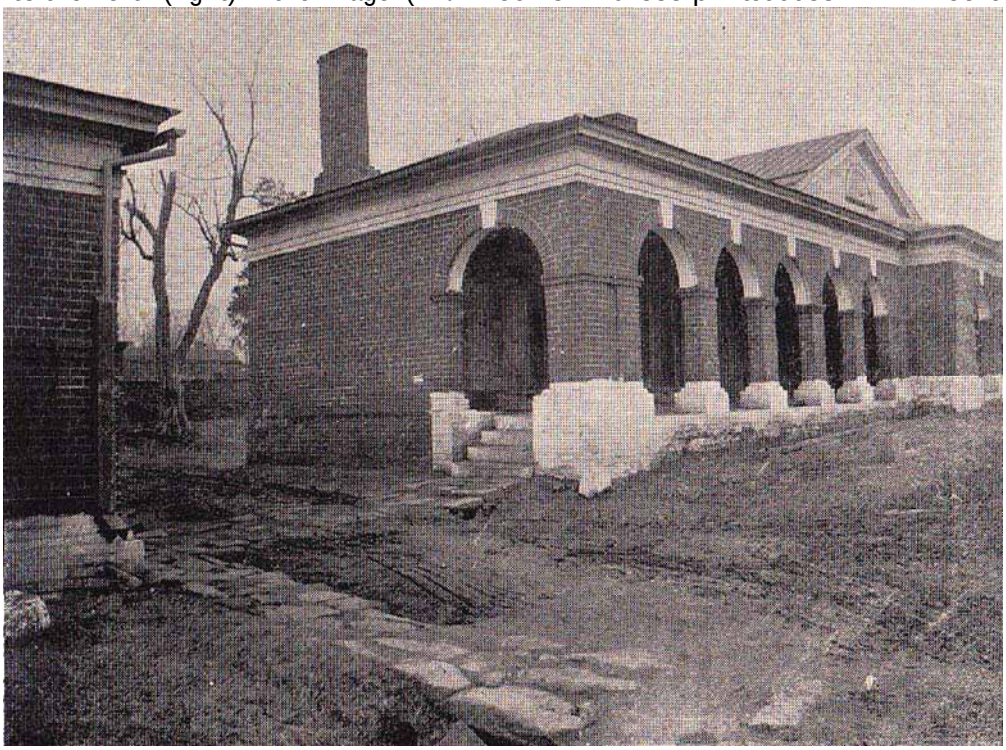


Figure 6.5 This photograph of Poe Alley in 1894 reflects the condition of compacted earthen alley surfaces and stone paving of walks prior to improvements on the West Range. Navigation of uneven terrain was a perennial challenge. (R-JAV-AL-CC-1894-P5-BW-4-PoeAlley.jpg)

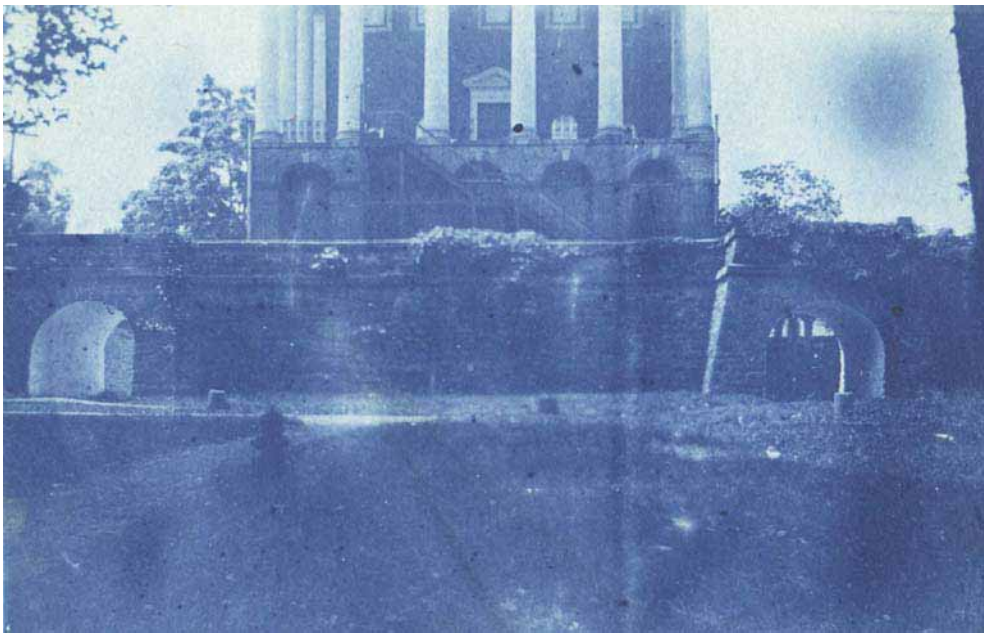


Figure 6.6 This 1891 photograph provides a detailed view of the masonry walls of the rampart below the north facade of the Rotunda Annex. Flowering vines festoon the walls, and the ground plane is open and traversed by paths. A fire hydrant and bollards are visible along the paths. (R-JAV-SCL-OVH-1891-prints00052-BW-2-NorthRotAnnex.jpg )

Figure 6.7 A stone curb alignment composed of vertically set tabular fieldstone, approximately 1.4 to 1.85 feet tall, was identified along the north side of Poe Alley just off the southeast corner of the A-C dormitory range. The curbstones are believed to be the edge of a formal walk extending up Poe Alley. (JAV-ARCH-RAS-2009-1-1892-C-4-Poe_Alley_Stone_Curb_Alignment.jpg)

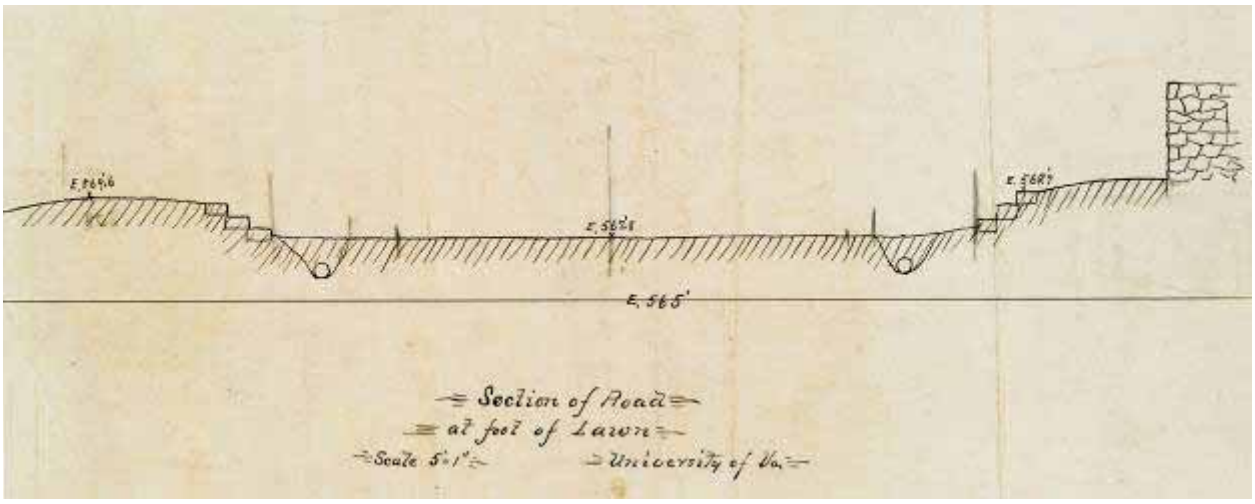



Figure 6.8 A "Section of the Road at the foot of Lawn" records the sunken surface of the road, drainage, steps, and stone wall prior to construction on the South Slopes in 1896. The recessed road reduced the visual clutter of traffic from the vista at the end of the Lawn. Courtesy, The New-York Historical Society. (R-JAV-NYHS-MMW-c1896-87780d_UVARdSection_MMW-M-5-road section foot of lawn-crop.jpg)

Figure 6.9 This view north across the Lawn, captured by Tyson & Perry Photographers, shows the relatively limited canopy of trees on the Lawn with evidence of recent trimming and young staked trees around 1891. An undulating brick path of the eastern branch of the "triangle" crosses the turf in the foreground. (R-JAV-SCL-OVH-1891-prints00068-BW-1-LawnTrees.jpg)

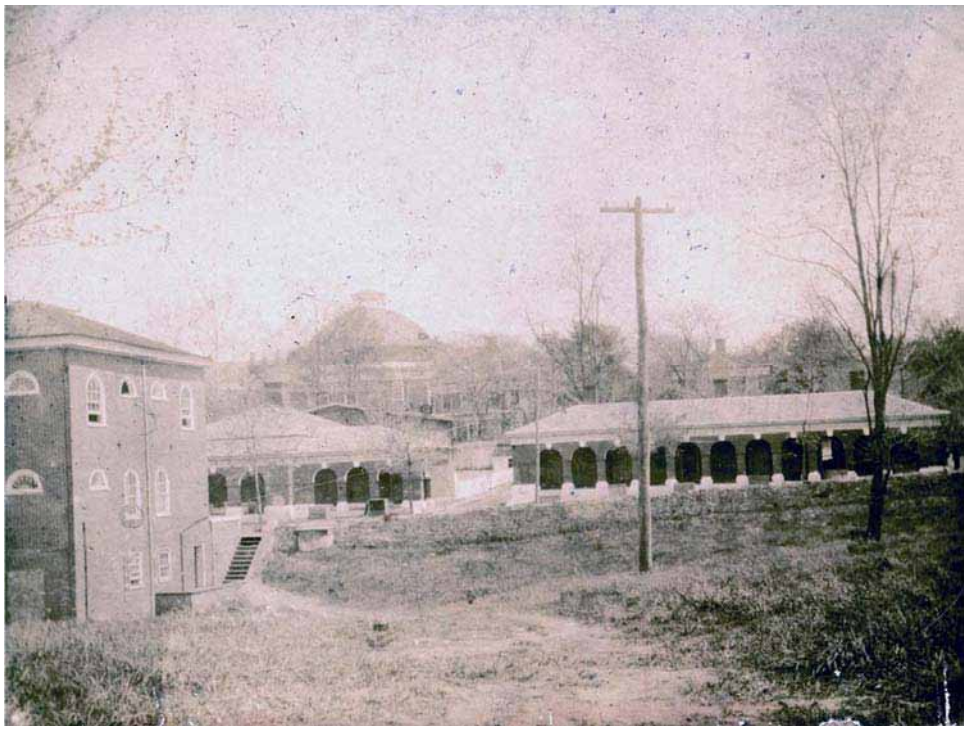


Figure 6.10 This photograph shows the character of the landscape around the restored Anatomical Theater and West Range in 1890. Patchy grass terrain slopes up to the road where a white picket fence borders Mews Alley and small trees edge the Ranges. (R-JAV-SCL-OVH-1890-prints16052-BW-4-WestRange+MedHall.jpg)

Figure 6.11 A constructed pond related to the campus water supply was located between the Annex and the University Chapel. In 1890, an upgraded system and nearby ice pond enabled the University to drain and fill the pond. (R-JAV-SCL-OVH-c1889-prints00082-BW-2-Pond.jpg)

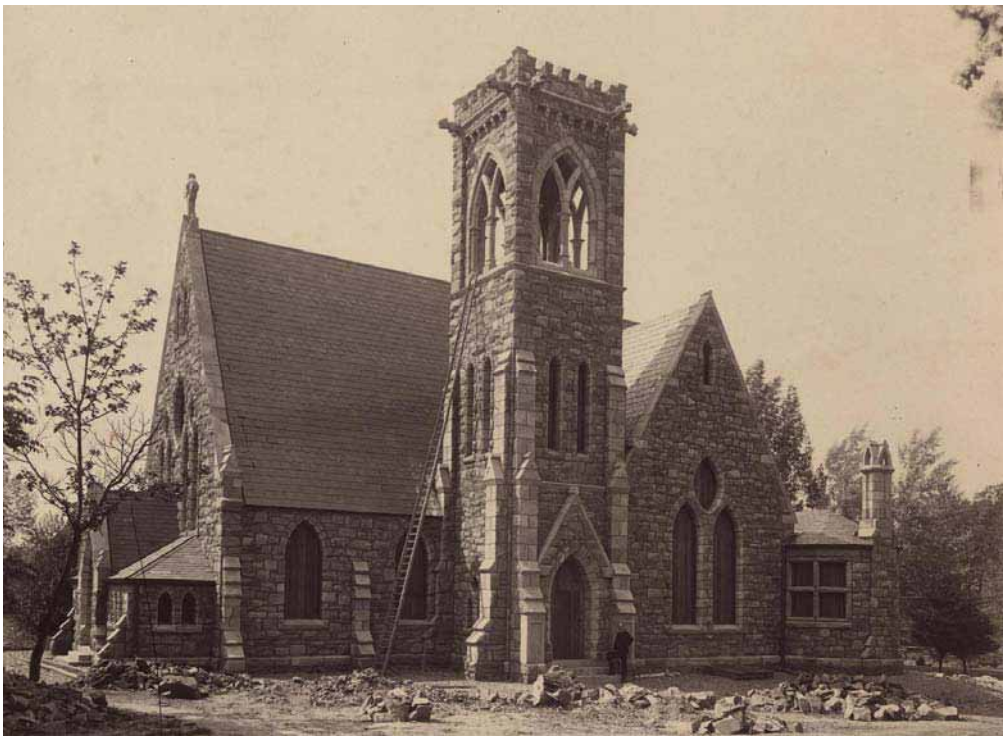


Figure 6.12 This 1889 images shows the construction of the University Chapel. Stones and rubble cover the ground surrounding the new building.( R-JAV-SCL-OVH-1889-prints07853-BW-2 Chapel Construction.jpg)

Figure 6.13 Spectators gather to watch the Rotunda burn in this 1895 image. The canopy of the trees flanking the open turf is dense and shady, creating a vegetated frame for this view north across the Lawn. (R-JAV-SCL-HSC-1895-U00291B-BW-1-RotundaFire.jpg)

Figure 6.14 Photographs revealed that despite the destruction, many trees survived. This image looking north from the Rotunda shows the interior of the rampart walls and the mature trees of the North Rotunda Lawn. A spruce tree (*Picea sp*.) emerges from the bank of the eastern rampart wall. Courtesy Columbia University Avery Library. (R-JAV-CAV-CC-1895-AA-712-M1953-Vol5-BW-2-PostFire.jpg)

Figure 6.15 McKim, Mead & White study photograph A, from the Corner toward the East Range, shows the open fields and scattered trees east of the lower Eastern Road around 1896. Courtesy Columbia University Avery Library. (R-JAV-CAV-CC-c1896-AA-712-M1953-Vol5-BW-3StudyMapPhotoA-EastRangeOpen.jpg)

Figure 6.16 McKim, Mead & White study photograph B, from Long Walk toward Hotel D, shows the terraces between the lower Eastern Road and the East Range around 1896. Courtesy Columbia University Avery Library. (R-JAV-CAV-CC-c1896-AA-712-M1953-Vol5-BW-3StudyMapPhotoB-EastRangeLawn.jpg)

Figure 6.17 McKim, Mead & White study photograph C, from the southeast of the East Range toward Long Walk, shows the open fields, scattered trees and shrubs, and stone foundation of the lower Eastern Road. Courtesy Columbia University Avery Library. (R-JAV-CAV-CC-c1896-AA-712-M1953-Vol5-BW-3-StudyMapPhotoC-EastRangeSlope.jpg)

Figure 6.18 McKim, Mead & White study photograph D, from the South Slopes to the road and wall at the end of The Lawn, shows open turf and a few scattered trees and a wooden rail fence along the road. Courtesy Columbia University Avery Library. (R-JAV-CAV-CC-c1896-AA-712-M1953-Vol5-BW-5-StudyMapPhotoD-LawnRidge.jpg)

Figure 6.19 McKim, Mead & White study photograph E, from the South Slopes to the road and wall at the end of The Lawn, shows open turf and a few scattered trees between Randall Hall and the Infirmary. Courtesy Columbia University. Courtesy Columbia University Avery Library. (R-JAV-CAV-CC-c1896-AA-712-M1953-Vol5-BW-5-StudyMapPhotoE-SouthSlopeToInfirmary.jpg)

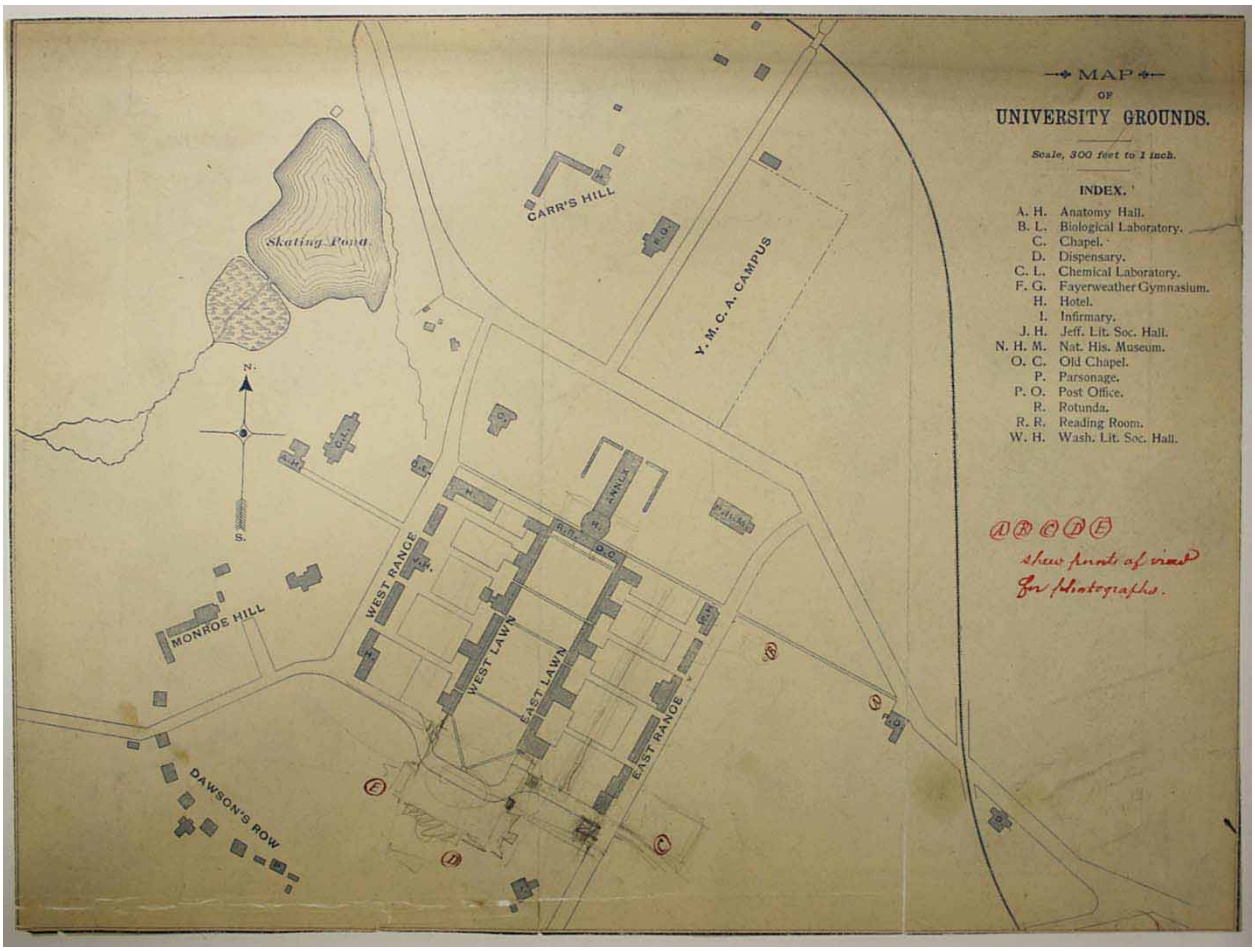



Figure 6.20 This annotated map of the Grounds circa 1895 presents the layout of the Academical Village prior to the McKim, Mead & White improvements in Landscape Character Area 5. Pencil annotations indicate proposed development east and west of the Rotunda, west of the East Range, and on the South Slopes. Photographs referenced to the map (A-E) record the preconstruction setting of these proposals. Courtesy Columbia University Avery Library. (R-JAV-CAV-CC-nd-AA-712-M1953-Vol5-D-0-AnnotatedMap.jpg)

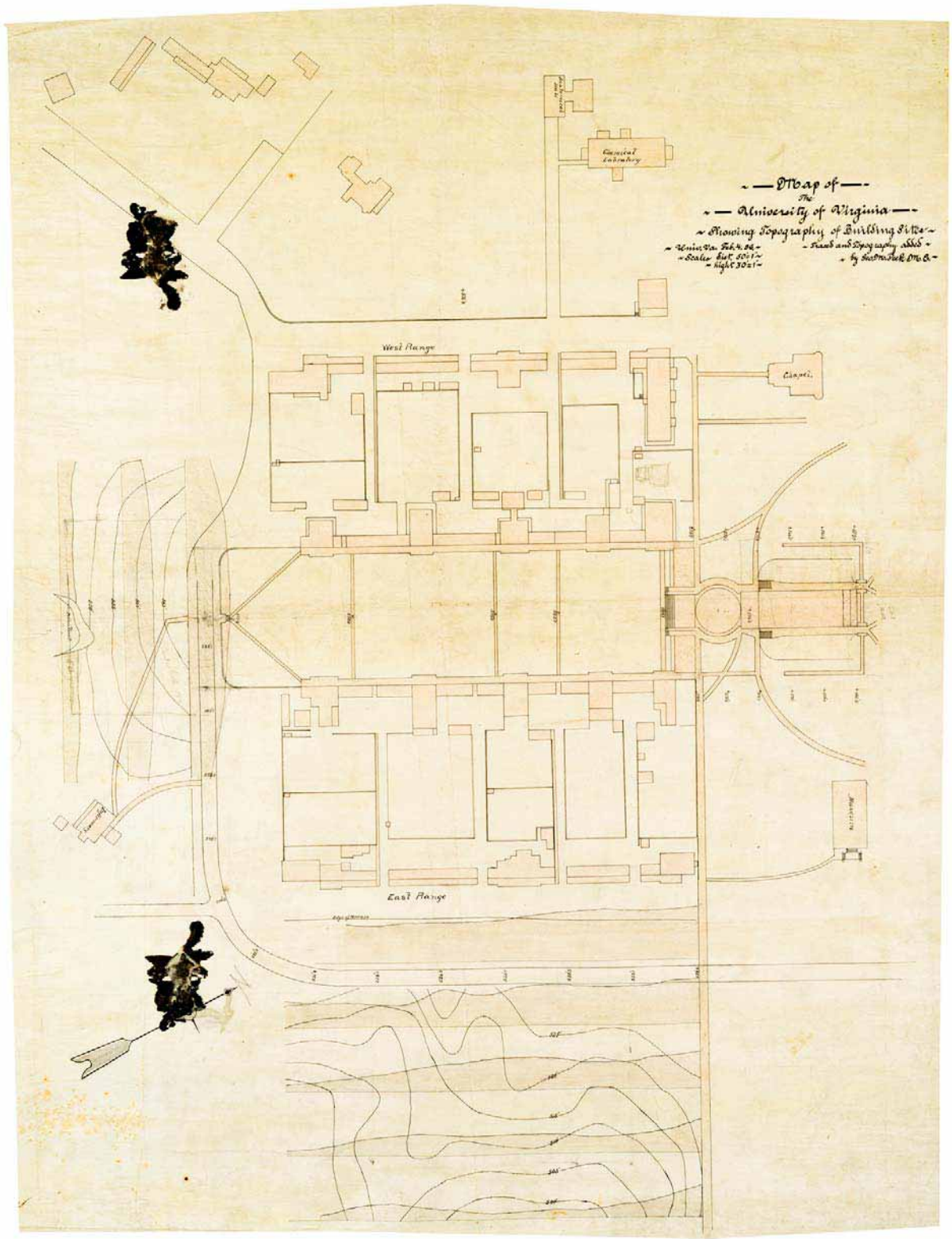



Figure 6.21 This survey of the Academical Village by George M. Peek shows plan and section views of topography east of the Ranges and between the south of the Lawn and tennis courts in 1896. Courtesy The New-York Historical Society. (R-JAV-NYHS-MMW-1896-02-04-87782d_UVASiteTopo_MMW-M-5-Peek topo walls outbuildings.JPG)

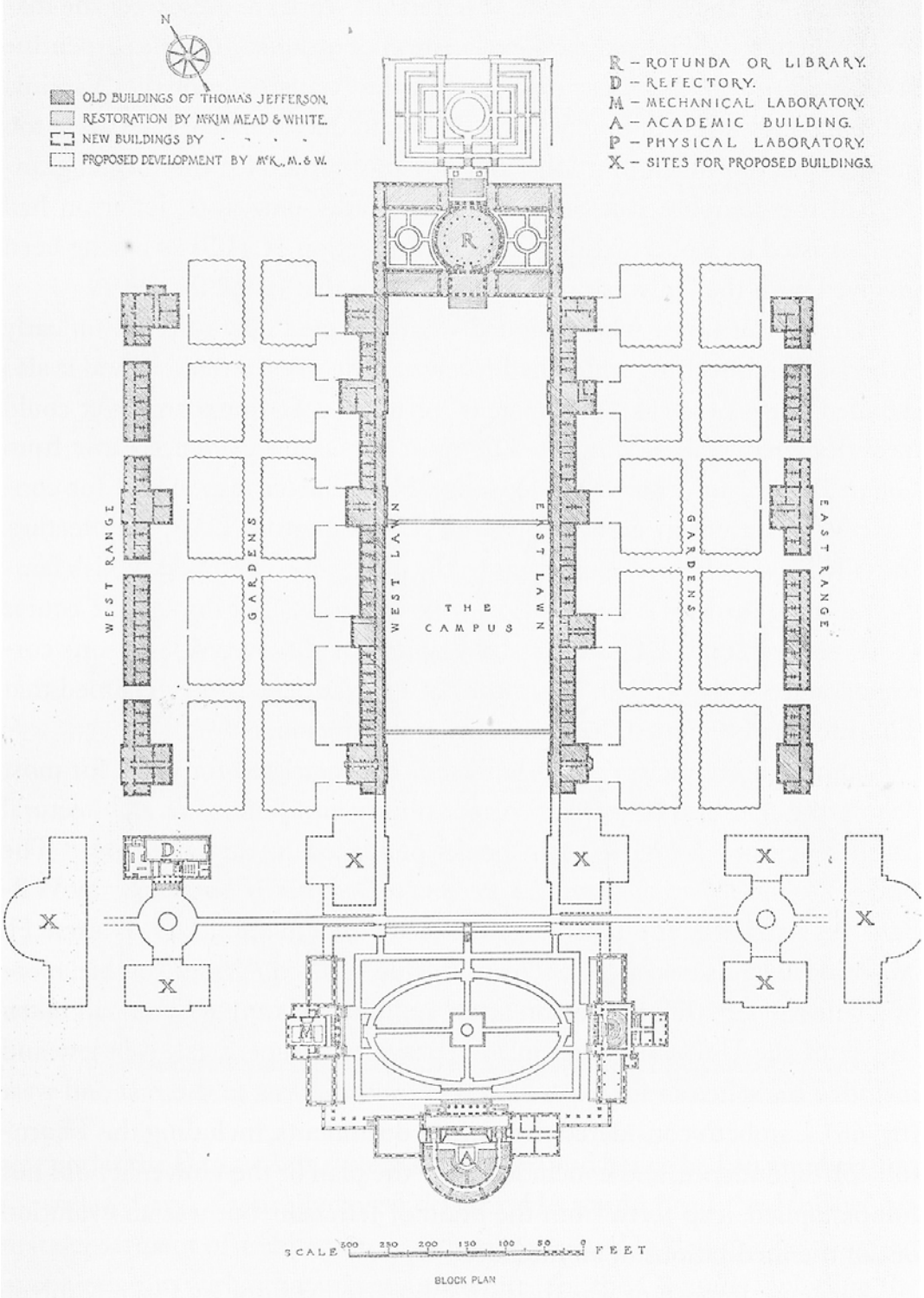



Figure 6.22 This circa 1898-1910 McKim, Mead & White development plan illustrates the features of earlier proposals including a rigid, symmetrical organization of the Academical Village, preservation of Jefferson-designed buildings, and new development of the Rotunda courtyard and south of the historic core. Published as Plate 110 in *A Monograph of the Works of McKim, Mead & White 1879-1915* (New York: Architectural Book Publ. Co., 1915). (R-JAV-SCL-MMW-1898-RG-31-1-22_872_FMRC-91351-M-0-DevPlan- Plate110.jpg)

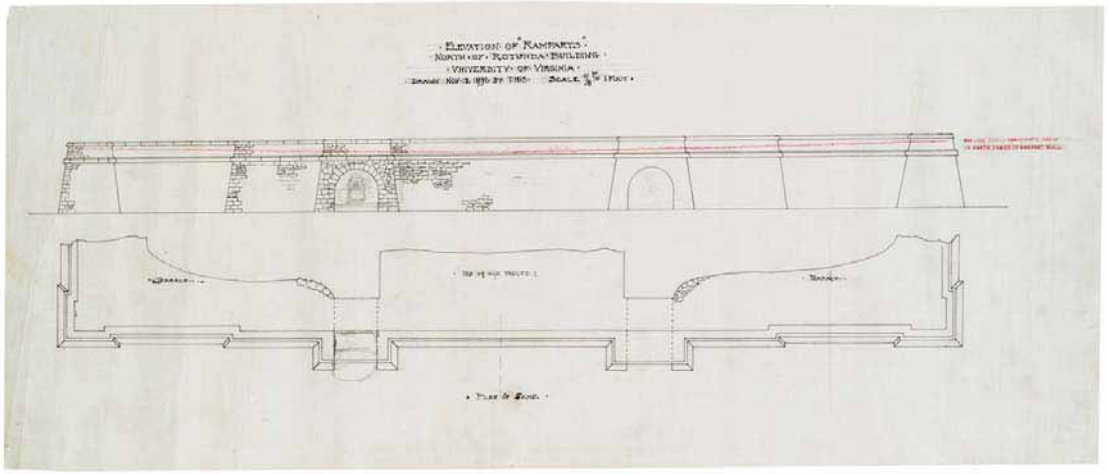


Figure 6.23 The elevation drawing of the ramparts provides detail of the stone passageways and interior walls in 1896. Courtesy The New-York Historical Society. (R-JAV-NYHS-MMW-1896-11-12-87779d_UVARamparts_MMW-M-2-ramparts complete plan.JPG)

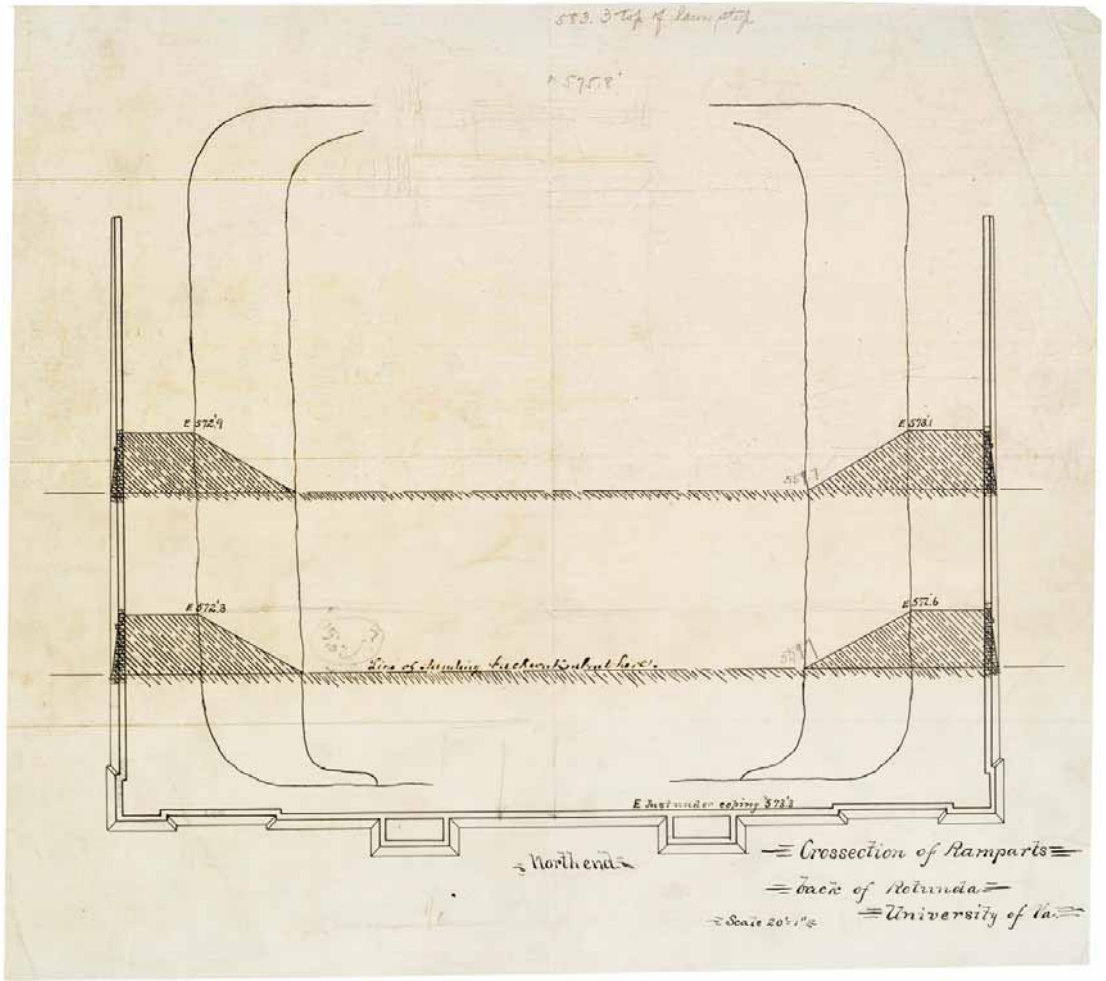



Figure 6.24 This plan and cross section of the ramparts shows the sunken Rotunda courtyard proposed by McKim, Mead & White around 1896. Courtesy, The New-York Historical Society. (R-JAV-NYHS-MMW-c1896-87777d_UVA_RampartsElev_MMW-M-2-Section and Plan of Ramparts.JPG)

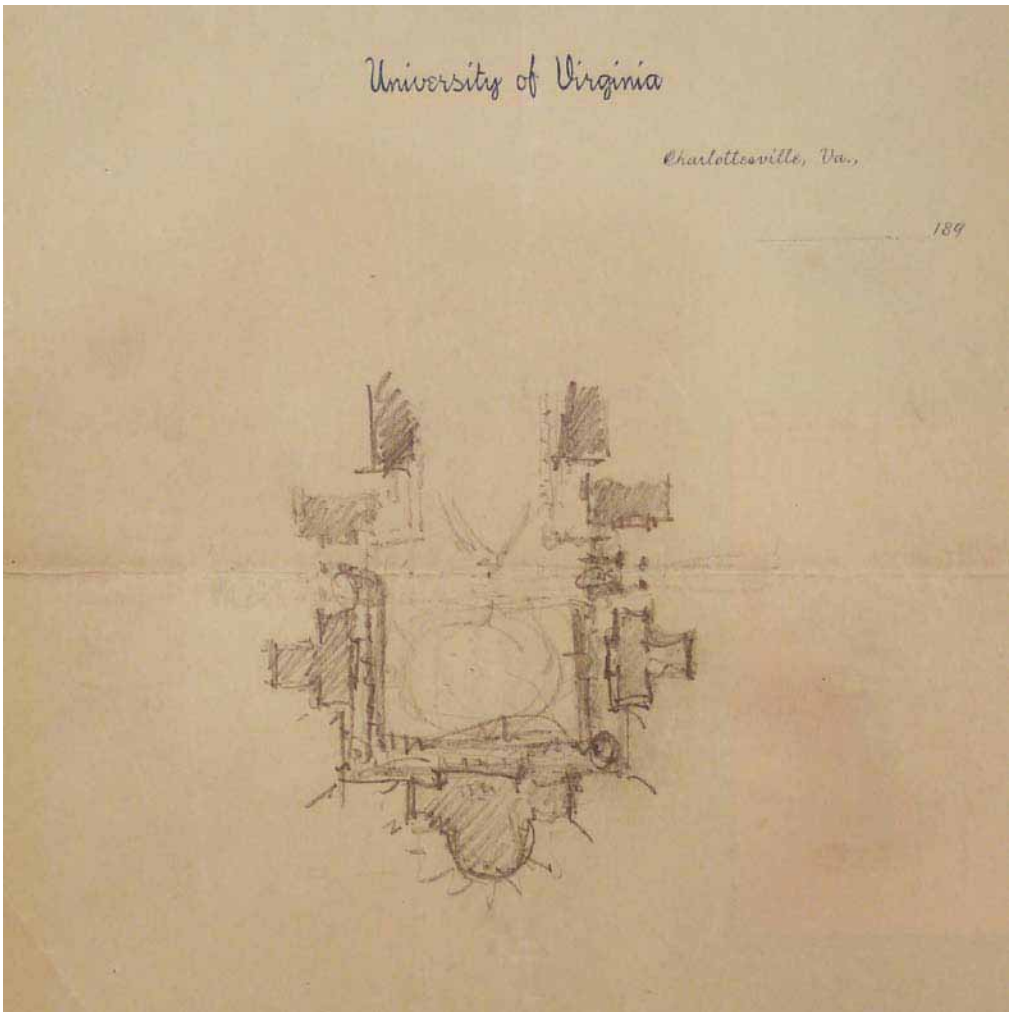



Figure 6.25 This concept sketch by Stanford White suggests the new quadrangle south of the 'triangle' walkways at the south end of the historic Lawn. (R-JAV-SCL-1896-RG-31-1-2_2.421-M-5-MMWSouthLawn.jpg)

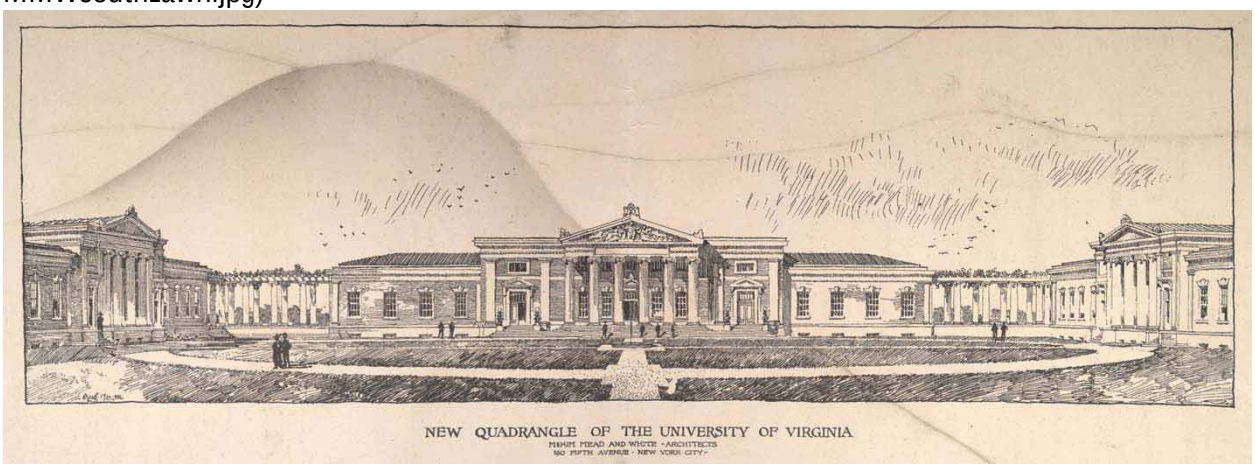



Figure 6.26 This 1896 McKim, Mead & White illustrative sketch presents the plan for the "New Quadrangle of the University of Virginia." The drawings includes a symmetrical geometry of walks to provide a formal pedestrian movement pattern through the Beaux-Arts space framed by new buildings. The walks were not constructed as designed. (R-JAV-SCL-OVH-1896-prints00090-D-5-MMWSketch.jpg)

Figure 6.27 An 1898 photograph showed scaffolding covering the stone blocks of the rounded, rear façade of Cabell Hall during its construction. The large tree in the foreground remained during the construction activity. (R-JAV-SCL-OVH-1898-prints07728-BW-5-OldCabellConstr.jpg )

Figure 6.31 This photograph shows a double staircase descending from the East Lawn Road through the terraces of the Italian Garden behind Pavilions VI and VIII. Separated from the road by an ivy-covered wall, vegetation on the upper terrace near Pavilion VI (right) includes a large boxwood (*Buxus sempervirens*) and a weeping willow (*Salix babylonica*). Yucca (*Yucca* sp.)and low perennials fill the middle slope. Turf and a hedge distinguish the lower slope. (R-JAV-SCL-HSC-1914-X02153B10-BW-3-EastGardensVI+VIIICombined.jpg)

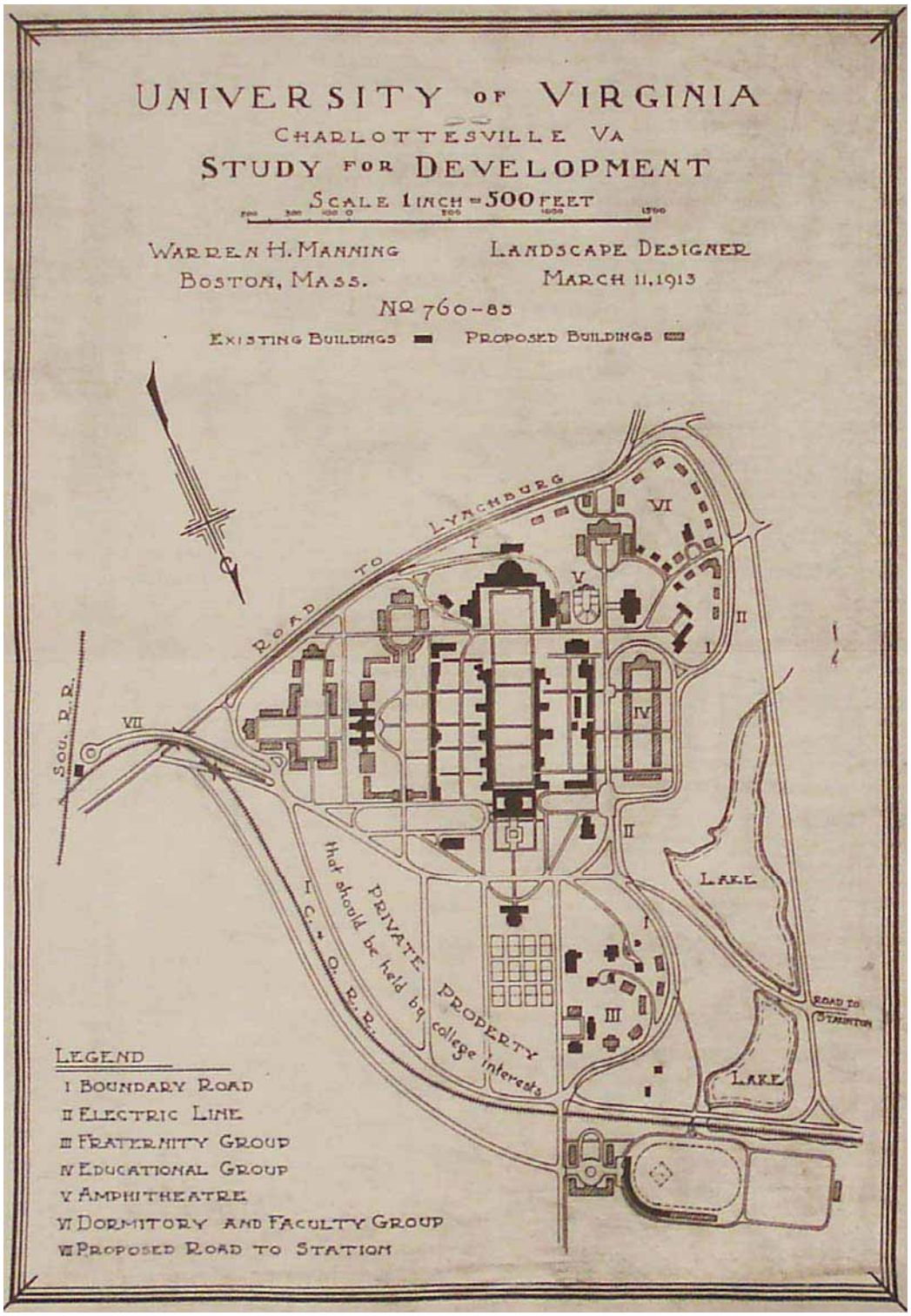



Figure 6.32 The 1913 Study for Development Plan, added large circumnavigating boulevards and a large lake northwest of the Academical Village. Additional South Lawn formed by building masses extended east and west from the Academical Village. Manning characterized the Academical Village and its surrounding lands into four distinct categories classified largely by function. Courtesy, Harvard University. (R-JAV-SCL-HU-1913-RG-31-1-2_2.814-M-0-ManningStudyforDevelopment.jpg)

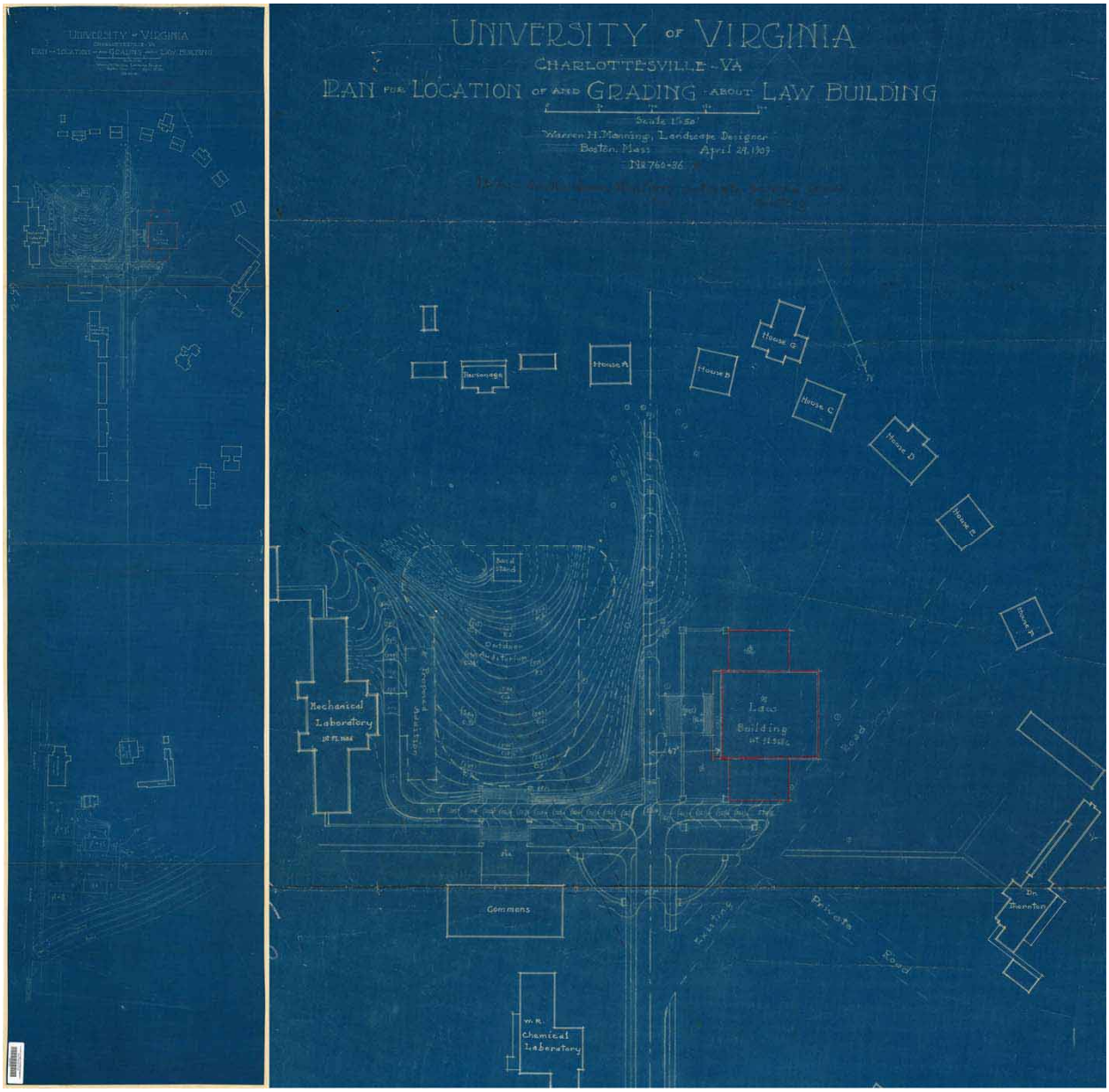



Figure 6.33 President Alderman envisioned this site as a completion of the expansion plan by McKim, Mead & White. Manning's plan shows an axis that began at Alderman's home at Carr's Hill and continues down McCormick Road, which would require relocation to the west. At that time the centerline of the road was 67 feet from the West Range, and Minor Hall was located 67 feet west of the axis and in alignment with Cocke Hall. The plan envisions anl amphitheater and a bandstand in an"Outdoor Auditorium." (R-JAV-FMRC-FF-1909_04_29-M-7-ManningPlanMinorHall.JPG.


Figure 6.34 A detailed survey map documents the existing circulation and topography of the Academical Village in 1909 . Although the map includes updated outlines of features dating to the 1920s, the majority of the Academical Village landscape on the map depicts the 1909 condition including the East and West garden developments of Lambeth and Manning. (R-JAV-FMRC-FF-1909-1925_MAP-M-0-GroundsMap-detail.jpg)

Figure 6.35 The greatest improvements were made on University Avenue, where the stone wall bordering the road was lowered in places to provide a clear view of all of the University buildings. (R-JAV-SCL-HSC-1909-X02153B14-BW-2-ViewFromMadisonHallRoofSouthToNRotundaTerrace.jpg)

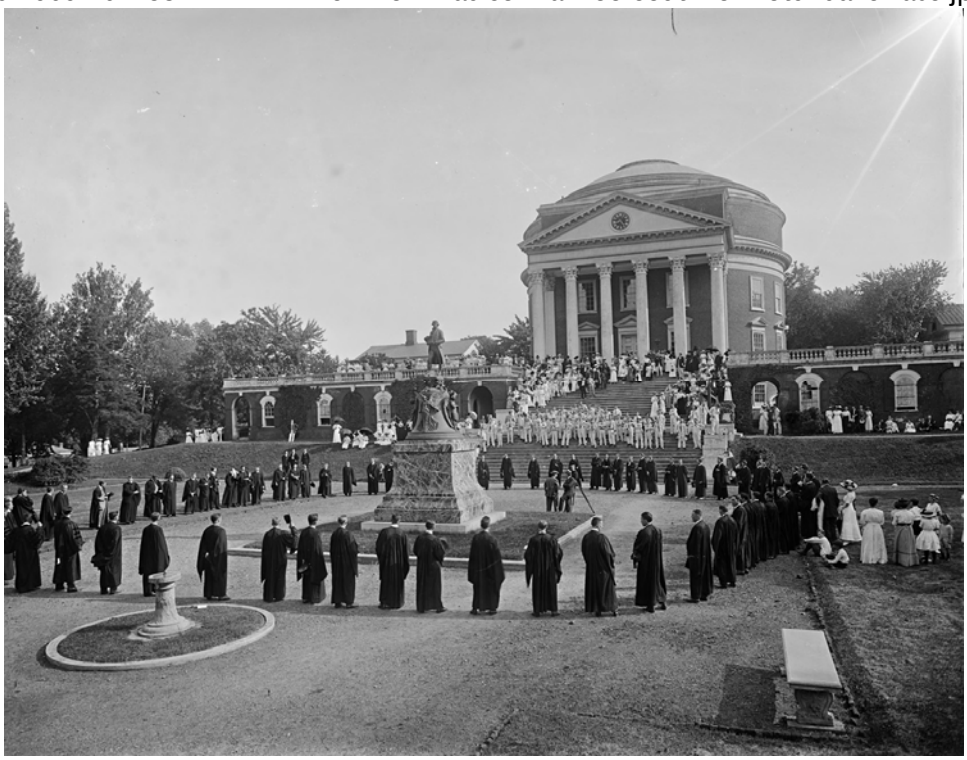


Figure 6.36 A statue of Thomas Jefferson was gifted by sculptor Sir Moses Ezekiel and shipped from Rome to the University for placement in the "square on the north front of the Rotunda." Photographs show the class of 1910 also placing a sundial and two stone benches in front of the Rotunda in the morning of Wednesday, June 15, 1910, after the commencement exercises. ( R-JAV-SCL-HSC-1910-X01460B-BW-2-NRotundaTerrace1913AlumniBul.jpg)

Figure 6.37 In 1913, a statue of George Washington was placed in a courtyard on a terrace south of Pavilion X that was formed in creation of the new South Lawn. Initially open to the Lawn, a photograph shows a geometric pattern of turf walks and small hedges with two benches and a tightly planted arc of trees. (R-JAV-SCL-HSC-1913-X01473B-BW-5-WashingtonLawnStatue.jpg)

Figure 6.38 A southern magnolia (*Magnolia grandifolia*) appears within the gravel, perimeter walk and trimmed hedge border of the east courtyard in this 1913 photograph. (R-JAV-SCL-HSC-1913-X01934B-BW-2-EastRotundaColonnades.JPG)

Figure 6.39 This 1914 view shows three southern magnolia (*Magnolia grandifolia*) along with a red maple (*Acer rubrum*), a trimmed hedge, and guardrail in the western courtyard in 1914. (Figure 6.31 R-JAV-SCL-HSC-1914-X02153B15-BW-2-RotundaCourt.jpg)

Figure 6.40 Landscape amenities improved the quality of residential life at the Academical Village. The recaptured lawns outside of the ranges were used for a variety of activities, as indicated by photographs showing exercise equipment and a children's playground. (R-JAV-SCL-HSC-1912-X00419AB-BW-4-WestRangePlayground.jpg)


Figure 6.41 In 1913, The University commissioned Charlottesville architect Eugene Bradbury to design the Corner Building and gateway to replace the Post Office Building, formerly Temperance Hall, shown here. Photographs of the Corner show a domed road with trolley rails and overhead lines. ( R-JAV-SCL-HSC-pre1913-X01362DB-BW-2-UniversityAveGate.jpg)

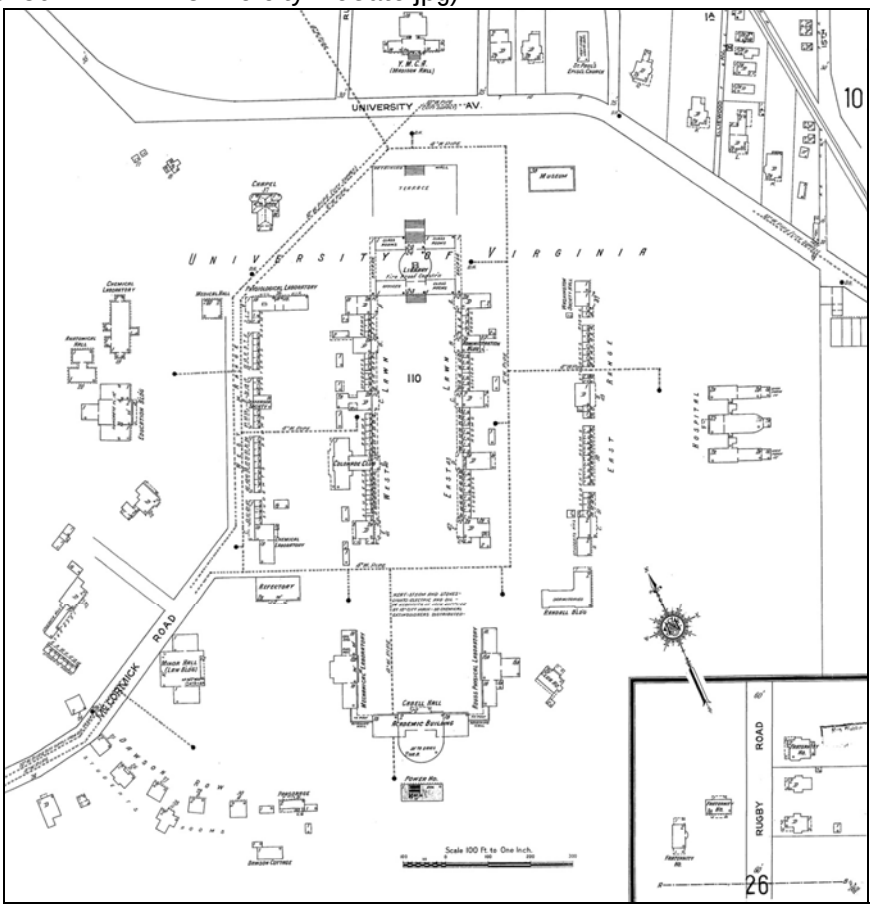



Figure 6.42 A 1913 Sanborn Fire Insurance map records landscape changes that include fewer outbuildings in the East and West Gardens than in previous years and reorganized water lines. The map also indicates the presence of the north and south wings of the hospital and changes to facilities north of Academical Village such as the loss of the Carr's Hill dormitories. (R-JAV-SCL-SANB-1913-Mss_5946-f-U-0.jpg)

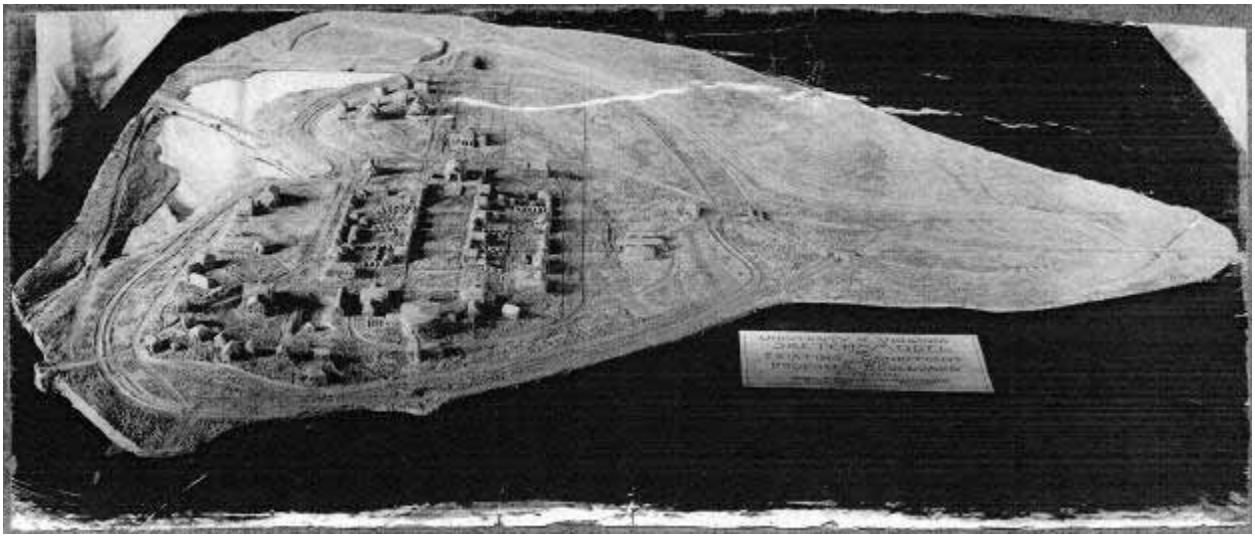


Figure 6.43 The proposed 1913 plan for development reaffirmed Warren Manning's focus on organized expansion with individual facilities groups within a sweeping circulation network. A model of this plan depicts a large lake northwest of the Academical Village. It also furthers the proposal of a new boulevard along with the lake imposed on the existing conditions of the landscape in 1913. Courtesy, Iowa State University Library. (R-JAV-ISUL-WMP-1913-MS218_Series5-BW-0-Manning-sketchmodel.jpg)

Figure 6.28 This panoramic photograph of the South Lawn shows the new lawn panel, and extension of tree rows framed by Rouss, Cabell, and Cocke Halls, circa 1909. (R-JAV-LOC-PPOC-c1909-Virginia49-BW-5-SouthPanorama.jpg)

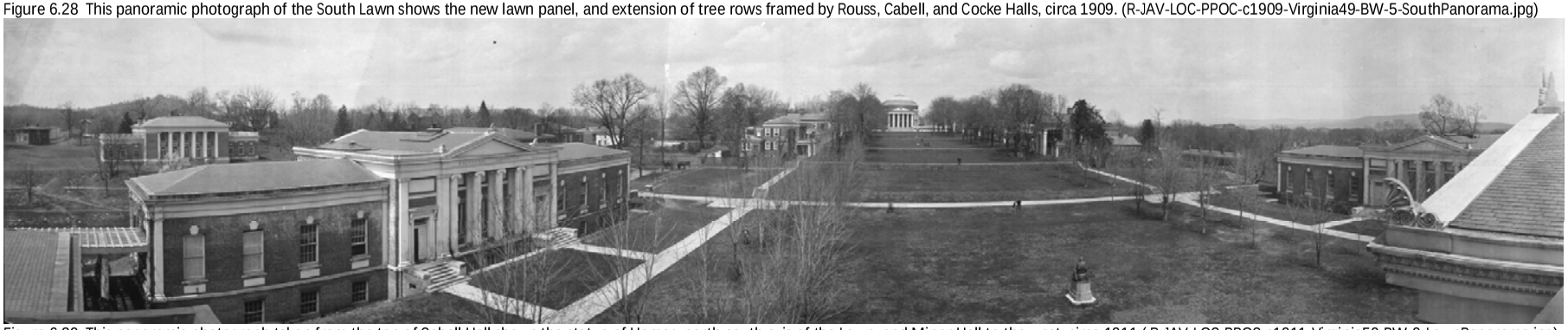
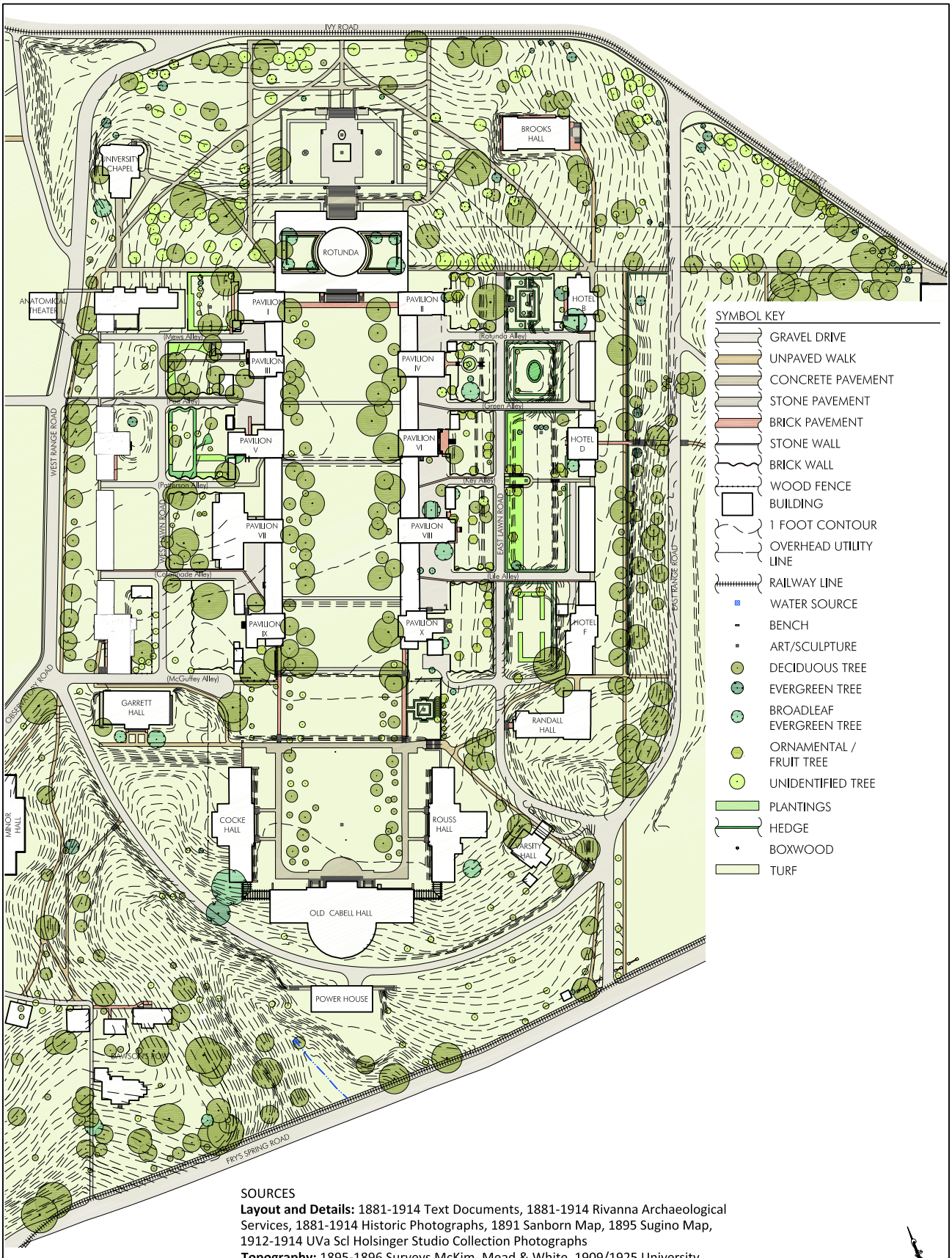


Figure 6.29 This panoramic photograph taken from the top of Cabell Hall shows the statue of Homer, north-south axis of the Lawn, and Minor Hall to the west, circa 1911.( R-JAV-LOC-PPOC-c1911-Virginia50-BW-0-LawnPanorama.jpg)

Figure 6.30 This panoramic photograph taken in the shadow of Brooks Hall shows the serpentine wall along the Long Walk and the east side of the ramparts, circa 1914. (R-JAV-LOC-PPOC-c1914-LCUSZ62-BW-2-RotLawnPanorama.jpg)




SOURCES

**Layout and Details:** 1881-1914 Text Documents, 1881-1914 Rivanna Archaeological Services, 1881-1914 Historic Photographs, 1891 Sanborn Map, 1895 Sugino Map, 1912-1914 UVa Scl Holsinger Studio Collection Photographs

**Topography:** 1895-1896 Surveys McKim, Mead & White, 1909/1925 University Topographical Survey

**Trees:** 1929 Thomas Sears Plan Senff Gate Entrance, ca. 1930s Betts Tree Survey, 1948 Davey Tree Survey of Lawn, 1959 East Range Garden Area Site Plan, Department of Building and Grounds, ca. 1980s UVa Tree Survey Resized

# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

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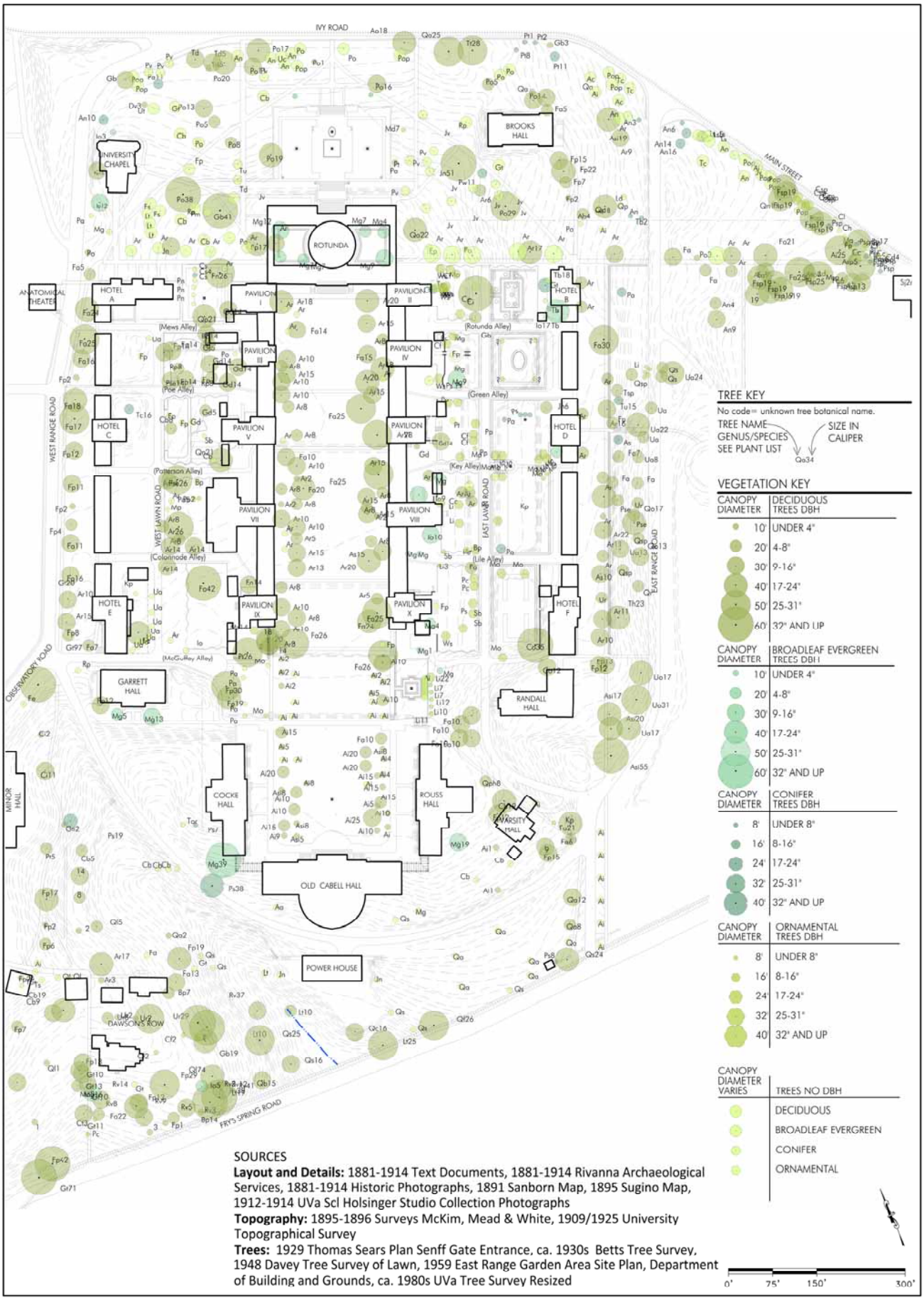
*Drawing Title:*
1914 Landscape Plan

*Date:*
December 2013

*Drawing Number:*
6




SOURCES

**Layout and Details:** 1881-1914 Text Documents, 1881-1914 Rivanna Archaeological Services, 1881-1914 Historic Photographs, 1891 Sanborn Map, 1895 Sugino Map, 1912-1914 UVa Scl Holsinger Studio Collection Photographs

**Topography:** 1895-1896 Surveys McKim, Mead & White, 1909/1925 University Topographical Survey

**Trees:** 1929 Thomas Sears Plan Senff Gate Entrance, ca. 1930s Betts Tree Survey, 1948 Davey Tree Survey of Lawn, 1959 East Range Garden Area Site Plan, Department of Building and Grounds, ca. 1980s UVa Tree Survey Resized

Drawing Number: 7

Date: December 2013

Drawing Title: 1914 Tree Plan

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# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

# 7 ▪ Garden Campus Landscape, 1915 to 1947

## A. 1915 TO 1947 INTRODUCTION

Between 1915 and 1947, the landscape of the Academical Village continued to benefit from the synergy between the internal vision of the University, University staff and outside landscape consultants, as attention shifted from the internal landscapes of the Academical Village toward its perimeter. Focus on the Academical Village circulation, Hospital Drive, Observatory Road and Cabell Drive improved the landscape at the perimeter as the University grew beyond its nineteenth-century footprint. It is within this time frame that the character-defining features of the Lawn, North Rotunda Lawn, East Gardens and West Gardens were strengthened with embellishment of landscape, including attention to entry thresholds on the Grounds. Features of the South Lawn and Slopes landscape were the most altered with modifications made at Dawson's Row, relocation of the dump, and loss of ravine with construction of McIntire Amphitheater. These changes altered the importance of the landscape along Jefferson Park Avenue as it became more recognized as part of the Academical Village.

Using text, plans, and images the chapter documents this landscape history and identifies the character-defining features (CDFs) of the cultural landscape in 1947. The accompanying plans for the chapter are *Plan 8 1947 Landscape Plan* and *Plan 9 1947 Tree Plan with Labels*. *Plan 8* captures the Academical Village landscape at the end of the Garden Campus Landscape period. This full-color plan shows existing structures, circulation, and vegetation with a symbol key that identifies their type and material at a scale of 1"= 300'. *Plan 9* records documented trees and shows location and sizes of trees that are of unknown species. Sources for the 1947 Academical Village landscape for this Garden Campus Landscape period include:

**Layout and Details:**
- 1915-1947 Text Documents
- 1915-1947 Historic Photographs
- 1915-1947 Rivanna Archaeological Services
- 1934, 1940, 1940s, 1945, 1950, 1961 Aerial Photographs
- 1945 Topography, University of Virginia
- 1949 Topographic Map West Range
- 1959 East Range Garden Area Site Plan

**Topography:**
- 1945 University of Virginia Interns Digital Topography 2012

**Trees:**
- 1929 Thomas Sears Plan, Senff Gate Entrance
- ca. 1930s Betts Tree Survey
- 1948 Davey Tree Survey of Lawn
- ca. 1980s University of Virginia Tree Survey Resized

## B. GARDEN CAMPUS LANDSCAPE CHARACTERIZATION, 1915 TO 1947

The Academical Village between 1915 and 1947 continued the trajectory established under prior Campus Beautiful planning efforts that were supported by University staff under the influence of landscape experts like Warren Manning. Development of the McIntire Amphitheater and surrounding facilities was emblematic of this period. Other major landscape changes during this time include increased density along the periphery of the Academical Village, circulation changes due to increased use of concrete as paving and automobiles as transport, and the addition of substantial decorative features such as statuary and the Senff Gates to the north and south. Shifts in the immediate campus context include the expansion of the hospital complex to the east, the formalization of the Alderman Quadrangle to the west, and general facilities growth away from the historic core.

This gradual evolution of the landscape largely resulted from the efforts of individuals with direct responsibility or indirect commitment to the physical development and maintenance of the campus Grounds. These included presidents, grounds superintendents, members of the Architectural Commission, consulting design professionals, and a University biologist and historian. The list below identifies these individuals by title:

**President**
- Edwin A. Alderman, 1904-1931
- John L. Newcomb, 1931-1933 Acting President
- John L. Newcomb, 1933-1947 President

**Superintendent of Grounds**
- William A. Lambeth, 1905-1928
- Charles H. Chandler 1928-1931
- Frank E. Hartman 1931-1948

**Architectural Commission**
- John Kevan Peebles, 1893-1934 – architect, Fayerweather Gymnasium, Minor Hall
- Walter Dabney Blair, 1917-1934 – architect, Chain Gate, Steele Wing at the University Hospital, Cobb Hall, and Rotunda forecourt flagpole pedestals
- R E (Robert E.) Lee Taylor, 1911-1950 – architect, Lambeth Colonnades, Thomas H. Bayly Building (with Edmund Campbell), Peabody Hall, Maury Hall, Halsey Hall, Alderman Library
- Sydney Fiske Kimball, 1919-1923 – architect, professor and scholar of architecture, first director of the School of Fine Arts (later, the School of Art and Architecture), McIntire Amphitheater, Rugby Faculty Apartments, McIntire Wing of the Hospital
- Edmund S. Campbell, 1927-1950 – architect, Dean of the School of Architecture, Thomas H. Bayly Building (with R E Lee Taylor), Barringer Wing of the Hospital , conversion of Fayerweather Gymnasium into the School of Art and Architecture
- Thomas W. Sears, 1928+ – landscape architecture consultant to the Architectural Commission

**Design and Faculty Consultants**
- Henry Bacon, 1914 – architect, Senff Gate
- J. Stanislaw Makielski, 1920-1964 – architect, professor of architecture, Rotunda esplanade repair
- Edwin M. Betts, 1927-1958 – professor of biology, vegetation consultation and inventories

# C. GARDEN CAMPUS LANDSCAPE HISTORY, 1915 to 1947

## C1. Improvement of Gates, Roads, Alleys, and Walks, 1915 to 1925

### *Senff Gate and Founders Day Commemoration, 1915*

In January 1915, preparations were made for the construction of a memorial arch at the Corner entrance to campus. Although a stone gate served as the entrance in this location, grander plans were afoot. The westward expansion of Charlottesville and the post-Rotunda fire redevelopment of the North Rotunda Lawn conferred new importance to the school's interface with the city.[1]

Long-time benefactor of the University, Mrs. Charles H. Senff of New York sponsored the project as part of what would become a series of circulation-related enhancements to the Grounds.[2] As early as 1912, Mrs. Senff provided the University with funding to improve the entrance to the old Temperance Hall.[3] President Edwin A. Alderman followed the recommendation of Warren E. Manning and sought architect Henry Bacon, the well-known designer of the Lincoln Memorial, for the commission.[4] The new entry that became known as the "Senff Gate" consisted of two brick arches with concrete detailing that separated pedestrian and vehicular entry (Figure 7.1). The overall design and materials harmonized with the Campus Beautiful architecture that surrounded it.

Bacon schemed with Lambeth to shift Hospital Drive and modify other road alignments in the eastern Academical Village to improve vehicular and pedestrian circulation. Plans for the rerouting of the northern end of Hospital Drive proceeded, while plans to create a driving network within the gardens were abandoned. The latter concept was seen as a way to preserve some of the older paving from the alleys and open up the historic area for automobile traffic.[5] As with improvements in the vicinity of Senff Gate, these plans were devised in response to the increasing presence of the car (Figure 7.2). The realignment of Hospital Drive coincided with the sealing of the earlier passageway in the stone boundary wall near Brooks Hall. After student petitions, pedestrian access in this location was restored.[6]

The brick-and-concrete Senff Gates were dedicated on Founder's Day, April 13, 1915.[7] The unveiled inscriptions pronounced "Enter by this gateway and seek the way of honor the light of truth the will to work for men," and adapted Proverbs 24 to read "Through wisdom is an house builded and by understanding it is established and by knowledge shall the chambers be filled with all precious and pleasant riches." At the event, President Alderman announced another gift of $10,000 by Mrs. Senff for improvement of the University Grounds including a second gate that was installed at the south end of Hospital Drive a year later.[8]

Also as part of the 1915 Founder's Day celebration of Thomas Jefferson's birthday, the garden niches, adjacent to the Lawn and south of the East and West Lawns, were dedicated.[9] South of Pavilion IX on the west, a statue of Thomas Jefferson by Karl Bitter was installed in the small courtyard (Figure 7.3). Charles Richard Crane of Chicago gifted the Jefferson statue, a bronze replica of the Bitter statue that was unveiled in 1914 at the Louisiana Purchase Exposition in St. Louis.[10] Initially devoid of ornamental plantings, the west garden included a low trimmed hedges, trimmed shrubs, small weeping trees, and a bench by 1934. The dedication south of Pavilion X on the east honored the garden space created for the statue of George Washington by Jean-Antoine Houdon that was installed around 1913 (Figure 7.4). Similar to changes in the west garden, planting patterns in this garden were modified by the 1930s. Construction of the Senff Gate and placement of statuary renewed the tradition of commemorative landscape architecture on the Grounds of the Academical Village.

*Senff Circulation Enhancements, 1916-1917*

The circulation enhancements that began with the Senff Gate continued on roads east, west, and south of the Academical Village in 1916. A new drive was in process between the east and west sides of campus to the rear of the Power House, with funds donated once again by Mrs. Senff.[11] Writing to her in March, President Alderman reported on the progress of road improvement at the University noting that a road system had nearly been completed. He also acknowledged the importance of her gifts:

> The gifts which you have hitherto so generously given have been devoted, as you know, to the purpose of inaugurating a beautiful and satisfactory grounds and road system throughout the University, including gateways and such road building as tend to make the institution more beautiful and modern in appearance. This is a unique and distinguished form of benefaction to the University which no one else has thought of, much less attempted. ...the roads put down are wonderful in their detail and in their effect.[12]

The realignment of Hospital Drive entailed other shifts to physical planning. In the design of a new hospital wing, architect Walter Dabney Blair provided a more formal frontage to University Avenue (Figure 7.5).[13] Ongoing road construction at the Academical Village included the macadamization of Observatory Road and the paving of Hospital Drive with tar-bound macadam and concrete curbing and gutters.[14] The challenges of building and maintaining roads at the University were long recognized but in praise of the state-of-the-art system in place at the time, President Alderman commented, "The soil basis here is stiff red clay, and nothing will conquer it for all time except the best and most enduring form of Tarvia road. It is really a great macadam tied and made solid by the use of tar. It is such a road as you find in the finest roads in the north."[15]

A southern entrance gate at the intersection of Hospital Drive with Fry's Spring Road (Jefferson Park Avenue) was constructed in 1916 as part of the earlier gift of Mrs. Senff. With funding for the completion of the road improvements on the east side of campus, Mrs. Senff also suggested the improvement of the grass and shrubs on Grounds as well.[16] The south gate, designed by Blair, consisted of brick piers. William Lambeth suggested that the newly created gateway be chained to prevent public traffic from cutting through the University to the Corner.[17] Because of this, a large chain hung between two iron rings on the piers and the entrance came to be known as the "Chain Gate."[18] Although erected in 1916, the gate was inscribed with a small plaque that read, "Erected in memory of Charles Henry Senff, an American citizen who reverenced truth and lived in honor, MCMXV."[19] With this portion of the road network complete, Mrs. Senff also donated money to pave the road behind the University Commons surfaced with tarvia, macadam gravel roads surfaced with a coal-based tar covering.[20] The character of the South Slopes landscape was that of steeply sloped grades with numerous volunteer trees (Figure 7.6).

Blair also designed the Cobb Chemical Laboratory east and down slope from Varsity Hall, while finishing work on the hospital and the Chain Gate. Situated according to Manning's master plan, the laboratory enabled the program to move from the west to the east side of the Academical Village where it contributed to the growing medical campus at the University.[21] Construction on Cobb Hall finished in 1917.

*Alleys and Roads, 1918-1925.*

Between 1918 and 1925, a large-scale paving project repaired and repaved the campus alleys and roads with new paving. Initially focused on the alleys of the West Gardens, the program spread throughout

the Academical Village and beyond. The work was desired as part of tidying the Grounds in general. Noting the "encumbered state" of the Poe Alley courtyard, on June 10, 1918, the Board of Visitors approved the removal of a white-washed board fence, wood shed and coal houses from between Pavilions III and V in order for it to "be restored to its original state as designed by Mr. Jefferson."[22] At this time, Poe Alley was noted to be "the most prominent cross-axis of the University." Vehicular routes as well as pedestrian paths were improved during these years. In 1919, the City of Charlottesville paved University Avenue along the wall at the North Rotunda Lawn from the Corner to the President's House.[23] Many other new walks were paved throughout University Grounds through the summer of 1922.[24]

The first aerial photographs of the Grounds, taken in 1922, captured the layout of the circulation network at the Academical Village. The alleys of the East Gardens had not yet been resurfaced but the circulation patterns were evident in this location and around the North Rotunda Lawn; both areas are crossed by a series of axial and diagonal walks (Figure 7.7). One image of the West Gardens and the South Lawn and Slopes revealed the road network behind Cabell Hall and a series of walks fanning out from the south end of the McIntire Amphitheater toward each of the buildings on Dawson's Row (Figure 7.8).

Repaving the alleys became an important focus of work between academic terms in 1922. The decorative brick paving was enabled by a gift from Mrs. Senff.[25] Brick was reserved for the historic alleys leading to the Lawn. Reporting to President Alderman on the progress through June, Dr. Lambeth reported that Poe Alley had been paved in brick and concrete, while Lile, Lewis (Rotunda), Faulkner (Mews), Smith (Patterson) and Colonnade Alleys were unpaved and should be paved in brick and concrete.[26] The alley from the Dining Hall (Garrett Hall) to the Hough Laboratory (rear of Hotel A) was unpaved and recommended to be paved in either in concrete or tarvia. In September 1922, the "alleys and drives between West Lawn and West Range" were paved "with concrete and brick in the same manner as the Poe walk." [27] The West Lawn Road connecting all of the alleys was also paved at this time so that "tourists may drive their cars behind the Medical laboratories, down the road and out between the cafeteria and music room."[28]

Archaeological evidence has substantiated the alley improvements. Decorative brick-and-concrete pavements were identified in several locations on the west and east alleys including in Poe Alley and the Pavilions III and V courtyard, in the courtyards of Pavilions II and IV and Pavilions VI and VIII (Figure 7.9). In Poe Alley the formal surfacing possessed geometric patterns of bricks, including diamonds, within two linear stripes of bricks paralleling the alley.[29] The concrete and brick-paver surfacing was identified directly below a later cover of asphalt. In the Pavilions III and V courtyard, the surfacing consisted of a single rectangular-shaped band of brick, approximately 32 inches wide and set 6 feet inside of the concrete curbs.[30] (Figure 7.10). Paving in the Pavilions VI and VIII courtyard featured large 3.5- to 4-foot-wide north-south-oriented bands of brick pavers with narrow 1.5-foot-wide north-south-oriented bands of concrete between.[31] The Pavilions II and IV courtyard included an approximately 16-inch-wide rectangular-shaped band of brick pavers, alternating with bands of concrete, one of which was 1.5 feet wide, on either side.[32] All bricks were Peebles and Dixie wire-cut lug-block bricks likely from a plant in Fire Brick, Kentucky[33]. These dense and dark red-brown pavers measured 8" x 3.75 inches by 3.25 inches.

Additional improvements to the roads and walks throughout the Academical Village began in the early 1920s. At this point in the development of the campus, the South Slopes were the place requiring the most effort to provide proper circulation to this relatively newer part of campus (Figure 7.11). In June 1922, the Board of Visitors acknowledged a public petition from citizens "residing on the south side of

the grounds of the University, adjacent to the Power Plant," requesting the closure of the nearby dump and access to and the grading and paving of the "lane leading from the public road [Jefferson Park Avenue] to Dawson's Row."[34] The Board decided to improve the access to Dawson's Row and also move the University dump to an abandoned quarry at the base of Observatory Hill. Later that summer, Observatory Road, from West Range to Dawson's Row, began to be paved.[35]

Pedestrian paths were also updated. The Board also moved to improve a walk from Jefferson Park Avenue to Dawson's Row.[36] Later, the Rotunda and Chapel were planned to be linked to the new gymnasium to the west with "broad paths and steps just west of the Chapel."[37] The paths bifurcated to provide routes on either side of the lagoon between the Academical Village and the new facility.

Writing to President Alderman on April 7, 1922, William Lambeth summarized the condition of several University roads and noted the surfacing materials used and their effectiveness in resisting automobiles.[38] The use of cinders, in front of Minor Hall, for example, resulted in muddy holes when exposed to car tires. Lambeth repeatedly recommended "pavement." Months later the Board of Visitors decided to pave the road with concrete to withstand heavy loads.[39] Once thought very durable, the University's tarvia roads were not comparable to concrete. By 1924, the tarred macadam roads were breaking up in places. Nevertheless, tarvia and cinders were still used on the Grounds through 1925.[40]

## C2. Campus Ornamentation, the McIntire Amphitheater, and the Architectural Commission, 1915 to 1938

### *Art and Trees in the Landscape, 1915-1938*

Between 1915 and the late 1930s, the University renewed an emphasis on the role of trees and art in the visual perception of the Academical Village landscape. Beginning with the gates sponsored by Mrs. Senff, the full expression of a campus ornamented at large and small scales began to take hold and generate momentum through the 1920s, from the gradual formation of the amphitheater to the placement of sculpture and care of trees. These landscape features corresponded to the City Beautiful movement that characterized campus planning during the early twentieth century.

The trees, shrubs, and turf of the Grounds were frequently a cause of concern. Venerable trees were susceptible at any time to a new infestation. In 1916, Dr. Lambeth raised concerns over the preservation of various types of trees in unspecified locations: four hardwood trees could not be saved, and several of the softwood trees, especially the red maple (*Acer rubrum*), had reached the end of their lifetime. Lambeth was relieved to report that the American ash, presumably on the Lawn, were in a good state and likely to survive for several more years (Figure 7.12).[41] In May of 1916, the University also received advice from the U.S. Department of Agriculture regarding care for the turf on the Lawn.[42] The primary recommendations were to add compost and manure to enrich the soil. Aside from casual maintenance and removal of hazards, the vegetation of the Academical Village was in a mode of preservation during these years.

The gardens of the Rotunda courtyards illustrate gradual change and the decline of trees in the first decades of the period. Primary archival sources revealed losses to the southern magnolia (*Magnolia grandiflora*) in the Rotunda courtyards in addition to the prior demise of the southeast tree in the east courtyard and the northeast tree in the west courtyard. A photograph from 1915 captured leafless branches of one tree, leaves of a magnolia on another, and the red maple in the west courtyard (Figure 7.13).[43] Images documented the demise of the southeast tree and a decline in the refinement of the gravel paths by 1925 (Figure 7.14).[44] A survey of all University trees carried out by Betts in the 1930s

confirmed the loss, recording only two "evergreen magnolia" in the west courtyard (Figures 7.15 and 7.16).[45] Betts also identified the red maple in close proximity to the colonnade between these two trees. The same inventory records three magnolias in the east courtyard, with the southeast corner vacant. A 1937 aerial photograph corroborated Betts' findings (Figure 7.17).[46]

Photographs from July 1938 showed the remaining trees of the east and west courtyards within a hedge border (Figure 7.18).[47] Later that year, renovation of the Rotunda resulted in the removal of the hedges and changes to circulation patterns. A photograph revealed the absence of the hedge during construction at the east courtyard (Figure 7.19).[48] At this time, the portals on the north side of the courtyards were closed and the interior courtyard pathways associated with the hedges were abandoned.

Other landscape elements appeared on the Grounds at the beginning of the period. Around 1917, President Alderman had two flagpoles placed on the north side of the Rotunda Upper Terrace, as recommended by Walter Blair. [49] The east pole was given by Thomas Fortune Ryan for the American flag and the west pole was given by Paul G. McIntire for the flag of the Commonwealth of Virginia (Figure 7.20).[50] The pattern of the commemorative landscape continued and in 1919, the Kappa Sigma fraternity erected a bronze tablet on Room 46 East Lawn to commemorate where the order was founded.[51] The same year, a statue called the 'Aviator' by Gutzon Borglum was placed at the north end of Chemical Laboratory, Miller Hall, in honor of James R. McConnell.[52] In 1920, McIntire gave $35,000 for a statue of Albemarle native George Rogers Clark. The statue was eventually placed near the Corner and just east of railroad tracks on land owned by the University.[53] This placement effectively created a de facto entryway to the University farther east than the Senff Gates. Within the Academical Village, changes to the interior planting patterns of the small niche gardens south of the East Lawn and West Lawn between 1922 and 1934 conformed to the larger trend of campus landscape refinements.[54]

### *McIntire Amphitheater, 1916-1921*

Since the turn of the century, the University had considered options for making use of the ravine south of the West Lawn and Refectory and adjacent to the new facilities at the end of the Lawn. The area that Manning identified as a possible location for an amphitheater in 1909 was a perennial topic of conversation that started to become a reality. The *Alumni Bulletin* printed a summary description of the conceptual design for an amphitheater:

> The authorities of the University have in contemplation an amphitheater of Greek design to be located on the plot of ground on which the Commons and the new law building now face. Taking advantage of the depression already existing in the lay of the ground at this place, the University plans to do what little excavating will be necessary to sink the floor of the amphitheater in this space, making it many feet below the level of the pavement that skirts this piece of ground. ...The amphitheater will have in its centre a band stand, and will be used not only for open air concerts, but also for oratorical debates and contests of all kinds. Aside from this, it is expected to prove a suitable place for student gatherings.[55]

In 1916, the University began to fill in the top of the depression.[56] Funding was secured around 1920 when Paul McIntire gave $60,000 "for the erection of a noble and beautiful Greek amphitheater for out-door music and festivals in connection with the McIntire School of Fine Arts."[57] Professor Sydney Fiske Kimball, the recently appointed Director of the School of Fine Art and Architecture, designed the amphitheater and surrounding landscape. Fiske Kimball also designed an organ console for the

amphitheater with contributions by professor J. Stanislaw Makielski.[58] The new performance space was described as "the form of a large horseshoe of concrete steps sloping steeply, down to a central space of greensward at the back of which rises the stage building, similar to the ancient Greek amphitheaters"(Figures 7.21 and 7.22).[59]

The natural depression and the quadrangle formed by the rear of Cocke Hall, and Garrett and Minor Halls created the framework for the amphitheater. The new facility consisted of a semi-circular bleacher area built of concrete, facing a turf-covered lawn and concrete stage area (Figure 7.23In 1921, two concrete stairways were constructed to link Minor and Garrett Halls to the amphitheater. Photographs documented the presence of hedges along the walks at the amphitheater.[60] The main platform of the amphitheater was "backed by a wall with Doric pilasters and flanked by masses containing the organ chamber and the dressing rooms."[61] At the top of the curved "bank of concrete seats" were to be "balustrades and hedges about a central space of greensward." The stage was 85 by 21 feet and raised three feet above the arena at its center. In March 1921, the final grading of the slopes was in process.[62] One month later, the organ arrived. It contained 2,257 individual pipes and was to be "the largest open-air organ constructed in any city east of the Rocky Mountains."[63]

The surrounding landscape changed to accommodate the new open-air structure. Construction continued the process of filling the ravine that formerly contained the South Slope Springs which were important components of the University in the nineteenth century. To make way for the new facility, a road west of Cocke Hall was eliminated in advance of the construction of the amphitheater.[64] This segment was the former Stanford White road segment that led from the south end of the West Range and connected to the rear of Cabell Hall and the Power House. Later in the 1920s, the University planted "ornamental hedges" surrounding the upper level of the McIntire Amphitheater.[65] The amphitheater remains one of the most indelible expressions of campus ornamentation the emerged after the earlier planning efforts.

### *Infrastructure and Facility Improvements, 1917-1922*

Between 1917 and 1922, the University developed a network of utility systems and altered facilities of the Academical Village. Peripheral expansion included changes to outbuildings, construction of a new gymnasium, and centralized steam heat. By 1920, several renovations changed the pattern of outbuildings and other facilities within the Academical Village. Based on an analysis of Sanborn Fire Insurance maps, several changes were noted by 1920:

- An addition to the 1891 outbuilding adjacent to the Parsonage was constructed.[66]
- A smaller frame outbuilding was built west of the garage and southeast of the Parsonage garage.[67]
- The long narrow wood shed or stable south of the kitchen adjacent to Pavilion X had been razed and a one-story brick garage had been constructed in its place.[68]
- The northern additions to McGuffey Cottage were replaced by a small, single addition.[69]

The planned expansion of facilities by 1917 meant that the facilities at the power house were unable to meet demand.[70] Thus, in 1917, a heating plant was constructed at the coal bin adjacent to the railroad spur. In 1919, President Alderman and the Board of Visitors asked the Governor and the Virginia General Assembly to increase funding to allow the University to "gradually abandon the old [heating] plant behind Cabell Hall, and build a new one [boiler] by the railroad tracks [east of the Academical Village], where better facilities are to be had for handling fuel."[71]

In the fall of 1921, Professor Charles Hancock, the engineer in charge of the heating plant project, proposed the construction of a main steam heat supply line from the University Hospital to the Academical Village in three stages: Stage 1 was to connect the East Lawn, East Range and Rotunda; Stage 2 was to connect West Lawn, West Range and Peabody Hall; and Stage 3 was to connect Brooks Hall, Cocke, Rouss and Cabell Halls, Randall Hall and Varsity Hall, Dawson's Row and Minor Hall. Almirall & Co. of New York was already installing the main supply line that consisted of a 28 x 44 -inch concrete conduit containing 12-inch mains.[72] Archaeology has confirmed this construction. Substantial brick-and-concrete underpinnings, consisting of poured concrete and stepped brick ledges, were identified at numerous locations along the west façade of the West Range (Figure 7.24).[73] The underpinnings were believed to be preservation efforts associated with the period following the installation of steam heat conduits underlying these buildings by Almirall & Co. in the 1920s. By early spring 1922, all the radiators and piping were installed in the Rotunda and tested under pressure to detect any possible leaks.[74] By the fall of 1922, the second stage was complete and the only facilities not yet connected to the new system included the three large buildings on the South Lawn, Varsity Hall, and Brooks Hall. [75]

### *Private and Public Landscapes, 1920s*

The Academical Village landscape of the 1920s required constant maintenance and upkeep. Descriptions by residents and the Superintendent of Grounds, Dr. William Lambeth, offered insights into the condition of the campus.

A series of colorful recollections of Agnes Rothery Pratt, wife of Assistant Professor of Music Harry Rogers Pratt, provided an insider's eye to the landscape of the Academical Village in between 1923 and 1930. Over her seven years in residency, she modified the domestic landscape of the Mews near Pavillion III to suit the desires of the family. Describing her impression of the Pavilion III Garden upon arrival, Rothery noted that there was no turf but only packed dirt in the upper terrace between the Pavilion and a former brick stable (the Mews), that was converted into a shed and dilapidated chicken coop.[76] Vegetation on the groundplane had been denuded by chickens but woody plants included a "fine feathery" coffee tree in the front, a wisteria vine on the western façade of the structure, a pear tree in the upper terrace, and an ancient cherry tree in the lower terrace of the Pavilion III garden.[77] Upon this foundation, she began to implement improvements.

Rothery Pratt and Emma, her maid, constructed brick borders to walks and garden beds, built a brick bench in the lower terrace of Pavilion III Garden. They also erected brick walls around the "kitchen end" of her residence. Since Pavilion III was in administrative use at this time, the walls served to separate the family's residential life from the larger public life of the garden. Her description of the work revealed the interface between residents and University staff:

> [Emma] laid bricks on edge, cornerwise, to make a trim to the walks and beds. She mixed whitewash and applied it. She and I with the most inadequate tools including a large kitchen spoon, actually built a brick bench in the lower garden and started to erect a brick wall around the kitchen end, and thus secure a tiny back yard. At this point the University took compassion on us and sent workmen over to finish the job, but our handiwork was good enough to be incorporated in the professional product and we often viewed it with pride. [78]

Rother Pratt and Emma constructed a brick wall to enclose a small gravel-filled space creating a courtyard. She wrote, "We had contrived a tiny back yard by means of the new completed brick wall, and had made it dry and clean with gravel, and in a corner of it stood the ice box. …The diminutive space

under the interlacing branches of wistaria [sic] was as pretty as the area around the front door which we had, with flagstones, made into a sort of terrace."[79] They erected a pergola on the upper terrace of Pavilion III Garden. Climbing roses were planted to cover the structure.[80] The family constructed a "loggia" surrounding the Mews building. The loggia consisted of a seven-foot-high wall surrounding the Mews except on the "terrace" side which was edged with a brick balustrade that they "grandly called the parapet."[81] The family also built an extension onto the parlor or north end of their residence. A second addition was also built on the "kitchen end, so Emma could have a proper bath and tub."[82] These alterations at a residential scale changed the physical landscape as much as University efforts in public areas.

Walls and large-scale tree plantings remained under the jurisdiction of the University. In 1925, Lambeth reported that a portion of a straight wall at the east end of the Pavilion II Garden had collapsed due to a fallen tree (Figure 7.25).[83] He noted that this section of wall was built in 1869 over a serpentine foundation. Brick walls throughout campus became targets of student graffiti using white chalk in the 1920s.[84] In 1926, Lambeth described the tree planting program followed by the University since President Alderman took office. He explained that his planting style "consciously and intentionally refrained from planting where important vistas would be interrupted or on lawns which might be marred."[85] Out of the total 1,500 trees planted between 1904 and 1926, 928 remained in a "vigorous state of growth." According to Lambeth, much of the tree loss up to this point resulted from construction activities.

### *Campus Landscape and the Architectural Commission, 1921-1938*

The University formed an Architectural Commission in 1921 to propose, review, and oversee special projects on the campus. President Alderman conceived the idea of having the commission consist of University alumni in order to ensure the best interests of the University in new projects.[86] On July 13, John Kevan Peebles, Walter D. Blair, and R E Lee Taylor issued a report as "the Architectural Commission in charge of the location and erection of the New Gymnasium."[87] This was the first statement from the group that would later include other notable University professors of architecture such as Fiske Kimball and Edmund S. Campbell. They recommend a site to the "west of the present ice pond on the plateau between it and the public road" with the gym facing east (Figure 7.26). The gym was to be the largest building constructed since the Rotunda. The Commission stressed the importance of giving the building a "beautiful setting and its architectural qualities thereby enhanced."[88] The Commission also suggested planning for the development of the surrounding area for dormitory groups. By 1922, the University began work to place the Memorial Gymnasium overtop of the stream and the former lake was shaped into an oval "lagoon."[89] The Commission, with supervising architect Fiske Kimball, designed the building as a memorial to the 2,700 students and alumni killed in the First World War. The gym was completed in 1924 and became a popular facility for students.

Recognition of the importance of landscape professionals to the Architectural Commission increased after April 1928, when Dr. William A. Lambeth resigned his position as Superintendent of Buildings and Grounds after 23 years of service.[90] In May, President Alderman described the revival of the Commission and explained its mandate. He wrote that the new Commission had "a similar arrangement" to the one created to deal with Memorial Gymnasium; however, now a "landscape architect of the highest type, Mr. Thomas W. Sears," had been added.[91] The group was "going over the whole terrain capable of new development, looking forward fifty years or more." Alderman also mentioned that Warren Manning's studies were "consulted and in many instances adhered to" in the years since Manning worked for the University.

Sears was a well-known Philadelphia landscape architect.[92] He initially worked in the Brookline office of the Olmsted Brothers and in Providence, Rhode Island. Later, with the firm Sears and Wendell, he worked with elite groups of architects to design formal gardens such as Reynolda, the R. J. Reynolds estate in Winston-Salem, North Carolina; the Michael Jenkins estate in Roland Park, Baltimore; and the estate of C.S. Walton in St. Davids, Pennsylvania.

The position of Sears on the Commission became entrenched in November 1928 when the University members on the Commission sought consultation with him to create a general landscape plan. The plan was to cover "all the territory between the observatory Road and the new buildings, extending down through the valley to the Gymnasium and up to the summit of the crest beyond."[93] The request for the plan also noted the desire for a prioritization of proposed modifications to the landscape. During this time Sears provided a study for the University entrance at University Avenue and Hospital Road that looked at the turning radii and landscape improvements at this location (Figure 7.27).

The new Superintendent of Buildings and Grounds, Charles H. Chandler, provided support to the Commission. Chandler was responsible for planting American boxwood on the top of the slope between the East Range Lawn and Hospital Drive (Figure 7.28). The landscape foreman at the time, Graham B. Leake, recalled that the boxwood plants were approximately two feet tall at the time of their planting.[94] He also installed the first boxwoods on the upper Rotunda forecourt during the 1930s.[95]

Gifts and bequests continued to buoy the pace of development in the Academical Village and its University context in the 1920s. In 1928, Merton College in Oxford, England, gifted one of the four spires from the Merton College Chapel, dating to 1451, to the University.[96] The "Merton Pinnacle" was placed at the northern end of the central axis of the Italian Garden's lower terrace. The inclusion of the Merton Pinnacle between Hotel B and Pavilion VI harmonized with other architectural fragments included in this garden. In 1929, $20,000 from the DuPont bequest was designated as a contribution toward the removal and update of numerous facilities, including removing the old barracks located in the rear of Peabody Hall and the Physiological Chemistry Building (Hotel A addition); and remodeling Anatomy Hall, the north end of the West Range, the basement of the old gymnasium, Pavilion V, Pavilion IX, the basement of Peabody Hall, and the second floor of Cabell Hall [97] The Architectural Commission developed the plans for these projects during the 1930s.

Another major project involved the construction of Monroe Hall due west of Hotel E. Monroe Hall officially opened in 1930 to house the Department of Social Sciences.[98] Designed by the Architectural Commission, the building was located on the southern end of the quadrangle conceived by Warren Manning west of Observatory Road. Monroe Hall was constructed concurrently with the Monroe Hill dormitories (now Brown College).[99] The construction required the demolition of Professor Mallett's house. Peebles and Blair of the Commission suggested that any additional funds remaining after the new academic building and the dormitories were built be used for "planting around" the area.[100] In response, John L. Newcomb, who acted on behalf of President Alderman during his illness toward the end of his tenure, stated that Edmund S. Campbell, director of the architecture program from 1927 to 1950, was familiar enough with the wishes of the Commission to "handle it locally." [101]

During the 1930s, the Architectural Commission made suggestions for future growth at the University with the understanding that little work could be done immediately. Instead, they insisted that "a definite scheme should be settled on for development from time to time as funds will allow."[102] The Commission drafted plans in 1930 for the removal of the Physiological Chemistry Building and alterations to the surrounding landscape.[103] Later a pedestrian path between the east façade of the

building and the Pavilion I Garden wall was extended north toward an east-west-oriented pedestrian walk fronting the north façade of Hotel A and Pavilion I Garden.[104]

The Commission also reviewed plans and authorized the construction of new buildings and the demolition of others. At the Founder's Day exercises in 1930, President Alderman announced gifts and legislative appropriations that would fund a new series of buildings throughout the Grounds, including an appropriation from the state of $250,000 to build Thornton Hall for the School of Engineering and Applied Science and a gift of $350,000 from William Andrews Clark to build a new Law Building, Clark Hall.[105] In order accommodate the Law Building, one site plan required the removal of the following facilities: Dawson's Row Houses "D" and "E", a bath house serving Dawson's Row, and the home of Professor Arthur Flickenscher (possibly the former residence of Professor Moran) (Figure 7.29).[106] In addition, Observatory Road required widening as it had become "one of the most important, if not the most important artery of travel within the grounds and future developments will make it more so, increasing the congestion which already exists."[107]

In the end, the Commission recommended development west of Dawson's Row for the new Law Building because of its relationship to the proposed Engineering Building.[108] The Commission was authorized to raze Dawson's Row Houses "D" and "E" in the summer of 1931.[109] The Dawson's Row #1 Colonial Revival house was built as a replacement residence for Professor Fickenscher that same year.[110] The role of landscape in visually connecting proposed facilities was noted by the Commission. "Proper landscape treatment" was intended to unify the proposed Law and Engineering Buildings.[111] Site improvements included grading, terracing, and installation of a brick plaza at the front entry enclosed within a stone balustrade.[112]

The Architectural Commission continued to function at various levels through the 1930s. The group largely disbanded following the death of John Kevan Peebles in 1934; however, in July 1938, the Commission proposed that they become the designers of lights on the Lawn so that the nighttime appearance would be in keeping with the daytime character of the Lawn.[113] Around this time, Edgewater light poles appeared in the campus landscape.[114]

## C3. Modernizing the Landscape, 1931 to 1947

### *John L. Newcomb, Frank E. Hartman, and Landscape, 1931-1948*

On April 30, 1931, President Edwin Alderman died from a stroke. John L. Newcomb, who had occasionally assumed the role of during Alderman's absences, served as Acting President from 1931 to 1933, and then President until 1947. At this time, Charles H. Chandler handed responsibility for the Grounds to Frank E. Hartman. During his tenure, Hartman constructed many walks and modern roads. In this process he adapted the landscape work of Major Peyton and Dr. Lambeth including regrading and replanting gardens.[115] He graded the former East Range Road and West Range Road into more level terraces connected by rises (Figure 7.30).

Hartman also acquired plants both from private and University nurseries and the nearby woods for the campus. He encouraged the spread of flowering native trees and shrubs such as magnolia and rhododendron throughout the Grounds. He planted white oak along the west side of what is now McCormick Road, maple east of Monroe Hall, white pines around Scott Stadium white pine and dogwood below Carr's Hill and paralleling what is now University Avenue. American holly planted behind the West Range at this time were retained during the redesign of the western gardens by the Garden Club of Virginia. In the place of privet, spirea, and barberry hedges, Hartman reinforced a motif

of classical architectural forms and replacing these hedges with American boxwood. The Lawn also attracted Hartman's attention. In March 1938, he wrote to President Newcomb to recommend the creation of a committee to deal with the replacement of trees on the Lawn.[116]

Hartman and biology professor Edwin M. Betts served as resources regarding the vegetation of the University. In the 1930s, Betts created a detailed survey of the trees of the campus. The maps were made in pencil and recorded the location of trees and shrubs with numbers (Figure 7.15). The numbers were keyed to lists that provided botanical and common names for each entry (Figure 7.16). This formed the first comprehensive tree survey at the University.

### *Rotunda Renovation 1933-1939*

Between 1933 and 1939, the areas surrounding the Rotunda were improved. Although the Rotunda forecourt was paved in brick and concrete around 1933 using funding from the Civil Works Administration, WPA repairs were necessary a few years later.[117] Photographs from 1938 revealed that walls of the Rotunda were covered in vines and the steps exhibited considerable deterioration and delamination.[118] The Rotunda forecourt was paved with brick in a variety of bond patterns. Shrubs punctuated the corners of the plaza, which featured the 1910 Moses Ezekiel statue of Jefferson on a tall marble pedestal. Benches and the sundial installed in 1913 surrounded the plaza. These furnishings and objects were moved to various locations of the Forecourt through the 1930s (Figures 7.31 and 7.32). The lower terrace of the Rotunda forecourt in 1930 had three axial concrete walks separated by turf extending toward University Avenue. Also at this time there were several other approaches to the Rotunda including a brick-and-concrete walk at the west between the Rotunda and Observatory Road, set apart by bollards to the south from a utility route used during construction activity at the Rotunda (Figure 7.33). An article published in a student newspaper in October 1939 noted that "severe erosion" from recent rains was being remedied through the placement of fill soils and seeding the ground near the Rotunda and Chapel. The report also noted that three walks were proposed to replace a "narrow walk connecting the steps of the Rotunda to the road."[119]

Due to deterioration from use over time, the refurbishment included the installation of marble steps on the north and south sides of the Rotunda and a new marble balustrade.[120] The "restoration" was designed by Stanislaw J. Makielski, a University of Virginia professor of architecture, with supervision by Frank Hartman. Funding for the project was received in 1939 from the Works Public Administration (WPA), a Housing and Urban Development grant, the Virginia General Assembly, and the Cary D. Langhorn Trusts.[121]

### *Parking Areas, Wider Roads, and Construction, 1933-1945*

The ascendency of the engine-driven vehicles rippled through the urban landscape of the University and the City of Charlottesville during the 1930s and 1940s. Automobiles rose in popularity among the University community at this time and the demand for parking outstripped availability. Greater use of engine-powered service vehicles resulted in changes to the Grounds. As early as 1927, students requested to park cars on the concrete driveway leading to Memorial Gymnasium and also behind Dawson's Row.[122] Efforts to accommodate the service vehicles of the Buildings and Grounds Department occurred between 1935 and 1938 when a single-story garage was built just north of Jefferson Park Avenue and south of the Power House behind Cabell Hall. The creation of parking space would influence development of the campus in the following decades. By the 1940s, the garage along Jefferson Park Avenue and south of the Power House behind Cabell Hall was incorporated into a new 'L'-shaped configuration in this location. Associated roads were constructed to provide access to the rear of Cabell Hall. Both garages were removed just prior to the construction of New Cabell Hall in 1952.

A major campaign to widen roads and continue the expansion of facilities occurred at the University between 1933 and 1939. In 1933, the southern end of Hospital Drive in front of Cobb Chemical Laboratory was widened. Street lighting was also added on the drive at this time.[123] During the fall of 1934, a special committee was created to negotiate with the City of Charlottesville on the conveyance of two strips of land owned by the University to be used to widen roads.[124] In return for the land conveyed, the University would get the following: brick sidewalks on the southern side of Main Street between the entrance to the University and Route 29, a brick wall between the main entrance and West Range Road, removal of street car tracks, and easier ingress and egress to a point on the West Range Road.

The University consented to the widening of the Old Lynchburg Road (Jefferson Park Avenue) by the City in 1936.[125] The plan called for the acquisition of a strip of land along the north side of what is now Jefferson Park Avenue of between five and fifteen feet, the grading of the adjacent hillside, and the construction of a six-inch concrete curb along the length of the proposed improvement.[126] Hartman made related requests the following year.[127] The University desired several triangles or "Y" connections, including between Route 29 and the Old Lynchburg Road, at the entrance on Route 5 (western side of University along West Range) near Rugby Road. Hartman also requested increasing the width of the previously widened Hospital Drive by six feet in front of the Chemical Building as well as for the length of road from the north entrance on Route 5 near Rugby Road to the bridge over Route 29 on Observatory Road.

Road maintenance activities continued and in 1938, the University attempted to improve the road circling to the rear of Cabell Hall and the Power House. The potholed surface was to be scraped and treated with motor oil. After each rain, instructions were to treat the road with cinders.[128]

The multiplicity of construction activities during these years at the Academical Village included demolition of unwanted outbuildings, additional infrastructure, building additions, and installation of security barriers. In 1934, the University received a loan of $12,000 from the state in order to extend heating mains to the University Chapel, Fayerweather Hall, the new Thomas H. Bayly Art Museum (now The Fralin Museum of Art), and the President's House on Carr's Hill. [129] In the East Gardens, the Pavilion X kitchen was removed and a garage was demolished and rebuilt after the death of Professor Lile in 1936.[130] Hot water also was extended throughout the core of the Academical Village in 1938.[131] Between 1936 and 1938, the Alderman Library was built to consolidate the widely scattered University library collections into a single facility. Designed by architect R E Lee Taylor, the new library formed the north end of a quadrangle first proposed in Warren Manning's master plan for the University (Figure 7.34).[132] Taylor was well-known at the University, having designed Lambeth Field in 1911, Peabody Hall in 1913, and, with Edmund S. Campbell, the Thomas H. Bayly Art Museum.[133] Security barriers also appeared in the late 1930s. A tall wire fence around the perimeter of Rouss Hall was installed in 1939 because of radiation research conducted there through 1945. Access was restricted to south door on west façade.[134]

### *Anatomical Theater and New Facilities, 1938-1947*

On April 29, 1938, the Board of Visitors approved the removal of Thomas Jefferson's Anatomical Hall, the "old Medical Building on West Range."[135] Calls for the demolition had been voiced loudly in 1924 when Joseph Hudnut, then Dean of the McIntire School of Art and Architecture, and President Alderman agreed that the building “must be abandoned in the interests of safety.”[136] While the structural stability of the building was in question, the position of the Anatomical Theater created a narrow point along the

Observatory Road and limited the expansion of other facilities north of the Peabody group (Figure 7.34).[137] Indeed, state funds were immediately secured to widen Observatory Road in 1938 and 1939.[138]

The Anatomical Theater was razed in June of 1939.[139] Archaeological investigations conducted by John Milner Associates, Inc. in the location of the former Anatomical Theatre have documented that the remains of the Jeffersonian structure were buried under 20 feet of fill soils.[140] Only a five-foot-tall fragment of the southern brick wall was identified. Almost all of the building had been removed and unconsolidated fill was used to raise the level of the area approximately 20 feet. Very little of the original fabric of the building remained.[141] In the demolition, materials were salvaged and old bricks from the site were reportedly used to reconstruct the serpentine walls.[142]

Road improvements were undertaken near the Anatomical Theater shortly after it was removed. By 1940, the Observatory Road was resurfaced in asphalt with a macadam foundation using funds from the WPA and the State Department of Highways. At a width of 36 feet from the light to the corner of Madison Hall, and 30 feet from that point to the west, the road was about 18 feet wider than the old road. A new approach was to come up the hill from University Avenue to the east of the Library. [143]

Expansion and development at the University slowed considerably in the 1940s. The addition of new facilities largely occurred outside of the Academical Village. Landscape changes included the placement of electrical wires underground in 1941.[144] Just southwest of the historic core and adjacent to Minor Hall, Maury Hall was built in 1942.[145] Architect R E Lee Taylor designed the building to border the west side of the McIntire Amphitheater and serve as the University Naval ROTC headquarters. Monumental stairs descended east toward the rear of the McIntire Amphitheater from the new building.

By the late 1940s other facilities were planned or built farther away from the Academical Village revealing the expansive tendencies of the institution during these years. The Experimental Physics Laboratory and an addition to McKim Hall occurred away from the historic core.[146] A Naval Armory (Halsey Hall) also was planned with construction taking place in the vicinity of Dawson's Row early in the next period. Aerial photographs captured the landscape at the end of the period (Figures 7.35 and 7.36). Additional facilities, like Memorial Gymnasium, were located outside of the core campus. The images revealed campus density in 1945. With University development efforts directed away from the Lawn, the landscape resources of the Academical Village began to require preservation and maintenance.

## D. 1947 LANDSCAPE CHARACTER AND CDFS

The Academical Village Landscape of the 1940s is a maturing landscape of increasing value as an integral component of the University—physically, architecturally, and academically. Four of the landscape character areas, LCA 1- The Lawn, LCA2- The North Rotunda Lawn, LCA3- East Gardens, and LCA4- West Gardens retain much of their character from the earlier periods. Alterations in these LCAs are confined largely to the perimeters along Hospital Drive at the east and Observatory Road at the west where the University continues to expand. Increased design attention to work on the Grounds with the aid of landscape architects and architects enhance the value and use of the landscape. Within the character areas improvements to pedestrian circulation, materials finishes, and accommodation of an increased number of vehicles on the Grounds. The South Lawn and Slopes landscape of LCA5 is the most altered during this period, with relocation of the dump and continued expansion of University activities.

LCA1 the Lawn landscape during the 1940s remains a series of turf terraces with separating slopes descending toward the South Lawn with views framed by the double rows of trees along both the East and West Lawn. Spatial organization of views and visual relationships established over a century earlier are retained with three brick walks linking the Colonnade walks, providing a rectilinear walk system allowing uniform access within this character area. Attention to turf quality and tree health ensures that the Lawn will continue to retain these qualities into the future.

LCA2 North Rotunda Lawn landscape's park-like character is improved over time within three distinct areas: the center area, Rotunda forecourt, and East and West Groves. The East and West Groves defined by University Avenue at the north and the axial Long Walk and walk to Alderman Quadrangle at the south are planted with mature shade trees and turf. A system of formal axial walks and diagonal walks cross link the Academical Village to destinations north of University Avenue. To the immediate sides of the Rotunda are the East and West Rotunda courtyards, two areas open to the sky planted with broadleaf evergreen magnolias and clipped hedging. The Rotunda forecourt is the most formal component of the North Rotunda Lawn landscape. In 1946 the forecourt is organized as an upper terrace surrounded by walls of the former Annex. A series of walks convey pedestrians to University Avenue as the lower terrace portion is not yet constructed.

LCA3 East Gardens retain their spatial organization from the "Progressive and Campus Beautiful Landscape Renewal Era" (1881-1914) as a series of nine spaces. Gardens at the east of the pavilions on the upper portion of the landscape are contained by serpentine brick walls whereas the lower gardens nearer the East Range are defined by a combined design of hedging, brick and stone walls. The landscape is a series of four linear terraces dropping from the pavilions to the East Range. In 1947 East Lawn Road set to the edge of the second terrace runs parallel with the Academical Village north-south axis, separating the upper and lower East Gardens. Alleys further divide the garden spaces in the east-west direction between the service courts and hotels. Key Alley is the only alley of the five which does not continue to the East Range. Plantings are ornamental in character.

LCA4 West Gardens like the East reflect the earlier landscape era with garden spaces west of the five pavilions and east of the West Range. In a similar arrangement to the East Gardens, five gardens directly west of the pavilions are defined by a combination of serpentine and straight brick walls. Five gardens further west along the West Range are defined primarily by hedging. Unlike the East Gardens, the landscape of the West Gardens is generally level with moderate sloping to the north and south. West Lawn Road separates the landscape into two sections making the walled garden spaces to the east larger than those nearer the hotels and West Range. West Lawn Road like East Lawn Road parallels the Academical Village center axis in the north-south direction but does not extend fully to separate the gardens between Pavilion I and Hotel A gardens. Four alleys between Observatory Road and the service courts further divide the garden spaces in the east-west direction. Plantings in the garden reflect the trend to beautification of the campus with ornamentals and hedging to embellish the spaces.

LCA5 South Lawn and Slopes landscape during this period continues to function as a support landscape with residential, recreational and utilitarian functions. These activities continue to reshape the steeply sloping topography as the landscape is altered in anticipation of additional facilities. The organization pattern to the west in the South Lawn and Slopes is modestly affected in the area of Dawson's Row with removal of existing structures whereas it is substantially altered with the construction of the McIntire Amphitheater and realignment of the drive behind Old Cabell Hall. These modifications mark an expansion of the University south and west. The more agricultural and rural landscape character continues as an extension of the classically organized landscape of the Academical Village Grounds

begun with construction of the South Lawn and Old Cabell Hall. Areas not cultivated near Dawson's Row, the amphitheater or Varsity Hall remain covered in tall grasses with native tree growth to the bordering Jefferson Park Avenue.

The following CDFs list is updated for 1947 as required. This list serves as a summary of the documented CDFs at this for 1947. As previously the alpha-numeric codes on the left note three factors:

- CDF Letter Code
- LCA 1 through 5
- Feature number, i.e. U1-1

When an important aspect of a feature has changed, such as material or configuration, the letter "c" is shown in the last column. There are 22 count of these changed CDFs for 1947. Drawing on all the sources these CDFs are depicted on *Plan 8* and *Plan 9*. Missing CDFs numbers in the left column sequence indicate no presence in 1947. See Chapter 10 for the complete listing.

| **Chart of CDFs for 1947<br>LCA 1 The Lawn** | | |
|---|---|---|
| *Land Uses* | | 1947 |
| U1-1 | Casual daily use, walk, game, exercise | |
| U1-2 | Academic uses, study, instruction | |
| U1-3 | Ceremonial center of University | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1947 |
| O1-2 | Terraced Lawn framed by trees and architecture, all sides | |
| O1-4 | View east and west across Lawn of trees, opposite colonnade | |
| O1-5 | View north across Lawn to Rotunda framed by trees and architecture | |
| O1-6 | View south across Lawn from Rotunda walk framed by trees and architecture 4 sides | |
| *Topography* | | 1947 |
| T1-2 | Terraced panels of trees and turf descending to South Lawn | |
| *Vegetation* | | 1947 |
| V1-1 | Rows of deciduous shade trees along the building façades | |
| V1-2 | Terraced Lawn with turf cover | |
| *Circulation* | | 1947 |
| C1-1 | Colonnade walk and steps east and west | |
| C1-2 | Lawn crosswalks | |
| *Water Features & Drainage* | | 1947 |
| W1-1 | Lawn subsurface drainage system | |
| W1-2 | Lawn irrigation system | |
| *Non-Habitable Structures* | | 1947 |
| | none | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1947 |
| F1-1 | Colonnade dormitory furnishings | |
| F1-4 | Electric light poles | |
| F1-5 | Overhead electric supply lines, supply poles | |

| | | |
|---|---|---|
| **LCA 2 North Rotunda Lawn** | | |
| *Land Uses* | | 1947 |
| U2-2 | Academic uses, study, instruction | |
| U2-3 | Casual daily use, walk, game, exercise | |
| U2-4 | Ceremonial use | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1947 |
| O2-1 | Spatial definition at perimeter - north road, walls, south building façades, Long Walk | |
| O2-3 | Views of the Rotunda from road at north | |
| O2-4 | Linear view near Long Walk alignment | |
| O2-5 | Multi-directional views across North Rotunda Lawn | |
| O2-7 | Brooks Hall landscape setting | |
| O2-8 | University Chapel landscape setting | c |
| O2-9 | Rotunda forecourt, slopes, steps and broad walk | |
| O2-10 | Rotunda arcade east and west | |
| *Topography* | | 1947 |
| T2-1 | Highpoint at Rotunda, descending grades north, east, west | |
| *Vegetation* | | 1947 |
| V2-3 | Open turf with shade and evergreen trees | |
| V2-4 | Linear trees along walks | |
| V2-5 | Rotunda east and west courtyards magnolias | |
| V2-6 | Rotunda forecourt formal plantings | |
| *Circulation* | | 1947 |
| C2-2 | Axial, diagonal and circumferential system of walks | |
| C2-3 | Long Walk | |
| C2-4 | Access and circulation to Lawn from the north | c |
| C2-5 | University Ave. as north boundary | c |
| *Water Features & Drainage* | | 1947 |
| | none | |
| *Non-Habitable Structures* | | 1947 |
| S2-2 | Annex ramparts | |
| S2-3 | Stone wall along University Avenue | |
| S2-4 | Senff Gates at University Avenue and Hospital Drive | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1947 |
| F2-2 | Electric light poles | |
| F2-3 | Overhead electric supply lines, supply poles | |
| F2-4 | Thomas Jefferson statue | |
| F2-5 | Benches | |
| F2-6 | Flagpoles to either side of the Rotunda forecourt | |
| F2-7 | Sundial southeast of the Rotunda forecourt | |
| **LCA 3 East Gardens** | | |
| *Land Uses* | | 1947 |
| U3-2 | Academic uses, study, instruction | |
| U3-3 | Casual daily use, residential, pleasure garden | |
| U3-4 | Service functions | |

| | | |
|---|---|---|
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1947 |
| O3-1 | Sequence of visually enclosed chambers framed by walls and buildings | c |
| O3-3 | Gardens spaces with service buildings | c |
| O3-4 | Linear service alleys framed by brick walls | c |
| O3-5 | Open landscape to east | |
| *Topography* | | 1947 |
| T3-1 | Terraced ground plane descends to east | |
| T3-2 | Service alleys slope descends to east | |
| T3-3 | Service courts slope descends to east | |
| T3-4 | Level east lawn | |
| T3-5 | Steep slope perimeter to east | |
| T3-6 | Side drains along service alleys | c |
| *Vegetation* | | 1947 |
| V3-2 | Hedges as garden edges | c |
| V3-3 | Ornamental plantings upper gardens | |
| V3-4 | Ornamental plantings lower gardens | |
| V3-6 | Edge plantings between wall and alley roadway | |
| V3-7 | Ornamental plantings in service courts | |
| V3-8 | Trees and turf at level east lawn | |
| V3-9 | Trees and turf on east slope | |
| *Circulation* | | 1947 |
| C3-1 | 4 service alleys | c |
| C3-2 | 4 service courts west end of Alleys | c |
| C3-4 | Hospital Drive as east boundary | |
| C3-5 | Road between upper and lower gardens | |
| C3-8 | Arcade paving at hotels | |
| C3-9 | Areas of garden paving | |
| C3-10 | Garden walks | |
| C3-11 | Garden steps | |
| C3-12 | East slope steps | |
| *Water Features & Drainage* | | 1947 |
| | none | |
| *Non-Habitable Structures* | | 1947 |
| S3-1 | Brick Walls define garden chambers | |
| S3-2 | Functional outbuildings, smokehouse, privies | c |
| *Small-Scale Features, Site Furnishings & Objects* | | 1947 |
| F3-1 | Sculpture feature - Merton Spire | |
| F3-2 | Sculpture feature - Cast Iron capital | |
| F3-3 | Sculpture features - Rotunda stone capitals | |
| F3-5 | Garden furniture | |
| F3-6 | Garden gates | c |
| F3-7 | Bollards in alleys | |
| F3-9 | Electric light poles | |
| F3-10 | Overhead electric supply lines, supply poles | |

| LCA 4 West Gardens | | |
|---|---|---|
| *Land Uses* | | 1947 |
| U4-2 | Academic uses, study, instruction | |
| U4-3 | Casual daily uses, residential, pleasure garden | |
| U4-4 | Service functions | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1947 |
| O4-1 | Sequence of visually enclosed chambers framed by walls and buildings | |
| O4-3 | Gardens spaces with service buildings | c |
| O4-4 | Linear service alleys framed by brick walls | c |
| O4-5 | Level open area along west of hotels/along Observatory Rd. (McCormick Rd.) | |
| *Topography* | | 1947 |
| T4-1 | Ground plane slight slope descends to west | |
| T4-2 | Service courts slight slope descends to west | |
| T4-3 | Alleys moderately slope descends to west | |
| T4-4 | Stepped grades along Observatory Rd. (McCormick Rd.) | |
| *Vegetation* | | 1947 |
| V4-2 | Hedges as garden edges | c |
| V4-3 | Ornamental plantings lower gardens | |
| V4-4 | Ornamental plantings upper gardens | |
| V4-6 | Edge plantings between wall and alley roadway | |
| V4-7 | Ornamental plantings in service courts | |
| V4-8 | Trees and turf at level west lawn | |
| *Circulation* | | 1947 |
| C4-1 | 4 service alleys | c |
| C4-2 | 4 service courts east end of alleys | c |
| C4-3 | Access drive east of hotels | |
| C4-4 | Observatory Rd. (McCormick Rd.) as west boundary | |
| C4-5 | Road between upper and lower gardens | |
| C4-6 | Road south of Hotel E | |
| C4-8 | Arcade paving at hotels | |
| C4-9 | Areas of garden paving | |
| C4-10 | Garden walks | |
| C4-11 | Garden steps | |
| *Water Features & Drainage* | | 1947 |
| | none | |
| *Non-Habitable Structures* | | 1947 |
| S4-1 | Brick Walls define garden chambers | |
| S4-2 | Functional outbuildings, smokehouse, privies | c |
| S4-4 | Stone Walls | |
| S4-5 | Fences | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1947 |
| F4-2 | Sculpture features - Rotunda stone capitals | |
| F4-3 | Garden furniture | |
| F4-4 | Garden gates | c |

| | | |
|---|---|---|
| F4-5 | Bollards in alleys | |
| F4-7 | Electric light poles | |
| F4-8 | Overhead electric supply lines, supply poles | |

| **LCA 5 South Lawn and Slopes** | | |
|---|---|---|
| *Land Uses* | | 1947 |
| U5-2 | Academic uses, study, instruction | |
| U5-6 | Service and utility functions | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1947 |
| O5-3 | View north across Lawn to Rotunda framed by trees and architecture | |
| O5-4 | Views south from Cabell Hall pergolas | |
| O5-5 | View into McIntire Amphitheater | |
| O5-7 | Slopes and terraces shaped by buildings and retaining walls | c |
| *Topography* | | 1947 |
| T5-1 | Steep south slopes | |
| T5-2 | Level South Lawn framed by Old Cabell, Cocke and Rouss Halls | |
| T5-5 | Moderate slope at Varsity Hall | |
| T5-6 | Moderate slope at Randall Hall | |
| T5-7 | Partial steep slope along Jefferson Park Avenue | |
| T5-8 | Stepped slope and corner slopes of McIntire Amphitheater | |
| *Vegetation* | | 1947 |
| V5-2 | Double tree rows and turf continuing Lawn vegetation | |
| V5-3 | Trees and turf on slopes | |
| V5-5 | Street trees Ruppell Drive segment of former Hospital Drive | |
| V5-6 | Hedge encircling lawn at McIntire Amphitheater slopes | |
| *Circulation* | | 1947 |
| C5-3 | Perimeter drives east, south and partial northwest | |
| C5-4 | Asphalt service drive at Randall and Varsity Halls | |
| C5-5 | Jefferson Park Ave. as southern boundary | c |
| C5-7 | South Lawn perimeter walks | |
| C5-8 | Terraces east and west of Old Cabell Hall | |
| C5-10 | Landscape plaza at Garrett Hall Entry | |
| C5-11 | Paths and steps Randall Hall | |
| C5-13 | Brick paving at Jefferson and Washington Statues | |
| *Water Features & Drainage* | | 1947 |
| W5-1 | South Slopes springs running northwest to southeast | c |
| *Non-Habitable Structures* | | 1947 |
| S5-5 | Stone retaining walls north of Rousss and Cocke Hall | |
| S5-6 | Stone retaining wall at the east garden niche | |
| S5-7 | McIntire Amphitheater | |
| S5-8 | Chain gate, brick piers at Hospital Dr. (Ruppel Dr.) | |
| *Small Scale Features, Site Furnishings & Objects* | | 1947 |
| F5-1 | Electric light poles | |
| F5-2 | Overhead electric supply lines, supply poles | |

## CHAPTER 7 ENDNOTES

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Figure 7.1 As early as 1912, Mrs. Senff provided the University with funding to improve the entrance to the old Post Office Building and Temperance Hall. The new entry that became known as the Senff Gate" consisted of two brick arches with concrete detailing that separated pedestrian and vehicular entry. The 1914 Entrance Building appears in the background. (R-JAV-SCL-HSC-1917-X04957B1-BW-2-SenffGates.jpg)

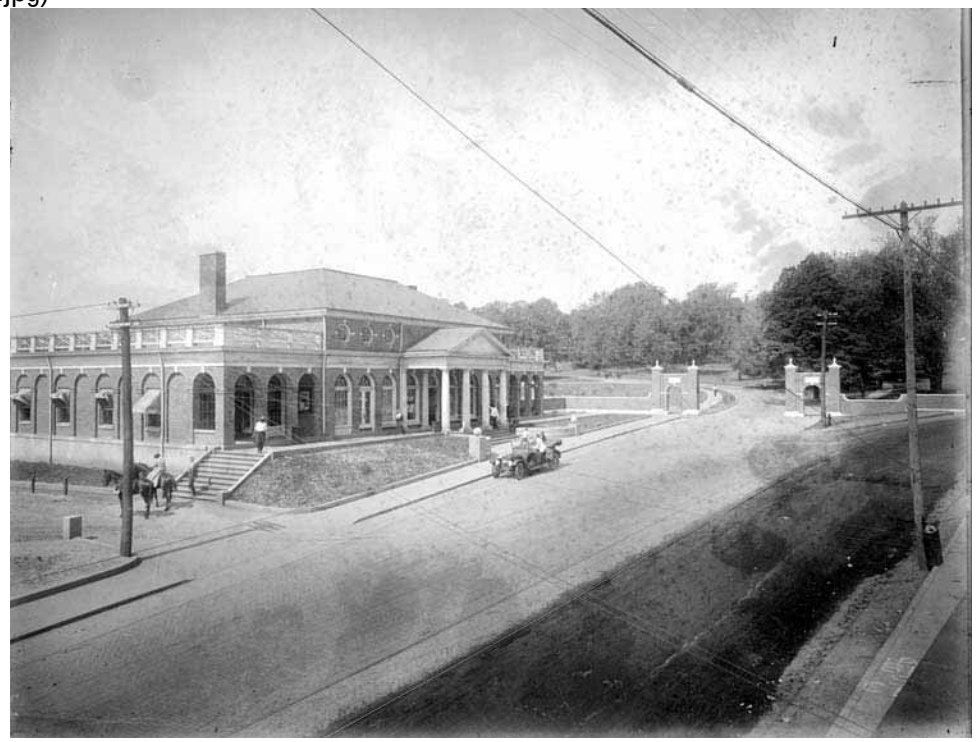


Figure 7.2 Improvements in the vicinity of Senff Gates, the result of plans for improved vehicular and pedestrian circulation, were devised in response to the increasing presence of the car. (R-JAV-SCL-HSC-1915-X03200B-BW-6-CornerBuildingSenffGatesUnivAveViewSW.jpg)

Figure 7.3 South of Pavilion IX on the west, a statue of Thomas Jefferson by Karl Bitter was installed in a hedge-framed courtyard with shrubs and a bench. Across the Lawn is the earlier-placed Washington statue niche. (R-JAV-DSC_0082-Jefferson Statue-cropped image-UVAViewsGroundsBuildingsMichiePub1936.jpg)

Figure 7.4 The dedication south of Pavilion X on the east honored the garden space created for the statue of George Washington by Jean-Antoine Houdon as seen in this view across the South Lawn at Rouss Hall. (R-JAV-SCL-HSC-1918-X07187B-BW-5-RoussHallViewNSouthLawnTerrace.jpg)

Figure 7.5 The realignment of Hospital Drive entailed other shifts to physical planning. In the design of a new hospital wing, architect Walter Dabney Blair, provided a more formal frontage to University Avenue. (R-JAV-SCL-HSC-1919-X07668B-BW-ViewSEtoHospitalCircle.jpg)

Figure 7.6 The character of the South Slopes landscape was that of steeply sloped grades with numerous volunteer trees in 1920. (JAV-SCL-OVH-1920-prints16041-BW-5-Cabell.jpg)

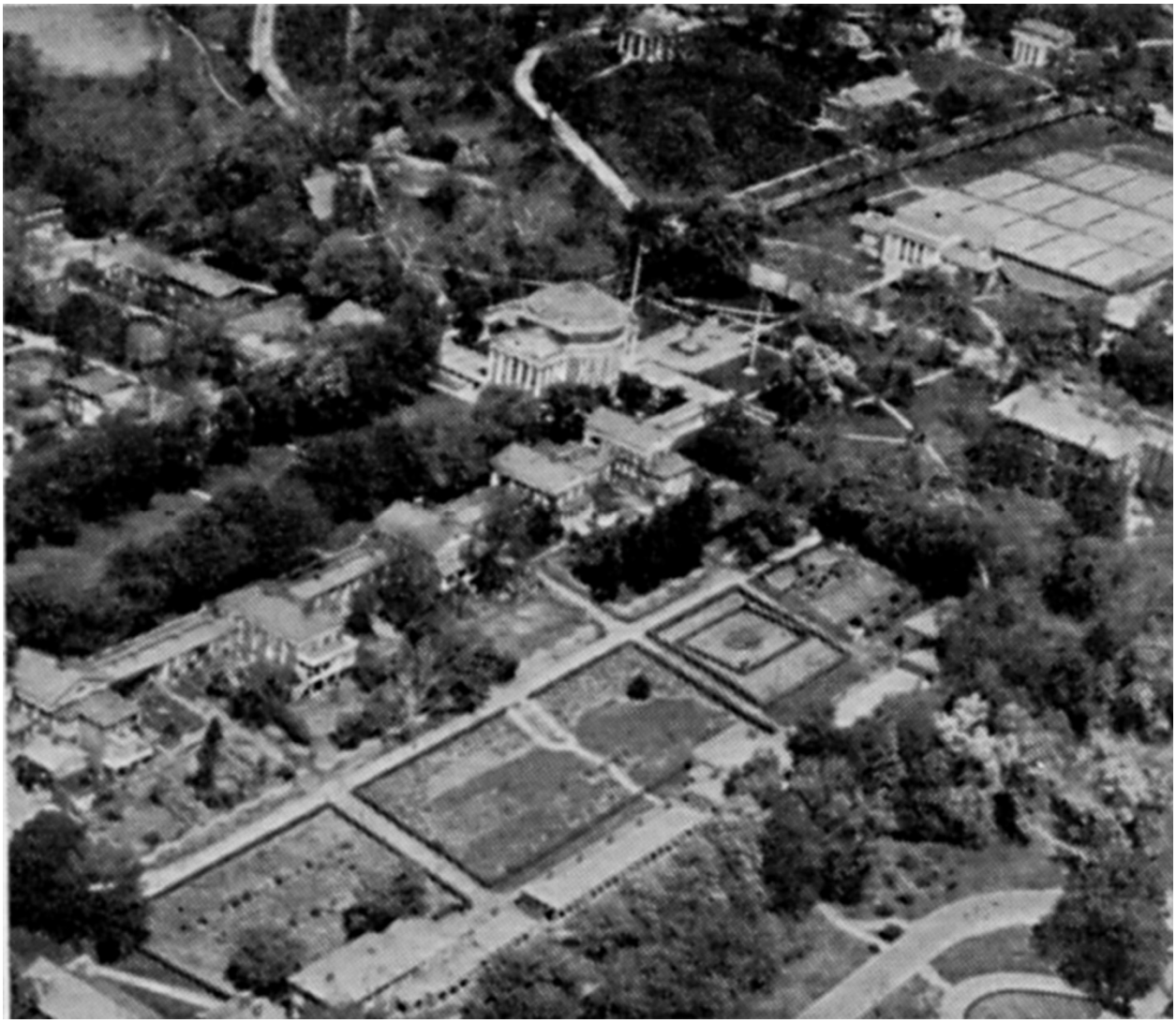


Figure 7.7 Circulation patterns were evident in the East Gardens and around the North Rotunda Lawn which is crossed by a series of axial and diagonal walks. (R-JAV-OA-1922-Aerial2b-O-3-east.JPG)

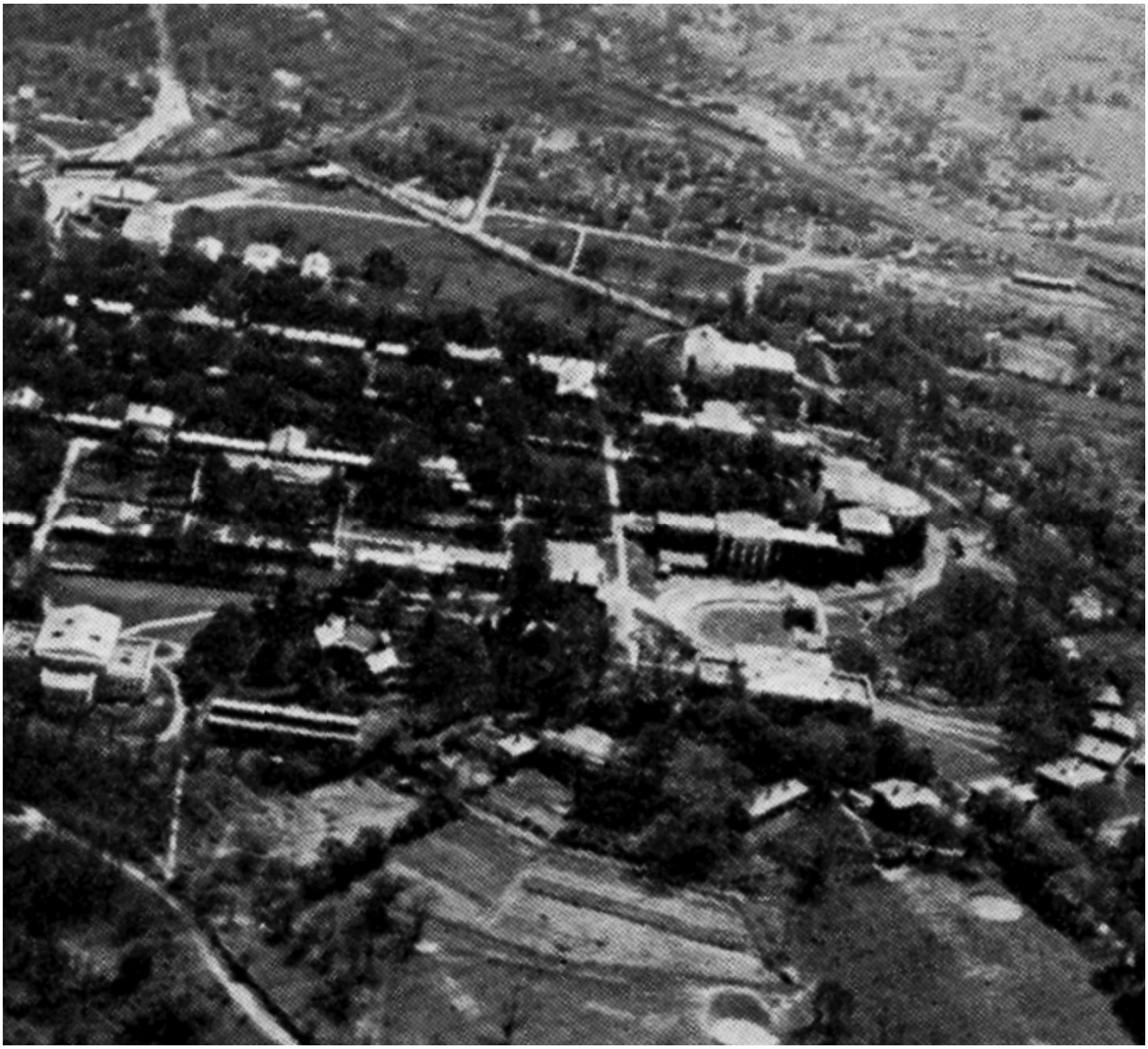


Figure 7.8 This image of the West Gardens and the South Lawn and Slopes revealed the road network behind Cabell Hall and a series of walks fanning out from the south end of the McIntire Amphitheater toward each of the buildings on Dawson's Row. (R-JAV-OA-1922-Aerial2d-O-3-south and west.jpg)

Figure 7. 9 In September 1922, the "alleys and drives between West Colonnade and West Range" were paved "with concrete and brick in the same manner as the Poe walk." (R-JAV-SCL-HSC-nd-c1920s-Y26678EB-BW-3-AlleyDecorativePaving.jpg)

Figure 7.10 Concrete and brick paver surfacing was identified directly below a later cover of asphalt. In the Pavilions III and V courtyard, the surfacing consisted of a single rectangular-shaped band of brick, approximately 32 inches wide and set 6 feet inside of the concrete curbs. (R-JAV-ARCH-RAS-2009-1-1922-C-4-Courtyard_III-V_Concrete_and_Brick_Paver_Surfacing.jpg).

Figure 7.11 Improvements to the roads and walks throughout the Academical Village began in the early 1920s and in the vicinity of Randall Hall, pictured here. The South Slopes required considerable efforts to address grades to provide functional circulation. (R-JAV-SCL-HSC-1919-X07821B-BW-5-RandallHall.jpg).

Figure 7.12 In 1916 Superintendent of Grounds Dr. William Lambeth was relieved to report that the American ash trees on the Lawn were in a good state and likely to survive for several more years. (R-JAV-SCL-HSC-1915-X03584B-BW-1-LawnViewN.jpg)

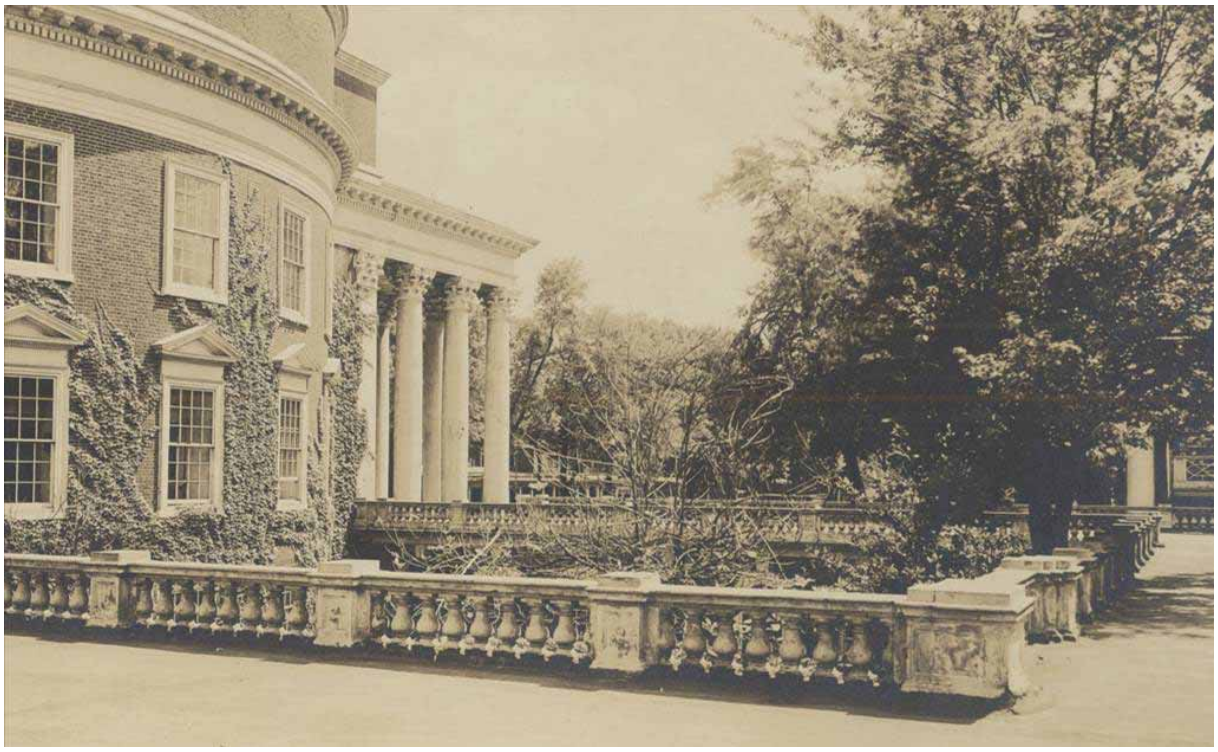


Figure 7.13 The leafless branches of one tree suggest the loss of a magnolia in the west courtyard in 1915. (R-JAV-SCL-OVH-1915-prints00162-BW-2-RotundaWestCourtyardFromTerrace.JPG)

Figure 7.14 This photograph of the west courtyard shows an earthen path, a trimmed hedge, the large red maple, and the absence of the southeast magnolia by 1925. (R-JAV-SCL-OVH-1925-prints00457-BW-2-RotundaWestCourtyard.jpg)

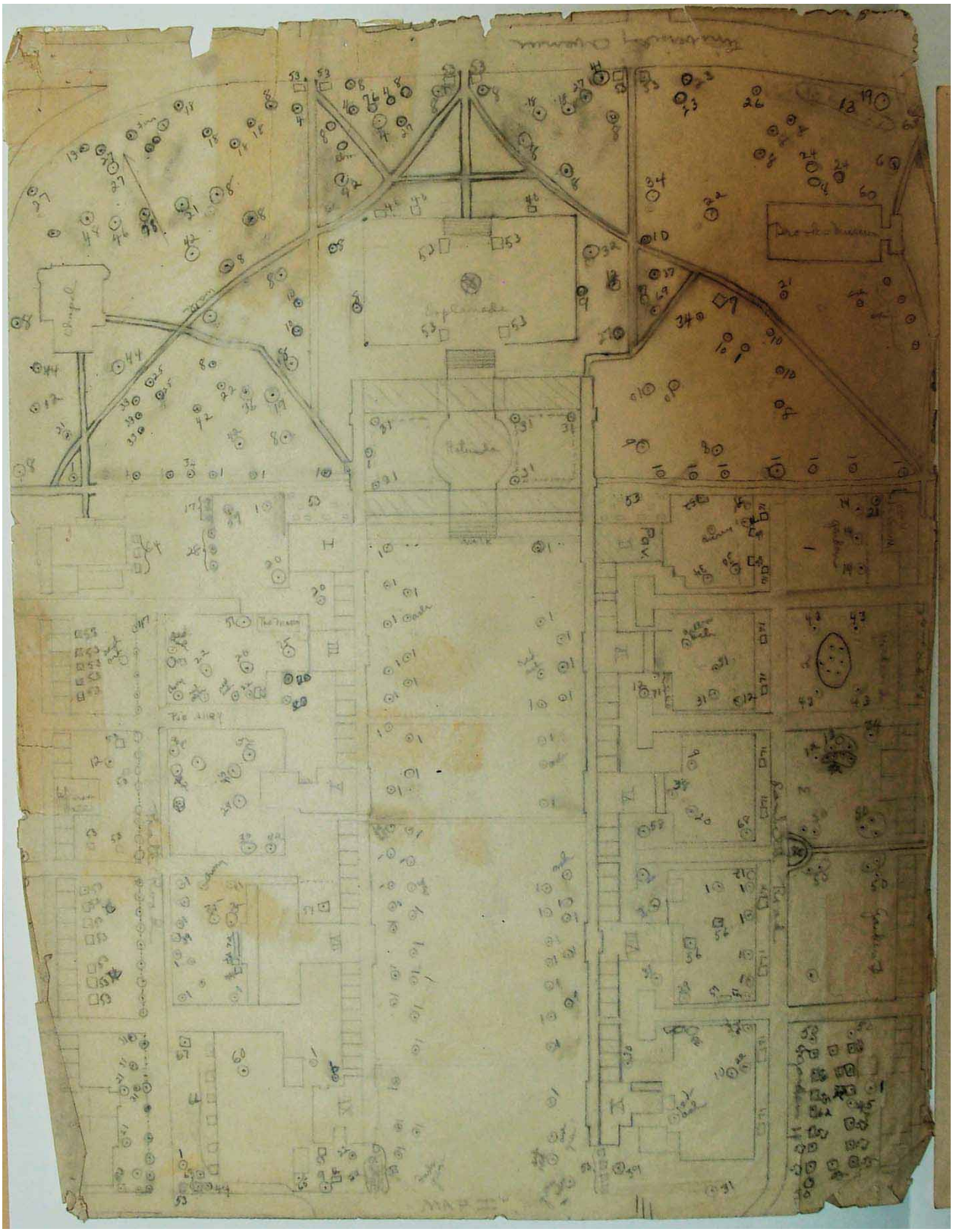
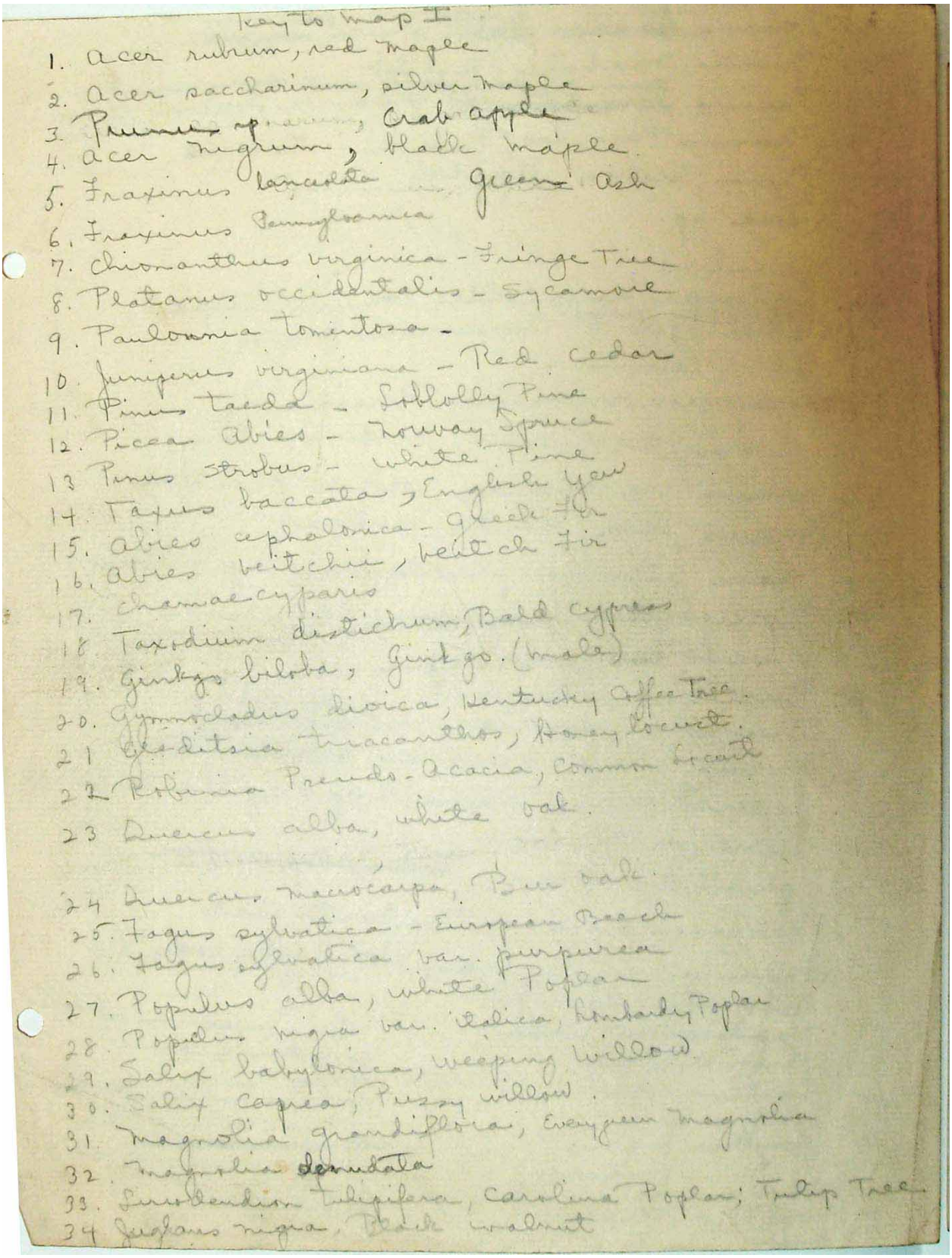


Figure 7.15 In the 1930s, biology professor Edwin M. Betts created a detailed survey of the trees of the campus. Betts' maps were pencil drawings on trace paper and recorded the location of trees and shrubs with numbers. (R-JAV-SCL-EBC-Box14 MSS5980-Map1-c1930s-M-0-Betts-full.jpg)


Key to map I

1. Acer rubrum, red maple
2. Acer saccharinum, silver maple
3. Pyrus sp., Crab apple
4. Acer nigrum, black maple
5. Fraxinus lanceolata, green ash
6. Fraxinus pennsylvanica
7. Chionanthus virginica - Fringe Tree
8. Platanus occidentalis - Sycamore
9. Paulownia tomentosa -
10. Juniperus virginiana - Red cedar
11. Pinus taeda - Loblolly Pine
12. Picea Abies - Norway Spruce
13. Pinus strobus - white Pine
14. Taxus baccata, English Yew
15. Abies cephalonica - Greek fir
16. Abies veitchii, veitch fir
17. chamaecyparis
18. Taxodium distichum, Bald cypress
19. Ginkgo biloba, Ginkgo. (male)
20. Gymnocladus dioica, Kentucky Coffee Tree.
21. Gleditsia triacanthos, Honey locust.
22. Robinia Pseud-Acacia, Common Locust
23. Quercus alba, white oak.
24. Quercus macrocarpa, Bur oak.
25. Fagus sylvatica - European Beech
26. Fagus sylvatica var. purpurea
27. Populus alba, white Poplar
28. Populus nigra var. italica, Lombardy Poplar
29. Salix babylonica, weeping Willow.
30. Salix caprea, Pussy willow.
31. Magnolia grandiflora, Evergreen magnolia
32. Magnolia ~~denudata~~
33. Liriodendron tulipifera, Carolina Poplar; Tulip Tree.
34. Juglans nigra, Black walnut

Figure 7.16 This key lists the scientific and common names of each tree identified on the preceding map by Edwin Betts in the 1930s. (R-JAV-SCL-EBC-Box14 MSS5980-List1-c1930s-U-0-Betts-full.jpg)

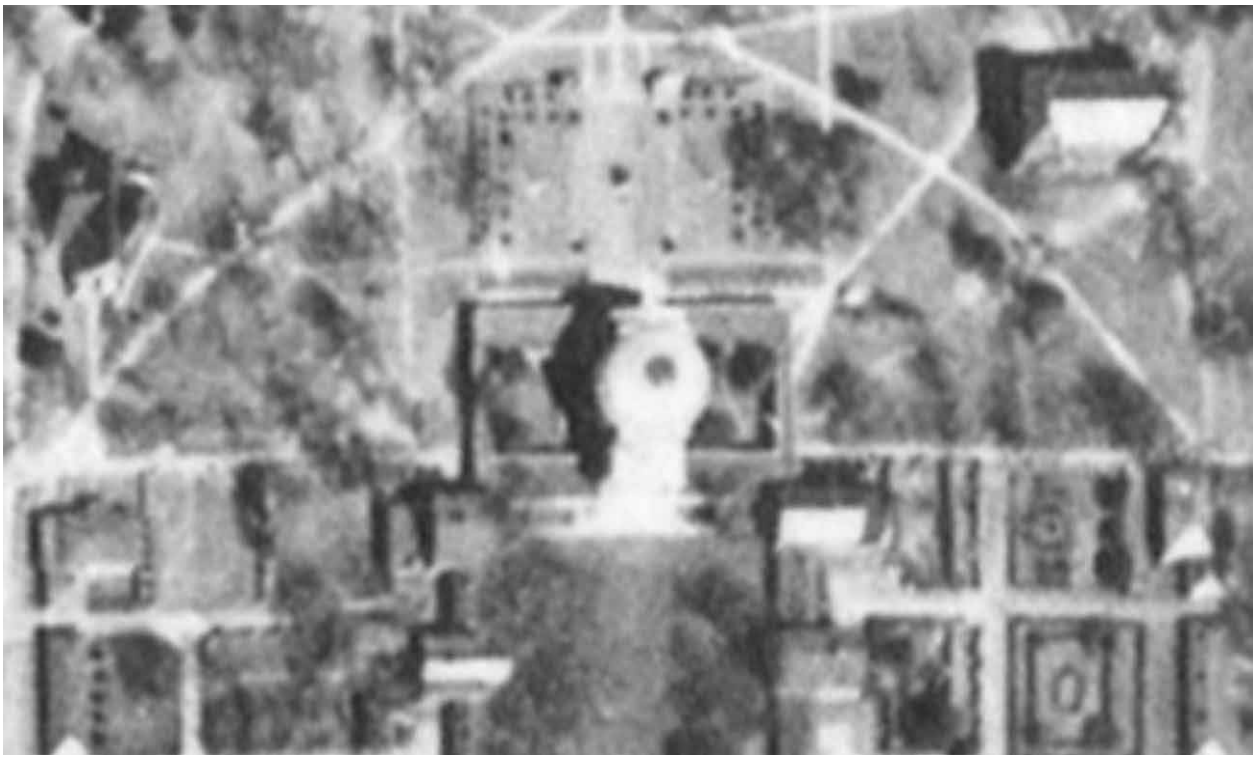


Figure 7.17 This 1937 aerial photograph shows two trees in the west courtyard and three trees in the east courtyard. (R-JAV-SCL-DSC-1937-03-28-MSS12249Box2-AerialPhotographUVA detail.JPG)

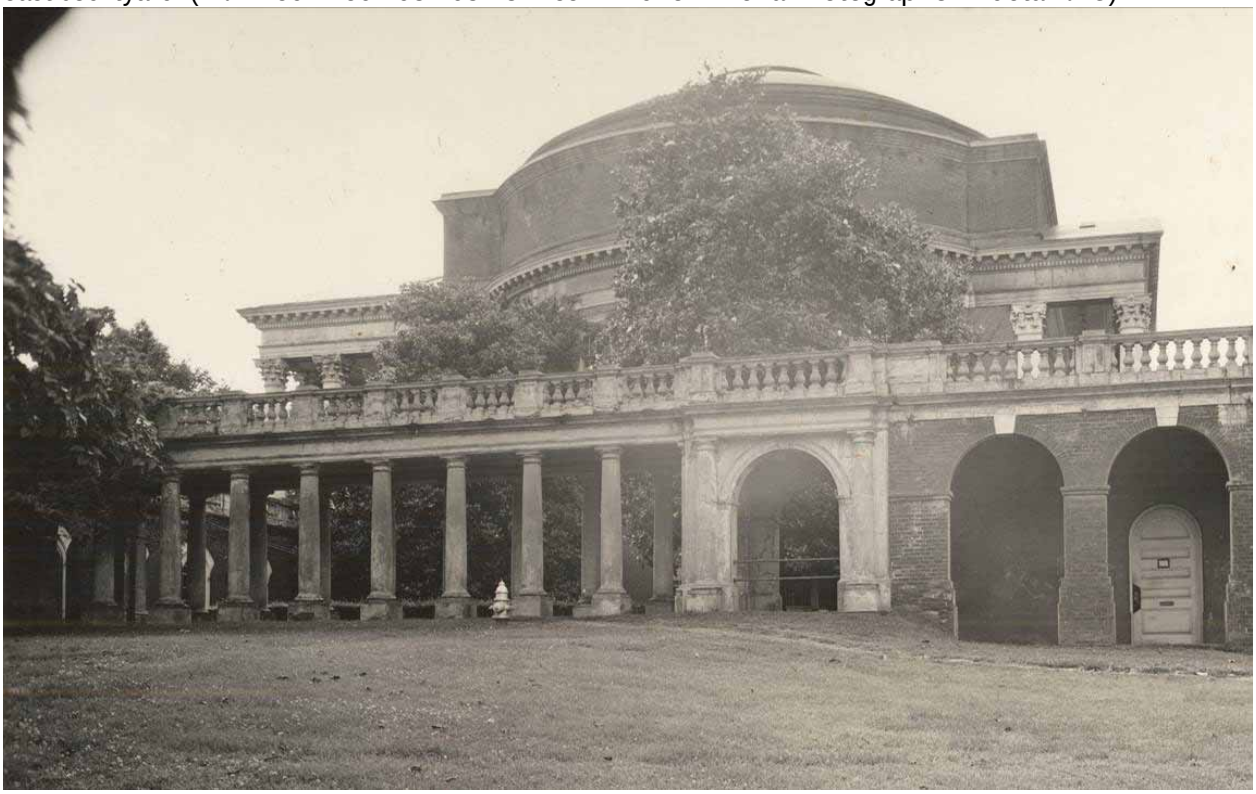


Figure 7.18 The trimmed hedge and magnolias are visible in this 1938 photograph of the east courtyard. (R-JAV-SCL-OVH-1938-7-2-prints00381-BW-2-RotundaEastElevation.JPG)

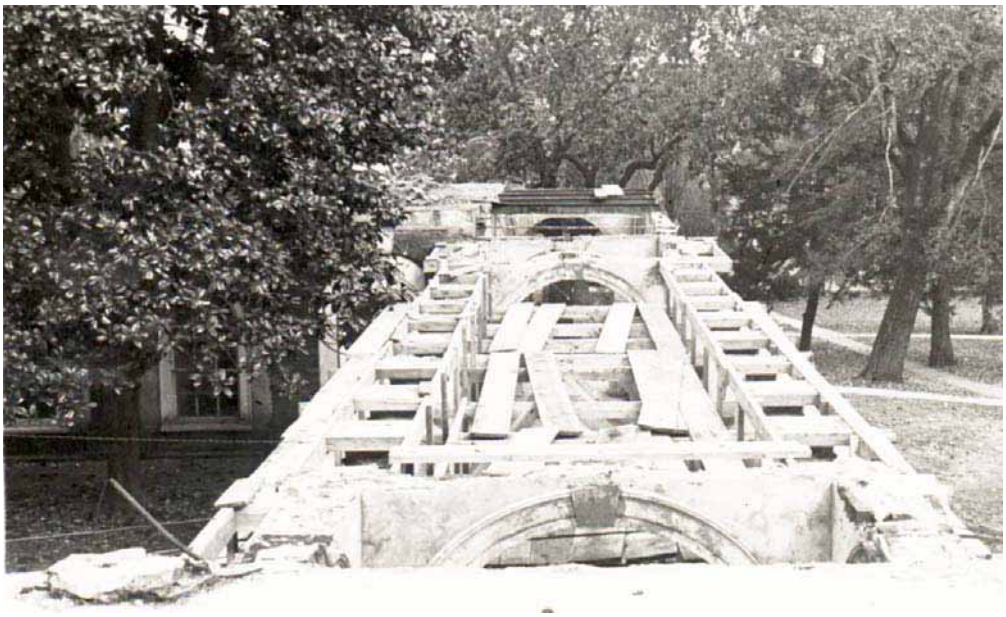


Figure 7.19 A photograph showing the 1938 renovation of the east Rotunda courtyard reveals removal of interior courtyard hedges and pathways. (R-JAV-SCL-OVH-1938-prints00119-BW-2-EastPromenade-detail.JPG)

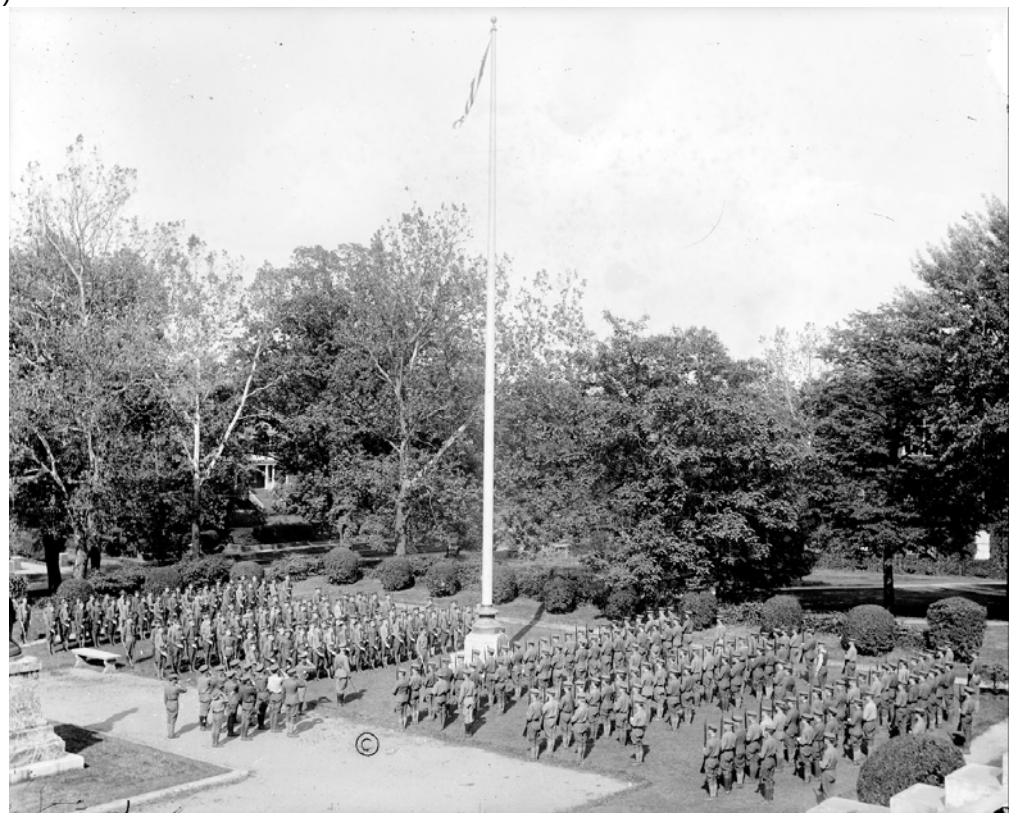


Figure 7. 20 Around 1917, President Alderman had two flagpoles placed on the north side of the Rotunda Upper Terrace, as recommended by Walter Blair. The east pole was given by Thomas Ryan for the American flag and the west pole was given by Paul G. McIntire for the flag of the Commonwealth of Virginia. The east pole is visible in this 1918 view taken during a military muster exercise. T (R-JAV-SCL-HSC-1918-X06246B1-BW-2-NRotundaTerrace.jpg).

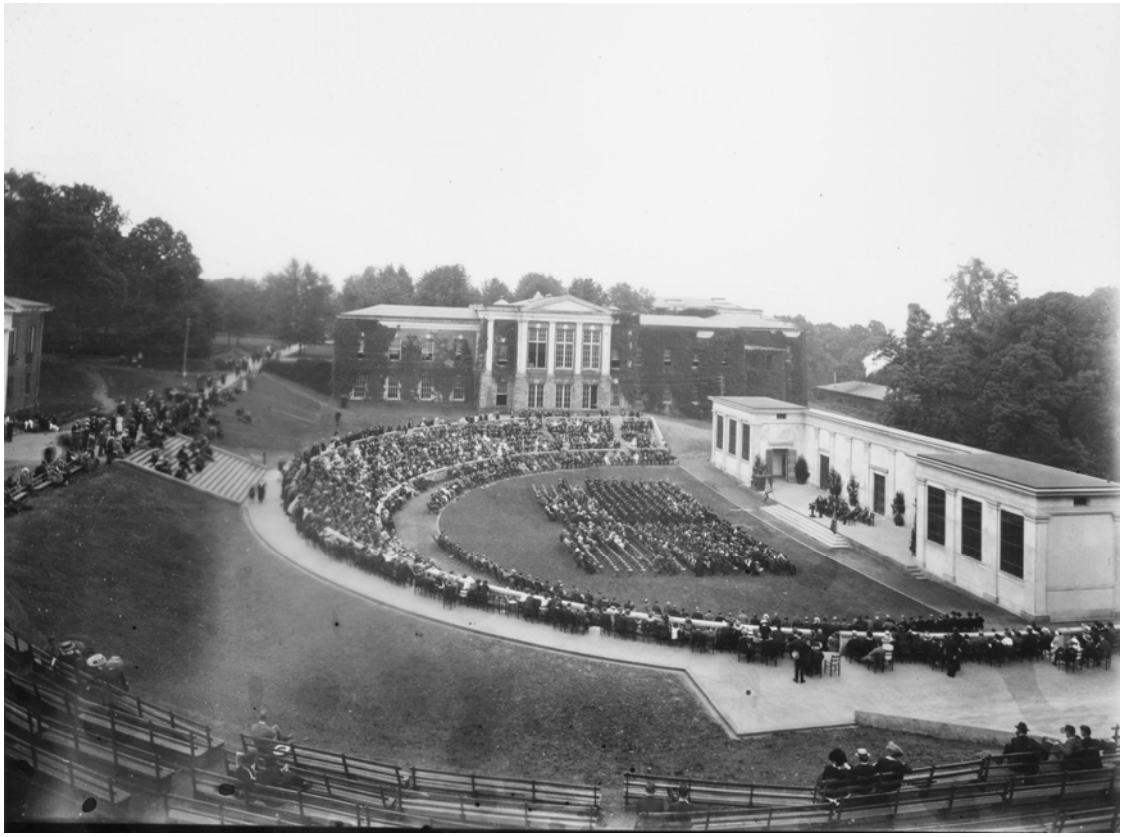


Figure 7.21 The future amphitheater was described as "the form of a large horseshoe of concrete steps sloping steeply, down to a central space of greensward at the back of which rises the stage building, similar to the ancient Greek amphitheaters". (R-JAV-SCL-HSC-nd-c1920s-Y09798EB-BW-5-AmphitheaterViewEfromMinorHall)

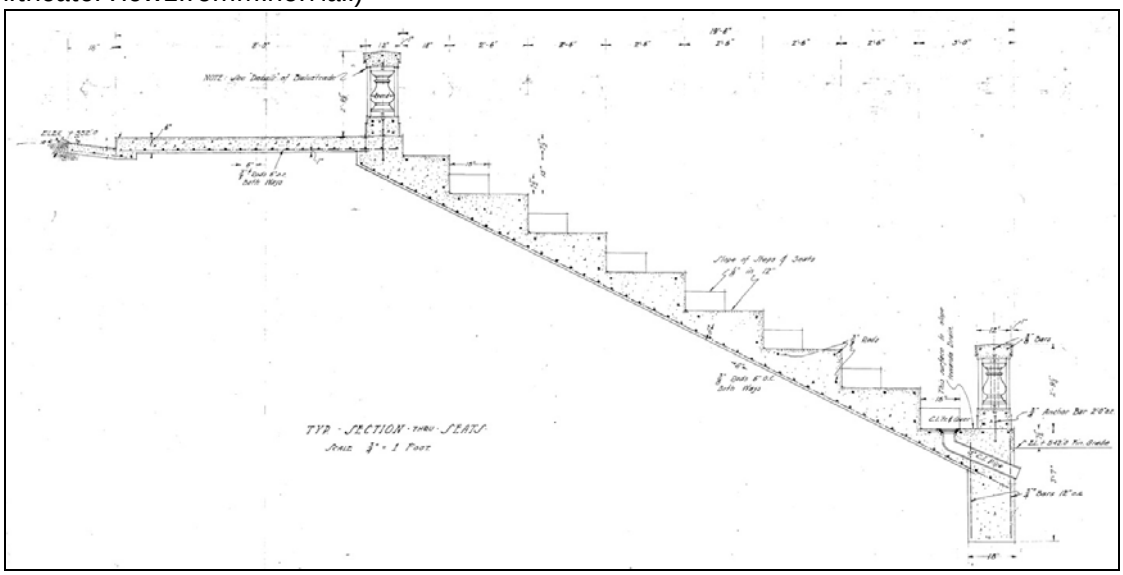



Figure 7.22 This August 10, 1920 detail illustrates the section through the concrete amphitheater by Fiske Kimball, Architect. ( R-JAV-FMRC-FF-1920-10-08-41707 M-5-Original Construction Plans and Elevation Amphetheater-section.jpg).

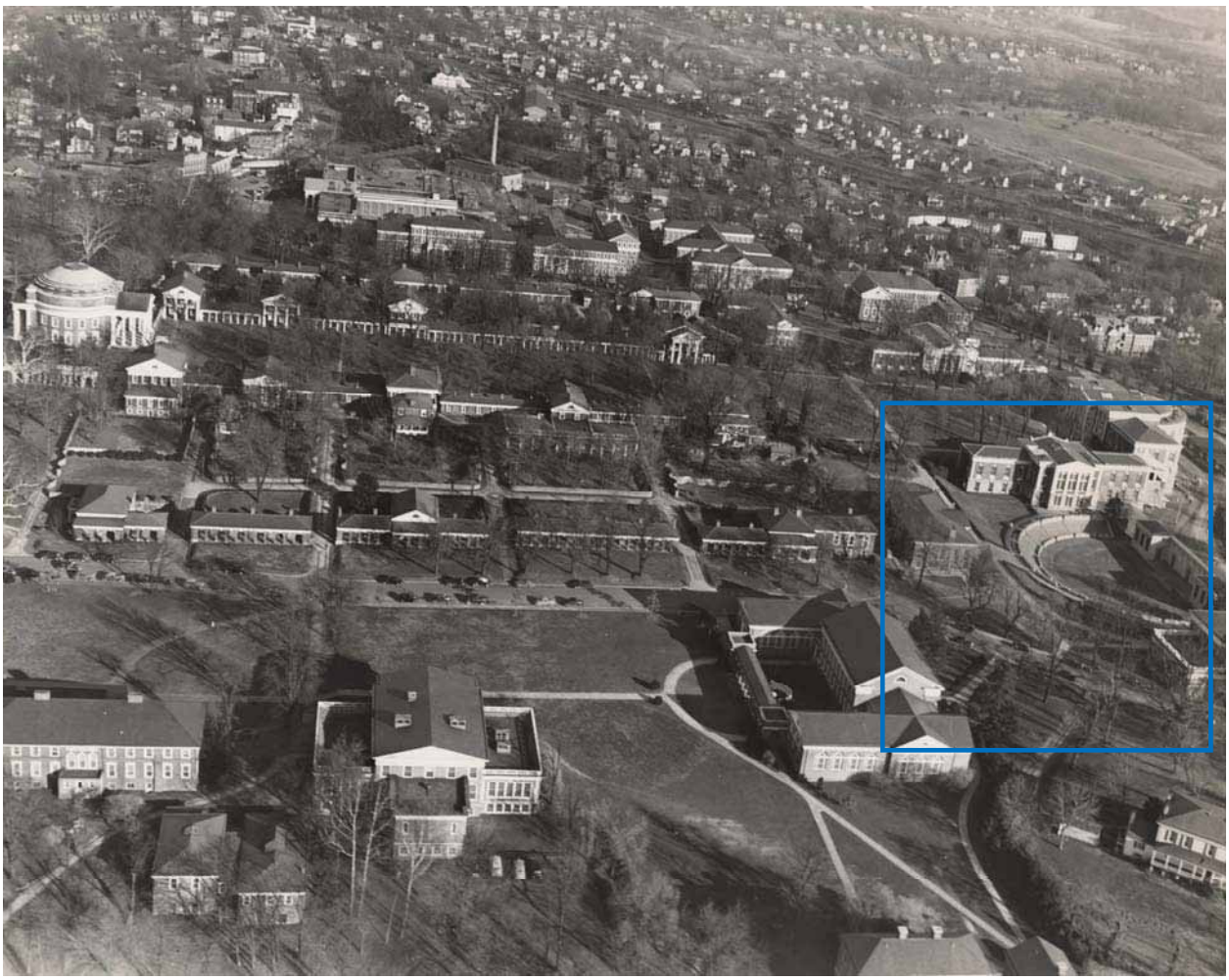


Figure 7.23. The natural depression and the quadrangle formed by the rear of Cocke Hall, and Garrett and Minor Halls created the framework for the McIntire amphitheater. The facility consisted of a semi-circular bleacher area built of concrete facing a turf covered lawn and concrete stage area. Evergreen hedge line the upper level in this 1945 oblique aerial view. (R-JAV-SCL-OVH-c1945-prints07161-O-0-aerialviewfromwest.jpg)

Figure 7.24 Substantial brick and concrete underpinnings, consisting of poured concrete and stepped brick ledges, were identified at numerous locations along the west façade of the West Range. (R-JAV-ARCH-RAS-2012-1-1922-C-4-Hotel_C_Underpinning.jpg)

Figure 7.25 While residents managed some small scale plantings in the upper Pavilion Gardens, gardens of the lower terraces, walls, and large-scale tree plantings remained under the jurisdiction of the University. In 1925, Lambeth reported that a portion of a straight wall, seen in the background of this photograph, with remnants of a serpentine foundation had collapsed at the east end of the Pavilion II Garden. (R-JAV-LOC-PPOC-1920-1950-LCH812-BW-3-SerpentineLongWalk.jpg)

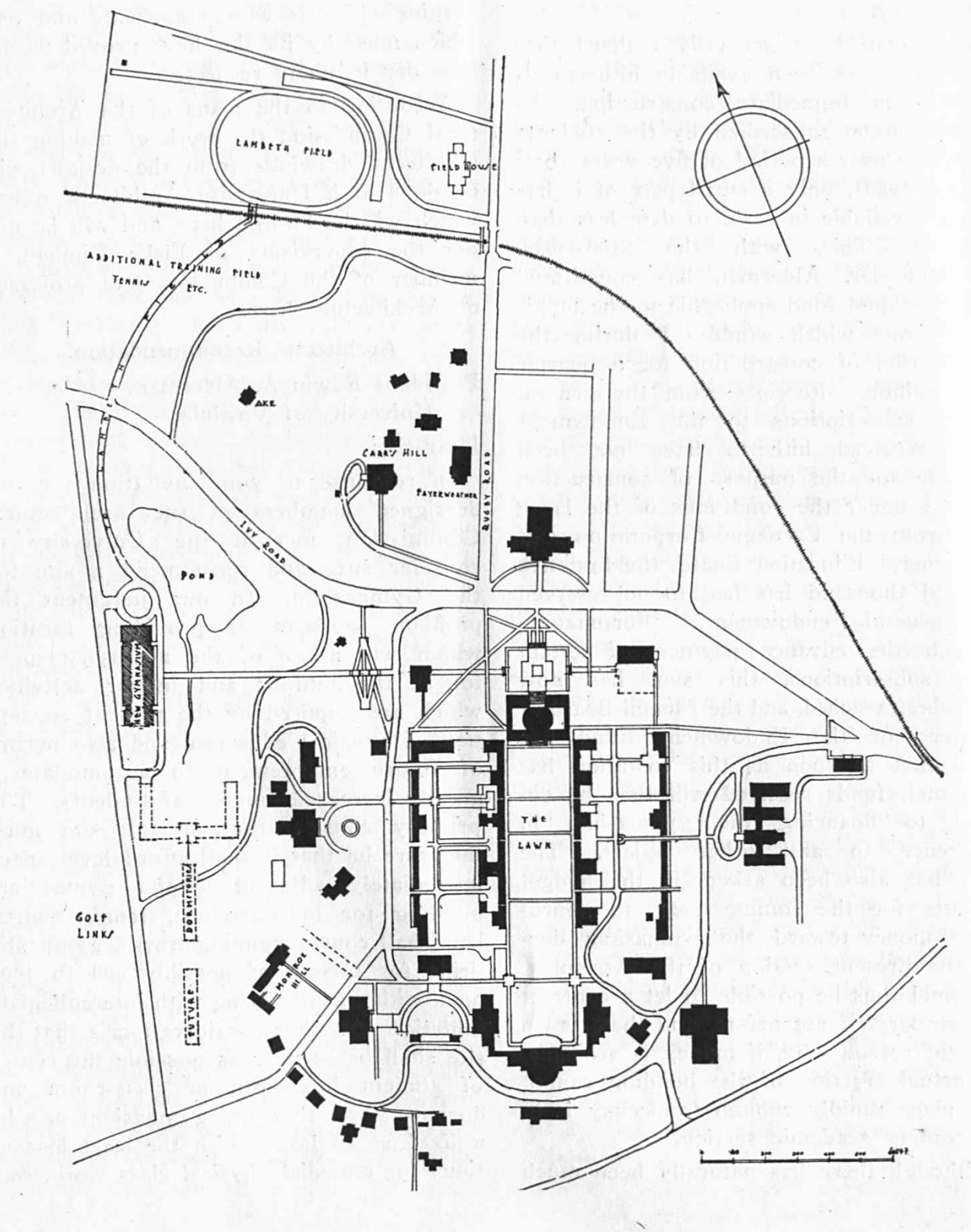



Figure 7.26 The Architectural Commission recommended a site for the new gymnasium to the "west of the present ice pond on the plateau between it and the public road as seen in this 1921 plan. (R-JAV-AL-AN-1921-LH1_V6A5-M-MemGymLocationMap.jpg)

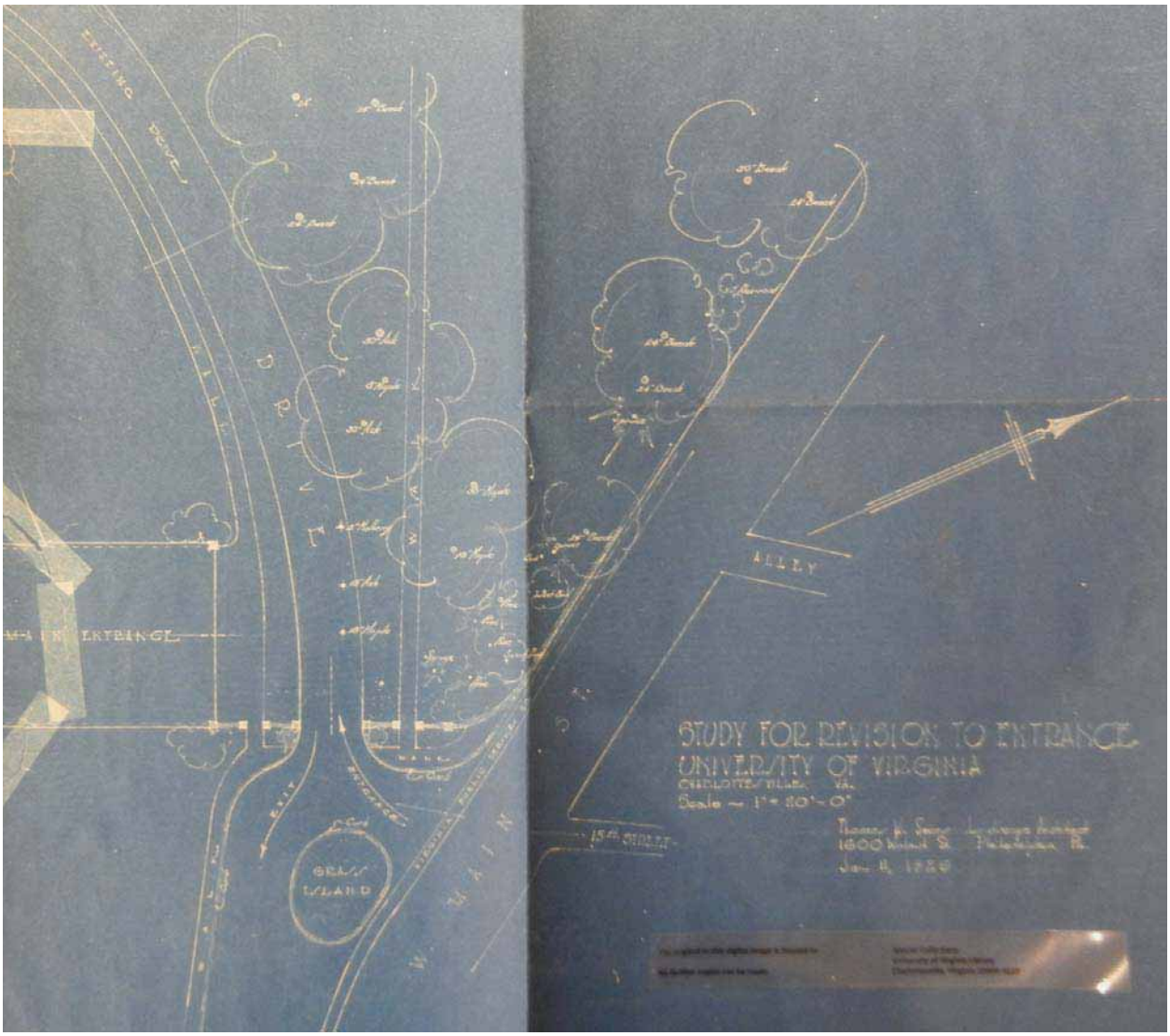



Figure 7.27 Thomas Sears provided a study for the University entrance at University Avenue and Hospital Road that explored a new the turning radii and landscape improvements at this intersection. Existing trees were shown on the plan with common name and caliper inches noted.(R-JAV-1929-11-Jan-Entrance Study Thomas Sears- tree labels cal.jpg)

Figure 7.28 Superintendent of Buildings and Grounds, Charles H. Chandler, provided support to the Commission in the desire to create a beautiful setting. He was responsible for planting American box on the top of the slope between the East Range Lawn and Hospital Drive (boxwood are to the left of this view). (R-JAV-SCL-HSC-nd-c1920s-Y21842B2-BW-3-Range.jpg).

Figure 7.29 In order accommodate the Law Building, one site plan required the removal of the following facilities: Dawson's Row Houses "D" and "E", the home of Prof. Flickenscher (possibly the former residence of Professor Moran), and a bath house serving Dawson's Row (not pictured), The earlier landscape character was altered as the University expanded to the west. (R-JAV-SCL-OVH-1930-prints08075-BW-5-DawsonsRow.jpg)

Figure 7.30 During his tenure, Frank E. Hartman constructed many walks and modern roads. In this process he adapted the landscape work of Major Peyton and Dr. Lambeth including regrading and replanting gardens. He graded the former West Range Road creating the spacious, level turf seen in this view near Hotel C. (R-JAV-LOC-PPOC-1935-LCDIGcsas04332-BW-3-WestRange.jpg)


Figure 7.31 The Rotunda Forecourt was paved with brick in a variety of bond patterns. Shrubs punctuated the corners of the plaza, which featured a statue of Jefferson on a tall marble pedestal. Benches and a sundial surrounded the plaza. (R-JAV-SCL-OVH-1938-7-2-prints00380-BW-2 NRotundaPlaza.jpg)

Figure 7.32 This 1930 view of the Rotunda Forecourt south from Madison Hall shows the axial walk and turf panels at the Lower Terrace. Also visible is the dense vine cover that obscures the rampart walls. In the foreground is the stone wall enclosing the Grounds along University Avenue. (R-JAV-SCL-OVH-1930-prints00171-BW-2-ViewSouthFromMadisonHall.jpg)


Figure 7.33 Intensive disturbance related construction activity at the Rotunda is noted on the turf in this 1938 view. The approaches to the Rotunda included a brick and concrete walk between the Rotunda and Observatory Road, set apart by bollards. (R-JAV-SCL-OVH-1938-7-2-prints00382-BW-2-RotundaColonnadeWestElevation.jpg)

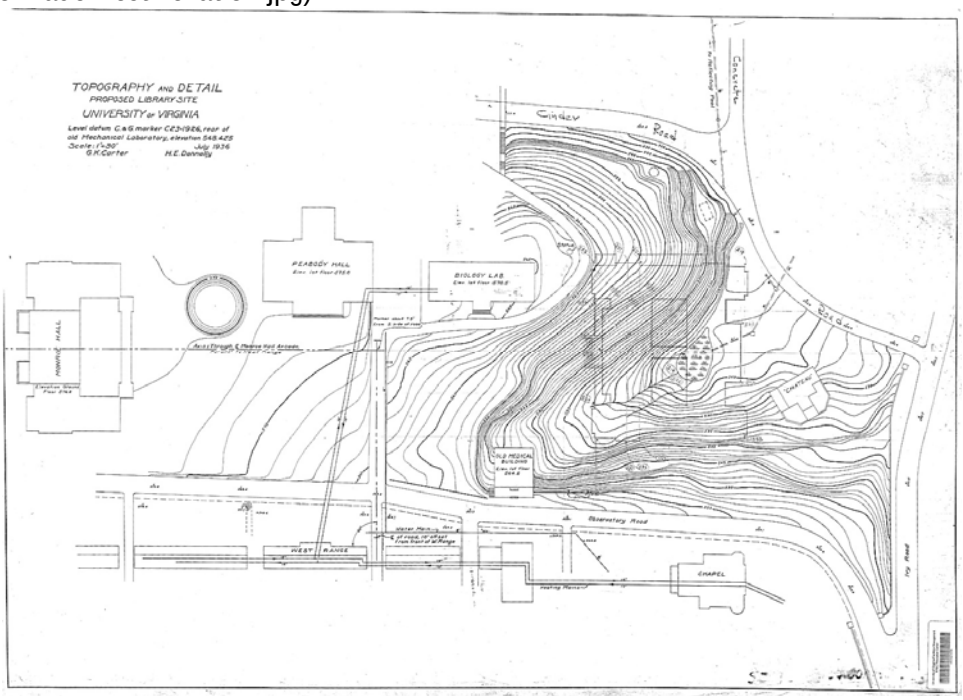



Figure 7.34 The position of the Anatomical Theater created a narrow point along the Observatory Road (McCormick Road),constricting expansion to the north. Shown are the proposed Alderman Library footprint and a retained Anatomical Theater that disrupts the future quadrangle off of ObservatoryRoad. "Topography and Detail, Proposed Library Site, University of Virginia" surveyed by G.K. Carter and H.E. Donnally, July 1936. ( R-JAV-FMRC-FF-1936-07-21416-M-4-PreAlderman Topography.jpg)

Figure 7.35 Seen at the top left in this 1945 aerial view of the Academical Village, the Alderman Library formed the north end of a quadrangle first proposed in Warren Manning's 1909 campus master plan. The snow-covered gardens are very legible as the contrast highlights the location of trees, gardens beds, shrubs and walkways. (R-JAV-SCL-OVH-1945-0.jpg)

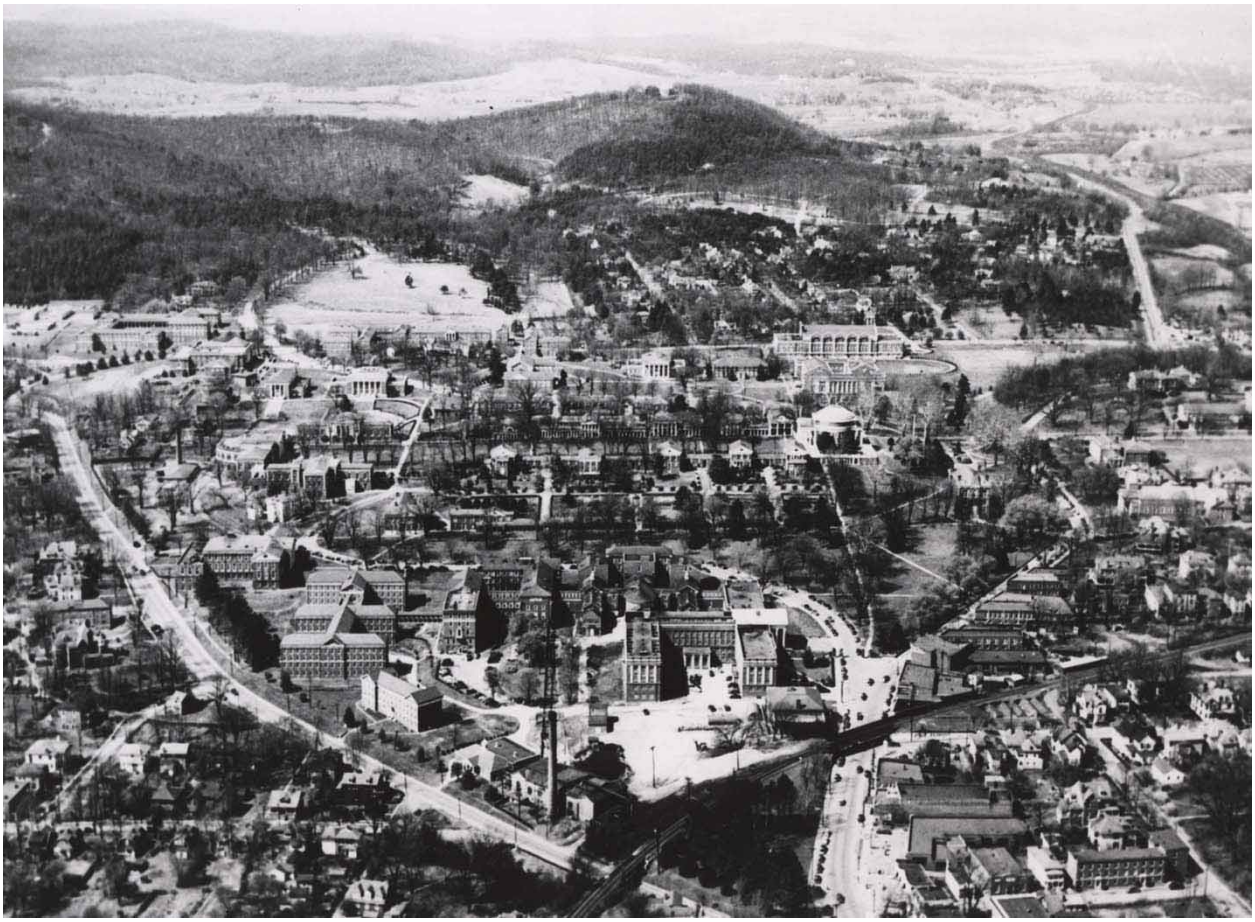


Figure 7.36 This 1945 aerial photograph captured the landscape at the close of the period showing both the Academical Village and the expansion beyond. By the late 1940s other facilities were planned and built on other campus lands as the University expanded during these years. (R-JAV-SCL-OVH-c1945-prints07174-O-0-aerialviewfromeast.JPG)


SOURCES

**Layout and Details:** 1915-1947 Text Documents, 1915-1947 Historic Images, 1915-1947 Historic Photographs, 1915-1947 Rivanna Archaeological Services, 1934, 1940, 1940s, 1945, 1950, 1961 Aerial Photographs, 1945 Topography, University of Virginia, 1949 Topographic Map West Range, 1959 East Range Garden Area Site Plan

**Topography:** 1945 UVa Interns Digital Topography 2012, 1945 Topography, University of Virginia, 1949 Topographic Map West Range, 1959 East Range Garden Area Site Plan

**Trees:** 1929 Thomas Sears Plan Senff Gate Entrance, ca. 1930s Betts Tree Survey, 1948 Davey Tree Survey of Lawn, ca. 1980s UVa Tree Survey Resized

# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

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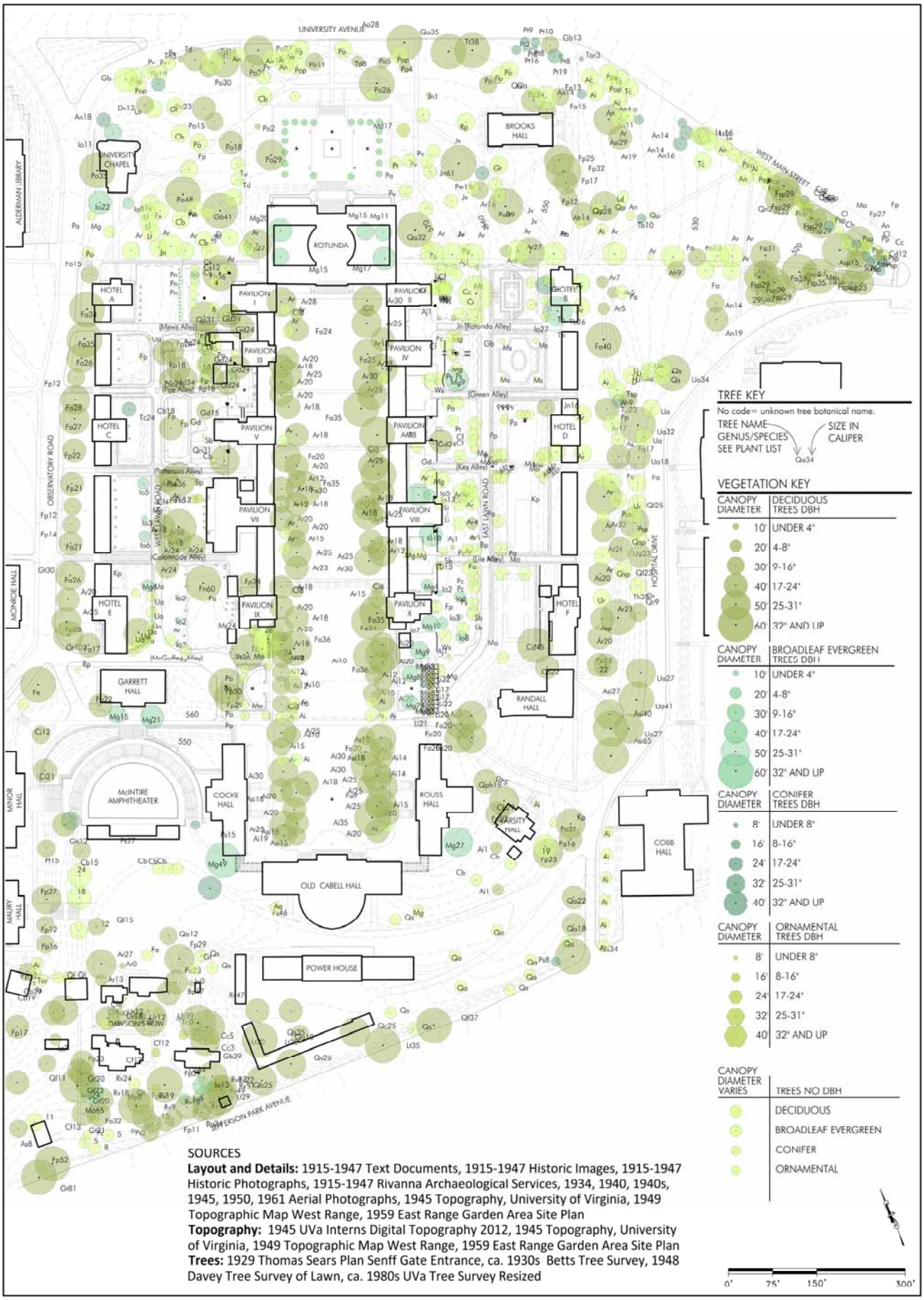
*Drawing Title:*
1947 Landscape Plan

*Date:*
December 2013

*Drawing Number:*
8




SOURCES

**Layout and Details:** 1915-1947 Text Documents, 1915-1947 Historic Images, 1915-1947 Historic Photographs, 1915-1947 Rivanna Archaeological Services, 1934, 1940, 1940s, 1945, 1950, 1961 Aerial Photographs, 1945 Topography, University of Virginia, 1949 Topographic Map West Range, 1959 East Range Garden Area Site Plan

**Topography:** 1945 UVa Interns Digital Topography 2012, 1945 Topography, University of Virginia, 1949 Topographic Map West Range, 1959 East Range Garden Area Site Plan

**Trees:** 1929 Thomas Sears Plan Senff Gate Entrance, ca. 1930s Betts Tree Survey, 1948 Davey Tree Survey of Lawn, ca. 1980s UVa Tree Survey Resized

Drawing Number: 9

Date: December 2013

Drawing Title: 1947 Tree Plan



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# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

# 8 ▪ Jeffersonian Revival Landscape, 1948 to 1981

## A. 1948 TO 1981 INTRODUCTION

Between 1948 and 1981, the landscape of the Academical Village was transformed to reflect a vision inspired by Thomas Jefferson. This chapter documents the influences and evolution of the campus landscape during this period of Colonial Revival. Due to the direct connection to the Founding Father at the University of Virginia, this sentiment refocused attention on the heritage resources pertaining to Jefferson and the founding of the University. Using text, plans, and images, the chapter discusses and lists character-defining features (CDFs) of the cultural landscape in 1981. The two accompanying plans that serve as a graphic depiction of the Academical Village for the close of this period in 1981 include:

*Plan 10: 1981 Landscape Plan*

*Plan 11: 1981 Tree Plan*

*Plan 10 1981 Landscape Plan* depicts the entire property at a scale of 1"= 150'. This full-color plan shows existing landscape spaces, vegetation, circulation, structures, and small scale elements as identified in the symbol key. *Plan 11 1981 Tree Plan* shows trees in color by type, deciduous, evergreen and flowering, with botanical codes and canopy sizes. The narrative uses both common and botanical names for vegetation.

There are useful collections, plans and accounts that provide the sources of information on the Academical Village landscape for Jeffersonian Revival period 1948 to 1981. The records for the Garden Club of Virginia (GCV) redesign of the East Gardens and West Gardens are central to the considerable undertaking of those efforts in two campaigns, first the transformation of the West Gardens from 1948 to 1952 followed by the 1959 to 1965 work on the East Gardens. The images in the Skinner Collection, Small Special Collections Library, shed considerable light on the intensity of these undertakings, as well as providing information on the appearance of other areas within the Academical Village. The Betts and O'Grince manuscript, documents prepared by GCV for presentation of the East Gardens and West Gardens and aerial photographs were all useful sources. The group of figures employs graphics to illustrate the CDFs of each LCA. Pertinent information concerning the figure and digital image file numbers are noted at the end of the caption. The following list provides the key sources used in the creation of the 1891 plan set:

**Layout and Details:**

- 1948-1981 Text Documents
- 1948-1981 Historic Photographs
- 1948-1981 Rivanna Archaeological Services
- 1949-1965 Garden Club of Virginia Restoration Plans
- 1955, ca.1959, 1968, 1979, 1980 Aerial Photographs
- 1979 Topographical Survey

**Topography:**
- ca. 1990 CAD University of Virginia Facilities Management,
- 2013 GIS/CAD University of Virginia Facilities Management

**Trees:**
- 1929 Thomas Sears Plan, Senff Gate Entrance
- ca. 1930s Betts Tree Survey
- 1948 Davey Tree Survey, for the Lawn
- 1959 East Range Garden Area Site Plan
- ca. 1980s University of Virginia Tree Survey
- 2005 Lawn Trees, Office of the Architect
- 2013 Heritage Landscapes Fieldwork

## B. JEFFERSONIAN REVIVAL LANDSCAPE CHARACTERIZATION, 1948 TO 1981

While within LCA 1, the Lawn, LCA 2 , North Rotunda Lawn, and LCA 5, South Slopes, incremental changes advanced the landscape, the primary theme emerging from the developments within the Academical Village landscape between 1948 and 1981 was a Jeffersonian Revival that guided the transformation of first the West Gardens and then the East Gardens. The impetus for the "restorations"[1] was the combination of inspired leaders and professionals with technical experience. This intricately planned and directed redesign of the gardens contrasted with larger facilities expansion and landscape beautification under a rubric of increased campus planning. Garden work began in the West Gardens (1948-1952)[2] and coincided with concerted efforts to beautify the landscape and accommodate automobiles in overall campus development. Work began on the East Gardens under a new group of heritage professionals (1959-1965). Beginning in the latter part of this era and lasting to 1981, changing perspectives on campus planning led to the rise of master planning and more integrated campus development within and beyond the Academical Village based on those plans.

The far-reaching gardens work that altered the character of the Academical Village between 1948 and 1981 resulted from a confluence of forward-thinking presidents, skilled staff and consultants and the partnership with the Garden Club of Virginia (GCV) dedicated to enhancing the campus landscape. The interaction of President Colgate Darden (1947-1959) with like-minded colleagues including biology professor Edwin M. Betts (1927-1958) led to special focus on the campus landscape and a request to the GCV to assist in the renovation of the pavilion gardens of the East and West Ranges.[3] Alden Hopkins, landscape architect of Colonial Williamsburg, was hired and his colleague, James M. Knight, assisted with the archaeology and background research. University personnel that assisted with the first phase in the West Gardens included: Superintendent of Grounds Sylvester O'Grince (1948-1962) and architect and architectural historian Frederick (Freddie) Doveton Nichols (1950-1982). Nichols' efforts to restore the Jeffersonian interior in the Rotunda beginning in 1955 continued the general trend of Jeffersonian Revival and bridged the restorations of the West Gardens and East Gardens.

A second group of team members led the project for the East Gardens. Edgar F. Shannon stepped into the presidency in 1959, and Hopkins's untimely death in 1960 brought about a change of leadership to landscape architect Donald Parker with Ralph Griswold as consultant. Parker and Griswold carried out research, developed design plans and directed the transformation of the East Range pavilion gardens. James M. Knight continued archaeological research in the 1960s. Assistance from the University during

this time included Landscape Superintendent Charles W. Hendryx (early 1950s-1959), Waller S. Hunt, Jr., University Architect (1950s and 1960s), and Superintendent of Grounds H. I. Taylor (1960s).

During these years, the majority of the University's growth was dispersed outside of the Academical Village. Landscape changes, while individually directed, were usually a byproduct of facilities construction with the significant exception of the East Gardens and West Gardens by the Garden Club of Virginia (GCV). An emerging emphasis on coordinated physical planning led to studies by Sasaski, Dawon, and DeMay (1965 and 1973). The Office of Planning saw the addition of professionals like Matthias Kayhoe (1960s), Werner Sensbach (1965-1991), J. Patrick Graham, Landscape Architect, (1971-1976), and Tom Leback (1977-1979). President Frank L. Hereford (1974-1985) continued the trajectory of his predecessors and, along with Chief Facilities Officer Bill Middleton (1979-1993), increased the ability of the University to steward the historic resources of the Academical Village to 1981 and beyond.

## C. JEFFERSONIAN REVIVAL LANDSCAPE HISTORY, 1948 TO 1981

### C1. Jeffersonian Revival West Gardens Design, 1948 to 1950

The Jeffersonian Revival campaign to redesign the Pavilion Gardens marks an important point in the evolution of the Academical Village landscape. The deliberate decision to transform the landscape based on historical precedent as period compositions set forth the project path. With the exception of this intensive garden transformation initially addressing the West Gardens, during these years emphasis on University campus development was beyond the historic core.

The pavilion gardens redesign was enabled by the confluence of thoughtful leaders and inspired, capable partners and colleagues. Shortly after his inauguration as President of the University in 1947, Colgate W. Darden became personally involved in planning aspects of the campus landscape. Collaborating with him on landscape projects were Superintendent of Building and Grounds Sylvester Henry O'Grince and Professor Edwin M. Betts. Betts, a professor of biology since 1927, created the first tree inventory for the University in the 1930s and may have been the originator of the proposal to restore the gardens to their Jefferson-era appearance.[4] He was simultaneously editing Thomas Jefferson's Farm Book and Garden Book during these years. O'Grince worked closely with Darden on landscape projects throughout the campus and with Betts on documenting the history of the campus landscape in a manuscript later titled "A Historical Sketch of the Trees and Grounds of the University of Virginia."[5] The synergy of these individuals formed the impetus to direct effort to the pavilion gardens.

Thus, in early 1948, Darden wrote a letter requesting the Restoration Committee of the Garden Club of Virginia to undertake one or more projects to improve the Grounds at the University of Virginia. Around the same time the James River Garden Club, of Richmond, made a request to the Restoration Committee that "the proceeds of Garden Week 1948 be devoted to the Restoration of gardens at the University of Virginia."[6] Shortly after that the Committee on Buildings and Grounds of the Board of Visitors approved the request to use the revenue generated by Garden Week for the East and West Gardens.[7]

The agreement between the University of Virginia and the Garden Club of Virginia for redesign of the gardens in a Jeffersonian style stated that the University was required to:

- Remove the road between the West Gardens
- Pave the alleys in a consistent gravel in cement with brick edging
- Grade the garden grounds prior to planting
- Hire gardeners to maintain the gardens

For their part, the Garden Club of Virginia was to hire the landscape architects to survey the larger area, design and lay out the new plan, and produce drawings to guide the work; these landscape architects would also carry out the construction effort and complete the project with planting the gardens.[8]

The Joint Restoration Committee was formed and moved ahead in April 1949, selecting Alden Hopkins as the landscape architect to design the plans for the pavilion gardens.[9] That same month, Civil Engineering students completed a topographic map of the West Gardens and the East Gardens, in preparation for the project (Figure 8.1). The survey captured one-foot topography and indicated the size of trees and shrubs, path materials, and dimensions and materials of walls. Writing to Mrs. C. James Andrews on July 27, 1949, Hopkins laid out his estimates for the cost of implementing his design for the West Gardens. Costing approximately $34,000, Hopkins' proposal included building of garden walls guided by the Maverick Plan; construction of new walks and pavements in the gardens; construction of garden gates, seats, ornaments, and features; installation of water lines, lighting, and drainage; importation of topsoil; and planting of a variety of trees, shrubs, and plants.[10] Over the ensuing years the entire cost of the garden building would be met from the proceeds of the four years of Virginia Garden Week celebrations between 1948 and 1951.[11]

As the resident landscape architect at Colonial Williamsburg since 1941, Hopkins was renowned for his Colonial Revival approach to the landscape at Colonial Williamsburg, Virginia, and took a parallel approach to the Jeffersonian Revival at the University of Virginia.[12] His aim was to develop the gardens in a form consistent with European-influenced and classically-inspired garden traditions of Jefferson's era. In an early report to the Garden Club of Virginia, Hopkins wrote:

> Serpentine walks, lawns, turf parterres, oval and moon-shaped flower and shrub beds, and accent features of romantic subjects have been introduced. . . Each garden is a unit in itself, has a character of its own and is adapted to the existing conditions of the lot. [13]

The gardens represented the period but did not express a documented site-specific landscape. Hopkins developed different conceptual plans for each of the ten pavilion gardens as well as detailed construction plans for those of the West Range. Drawing on the preexisting layout of individual garden spaces framed by walls and architecture, he intended for the diversity and density of plantings to contrast with the ascetic formalism of the turf, trees, and architecture of the Lawn.

In a preliminary statement to the Garden Club of Virginia dated October 3, 1949, Hopkins reported on the progress made in the redesign of the West Gardens. The report included detailed proposals for each Garden and a statement of the design principles used to guide the effort. He notes as follows:

> The designs for the West Gardens have been based upon careful studies controlled by the following principles:

1. The wall outlines coincide with those shown on the Maverick Plan. There are adjustments necessary in many cases to fit the building additions, and the sections of serpentine wall rebuilt on lines other than those shown on the Plan;

2. The Necessary Houses, two to a garden, have been placed in the locations designated on the Maverick Plan. . . In the gardens with a divisional wall each house is located at the intersection of the cross wall and the enclosing wall;
3. Some gateway adjustments have been necessary either by existing building conditions or modern adaptations. Some openings are as shown on the Maverick Plan, others have been added;
4. Existing trees have been retained wherever possible. In several cases an outstanding tree has been made the feature of the garden;
5. The axial relationship of garden and building has been retained and developed. In this way the architecture and gardens have been considered as one unit as far as possible with the varying grades;
6. The garden designs have followed the fashions popular during the last years of the 18th century and the early years of the 19th century up to the year 1830.[14]

Guided by these six points, complete design plans for the East Gardens and West Gardens were prepared by Hopkins. Due to the facts that Jefferson left little documentation to indicate his intent, if any, and the nature of the early landscapes of these areas was unclear, an authentic approach to these garden landscapes was not possible. Jeffersonian Revival was an ideal based on partial historical reference and inference drawing on professional experience. As noted by Hopkins, in his guiding principles, the GCV decided to reconstruct the serpentine walls using the Maverick Plan engraving as a guide, although working around trees and choosing not to construct precisely. These landscapes were devised as period gardens within the walls, designed in an early nineteenth-century style and employing period plants. Hopkins' assistant Donald Parker later reflected:

> Records indicate that almost immediately after the University began operation, changes were made. Outbuildings were necessary; walls were removed or altered; and other necessities of life such as chicken coops, woodpiles, and yards became numerous. Mr. Jefferson... did not indicate his thoughts for the interiors of the garden enclosures; nor did Maverick indicate anything on his plan except where the walls were to be pierced in several locations for access.[15]

The paucity of detailed historical documentation meant that Hopkins also needed to rely on contemporary understanding of Jefferson's tastes, landscape evidence present at Jefferson's Monticello for example, onsite archaeology, and his experience with Colonial Revival gardens. With James M. Knight, archaeologist at Colonial Williamsburg, assisting with the field research, Hopkins attempted to verify the Maverick Plan through ground-truthing, using both plan and in-ground evidence to guide the work. Each plan required approval by the University Art Commission.[16]

This reliance on archaeology for establishing the framework was evident in progress updates. Writing to Mrs. C. James Andrews, the Chairperson of the Restoration Committee of the Garden Club of Virginia, on November 21, 1949, Hopkins reported on the progress of excavations within the Pavilion VII and IX, West Gardens. His strategy was to search for walls according to the Maverick Plan. In many cases he found early brick and stone walls in straight and serpentine patterns, but only one "privy" [or other outbuilding] where the Maverick Plan said there should be two.[17] Writing again to Andrews on January 19, 1950, Hopkins reported on the progress of garden design. He noted the particulars of the wall and structures within Pavilions I and III, West Gardens, including the construction of south-facing privy structures on the inside north wall of each garden. The letter continues:

> I have laid out the walls to fit these and the Maverick Plan. The curves and their direction have worked out beautifully. They come so surprisingly close to our guiding Maverick Plan that there can be no question as to their authenticity. ...Now that the holiday season is over we are pushing the layout, wall construction, privy, grading and planting plans of Pavilions I and III. I have tentatively set a schedule for completion of these on February 5th. ...I have omitted the south privy in both Pavilions I and III. Only the north ones with their doors facing south will be constructed. My reason on this being that no foundations or indications of these south structures were found. The actual partial foundations of the north ones of Pavilions I and III were seen.[18]

### C2. Jeffersonian Revival West Gardens Construction, 1950 to 1952

Construction in the five West Gardens progressed between 1950 and 1952, starting with Pavilions I, III, VII, and IX and ending with Pavilion V. Framing the garden spaces into wall-edged compartments based on the Maverick Plan wall layout, and adjusted to site findings and mature trees, the interiors were designed as unique compositions of topography, vegetation, and circulation elements furnished with benches and sculptural column capitals. Hopkins intended to complete both Pavilions I and III Gardens in early February of 1950 but grading, layout, and construction detail drawings dated March 1950 indicated that the work continued into the spring (Figures 8.2 and 8.3). The GCV efforts directed by Hopkins received constant University assistance from O'Grince. In a photograph from the early 1950s, Hopkins stands with the University Landscape Superintendent Charles W. Hendryx observing progress in Pavilion I (Figure 8.4). Hendryx completed as-built drawings of the gardens in the years after completion of work on the West Range landscape. New curvilinear paths paved with crushed gravel, or "honeystone," and edged with brick borders provided circulation around the garden. The paths also led to the lower terrace through a break in the garden's western serpentine wall. Landscape renewal activities occurred throughout the West Range. Circulation and drain features were installed near the backsides of hotels, such as a brick and concrete curb feature containing a fine gravel, a glazed terra cotta drain, and a drain inlet east of and adjacent to the rear of Hotel C.[19] Although workers began the process of constructing the Pavilion V Garden including the mid-garden serpentine wall that divides the Garden into two sections, the GCV postponed the work on February 16, 1951 and took it up again at some point in order to complete the West Gardens the following year (Figure 8.5).

The construction of the West Gardens resulted in several topographic changes. Additional fill soils were deposited at the western end of Pavilion III and V Gardens to allow for the construction of a single north-south pedestrian path behind all the western gardens. Archaeological investigations to the rear of Hotel C in summer of 2013 have verified the presence of these mid-twentieth-century fill soils in the rise leading from basement level of Hotel C to pedestrian path and wall of Pavilion V Garden.[20] Construction of the individual gardens also necessitated the demolition and removal of the West Lawn Road between the hotels and pavilions.

All five of the West Gardens were finished in the early spring of 1952. In April 1952, the Garden Club of Virginia presented the five West Gardens to the University of Virginia in an elaborate ceremony.[21] Intricate descriptions of each garden were contained in a pamphlet distributed at the event. The text explained that the gardens of Pavilion I, V, and IX, with cross-serpentine walls, were designed with different purposes in mind for each section. The upper gardens, close to the pavilions was intended to be more elegant, employing decorative horticulture as a pleasure garden, whereas the lower gardens along the hotels were designed employing orchard trees, figs, and herbs as functional plantings.[22] Visible in an 1950s aerial oblique view, simple, geometric lawn parterres were installed along the hotel

side gardens to represent historical spaces for food production (Figure 8.6).These as-built gardens were opened to acclaim.

Details of each garden were presented, and are shown on the West Gardens section of *Plan 16* (Figure 8.7). The Pavilion I Garden contained four kidney-shaped planting beds at the outer corners and a centrally featured stone capital. A small side area at the north of the turf featured a decorative seat in the Chinese Chippendale manner and provided an accent for the cross axis. Two sides of the paved brick terrace adjacent to the pavilion were enclosed by high walls with decorative gates. The pamphlet noted, "At one point, this court extended back to the original building facade."[23] This Garden was planted with materials of Thomas Jefferson's era, including "the Chinese wisteria, azaleas, fringe trees and the then recently introduced Reeve's spirea, photinia and nandina," [referring to *Wisteria sinensis*, *Rhododendron* sp., *Chionanthus virginicus*, *Spiraea cantoniensis*, *Photinia* sp., and *Nandina* sp.]. An off-center gateway connects upper and lower gardens, while a corner passage leads to a "necessary house" indicated on the Maverick plan and verified by foundations by archaeological studies. The lower garden was symbolic of culinary use with two turf parterres referencing a garden, encircled by flowering peach (*Prunus persica*) and vines.

The Garden of Pavilion III was uninterrupted between sections which afforded space for a long oval lawn surrounded by serpentine gravel walks. Mount Vernon, Monticello, and "the early 19th century enlargement of Albemarle's 'Castle Hill'" served as Virginian design precedents.[24] Low shrubs, perennials, and a few bulbs made the planting palate. Hopkins selected the plants so as to reflect species considered "unusual in 1820-1825," including the use of the yaupon holly (*Ilex vomitoria*) of the Deep South as a formal hedge. The design included a ramp of turf, inner serpentine walks, and a stone capital (Figure 8.7).

The Pavilion V Garden was separated into two sections by a serpentine cross wall, each "designed for the purpose they must serve--for pleasure and the enjoyment of flowers on the Pavilion side; for utilitarian kitchen produce and choice fruit in the Hotel enclosure."[25] The design included a turf parterre "based upon a series of circles which form not only a background for the four accenting shrubs within the rectangle but also the four outer corner circular walk accents," although the plan shows three shrubs with one missing by 1981 (Figure 8.7). Two turf sitting areas were located on the outer sides of the garden. Plant materials included crepe myrtle (*Lagerstroemia indica*), flowering perennials and bulbs, and small flowering trees. A lattice gate led through the dividing wall to the lower garden which Hopkins designed as an "'old' style of plain turf parterres with gravel walks featuring flowering trees in serpentine bays and at crossing of walks, ... equally popular in contrast to those more informal layouts."[26]

Similar to Pavilion III, the entire expanse of the Pavilion VII Garden was continuous between the pavilion and hotel. The space consists of an oval lawn with four "dog ears" forming gravel-paved circular corner areas, furnished with seats (Figures 8.7 and 8.8).[27] Unlike in other gardens, Hopkins retained many existing trees to frame and shade the Garden. The plant selection included periwinkle (*Vinca minor*) as ground cover, spring bulbs, and mixed shrub plantings with shrub althea (*Hibiscus syriacus* ) accents. In the years following completion, Landscape Superintendent Charles Hendryx created as-built drawings for Pavilion VII Garden and others (Figure 8.8).

A serpentine wall, positioned based on archaeological excavation findings, divided the upper and lower sections of the Pavilion IX Garden. The upper garden is composed of an oval lawn on axis with the pavilion, framed with glossy privet (*Ligustrum lucidum*). The encircling bed was planted with tulip

(*Tulipa* sp.), iris (*Iris* sp.), phlox (*Phlox* sp.), daisy and other asters (*Asteraceae* family), and backed with low shrubs of spirea (*Spirea* sp.), oakleaf hydrangea (*Hydrangea quercifolia*), and flowering quince (*Cydonia oblonga*). The retained McGuffey white ash (*Fraxinus americana biltmoreana*), believed to have been planted in 1826, dominated the garden landscape. With close attention to shade cast by the giant ash, sunny parts were planted with peonies (*Paeonia* sp.) , flowering almond (*Prunus japonica***)**, Persian lilac (*Syringa* x *persica*), roses (*Rosa* sp.), and purple leaf plum (*Prunus cerasifera*). 'Green Gage' plum ( *Prunus domestica italica claudiana*), 'Carman' peach (*Prunus persica 'Carman'*), and 'Duchess of Oldenburg' dwarf apples (*Malus* x *domestica 'Duchess of Oldenburg'*) set in a pattern of strawberries were planted as culinary features of the lower garden (Figure 8.7).

With the completion and dedication of the West Gardens, the team from the University and the GCV undertook planning for a parallel project on the East Gardens.

### C3. Campus Beautification, Expansion on the Historic Margins, and Vehicular Circulation, 1948 to 1959

Major factors that modified the overall Academical Village landscape between 1948 and 1959 included campus beautification programs, large-scale facilities expansion on the margins of the historic core, and the general rise of automobile use on campus. Campus landscape work beyond the serpentine confines of the West Gardens and East Gardens also took place between 1948 and 1959. Under the direction of President Darden, a new Tree Committee and several new planting programs were introduced to the University. Edwin Betts and Sylvester O'Grince noted that one of the first actions that President Darden initiated was to form a Tree Committee to oversee campus tree removal and replacement within the Academical Village.[28]

Consideration of the future for trees on the Lawn topped the list for action under this Tree Committee since many of the early trees planted by William Pratt and Green Peyton in the 1860s, as well as earlier trees, were in decline. White ash (*Fraxinus americana*) and sugar maple (*Acer saccharum*) were selected to replace declining and inappropriate trees, including a group of silver maple (*Acer saccharinum*) that were planted on the South Lawn in the early twentieth century. By the spring of 1948, 25 trees, spaced at 40 to 50 feet to frame the pavilions, had been planted. The Tree Committee studied each replacement throughout the Grounds: "Many trees planted during Pratt's and Peyton's era [1860s], as well as Mr. [William] Lambeth's early era [1905-1928] were removed. In each instance careful study was given to its replacement. . . Each year this same procedure was followed, until today [ca.1962] the Grounds have a healthy combination of relatively old trees - averaging seventy-five to one hundred years - and a substantial number of new- probably ten to twenty years old."[29]

The Tree Committee continued to work throughout the campus and advised on areas of new development.[30] The committee selected white oak (*Quercus alba*), tulip poplars (*Liriodendron tulipifera*), and magnolias (*Magnolia* sp.) for the New Cabell Hall surrounds. Expanding beyond the core of the Academical Village, Darden and the Tree Committee decided to plant trees at Munford Hall and the Physics Building. Arboriculture along streets included Rugby Road plantings where the Tree Committee decided to remove the large trees originally planted by Major Peyton in the late nineteenth century to accommodate road expansion and to allow younger trees parallel to the sidewalk to flourish.

In 1950, President Darden started a long-range program for the beautification of Grounds, to be executed by planting trees, shrubs, vines, and grasses. The program paralleled the Garden Club of Virginia work in the West Gardens.[31] Interaction between the University and Alden Hopkins was not

confined to the Gardens and, along with O'Grince, Alden Hopkins advised Darden on species and location as part of the President's long-term beautification program.[32] During one fall planting in the early 1950s, some 150 trees were planted at various locations and included American elm (*Ulmus americana*), sweet gum (*Liquidambar styraciflua*), magnolia (*Magnolia*), linden (*Tilia*), ash (*Fraxinus*), maple (*Acer*), tulip poplar (*Liriodendron tulipifera*), white oak (*Quercus alba*), english hawthorn (*Crataegus oxyacantha*), and weeping willow (*Salix babylonica*). Boxwood (*Buxus sempervirens*) was planted at doorways. White pine (*Pinus strobus*) was used as a traffic screen.

As part of the beautification program of the early 1950s, missing Southern magnolia (*Magnolia grandiflora*) trees in the Rotunda courtyards were replaced with new, young trees.[33] This replanting effort ended a duration of about four decades with an incomplete pattern. A 1955 aerial photograph shows the replacement trees and a narrow path running diagonally from the northwest to southeast of the west courtyard (Figure 8.9). The complete configuration of trees remained in place until the late 1990s, when the southwest tree of the East Rotunda Courtyard was removed and another four decades of the complete planting pattern came to a close.[34]

According to Betts and O'Grince, "Mr. Darden always felt that the single combination of trees and lawn did not do complete justice to the Grounds."[35] Adding to a romantic perception of the University, Darden encouraged the use of English ivy (*Hedera helix*), Boston ivy (*Parthenocissus tricuspidata*), and clematis (*Clematis sp*.) on new buildings, such as the new dormitories at Observatory Hill. The President personally participated in the landscape design of specific buildings, including Newcomb Hall, the Children's Rehabilitation Center, the Naval Armory, the Judge Advocate General School, and Piedmont Faculty Housing. To address planting design for other facilities, Betts and O'Grince noted that Darden "usually requested the assistance of our University landscape consultant, the late Mr. Alden Hopkins."[36]

Darden became known for his flowering tree and shrub programs including crape myrtle (*Lagerstroemia indica*), camellia (*Camellia japonica, Camellia sasanqua*), and azalea (*Rhododendron cv.*). As part of this effort, the Department of Buildings and Grounds planted approximately 300 pink and watermelon-colored crape myrtles in "the front and rear of Monroe Hall, in front of Peabody Hall, at the rear of Maury Hall, in front of the Law School, along the rock wall on University Avenue at the corner, and in the triangle west of the intersection of Rugby Road and University Avenue."[37] Darden also initiated the planting of yuletide (*Camellia sasanqua*) and a Japanese camellia (*Camellia japonica*) grouping at "the court at the rear of Cabell Hall and to this day [c.1962] are performing beautifully, putting on a display of hundreds of blooms each spring."[38] At the time this Camellia Program was launched in the early 1950s, Charles Hendryx was hired as a landscape superintendent. Hendryx studied camellias and furthered the incorporation of different varieties to other areas of the campus. The azalea effort included the planting of shrub massings at the rear of Monroe Hall, the rear of Cabell Hall, surrounding Alderman Library, in front of the University Hospital, and in the Engineering School quadrangle. Kurume azalea (*Rhododendron obtusum amoenum*) and recent Glenn Dale azaleas (*Rhododendron* Glenn Dale hybrids) made up the dominant varieties. These planting programs had a unifying effect by using the same species on dispersed parts of the campus, although overall campus growth proceeded with specific initiatives, without a coordinated vision at this point in time.

Campus expansion was largely unplanned in the aggregate and tied academic needs to available space on a project-by-project basis. While some new development to the north and west resulted in the preservation of the historic core, changes to the south of the Academical Village affected the character and use of the area. Increased density and student use also had the effect of maintaining the central Grounds as the heart of the University.

The need for additional academic space and consideration of placement on the South Slopes led to debate on the nature of preservation at the University. One proposal was to follow the precedent set by McKim, Mead & White and create an extension to Cabell Hall for additional classroom space on the steep southern slope. In discussions involving President Darden and the Art Commission, concerns were raised that such a facility "...would 'freeze' the present architectural layout of the Lawn. The Art Commission had hoped that Cabell Hall might someday be torn down and the Lawn restored to the original plan of Jefferson."[39] The open view south toward the mountains characterized the spatial and visual organization of the Lawn from 1817 to 1896. Darden's view was that University life should be focused on the original Academical Village rather than displaced elsewhere.[40]

The selection of the steep southern slope proceeded, with a building designed as an extension below Old Cabell Hall. The intentionally recessed addition, designed by Eggers and Higgins and constructed between 1948 and 1952, connected to part of the south facade of Old Cabell Hall and created an enclosed courtyard between the two buildings. In the approval process there was a request for the color and size of brick to conform to "Jeffersonian brick."[41] Significant landscape manipulation took place with the construction, including the creation of rises and terraces, new walks and stairs, adjacent to the southern facade, its main entrance.

The movement to concentrate development in LCA 5 continued after addition of New Cabell Hall. Substantial renovations improved the Physical Laboratory, Rouss Hall, between 1952 and 1954.[42] Aerial photographs from the period revealed the recently constructed esplanade at the south entrance of New Cabell Hall (Figure 8.10). Paths projected from the New Cabell Hall plaza, leading west, east, and south down the regraded slope to Jefferson Park Avenue. Trees were added along the paths. The tall pergolas to both sides of Old Cabell Hall revealed how views through the structures to the surrounding hills were blocked with the new building's construction.[43]

During these years, the University planned changes to the southwest extents of the South Slopes. Long in decline, the Dawson's Row dormitory cottages B, C, and G were demolished in 1951.[44] Additional dormitory space was provided outside of the Academical Village. The remaining Dawson's Row cottages east of McCormick Road were demolished in 1953 to make way for new academic buildings.[45]

This episode of campus expansion coincided with the rise of personal automobile use and resulted in landscape changes related to the accommodation of vehicular circulation in and around the Academical Village. Traffic pressure and a shortage of parking had increased during the 1940s and required changes to the physical campus and policy in the 1950s. In an early example of such adjustments, a new gravel parking lot east of Madison Hall, the Student Union due north of the Rotunda, was funded by student union money in 1950.[46] The lot entailed the removal of hedges and a telephone pole to enlarge the entryway off Madison Lane.[47] Construction of these large, level, impermeable surfaces throughout the campus brought the issue of drainage to the forefront in planning and design.

President Darden announced a new ban on cars for first year students beginning in September 1950.[48] The car density situation escalated through the decade to result in "the proliferation of student cars to a total of over three thousand out of four thousand six hundred enrolled. ... Hereafter [the fall of 1958] the use of a car would be tied to grades made by the student. First-year men could operate automobiles at Midwinter's and Easters if they made the required grade, but at no other time. Undergraduates who were on probation or had had a warning of any kind could not operate a motor vehicle."[49] The ban had the desired effect of safeguarding pedestrian circulation within the Academical Village, but it also

prompted a "surge in the popularity of bikes" and the establishment of the first bicycle rack on the Corner in 1959.[50]

The University also recognized the need for increased parking with the notable enlargement of academic facilities on the South Slopes. A large surface parking lot south of the McIntire Amphitheater was built in 1954.[51] Around this time, another large surface lot was built off Ruppel Drive and south of Varsity Hall, providing access to Hospital Drive and Jefferson Park Avenue. Aerial photographs from 1955 revealed parking in these lots and the extent of street-side parking around the Academical Village around this time (Figure 8.11). The lot was open for all student vehicles, except those of Law School students who, by 1956, had two parking areas at nearby Clark Hall.[52] Previously used for overflow parking, the central performance lawn within the McIntire Amphitheater was appropriated for parking and paved in asphalt by 1967.[53] Automobiles would influence landscape change and instigate negotiations over the appropriate use of space on campus into the future.

In the middle and late 1950s, the landscape character of the North Rotunda Lawn evolved in response to the aging of the landscape, the pervasive sentiment of Jeffersonian Revival, and the prerogative of decision makers. Carrying the tradition of period-style restorations to the interior, University Architect Freddie Nichols met with the Buildings and Grounds Committee in 1955 to propose the restoration of the interior of the Rotunda.[54] This important work continued over several years and expanded to the landscape outside of the building. Walks leading from the Rotunda toward the Chapel bell tower and Brooks Hall were also reorganized around this time.[55] A related and significant modification to the character of Rotunda surrounds was one of President Darden's final initiatives: the removal from the Rotunda plaza of the rusticated stone rampart walls that remained from the Annex. In late November 1957, a portion of the stone wall along the east edge of the terrace collapsed due to heavy rains.[56] By December, workmen started the process of removing the east and west portions of the wall, retaining only the north side.[57] As reported in the *Richmond Times Dispatch*, President Darden maintained that an earth terrace wall, rather than the stone wall, was "more in keeping with Jefferson's ideas of landscaping."[58] Darden solicited several proposals for improving the terrace including the removal of the stone rampart walls and removing the boxwood from the terrace. After student design competitions, the entire rusticated stone was removed and, in 1959, new boxwood was planted around the edge of the upper terrace.[59] Removal of the ramparts opened the elevated space and visually connected the forecourt to the rest of the North Rotunda Lawn. The plaza was designed to stretch to Main Street (now University Avenue), bisected by brick walks, and bordered by planted flower beds. It was at this point that the opening in the stone wall along the street was widened to over 50 feet.[60]

By the end of the 1950s, the campus landscape in and around the Academical Village reflected its recent evolution. To the north, the grassy slopes of the Rotunda esplanade opened toward the North Rotunda Lawn. To the south, most of Dawson's Row was gone and parking lots and large new buildings such as New Cabell Hall and the Rouss Hall extension occupied former green spaces. West of the Academical Village, the five-story Newcomb Hall built in 1958 increased activity on the edge of the historic core.[61] And by 1960, a new multi-story wing of the University Hospital tripled its patient capacity to the east of the Academical Village.[62] At this apex of growth, many of the leading protagonists stepped aside:

- Professor Edwin Betts died in 1958
- Landscape Superintendent Charles Hendryx left for Alexandria in 1959
- President Colgate Darden left office in 1959
- Landscape Architect Alden Hopkins died in 1960

Familiar characters including Superintendent of Building and Grounds Sylvester O'Grince, architect Freddie Nichols, and colleagues of Hopkins, Donald Parker and Ralph Griswold, remained to carry on the campus vision of this time.

### C4. Jeffersonian Revival East Gardens Design, 1959 to 1961

Edgar F. Shannon became President of the University in 1959 and continued in the tradition of his predecessor by rekindling the Tree Committee and overseeing the renewal of the East Gardens.[63] On account of the success of the work on the West Gardens, the "restoration" continued as a collaboration between the Garden Club of Virginia and the University with construction between 1961 and 1965. As further validation of historic preservation at the University, the Rotunda was designated as a National Historic Landmark in 1966.[64] These efforts defined the evolution of the historic core of the campus during the 1960s.

In October 1959, the Board of Visitors authorized negotiations with the Garden Club of Virginia for renewal of the East Gardens.[65] Soon after, the Garden Club Restoration Committee led by Mrs. Frank J. Gilliam met with President Shannon and Chair of the University Gardens Committee, Mrs. Herbert MacKay Smith, to begin planning with Alden Hopkins as the project leader.

Beginning work on the East Gardens, Hopkins encountered a garden layout that differed from that of the West. Steeper topography was present, descending from the level turf area to meet Hospital Drive to the east. The Pavilion IV Garden is a case in point; shown in a 1962 photograph before the redesign, it demonstrates the grade change at a wall between the pavilion and hotel levels (Figure 8.12). A wide access road, roughly 28 foot, bisected the upper and lower gardens, as highlighted on the 1955 aerial view (Figure 8.11). Some of the gardens were comparatively expansive, relatively level planes of turf with notable trees, separated by steep terraces. The Gardens of Pavilion VI and VIII fused into a single Italianate garden. Aerial views and garden-level photos during this time revealed the more dramatic topography and additional depth of the East Gardens and the degree of exuberant plant growth that Hopkins needed to account for. A photograph looking east from Pavilion IV captured a sliver of herringbone brick path between large antique boxwood (*Buxus sempervirens*) hedges. The hedges framed two rectangular patches of turf and weeds with two Southern magnolia and a brick bench (Figure 8.12). More existing vegetation of the East Gardens was replaced than that of the pre-construction West Gardens because of the degree of surface modification made during the first half of the twentieth century. Notable exceptions included specimens like the Holmes Coffee Tree (*Gymnocladus dioicus*). The tree was planted between Pavilions VI and VIII in 1880 by Professor George Frederick Holmes and fell during a unusually severe windstorm in the summer of 1960.[66]

Hopkins continued to refine plans for the East Gardens with a somewhat different approach from that of the completed West Gardens. A large grade change of some 20 feet, steep slopes falling from the pavilions toward the hotels to the east, required more significant terracing. Keeping with the guide of the 1882 Maverick Plan, Hopkins proposed the removal of the north-south access road across the existing gardens and the construction of two parallel slopes that divide each garden into distinct terraces reflecting the descending grade (Figure 8.13). This illustrative overall plan may have been created as a presentation piece, after the completion of the West Gardens. It shows the East Gardens as Hopkins conceptualized them, not as they were eventually built. Each Garden design emphasized overall symmetry with retention of some existing vegetation and unique arrangements of paths. In general, as with the West Gardens, more formal and intimate spaces were designed for the upper gardens adjacent to pavilions and more spacious, simplified, and open spaces were designed for the lower gardens near

hotels. While beginning a more detailed level of planning for the East Gardens, Hopkins suffered a massive cerebral hemorrhage and passed away in 1960.[67]

This unforeseen event brought the influence of associated landscape architects into the design of the East Gardens. Longtime collaborators of Hopkins, Donald H. Parker of Williamsburg was chosen to produce working drawings and Ralph E. Griswold was tasked with directing the planting design.[68] Parker spent years with Hopkins at Colonial Williamsburg and Griswold previously worked with Hopkins at Dumbarton Oaks, Washington, DC.[69] With the onset of project work with the Garden Club of Virginia, Griswold moved to Williamsburg to study the Colonial Gardens before engaging the garden design at the University of Virginia.

Parker reported on the archaeological studies that were conducted by James M. Knight, the consulting archaeologist who also worked on the West Gardens. The primary focus of archaeology was to determine the veracity of the Maverick Plan to the degree possible given previous disturbances. Initial archaeological work in 1960 involved selected probes and trenches targeting presumed wall locations primarily in the lower gardens (Figure 8.14). By 1961, archaeological survey included the technique of excavating shallow trenches every 10 feet to identify subsurface masonry features.[70]

While fragmentary wall remnants were identified, general findings indicated that large areas had been disturbed in the construction of the bisecting road and in other unidentified work in the past.[71] Parker took particular note of a stone foundation that appeared to run the length of the eastern walls to each individual garden. The walls were approximately 42 feet west of the hotels, with the exception of the Pavilion X Garden where the wall was 37 feet west of Hotel F.[72] Illustrating the rationale for the position of walls, Parker explained what was discovered through archaeology at the presentation for the completed gardens:

> In the Pavilion II garden excellent foundations were located for the southeast serpentine wall, and fragmentary arcs were found in the northeast and southwest sectors. No evidence for the cross-serpentine wall remained, but its correct alignment was set by fragments located in Pavilion VI and X areas. The partially exposed retaining wall near Hotel B was verified by "finds" on exact alignment in Pavilion VI, substantiating the rear straight walls of the Maverick plan.[73]

Differences between archaeological findings and the Maverick Plan were made explicit in the redesign of the East Gardens. Knight and Parker found no evidence of privy locations and attributed this paucity of subsurface record to road construction.[74] Despite the lack of evidence, the Garden Club authorized the construction of two privies, one at the north of Pavilion I Garden and one at the south of the Pavilion X Garden. Even without small buildings constructed, the Maverick Plan arrangement was incorporated as the other eight privy locations identified on the Maverick Plan were depicted with straight wall segments and privy foundation outlines with gravel infill. These decisions aligned with the policy developed for the West Gardens. Differences between the layout of walls shown on the Maverick Plan and remnant wall foundations were also made explicit by Parker:

> Excellent segments of the stone base for the rear straight walls were found near Hotel D [in the lower Pavilion VI Garden], as well as many footings of a later period. Overlapping brick foundations in the southeast corner substantiated an interesting fact, first observed in Pavilion II: the meeting angle between the side and end walls was variable and not uniform, as the Maverick plan suggests.[75]

Understanding the limitations of the Maverick Plan and reality on the ground, a functional design issue arose when considering vehicular access to the East Gardens. The former "Professor Echols Road" that was built around 1897 under plans by McKim, Mead & White and bisected the gardens was eliminated for wall and garden construction. The overall concept plan favored an access point between Hotel F and Randall Hall with a service road directly adjacent to and east of the student dormitories of the East Range (Figure 8.13). Drawing on the Maverick Plan for guidance once again, Parker presented an alternative approach making use of Hospital Drive, flipping the service road west of the Hotels widened access at each alley, thus preserving each alley, thus preserving the outside margin of the Academical Village. President Shannon intervened in the debate between the alternatives, strongly favoring Parker's solution.[76] The East Range Road was relocated adjacent to the hotels along their west side.[77] An aerial photograph documents the road, as planned and constructed, diverged from the north end of Hospital Drive and rose through the East Range south of Hotel B (Rotunda Alley) before proceeding southward, parallel to the straight walls of the gardens, and providing access to each alley (Figure 8.15). The new road was to be 18 feet in width, except near its southern end where it narrowed to 12 feet in width, and somewhat winding in its layout, perhaps reflecting the curvature of the garden enclosures.[78]

### C5. Jeffersonian Revival East Gardens Construction, 1961 to 1965

With an established design direction and supplementary archaeological data to draw on, the GCV team began the process of grading for the Jeffersonian Revival East Gardens. An article in a local newspaper, *The Daily Progress,* noted that the construction of the East Gardens was to begin in November of 1961. Proposed grading plans included limited topographic change to the upper terraces, and significant re-grading around the removed road and the lower terraces to shape a "gradual slope that existed in Jefferson's time."[79] Photographs from 1962 provided evidence of the ground disturbance caused by the grading required to create the terraced ground plane of these gardens (Figure 8.16 and Figure 8.17). Heavy equipment was used to establish the terracing necessary to conform to the design. Certain markers remained in place throughout the construction, including some existing walls in the upper gardens, the ornamental spire in the Pavilion VI Garden, and the boxwood hedges in the Pavilion X Garden. Existing trees were accommodated to the degree possible on account of their contributions to garden organization and compatibility with surface grading and new wall layout.

Actual construction of the new design began to the north at Pavilions II and IV Gardens. Work progressed gradually to the south and concurrently with demolition and regrading in the Pavilion VI, VIII, and X Gardens. As with the West Gardens, Parker's wall construction closely followed Thomas Jefferson's actual drawings and specifications for walls.[80] Wall foundation were not necessarily based on historic precedent. Where required, workers installed large stone foundations to support the brick walls of the regraded gardens. In a photograph of wall construction along the East Range Road, the 20-foot drop in grades across the East Gardens and efforts to regularize garden surfaces was evident (Figure 8.18). The serpentine wall along the Long Walk was constructed as an enclosing element of the Pavilion II Garden. The wall ran between Pavilion and Hotel parallel to the Long Walk (Figure 8.19). The first two East Gardens were completed by 1963.

Ralph Griswold carefully refined the planting lists for each garden. The Pavilion II Hotel B Garden was designed in three terraces and featured unique combinations of plantings at each level. Trees of the upper pavilion level included a mixture of native plants with interesting habits and leaf shapes, such as bigleaf magnolia (*Magnolia macrophylla*). Griswold retained specimens common in colonial times like the large pecan (*Carya illinoinensis*) planted by Dean Ivy F. Lewis, professor of biology from 1915 to 1953 (Figure 8.20). The lower kitchen garden featured a grape trellis, fig trees, and herbs. The Hotel B garden

contained other fruit trees and shrubs, as well as two old English yew (*Taxus baccata*) specimens.[81] A majority (65%) of tree, shrub, vine, annual, perennial, and bulb species in this garden were once grown by Jefferson at Monticello. The Pavilion II Hotel B Garden included the following plants, with historical species cultivated at Monticello indicated by [TJ] and original common name, botanical name listed.[82]

TREES
Mimosa or Silk Tree (*Albizzia julibrissin*) [TJ]
Shadblow (*Amelanchier canadensis*) [TJ]
Pecan (*Carya illinoinensis*) [TJ]
Flowering dogwood (*Cornus florida*) [TJ]
Maidenhair tree (*Ginkgo biloba*)
American holly (*Ilex opaca*) [TJ]
Black walnut (*Juglans nigra*) [TJ]
Pink crape myrtle (*Lagerstroemia indica*)
Bigleaf magnolia(*Magnolia macrophylla*)
Sweet crab apple (*Malus coronaria*) [TJ]
Rhode Island Greening apple (*Malus pumila* var. 'Rhode Island Greening') [TJ]
Plums (*Prunus domestica* var. 'Yellow Egg',' Italian Prune', 'Green Gage', and 'Shropshire Damson') [TJ]
Dwarf pears (*Pyrus communis* var. 'Tyson' and 'Bartlett') [TJ]
English yew (*Taxus baccata*) [TJ]
Canada hemlock (*Tsuga canadensis*) [TJ]

SHRUBS and VINES
Flame azalea (*Azalea calendulacea*)
Azalea (*Azalea indica* var. 'Fielder's White')
Dwarf boxwood (*Buxus sempervirens* var.)
White flowering quince (*Chaenomeles lagenaria nivalis*) [TJ]
Fruiting quince (*Cydonia oblonga*)
Southeast decumaria (*Decumaria barbara*)
Common fig (*Ficus carica*) [TJ]
Carolina yellow jessamine (*Gelsemium sempervirens*) [TJ]
English ivy (*Hedera helix*) [TJ]
Aaron's beard or St. Johns-wort (*Hypericum calycinum*)
Dahoon holly (*Ilex cassine*) [TJ]
Tatarian honeysuckle (*Lonicera tatarica*)
Southern wax myrtle (*Myrica cerifera*)
Pomegranate (*Punica granatum*) [TJ]
Scotch Rose (*Rosa spinossissima*) [TJ]
Elderberry (*Sambucus canadensis*) [TJ]
Highbush blueberry (*Vaccinium corymbosum*)
European cranberry bush (*Viburnum opulus roseum*) [TJ]
Bigleaf periwinkle (*Vinca major*)
Periwinkle (*Vinca minor*) [TJ]
Lilac chaste tree (*Vitex agnus-castus*) [TJ]
Muscadine grape (*Vitus rotundifolia*)

ANNUALS, PERENNIALS, and BULBS
[*botanical names not species by Parker*]
Rue (*Ruta graveolens*) TJ
Plantain lily (*Hosta* sp.)
China aster (*Callistephus chinensis*)
American columbine (*Aquilegia canadensis*) TJ
Golden sunflower (*Helianthus annuus*)
German iris (*Iris germanica*) TJ
Siberian iris (*Iris sibirica*) TJ
Summer phlox (*Phlox paniculata*)
Common crocus (*Crocus sativus*) TJ
Maidenhair fern (*Adiantum* sp.)
Sweet jonquil (*Narcissus papyraceus*) TJ
Poetaz narcissus (*Narcissus poetaz*/*Narcissus ×medioluteus*) TJ
Grape hyacinth (*Muscari* sp.) TJ
Guernsey lily (*Nerine sarniensis*) TJ
Lily-of-the-valley (*Convallaria majalis*) TJ
Double late tulip (*Tulipa* 'Angelique') TJ

Complete planting lists were provided to the public upon completion of the East Gardens with special attention given to plants known to have been enjoyed by Thomas Jefferson.[83]

Work on the Pavilion VI, VIII, and X and Hotel D and F Gardens continued after completion of those to the north. Photographs of construction nearing completion revealed that the sequential work progressed from north to south across the East Gardens (Figures 8.20 and 8.21). After erection of serpentine brick walls, the footprints suggestive of outbuildings were constructed at the same time as the straight wall segments between extents of serpentine walls. In addition to a privy structure along the south wall, in the southwest corner of the Pavilion X Garden, Parker proposed a reconstruction of a "meat-house." The two-course-wide mortared brick foundation, approximately 9 x 13 feet, was an element encountered in archaeological excavation.[84] Installation of the selected plants completed the East Gardens. The as-built configuration, depicted on an East Gardens detail from the 1981 plan and in post-construction photographs, reveals the variety and detail of these Jeffersonian Revival Gardens (Figures 8.22 and 8.23).

Construction improvements also altered the alleys and periphery of the East Gardens during this redesign effort. In the service alleys bisecting both the East and West Gardens, construction impacted existing paving and prompted alley renewal and protective barriers for the new serpentine walls. Photographs from the construction period revealed that the pre-construction paving on the East Gardens mirrored the earlier style of the West Gardens. For example, in a 1962 photograph looking east in the Rotunda Alley, the earlier ornamental brick paving consisted of two brick treads forming parallel lines down the length of the sloped alley, with brick diamonds and circles in the center (Figure 8.24). Construction workers installed bollards to protect the new serpentine walls of Pavilion Garden IV. Also around this time, a brick structure called Poe Alley #1 was demolished in the early 1960s and replaced with a single-story brick structure on the site of a circa 1870 to 1875 building of similar size and massing.[85] New alley paving bisecting both the East and West Gardens appears to be asphalt with a light-colored stone chip seal surface that gives a gravel appearance (Figure 8.25).

The finishing touches were put on the East Gardens in 1965. Aerial photographs from this time captured the crisp edges and refined layouts of the completed East Gardens (Figure 8.15). As evidence of planting beds, benches, and mulch circles around trees attests, nowhere else in the Academical Village was such detail employed in the Academical Village landscape. The Parker and Griswold as-built East Gardens exhibited some parallels to those proposed by Hopkins earlier in the project (Figure 8.13) and also significant differences due to the repositioning of the East Range Road, manipulation of the terrain, and the knowledge base and influences of these landscape architects. The Jeffersonian Revival East Gardens and West Gardens were immediately featured in publicity and informational materials (Figure 8. 26).

The dedication ceremony for the "Restored East Lawn Gardens of the University of Virginia by the Garden Club of Virginia" took place on May 4, 1965. Visitors observed the Pavilion VI Garden's highly tended upper terrace during the celebratory event (Figure 8.27). To document the transparent process and the details of the design and construction, a pamphlet accompanying the presentation provided a narrative of the GCV work, specific details about each Garden, as well as a record of decision-making during the restoration process.[86] The opening of the Jeffersonian Revival Gardens contributed to and coincided with the new recognition of heritage preservation at the University. Less than one year after completion of the East Gardens, on January 7, 1966, President Shannon signed an agreement with the National Park Service for the preservation of the Rotunda as a National Historic Landmark, paving the way for greater recognition of the Academical Village as a whole.[87]

### C6. Master Planned Campus Growth, 1960 to 1973

Conjunct with the "restoration" of the East Gardens, the University began a concerted focus on planning to steer physical growth. This trend also impacted the landscape of the Academical Village. In 1960, President Shannon established a Long-Range Planning Committee to report to him on the intersection of academics and the physical needs of the University for a fifteen-year period.[88] This led to a number of developments with the Board of Visitors making approvals for numerous facilities as well as authorizing Sasaki Associates to create the first modern master plan for the University. The University continued to plan and implement projects on the Lawn, various parts of the South Lawn and Slopes, and the landscape around the Rotunda through the 1970s.

In the arena of landscape management, new figures emerged to fill the voids left by Professor Betts, Landscape Superintendent Hendryx, and landscape architect consultant Alden Hopkins. Associated with the Garden Club of Virginia, landscape architects Donald Parker and Ralph Griswold continued to advise the University on landscape issues beyond the walls of the Pavilion Gardens. Superintendent of Building and Grounds Sylvester O'Grince remained through 1962, at which time H. I. Taylor assumed control of the position. After retirement, O'Grince produced a book manuscript from a text he had compiled, working with Edwin Betts before his death. The unpublished manuscript contains a wealth of information on the nineteenth- and twentieth-century history of the planting, maintenance, and expansion of the Academical Village vegetation. While documentation of the nineteenth-century University plants was based on archival research and oral history, much of the twentieth-century information was grounded in the authors' first-hand knowledge and communication with their colleagues and predecessors.[89] This information and the updated survey of trees was relied on as planning and construction work ensued.

In 1960, with the support of President Shannon, the Board of Visitors approved several proposals that alluded to the aspirations of the University.[90] To the west of the Academical Village, two wings were proposed for the west side of Newcomb Hall to increase the capacity of the cafeteria. The Board also

approved five plans for submission to the Arts Commission: Site Plan for Copeley Hill and Lambeth Field; Plans for the Civil Engineering Wing; George Mason College Site Plan, Fairfax, Virginia; Site Plan for the "East Lawn Garden Road"; and Plans for the Northwest Wing of the Rotunda. Moving beyond planning to construction authorization, five projects were approved including: University Hospital – Phase II; Law School Building Addition; Minor Hall Renovation; Madison Hall Renovation; and Piedmont Bachelor's Quarters.[91]

In the following years, a need was recognized for developing a coherent vision for steering the direction of campus development into the future. To this end, the Board of Visitors approved funding for a "Master Site Plan" around the end of 1964.[92] Sasaki, Dawson, DeMay Associates, Inc. of Watertown, Massachusetts, were charged with the task. In 1965, *The University of Virginia Development Plan* guided the controlled growth of the campus for the next several years.[93] The plan focused on a linear and sprawling expansion which had the effect of preserving many open spaces within the University. Many new facilities were planned to support individual departments through the end of the 1960s. In 1966, for example, Pietro Belluschi and Sasaki, Dawson, DeMay Associates were approved as architects for the addition to the Graduate School of Business Administration, Monroe Hall.[94] Recent development and property acquisitions led the University to reconsider the specifics of the earlier master plan. In 1971, the Board of Visitors again authorized Sasaki, Dawson, DeMay Associates to restudy and update the *Development Plan*, giving special priority to the study of the Lambeth Field and Birdwood sites.[95] The revision was ready to guide the University by 1973 although, of all the specific projects discussed, only Lambeth Field was realized.

Guided by earlier planning efforts, projects continued into the early 1970s to increase and upgrade facilities for housing, medical services, libraries, and academic departments. The expanded campus technological advancement and changing social norms led the University to spend $45,000 in 1972 for lighting throughout the Grounds and created additional positions in the Department of Security.[96] The changes brought by planned growth impacted both Academical Village and the wider campus.

### C7. Landscape Construction on the South Slopes, 1966 to 1974

The landscape of the South Slopes, LCA5, transformed with the development of facilities and circulation features between 1966 and 1974. Much of this area provided sparsely arrayed service functions and was viewed as an appropriate site for densification in the core of the campus. Directly east of New Cabell Hall and south of the East Range, the University built Wilson Hall for the English Department between 1966 and 1969. The new building occupied a terrace overlooking Jefferson Park Avenue.[97] To the west, an 8,640-square-foot underground annex was added to the east side of Garrett Hall in 1970.[98] South of Garrett Hall, rehabilitation of the McIntire Theater removed the parking lot in 1974.[99] Student protests instigated the return of the performance space to its original turf covering.

In the South Lawn, concepts were proposed to distinguish this newer, southern extension of historic Lawn. After completing the East Gardens with Donald Parker, Ralph Griswold continued as a consultant to the University. In July 1970, Griswold, Winters, Swain, & Mullin (GWSM), Inc., Griswold's landscape architecture firm from Pittsburgh, Pennsylvania, developed a "Landscape Study of South Lawn." The plan included new plantings at the fronts of Rouss and Cocke Halls, creation of a gently sloping "seating lawn" in the center of the turf panel, and the relocation of the Homer Statue on the South Lawn to a position directly aligned to the entrance to Old Cabell Hall.[100] Although these more elaborate plans were not carried out, funding for modest improvements to paving was available. In 1971, the brick paving surrounding the Thomas Jefferson and George Washington statues was renewed again. The

plazas with their ornate concrete benches were dedicated to Roberta H. Gwathmey, former Dean of Women.[101]

### C8. Development and Distinction, Rotunda and Lawn, 1960 to 1981

While planned campus growth expanded the territorial and programmatic reach of the University, the core Academical Village received attention and project funding on account of its historic and functional importance to the school. Commemorative development coincided with maintenance and preservation efforts during these years. The Rotunda and the Lawn continued to be understood and valued as the symbolic heart of the University during the 1960s. While efforts were targeted to the Rotunda building, recognition of the historic importance of the entire Academical Village came into better focus. The attention garnered support from within the University to continue to pursue improvements within the historic core.

In 1960, the east courtyard of the Rotunda was dedicated to former President Colgate W. Darden. The design by T. K. Fitzpatrick included the installation of a rectangular 15-by-9-foot urn-shaped fountain in the center of this courtyard. The fountain was made of brick with a marble coping over vertically-set bluestone.[102] The interior of the fountain included ceramic tile with a cast iron, urn-shaped basin in the center. The fountain was installed under the canopy of remaining Southern magnolia (*Magnolia grandifolia*) trees and completed within one year. These trees were contemporaries of many surrounding trees in the North Rotunda Lawn. By this time, to the only remaining indigenous trees in the vicinity of the Rotunda that predated the University were two white oaks (*Quercus alba*), to the northeast of the Rotunda, near the wall along University Avenue.[103] At the new Darden courtyard, new elements blended with older landscape features.

Between 1967 and 1969, a variety of measures were enacted to improve the appearance of the Lawn. Work included the installation of an irrigation system the length of the Lawn with “cross-arms” and “removable” sprinkler heads. The pre-1967 surface irrigation system for the Lawn was described as a "primitive method in modern times." A total of seven trees were removed and the sod was proposed to be re-seeded with Windsor Blue Grass.[104] A photograph documented the grid pattern for the distribution of water piping throughout the Lawn, marking the excavations for installation of a sprinkler system (Figure 8.28). Drainage work in 1968 and 1969 included the construction of an 18- to 24-inch-wide brick splash along each side of the Lawn in front of the East Colonnade and West Colonnade. At this time, the walks on the colonnades were granolithic concrete and walks on the Lawn were brick. New brick walks with concrete bases were constructed across the Lawn replacing the older brick walks without foundations.[105] Brick was replaced not only at the Lawn crosswalks but also around the Rotunda.[106] A photograph from 1969 captured the new brick walks in use during a student demonstration (Figure 8.29).

The Lawn and the North Rotunda Lawn continued to be a primary focus of University landscape improvement efforts in the years leading up to and following the United States Bicentennial. In June 1972, the University received a grant of $1,088,250 from the Department of Housing and Urban Development for the restoration of the Rotunda.[107] At that time, it was the largest grant made by the department since its founding. The ambitious restoration focused on the interior of the building to completely remove and replace Stanford White’s design with Thomas Jefferson’s original concept.[108] Concurrent exterior modifications included closing the north door to public access and closing the south portico door. As a result, use of the forecourt north of the Rotunda as public space diminished and the public entrance to the building moved to the ground floor off the cryptoporticus. The restoration

approach was conceptually Jeffersonian Revival, with an intent to authentically reestablish Jefferson's design to the degree possible.

In 1974, Frank L. Hereford became President of the University and took a strong interest in improving the aesthetics and functional qualities of the North Rotunda Lawn. Around this time, the prevailing sentiment of Jeffersonian Revival contributed to discussions among the Board of Visitors of removing Brooks Hall from the North Rotunda Lawn. Earlier inclusion of the building within the larger historic district of the Academical Village led to its defense by University architectural historian Richard Guy Wilson and the Virginia Historic Landmarks Commission.[109] Brooks Hall remained and additional landscape improvements to the North Rotunda Lawn were concentrated on the near surrounds of the Rotunda.

During the tenure of President Hereford, the GCV, in association with the National Bicentennial Celebration, provided over $50,000 for the renovation of the area north of the Rotunda including the creation of an open brick terrace with plantings of azalea.[110] In 1975 and 1976, landscape architect J. Patrick Graham, serving in the position of University campus planner, redesigned the paving and planting for the Rotunda forecourt (Figures 8.30 and 8.31).[111] Improvements to the bus stop area near the Chapel, adjacent to University Avenue and McCormick Road, featured an expanded area for buses and improved brick pathways. Also, the "Visitor's Stop" aligned to the Rotunda forecourt was organized with a wide space adjacent to the street, a narrower walkway, and an expanded brick terrace on the lower plaza. Uniform diagonal brick walks linked this plaza to surrounding sidewalks, replacing concrete and asphalt walks. The new herringbone-pattern brick walks were constructed on a concrete base and mortar bed. Where possible, existing concrete walks remained to serve as a base for new brick walks.

The project required removal of Japanese holly (*Ilex crenata convexa*) hedges set within four rectangles of periwinkle (*Vinca minor*) that marked the promenade margins between the Rotunda and University Avenue. This space was made into the location for the bus stop. Retained trees included a sycamore (*Platanus occidentalis*) and a bald cypress (*Taxodium distichum*) to the east of the forecourt. The larger brick area was bordered by a new planting of Hellers Japanese holly (*Ilex crenata 'Helleri'*). Mass planting of azalea (*Azalea mucronatum* 'Delaware Valley White'), under-planted with hardy English ivy (*Hedera helix 'Baltica'*) filled the lower section of the forecourt to both sides.

Also in 1976, Larry Steward, the former University landscape superintendent, planted liriope (*Liriope sp.*) groundcover in both courtyards to replace failing vinca minor, turf, and ivy.[112] Two years later, Tom Leback, the campus planner and landscape architect, designed a garden in the west Rotunda courtyard to honor the legacy of President Edgar F. Shannon, Jr. (1959-1974).[113] The design included a basketweave brick terrace, two benches, and a flush stone dedication plaque that were based on an unimplemented plan by preservation architect Frederick D. Nichols, director of the contemporaneous Rotunda restoration project (Figure 8.32).[114] The benches and paved courtyard provided a place of respite under existing group of southern magnolia (*Magnolia grandifolia*) adjacent to Rotunda.

After the work on the Rotunda, the University focused on improving the granolithic concrete walks under the colonnades.[115] Bill Middleton, the Chief Officer for Facilities Management, supported these efforts, which echoed the brickwork completed a decade prior; he called for a de facto “brick district” for the entire Academical Village. Brick paving in a herringbone pattern replaced the older concrete walks scored in a diamond pattern. A 1977 photograph of the East Colonnade documented the progress of the new brick walk construction. The work matched the earlier brick splashes that projected from the walk onto the Lawn past the columns (Figure 8.33).

The work of shaping the Academical Village landscape toward a more historical character was largely complete by the early 1980s. Minor adjustments were made such as widening a sidewalk east of the Rotunda to facilitate the passage of food delivery trucks in 1981.[116] The year marked the end of an era with the completed GCV gardens reaching maturity and Jeffersonian Revival motivations fulfilled. Shifts in University leadership and staff and conceptual direction came forward the following year to embark on new directions.

## D. 1981 LANDSCAPE CHARACTER AND CDFs

The land uses of the Academical Village in 1981 included ceremonial, academic, residential and casual daily use, carrying over each of these uses from prior eras. Ground and aerial photographs and *Plan 10* and *Plan 11* illustrate the 1981 character and CDFs in detail. For LCA 1, the Lawn framed by double rows of trees, crosswalks and southward descent in terraces, the 1981 character of the Lawn, largely reflects the historic character and organization of prior eras. LCA 2 North Rotunda Lawn depicts the removal of the ramparts and the change to side slopes with the upper Rotunda forecourt as a focal space, and the lower Rotunda forecourt extending to University Avenue. The 1981 plans capture the GCV-spearheaded redesign of the West Gardens (1948-1952) and East Gardens (1959-1966). LCA3 and LCA4 demonstrate the completion of the Jeffersonian Revival theme that guided the transformation of the East Gardens and West Gardens as period settings evoking colonial times. With specific reference to the landscapes of Thomas Jefferson, these intricately planned and designed gardens employed period plants and revival styles. Overall facilities expansion and landscape beatification proceeded under a rubric of increased campus planning. *Plan 10* also depicts changing development patterns on the South Lawn and South Slopes and further accommodation of automobiles on campus.

The following CDFs list serves as a summary of the documented CDFs at this for 1981. As previously the alpha-numeric codes on the left note three factors:

- CDF Letter Code
- LCA 1 through 5
- Feature number, i.e. U1-1

When an important aspect of a feature has changed, such as material or configuration, the letter "c" is shown in the last column. Some 24 CDFs changed between the prior period and 1981, as indicated by the "c." Drawing on all the sources these CDFs are depicted on *Plan 10* and *Plan 11*. Missing CDFs numbers in the left column sequence indicate no presence in 1947. See Chapter 10 for the complete listing.

| **Chart of CDFs for LCA 1 The Lawn** | | |
|---|---|---|
| *Land Uses* | | 1981 |
| U1-1 | Casual daily use, walk, game, exercise | |
| U1-2 | Academic uses, study, instruction | |
| U1-3 | Ceremonial center of University | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1981 |
| O1-2 | Terraced Lawn framed by trees and architecture, all sides | |
| O1-4 | View east and west across Lawn of trees, opposite colonnade | |

| | | |
|---|---|---|
| O1-5 | View north across Lawn to Rotunda framed by trees and architecture | |
| O1-6 | View south across Lawn from Rotunda walk framed by trees and architecture 4 sides | |
| *Topography* | | 1981 |
| T1-2 | Terraced panels of trees and turf descending to South Lawn | |
| *Vegetation* | | 1981 |
| V1-1 | Rows of deciduous shade trees along the building façades | |
| V1-2 | Terraced Lawn with turf cover | |
| *Circulation* | | 1981 |
| C1-1 | Colonnade walk and steps east and west | |
| C1-2 | Lawn crosswalks | |
| *Water Features & Drainage* | | 1981 |
| W1-1 | Lawn subsurface drainage system | |
| W1-2 | Lawn irrigation system | c |
| *Non-Habitable Structures* | | 1981 |
| | none | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1981 |
| F1-1 | Colonnade dormitory furnishings | |
| **LCA 2 North Rotunda Lawn** | | |
| *Land Uses* | | 1981 |
| U2-2 | Academic uses, study, instruction | |
| U2-4 | Ceremonial use | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1981 |
| O2-1 | Spatial definition at perimeter - north road, walls, south building façades, Long Walk | |
| O2-3 | Views of the Rotunda from road at north | |
| O2-4 | Linear view near Long Walk alignment | |
| O2-5 | Multi-directional views across North Rotunda Lawn | |
| O2-7 | Brooks Hall landscape setting | |
| O2-8 | University Chapel landscape setting | |
| O2-9 | Rotunda forecourt, slopes, steps and broad walk | c |
| O2-10 | Rotunda courtyards and arcades east and west | |
| *Topography* | | 1981 |
| T2-1 | Highpoint at Rotunda, descending grades north, east, west | |
| T2-2 | Steep slopes around Rotunda Forecourt | |
| *Vegetation* | | 1981 |
| V2-3 | Open turf with shade and evergreen trees | |
| V2-4 | Linear trees along walks | |
| V2-5 | Rotunda east and west courtyards magnolias | |
| V2-6 | Rotunda forecourt formal plantings | |
| V2-7 | Turf on Rotunda forecourt slopes | |
| *Circulation* | | 1981 |
| C2-1 | Vehicular roads on North Rotunda Lawn | |
| C2-2 | Axial, diagonal and circumferential system of walks | |
| C2-3 | Long Walk | |
| C2-4 | Access and circulation to Lawn from the north | |

| | | |
|---|---|---|
| C2-5 | University Ave. as north boundary | c |
| *Water Features & Drainage* | | 1981 |
| W2-2 | Fountain in east Rotunda courtyard | |
| *Non-Habitable Structures* | | 1981 |
| S2-3 | Stone wall along University Avenue | |
| S2-4 | Senff Gates at University Avenue and Hospital Drive | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1981 |
| F2-4 | Thomas Jefferson statue | |
| F2-5 | Benches | |
| F2-6 | Flagpoles to either side of the Rotunda forecourt | |
| F2-7 | Sundial southeast of the Rotunda forecourt | |
| **LCA 3 East Gardens** | | |
| *Land Uses* | | 1981 |
| U3-2 | Academic uses, study, instruction | |
| U3-3 | Casual daily use, residential, pleasure garden | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1981 |
| O3-1 | Sequence of visually enclosed chambers framed by walls and buildings | c |
| O3-3 | Gardens spaces with service buildings | c |
| O3-4 | Linear service alleys framed by brick walls | c |
| O3-5 | Open landscape to east | |
| *Topography* | | 1981 |
| T3-1 | Terraced ground plane descends to east | c |
| T3-2 | Service alleys slope descends to east | |
| T3-3 | Service courts slope descends to east | |
| T3-4 | Level east lawn | |
| T3-5 | Steep slope perimeter to east | |
| T3-6 | Side drains along service alleys | c |
| *Vegetation* | | 1981 |
| V3-3 | Ornamental plantings upper gardens | |
| V3-4 | Ornamental plantings lower gardens | |
| V3-5 | Fruit and culinary plantings | |
| V3-6 | Edge plantings between wall and alley roadway | |
| V3-7 | Ornamental plantings in service courts | |
| V3-8 | Trees and turf at level east lawn | |
| V3-9 | Trees and turf on east slope | |
| *Circulation* | | 1981 |
| C3-1 | 4 service alleys | c |
| C3-2 | 4 service courts west end of alleys | c |
| C3-4 | Hospital Drive as east boundary | |
| C3-6 | East Range Road/Hospital Drive west of Hotels | |
| C3-8 | Arcade paving at hotels | c |
| C3-9 | Areas of garden paving | |
| C3-10 | Garden walks | c |
| C3-11 | Garden steps | c |

| | | |
|---|---|---|
| C3-12 | East slope steps | |
| *Water Features & Drainage* | | 1981 |
| | none | |
| *Non-Habitable Structures* | | 1981 |
| S3-1 | Brick Walls define garden chambers | c |
| S3-2 | Functional outbuildings, smokehouse, privies | c |
| S3-3 | Faux privy buildings | |
| S3-4 | Stone walls | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1981 |
| F3-1 | Sculpture feature - Merton Spire | c |
| F3-2 | Sculpture feature - Cast Iron capital | c |
| F3-4 | Sculptural feature - Armillary Sphere | |
| F3-5 | Garden furniture | |
| F3-6 | Garden gates | c |
| F3-7 | Bollards in alleys | |
| **LCA 4 West Gardens** | | |
| *Land Uses* | | 1981 |
| U4-2 | Academic uses, study, instruction | |
| U4-3 | Casual daily uses, residential, pleasure garden | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1981 |
| O4-1 | Sequence of visually enclosed chambers framed by walls and buildings | |
| O4-3 | Gardens spaces with service buildings | c |
| O4-4 | Linear service alleys framed by brick walls | c |
| O4-5 | Level open area along west of hotels/along McCormick Rd. | |
| *Topography* | | 1981 |
| T4-1 | Ground plane slight slope descends to west | c |
| T4-2 | Service courts slight slope descends to west | |
| T4-3 | Alleys moderately slope descends to west | |
| T4-4 | Stepped grades along McCormick Road | |
| *Vegetation* | | 1981 |
| V4-4 | Ornamental plantings upper gardens | |
| V4-5 | Fruit and culinary plantings | |
| V4-6 | Edge plantings between wall and alley roadway | |
| V4-7 | Ornamental plantings in service courts | |
| V4-8 | Trees and turf at level west lawn | |
| V4-9 | Planting between straight garden wall and hotels | |
| *Circulation* | | 1981 |
| C4-1 | 4 service alleys | c |
| C4-2 | 4 service courts east end of alleys | c |
| C4-4 | McCormick Road as west boundary | |
| C4-6 | Road south of Hotel E | |
| C4-7 | Walk east of hotels | |
| C4-8 | Arcade paving at hotels | c |
| C4-9 | Areas of garden paving | |

| | | |
|---|---|---|
| C4-10 | Garden walks | c |
| C4-11 | Garden steps | c |
| *Water Features & Drainage* | | 1981 |
| | none | |
| *Non-Habitable Structures* | | 1981 |
| S4-1 | Brick Walls define garden chambers | c |
| S4-2 | Functional outbuildings, smokehouse, privies | c |
| S4-3 | Faux Privy Buildings | |
| S4-4 | Stone Walls | |
| S4-5 | Fences | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1981 |
| F4-1 | Sculpture feature - Cast Iron Capital | |
| F4-2 | Sculpture features - Rotunda stone capitals | |
| F4-3 | Garden furniture | |
| F4-4 | Garden gates | c |
| F4-5 | Bollards in alleys | |
| **LCA 5 South Lawn and Slopes** | | |
| *Land Uses* | | 1981 |
| U5-2 | Academic uses, study, instruction | |
| U5-6 | Service and utility functions | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1981 |
| O5-3 | View north across Lawn to Rotunda framed by trees and architecture | |
| O5-4 | Views south from Cabell Hall pergolas | |
| O5-5 | View into McIntire Amphitheater | |
| O5-7 | Slopes and terraces shaped by buildings and retaining walls | c |
| *Topography* | | 1981 |
| T5-2 | Level South Lawn framed by Old Cabell, Cocke and Rouss Halls | |
| T5-4 | Terraced south entry New Cabell Hall | |
| T5-5 | Moderate slope at Varsity Hall | |
| T5-6 | Moderate slope at Randall Hall | |
| T5-7 | Partial steep slope along Jefferson Park Avenue | |
| T5-8 | Stepped slope and corner slopes of McIntire Amphitheater | |
| *Vegetation* | | 1981 |
| V5-2 | Double tree rows and turf continuing Lawn vegetation | |
| V5-3 | Trees and turf on slopes | |
| V5-5 | Street trees Ruppell Drive segment of former Hospital Drive | |
| V5-6 | Hedge encircling lawn at McIntire Amphitheater slopes | |
| *Circulation* | | 1981 |
| C5-3 | Perimeter drives east, south and partial northwest | |
| C5-4 | Asphalt service drive at Randall and Varsity Halls | |
| C5-5 | Jefferson Park Ave. as southern boundary | c |
| C5-7 | South Lawn perimeter walks | |
| C5-8 | Terraces east and west of Old Cabell Hall | |
| C5-9 | Paving in McIntire Amphitheater | |

| | | |
|---|---|---|
| C5-10 | Landscape plaza at Garrett Hall Entry | |
| C5-11 | Paths and steps Randall Hall | |
| C5-12 | South entry plaza New Cabell Hall | |
| C5-13 | Brick paving at Jefferson and Washington Statues | |
| *Water Features & Drainage* | | 1981 |
| | none | |
| *Non-Habitable Structures* | | 1981 |
| S5-5 | Stone retaining walls north of Rousss and Cocke Hall | |
| S5-6 | Stone retaining wall at the east garden niche | |
| S5-7 | McIntire Amphitheater | |
| S5-8 | Chain gate, brick piers at Ruppel Drive | |
| *Small Scale Features, Site Furnishings & Objects* | | 1981 |
| F5-3 | Statues of Jefferson, Washington, Homer | |
| F5-4 | Benches | |

## CHAPTER 8 ENDNOTES

[1] Restoration was the term used at the time to describe the garden design work. The overall layout with the serpentine and straight wall section used the Jefferson era Maverick Plan as the principal reference. The gardens were developed based on colonial period examples and were planted with Jefferson era plants. Federal preservation standards in use today define Restoration as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time, by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The work undertaken in the Academical Village Gardens does not meet that definition.

[2] Key dates that individuals have been directly associated with the Academical Village or employed by the University are noted in parentheses.

[3] The origination of the idea for restoration of the East Gardens and West Gardens has been attributed to Edwin M. Betts, although President Colgate Darden made the first known outreach to the Garden Club of Virginia in early 1948. Betts reference: *Add reference in SCL letter noting Betts as original of garden restoration idea at UVa*. Darden reference: Anonymous, "Work on U.Va Gardens to Cost Many Thousands," *Alumni News*, Vol. 38, No.5, (February 1950): 6.

[4] Francis L. Berkely , Jr. (1911-2003), Archivist for the University Library, in a letter to Robert M. Jeffress credits the origination of garden revival concept to Edwin M. Betts. He expounds on the cost of the West Garden restoration, the plans based on Jefferson's original concept, and the possible restoration of the Rotunda in the future. Restoration of University Gardens [manuscript], 1959-1964, RG-12/12/4.118, Special Collections, University of Virginia Library, Charlottesville, Va.

[5] Edward Betts and Sylvester H. O'Grince. “A Historical Sketch of the Trees and Grounds of the University of Virginia.” np... Special Collections, RG-20/3/3.761. University of Virginia Library, Charlottesville, Virginia.

[6] Anonymous. Work on U.Va. Gardens to Cost Many Thousands, p6. *Alumni News*, Vol. 38, No. 5 (February 1950): p6.

[7] Papers of the President, 1948. RG-2/1/2.552. Special Collections, University of Virginia Library, Charlottesville, Virginia.

[8] Garden Club of Virginia, Proposed Restoration Plans of the Garden Club of Virginia for Restoring Certain Garden Walls and Walks, and Laying Off and Planting Certain Gardens of the University of Virginia, n.d. Office of the Architect, University of Virginia.

[9] Papers of the President, 1949. RG-2/1/2.561. Special Collections, University of Virginia, Charlottesville, Virginia.

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[11] Speech made at the Presentation of the Gardens, University of Virginia, April 24, 1952. Garden Club of Virginia, Restoration Committee Papers, 1924-1997. Mss 3 G1673a, Sect. 2-4. Virginia Historical Society, Richmond, Virginia.

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[15] Donald H. Parker, ASLA, "East Lawn Gardens Restorations," Presentation of the Restored East Lawn Gardens of the University of Virginia by the Garden Club of Virginia. Pamphlet distributed at Garden Club Dedication Ceremony on May 4, 1965.

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[17] Alden Hopkins. To Mrs. C. James Andrews, Chmn., Restoration Committee, Garden Club of Virginia, November 21, 1949. Garden Club of Virginia, Restoration Committee Papers, 1924-1997. Mss 3 G1673a, Sect. 2-4. Virginia Historical Society, Richmond, Virginia.
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[19] Benjamin P. Ford, Archaeological Monitoring of the Hotel C Rear Steps Drainage Improvement Project. Archaeological Field Report, RAS 2007-2, p8-9. In Non-Major Projects, Archaeological Report Series, 2007-2008, p1-14. (Charlottesville: Rivanna Archaeological Services, LLC).
[20] Rivanna Archaeological Services, Hotel C Excavations, 2013.
[21] Papers of the President, 1952. RG-2/1/2.591. Special Collections, University of Virginia Library, Charlottesville, Virginia.
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[23] "Pavilion I Garden," Presentation of the Restored Gardens of the University of Virginia by the Garden Club of Virginia. Pamphlet distributed at Garden Club Dedication Ceremony on April 24, 1952.
[24] "Pavilion I Garden," Presentation of the Restored Gardens of the University of Virginia by the Garden Club of Virginia. Pamphlet distributed at Garden Club Dedication Ceremony on April 24, 1952.
[25] "Pavilion I Garden," Presentation of the Restored Gardens of the University of Virginia by the Garden Club of Virginia. Pamphlet distributed at Garden Club Dedication Ceremony on April 24, 1952.
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[27] "Pavilion III Garden," Presentation of the Restored Gardens of the University of Virginia by the Garden Club of Virginia. Pamphlet distributed at Garden Club Dedication Ceremony on April 24, 1952.
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[30] Edwin M. Betts and Sylvester H O'Grince, "A Historical Sketch of the Trees and Grounds of the University of Virginia," np. Special Collections, RG-20/3/3.761. University of Virginia Library, Charlottesville, Virginia.
[31] "University Begins Long Range Plan of Beautification," The Cavalier Daily (University of Virginia), Apr. 22, 1950: 1.
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[38] Edwin M. Betts and Sylvester H O'Grince, A Historical Sketch of the Trees and Grounds of the University of Virginia, np. Special Collections, RG-20/3/3.761. University of Virginia Library, Charlottesville, Virginia.
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[41] Papers of the President, 1948. RG-2/1/2.552. Special Collections, University of Virginia Library, Charlottesville, Virginia.
[42] John G. Waite Associates, Architects. Rouss Hall, Historic Structure Report, p 37-38. New York: John G. Waite Associates, Architects, 2003.
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[44] Papers of the President, 1951. RG-2/1/2.581. Special Collections, University of Virginia Library, Charlottesville, Virginia.
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[46] Mesick, Cohen, Wilson, Baker Architects. Carr's Hill Landscape Report. Historic Preservation Framework Plan, np. Albany, NY: Mesick, Cohen, Wilson, Baker Architects, 2007.
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[48] "Mr. Darden Announces First Year Car Ban," *The Cavalier Daily* (University of Virginia), May 16, 1950: 1.
[49] Dabney, Virginius. *Mr. Jefferson's University*, (Charlottesville: University Press of Virginia, 1981), 292.
[50] Barefoot, Coy. *The Corner: A History of Student Life at the University of Virginia*, (Charlottesville: Howell Press, 2001), 198.
[51] " Amphitheater Lot Opens for Student Automobiles Today," *The Cavalier Daily*, April 13, 1954.
[52] Mesick, Cohen, Wilson, Baker Architects. Clark Hall - Dawson's Row Landscape Report. Historic Preservation Framework Plan, np. Albany, NY: Mesick, Cohen, Wilson, Baker Architects, 2007.
[53] Mesick, Cohen, Wilson, Baker Architects. McIntire amphitheater Building Report, np. Historic Preservation Framework Plan. Albany, NY: Mesick, Cohen, Wilson, Baker Architects, 2007.
[54] John G. Waite and Associates, Architects, "The Rotunda: Historic Structure Report." Office of the Architect, University of Virginia, 2007, 210.
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[56] Jennifer Steen. The Grove, 19. Unpublished Ms. on file at the Office of the Architect, University of Virginia, 1997.
[57] John G. Waite and Associates, Architects, "The Rotunda: Historic Structure Report." Office of the Architect, University of Virginia, 2007, 190-191.
[58] Richmond Times-Dispatch, December 5, 1957.
[59] Jennifer Steen. The Grove, 20. Unpublished manuscript on file at the Office of the Architect, University of Virginia, 1997.
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[63] Edwin M. Betts and Sylvester H O'Grince, "A Historical Sketch of the Trees and Grounds of the University of Virginia," 77. np. Special Collections, RG-20/3/3.761. University of Virginia Library, Charlottesville, Virginia.
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[67] Mary V. Hughes, "Alden Hopkins," *Pioneers of American Landscape Design*, eds. Charles A. Birnbaum and Robin Karson, New York: McGraw-Hill, 2000, p.171-174.
[68] Edwin M. Betts and Sylvester H O'Grince, "A Historical Sketch of the Trees and Grounds of the University of Virginia," 116-117. Special Collections, RG-20/3/3.761. University of Virginia Library, Charlottesville, Virginia.
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[70] "East Garden Restoration Begins." *Cavalier Daily*, October 10, 1961. Gardens File, Reference Room Clippings Files. Alderman Library, University of Virginia, Charlottesville, Virginia.
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[74] "The East Lawn Gardens: Pavilion II Garden," Presentation of the Restored East Lawn Gardens of the University of Virginia by the Garden Club of Virginia. Pamphlet distributed at Garden Club Dedication Ceremony on May 4, 1965.
[75] "Pavilion VI Garden," Presentation of the Restored East Lawn Gardens of the University of Virginia by the Garden Club of Virginia. Pamphlet distributed at Garden Club Dedication Ceremony on May 4, 1965.
[76] Edwin M. Betts and Sylvester H O'Grince, "A Historical Sketch of the Trees and Grounds of the University of Virginia," 116-117. Special Collections, RG-20/3/3.761. University of Virginia Library, Charlottesville, Virginia.
[77] "The East Lawn Gardens: Pavilion II Garden," Presentation of the Restored East Lawn Gardens of the University of Virginia by the Garden Club of Virginia. Garden Club Dedication Ceremony, May 4, 1965.
[78] "Building New Road First Step in Restoring East Gardens." *Daily Progress*, October 7, 1961.Gardens File, Reference Room Clippings Files. Alderman Library. University of Virginia, Charlottesville, Virginia.
[79] "Building New Road First Step in Restoring East Gardens". *Daily Progress*, October 7, 1961.Gardens File, Reference Room Clippings Files. Alderman Library. University of Virginia, Charlottesville, Virginia.
[80] "Jefferson's original drawings and specifications were used to restore the walls, and his own dimensions were followed (see Fig. 1): an 8 f[oot] course fo bricks laid lengthwise takes 10 2/3 [bricks] 24 courses to make it 6 f[eet] high wll [sic] take for 8 f[eet] 256 brick a serpentine of 60 degrees adds 1 1/2 per cent, consequently not quite 4 br[icks]; a 9 In. pillar every 8 f[eet] will add 24 bricks, or 9 per cent; a garden of 600 f[eet] circumference on 75 pannels of 8 f[eet] will take 7 x 260 bricks, say 20,000 bricks. a back yard of 8 pannels of 8 f[eet] strait with a 9 I[nch] pillar 3640 bricks. a Necessary [privy] 6 f[eet] square, 10 f[eet] high, 1 brick thick takes 3000 br[icks]." Source: Frederick Doveton Nichols, "Thomas Jefferson, Landscape Architect," Presentation of the Restored East Lawn Gardens of the University of Virginia by the Garden Club of Virginia. Pamphlet distributed at Garden Club Dedication Ceremony on May 4, 1965.
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[85] Mesick, Cohen, Wilson, Baker Architects. Poe Alley #1 Building Report, np. Historic Preservation Framework Plan. Albany, NY: Mesick, Cohen, Wilson, Baker Architects, 2007.
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[88] University of Virginia, Board of Visitors. Board of Visitors Meeting Minutes, 1828 - 2000. October 8, 1960. RG-1/1/1.382. Special Collections, University of Virginia Library, Charlottesville, Virginia.
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[90] University of Virginia, Board of Visitors. Board of Visitors Meeting Minutes, 1828 - 2000. October 8, 1960. RG-1/1/1.382. Special Collections, University of Virginia Library, Charlottesville, Virginia.
[91] University of Virginia, Board of Visitors. Board of Visitors Meeting Minutes, 1828 - 2000. October 8, 1960. RG-1/1/1.382. Special Collections, University of Virginia Library, Charlottesville, Virginia.
[92] University of Virginia, Board of Visitors. Board of Visitors Meeting Minutes, 1828 - 2000. December 12, 1964. RG-1/1/1.382. Special Collections, University of Virginia Library, Charlottesville, Virginia.
[93] Sasaki, Dawson, DeMay Associates, Inc. The University of Virginia Development Plan. Watertown, Massachusetts, 1965.
[94] University of Virginia, Board of Visitors. Board of Visitors Meeting Minutes, 1828 - 2000. June 3, 1966. RG-1/1/1.382. Special Collections, University of Virginia Library, Charlottesville, Virginia.
[95] University of Virginia, Board of Visitors. Board of Visitors Meeting Minutes, 1828 - 2000. June 4, 1971. RG-1/1/1.382. Special Collections, University of Virginia Library, Charlottesville, Virginia.
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[99] Mesick, Cohen, Wilson, Baker Architects. McIntire amphitheater Building Report, np. Historic Preservation Framework Plan. Albany, NY: Mesick, Cohen, Wilson, Baker Architects, 2007.
[100] Griswold, Winters & Swain Landscape Architects, plan "University of Virginia Landscape Study of South Lawn," July 1 1970; JAV-FMRC-FF-1970-07-01-66767-South Landscape Study 07 1 1970
[101] Mesick, Cohen, Wilson, Baker Architects. South Lawn Landscape Report. Historic Preservation Framework Plan, np. Albany, NY: Mesick, Cohen, Wilson, Baker Architects, 2007.
[102] John G. Waite and Associates, Architects, The Rotunda: Historic Structure Report, p191-192, 251. Office of the Architect, University of Virginia, 2007. Regarding the vertically set bluestone: In the dismantling of the Darden Fountain prior to excavation of the cistern, Steve Thompson and Nick Bon-Harper of Rivanna Archaeological Services recalled a type of 'bluestone' used in the construction. Marble coping was used as horizontal pieces, but underneath the marble coping was a vertically set 'bluestone' like material. The pieces of the disassembled fountain have been kept in storage.
[103] John G. Waite and Associates, Architects, "The Rotunda: Historic Structure Report." Office of the Architect, University of Virginia, 2007, 190.
[104] "Historic Lawn at Uva Torn Up for Irrigation Project". *The Daily Progress*, September 11, 1967.
[105] "The Lawn Gets a Beefing Up." *The Daily Progress*, October 27, 1968.
[106] FM 64426 Lawn Crosswalks 6001 6/12/1968 10 Lawn Crosswalks, Rotunda, Pavilion I, II, III, IV, V, VI, VII, VIII, IX, X, Brick Paving.
[107] University of Virginia, Board of Visitors. Board of Visitors Meeting Minutes, 1828 - 2000. June 2, 1972. RG-1/1/1.382. Special Collections, University of Virginia Library, Charlottesville, Virginia.
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[109] Richard Guy Wilson to Calder Loth, 1977 May 23, "Brooks Hall File," Virginia Historic Landmarks Commission, cf. Jeffrey L. Hantman,"Brooks Hall at the University of Virginia: Unraveling the Mystery," The Magazine of Albemarle County, Vol 47, 1989, pp. 62-92.
[110] Jennifer Steen. The Grove, 21. Unpublished Ms. on file at the Office of the Architect, University of Virginia, 1997.
[111] 81191 Rotunda Forecourt Landscape Plan 2/1/1976, Near University Avenue; 65485 Visitor's Stop to Rotunda, 2/6/1976, Rotunda, Bus Stop, Visitor's Stop; 81192 Rotunda Landscape Plan, 3/17/1976, University Avenue, Forecourt, Terrace, Brooks Hall, Statue of Thomas Jefferson, Sidewalks, Brick Walks; 81198 Rotunda Landscape -

Northside, 3/23/1976, Forecourt, North Walk, Terrace, Brick, Brooks Hall, Near University Avenue, Statue of Thomas Jefferson; Rotunda Bus Stop, 6010, 4/1/1976, Brick Work, Steps, Wall, McCormick Road South of the Chapel; 65487 Rotunda Forecourt for Garden Club of Virginia, 7/26/1976. Rotunda, Forecourt, Garden Club of Virginia.

[112] Timeline History of Rotunda Courtyards, n.d. Ms in possession of Office of the Architect, University of Virginia.

[113] John G. Waite and Associates, Architects, "The Rotunda: Historic Structure Report." Office of the Architect, University of Virginia, 2007, 192.

[114] President's Papers, RG-2/1/2.811, Box 17, Folder "Planning-University Projects: Shannon Court" Special Collections Library, University of Virginia, Charlottesville, Virginia. Tom Leback discussed this project with University Landscape Architect Mary Hughes and brought a photocopy of the construction drawings for the Shannon Courtyard on May 28, 2013. The layout page is included in this chapter.

[115] Brick walks in colonnades, 33837, Colonnade Walk Drawings - Lawn, 6001, 1/1/1977, East Lawn, Pavilion XI, Pavilion II, Pavilion IV, West Lawn, Pavilion IX, Pavilion XII, Pavilion I; 65497 Colonnade Walks - Rotunda, 6001, 5/10/1977, 10 Rotunda, Colonnade Walks.

[116] John G. Waite and Associates, Architects, The Rotunda: Historic Structure Report, p192. Office of the Architect, University of Virginia, 2007.

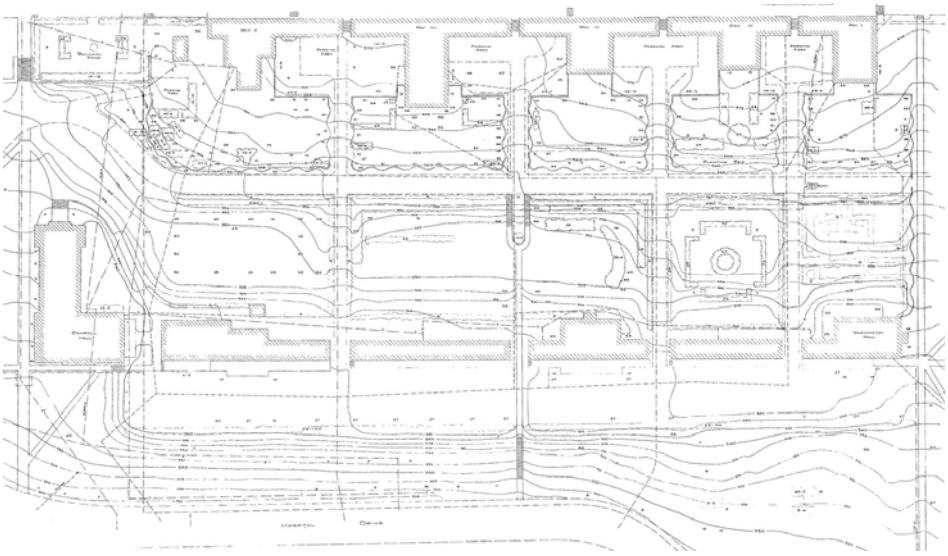

Figure 8.1 In 1949 University civil engineering students completed this topographic map of the East Gardens, between pavilions and hotels, to provide half of the base map for the Jeffersonian Revival East Gardens design project. (R-JAV-FMRC-FF-1949-04-20-82722-M-3-Topo.jpg)

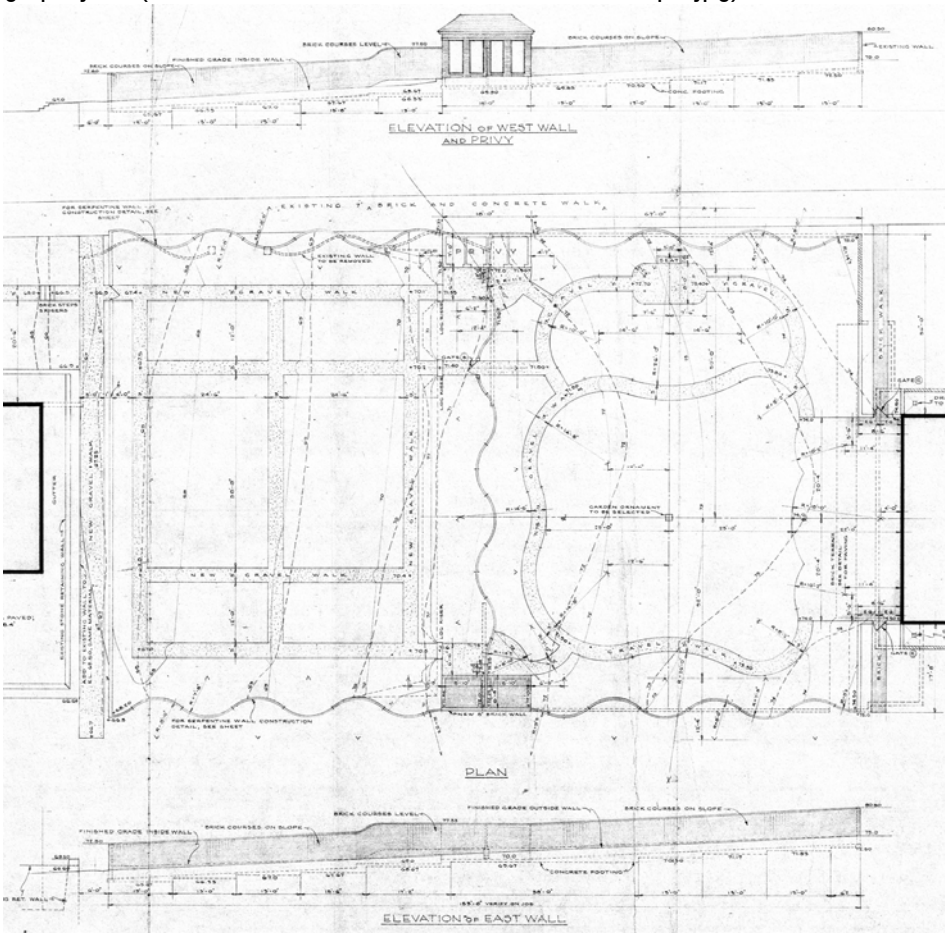


Figure 8.2 Pavilion I Garden layout drawing by Alden Hopkins establishes the character of the space in two distinct, brick wall edged chambers. (R-JAV-FMRC-FF-1950-03-33871-M-3-Pav1LayoutGrading.jpg)

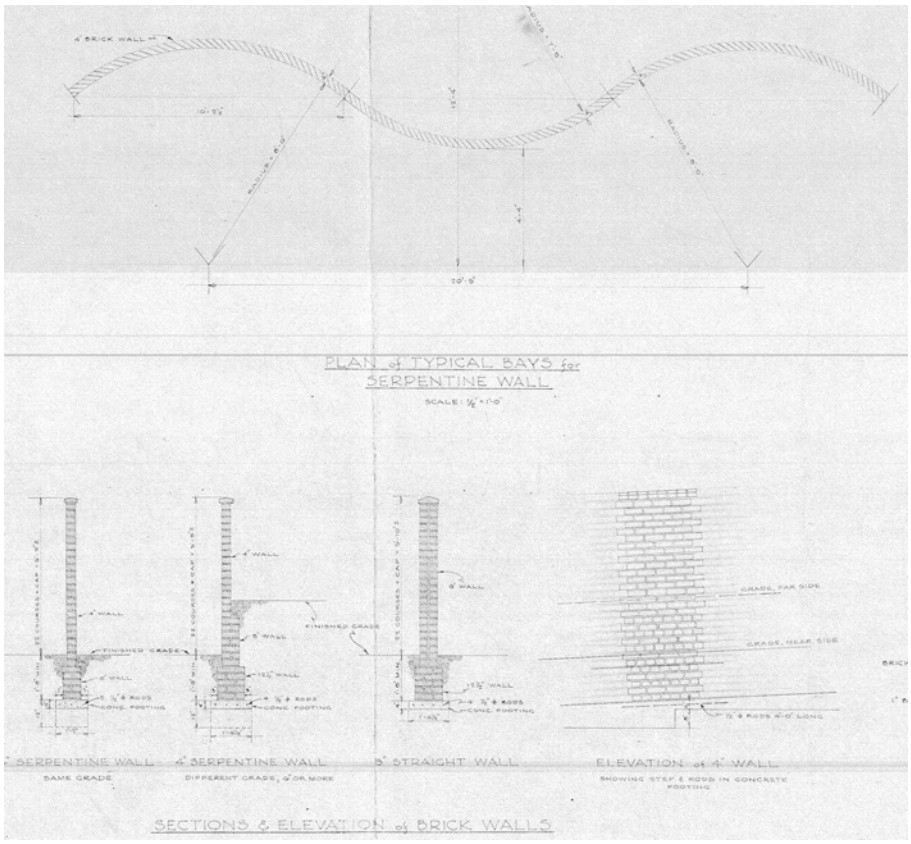


Figure 8.3 Serpentine wall details showing serpentine alignment and arcs above, and the details of the one-brick width, cap, footings, and common bond coursing aligned to parallel the grade below. (R-JAV-FMRC-FF-1950-03-33824_1W-M-3-Pav1WallDetails.jpg)

Figure 8.4 Alden Hopkins, landscape architect for the West Gardens, stands with the University Landscape Superintendent Charles W. Hendryx observing progress in the Pavilion I Garden in this circa 1952 photograph, by David Skinner. (R-JAV-SCL-DSC-nd-Box44Env1712-BW-4-PavIAldenHopkins c1952.jpg).

Figure 8.5 Workers make progress on constructing the Pavilion V Garden walls, including this mid-garden serpentine wall that divides the garden into two sections, in this undated ca. 1951 photograph. In the spring of 1952, all five of the West Gardens were finished. (R-JAV-SCL-DSC-nd-Box44Env1712-BW-4-PavVserpwall c1952.jpg)

Figure 8.6 Simple geometric lawn parterres were installed along the hotel side gardens to represent historical spaces the designers surmised to be used for food production. This aerial view is particularly interesting as it shows the completed West Gardens and the pre-Jeffersonian Revival East Gardens. The as-built West Gardens were presented in detail at the dedication ceremony. (R-JAV-SCL-DSC-nd-Box59Env2637-O-0-AcademicalVillageViewSc1952-59.jpg)

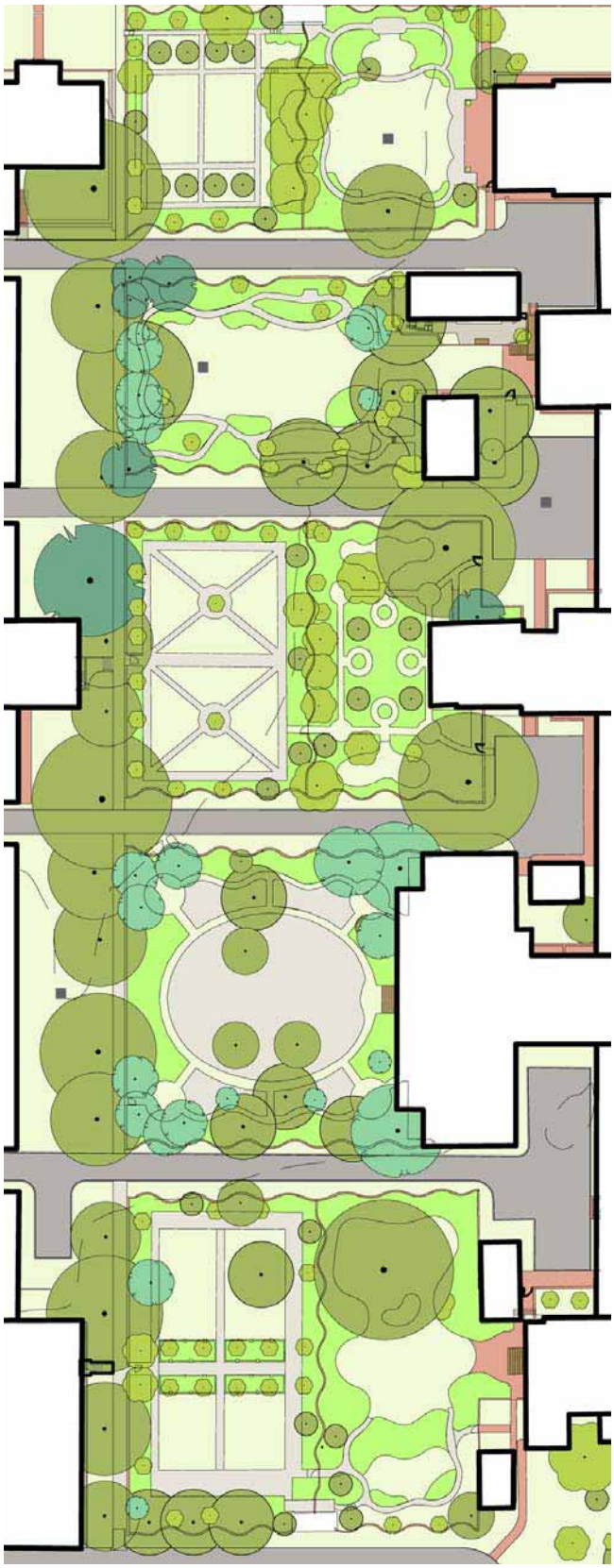

Figure 8.7 A- built configuration of the West Gardens is depicted on this portion of the 1981 Plan. (R-JAV_16 1981-West Gardens detail HL.jpg)

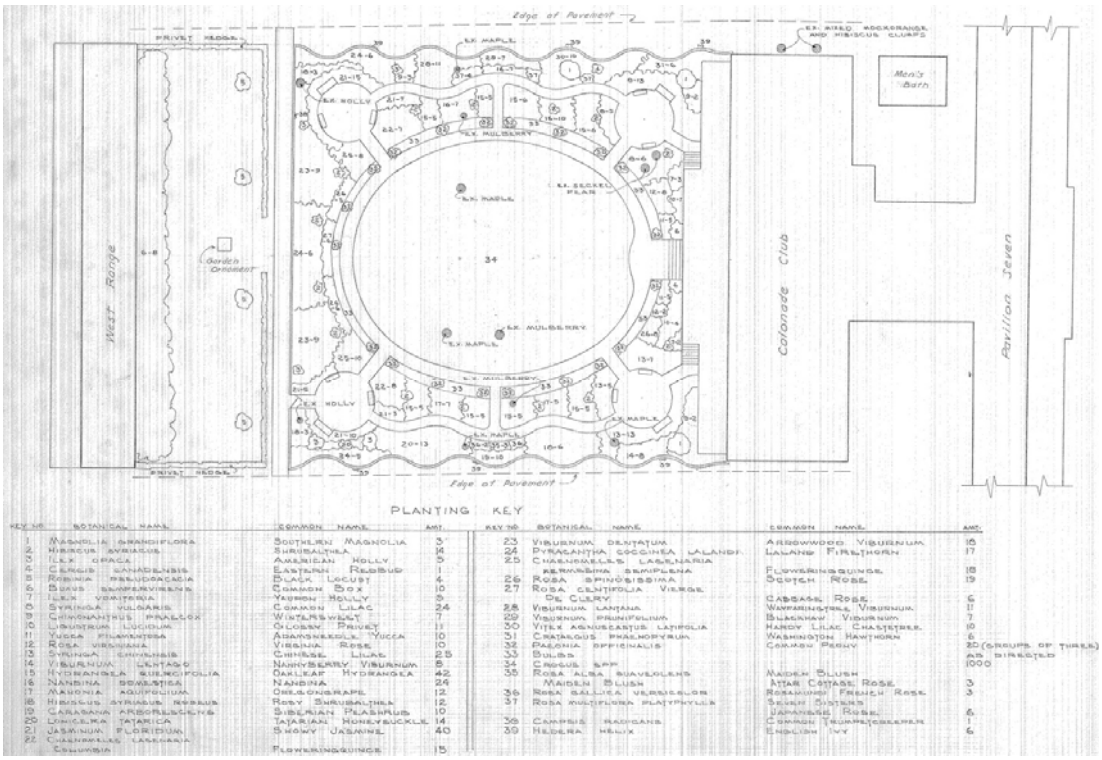


Figure 8.8 In the years following completion, Landscape Superintendent Charles Hendryx created an as-built drawing for the Pavilion VII Garden, shown here with layout and planting details, as well as other West Gardens. (R-JAV-FMRC-FF-1958-07-29-68323_6-M-3-PavVIIHendryxAsBuilt.jpg)

Figure 8.9 This 1955 aerial photograph shows that small, young replacement trees completed the pattern of southern magnolia (*Magnolia grandiflora*) in the Rotunda courtyards by 1955. (R-JAV-OA-1955-01-71-A-0-AVdetail2.jpg)

Figure 8.10 Old Cabell Hall is expanded with the large addition of New Cabell Hall which was offset from the façade with connections to north and south, to form internal courtyards. (R-JAV-SCL-DSC-c1959-Box50Env2067-O-5-RearCabellHallAerial.jpg)

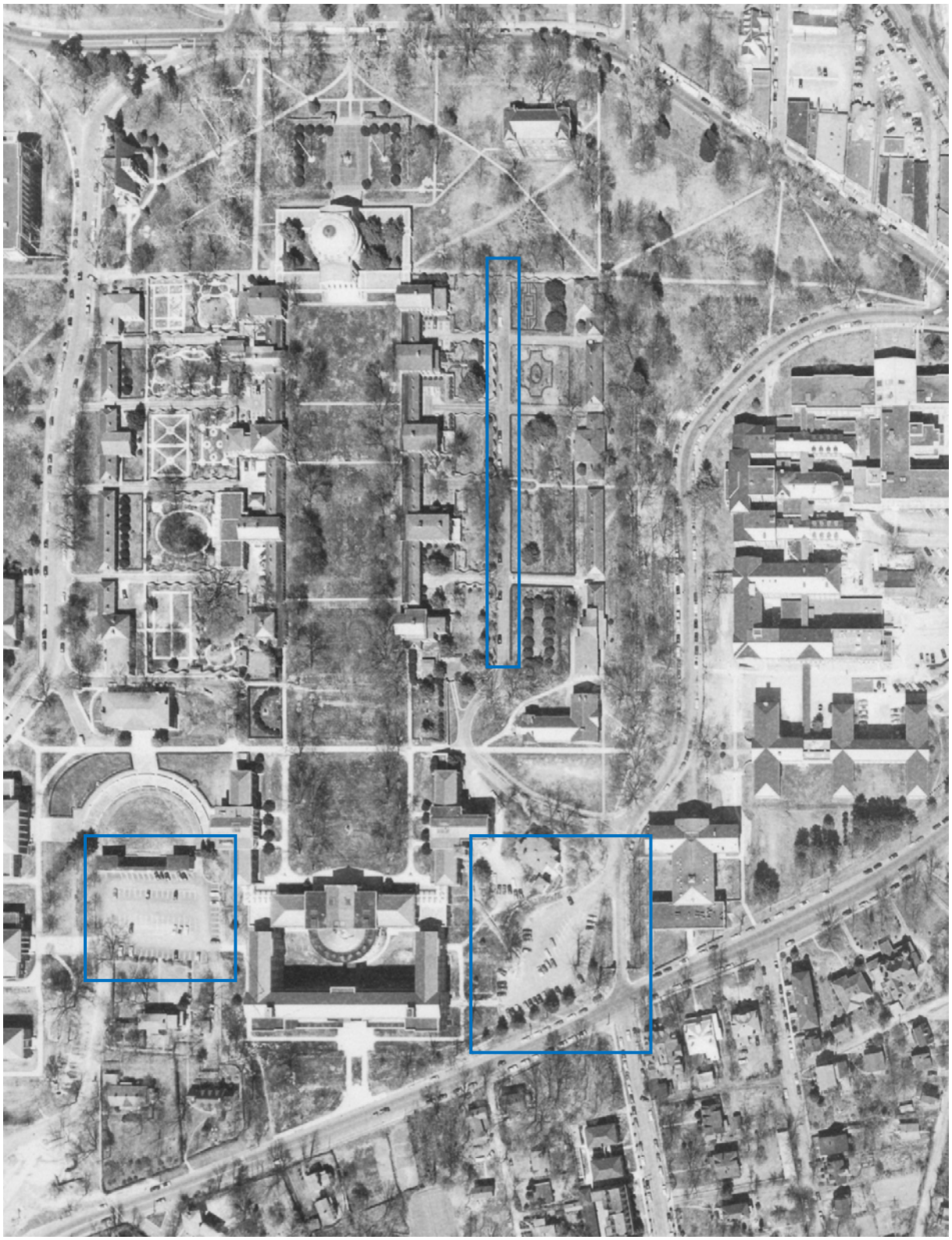

Figure 8.11 This 1955 aerial photograph records details of the Academical Village including the parking lot for students south of the McIntire Amphitheater. It also shows another large parking lot south of Varsity Hall and the drive between the upper and lower gardens to the east. (R-JAV-OA-1955-01-71-A-0-AVdetail.jpg)

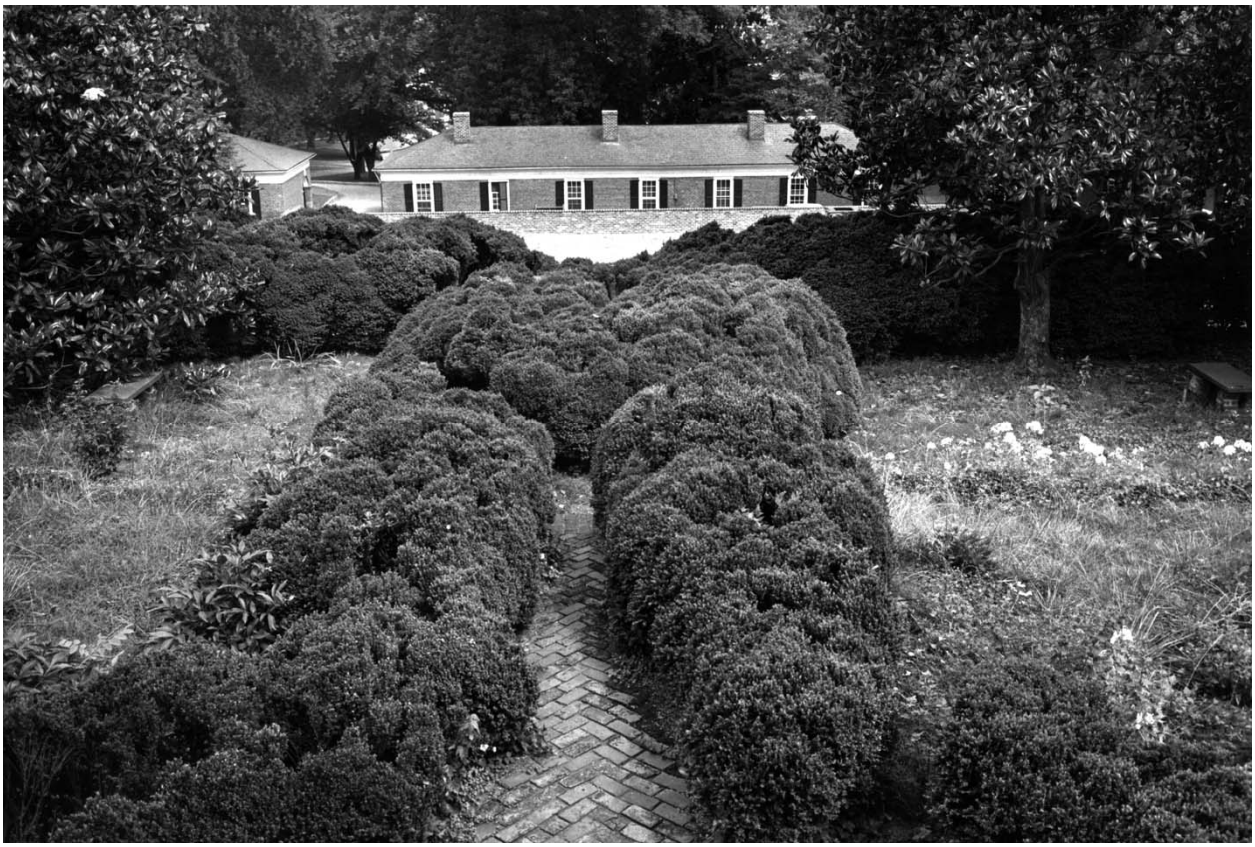

Figure 8.12 This ca. 1960 Pavilion IV Garden photograph documents the character of this remnant Manning and Lambeth garden prior to the Jeffersonian Revival redesign. (R-JAV-SCL-DSC-1962-07-30-Box44Env1704-Neg16-BW-3-GardenIV-PreRestoration.jpg).

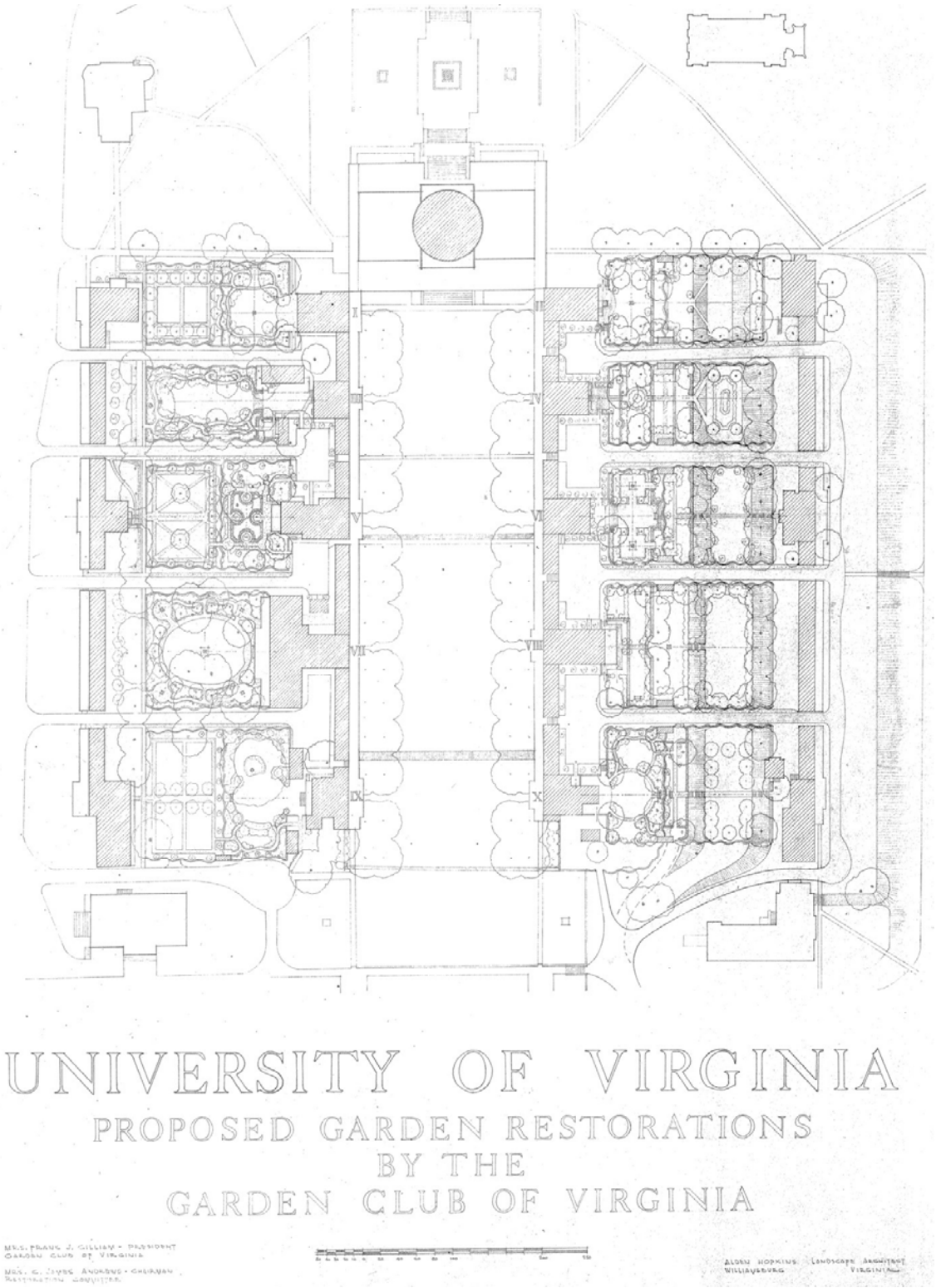


Figure 8.13 This "Proposed Gardens Restorations" plan by Alden Hopkins, Landscape Architect of Williamsburg, Virginia, was presented to the Garden Club of Virginia as a concept design for all ten gardens. While those on the west are accurate, the East Gardens were not developed as shown. (R-JAV-FMRC-FF-1962-04-10-66895-M-3-AHProposedRestorations.jpg)

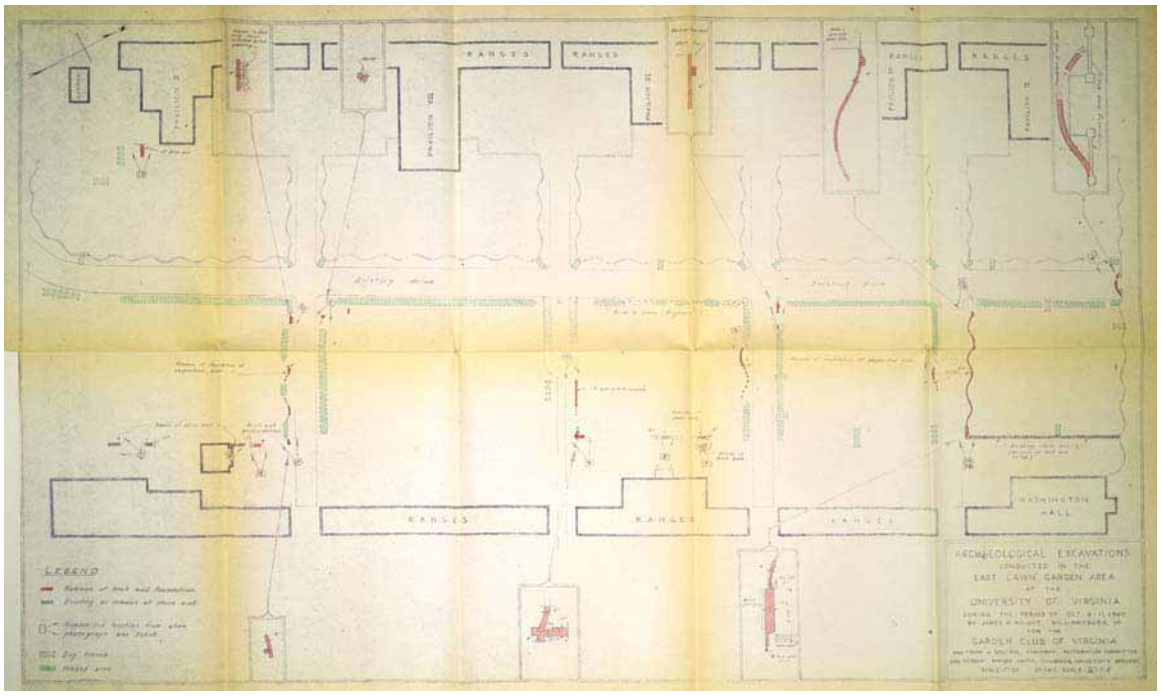


Figure 8.14 This blueline copy of a drawing with color highlights records the archaeological excavations and findings for the East Gardens. (R-JAV-FMRC-FF-1960-10-11-89751- M-4-Knight_ ArchaeologicalExcavations.jpg)

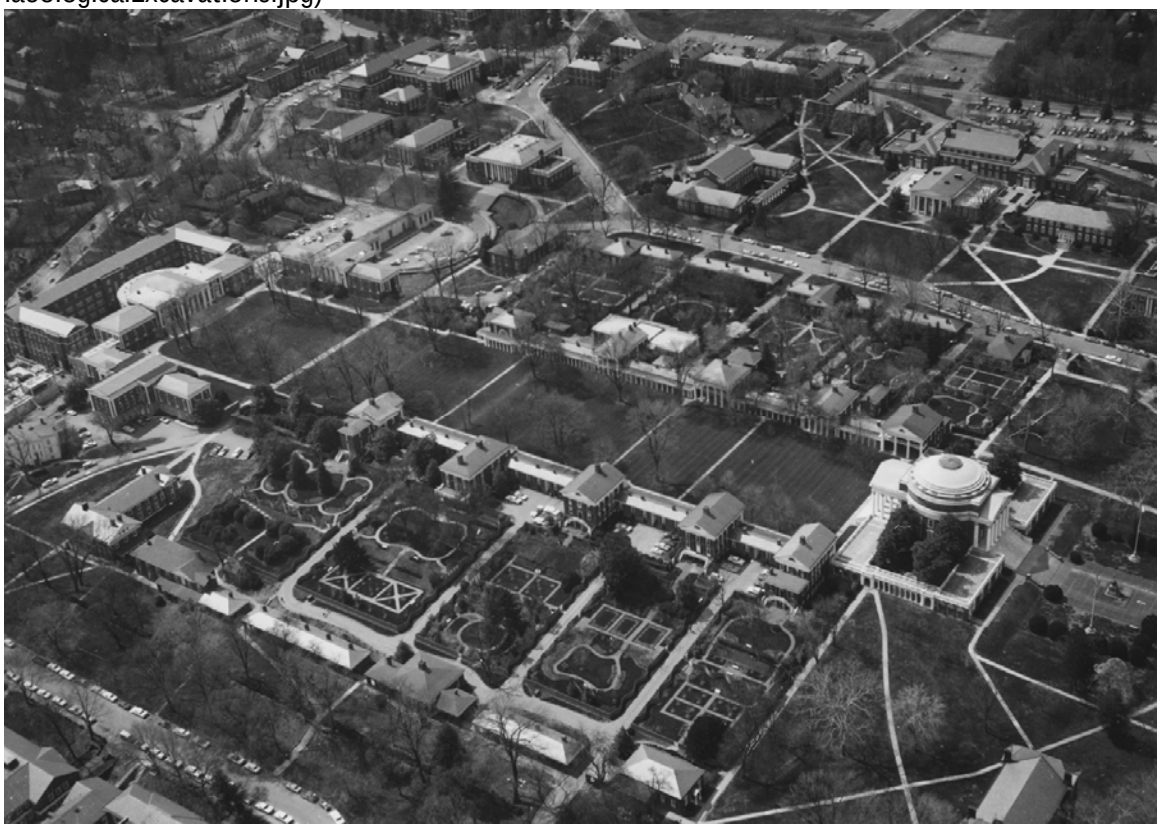

Figure 8.15 This ca. 1965 oblique aerial view shows the as-constructed alignment of the East Range Road along the west façades of the hotels and connecting to the alleys. (R-JAV-SCL-DSC-nd-Box59Env2645-O-0-ViewSWc1965.jpg)

Figure 8.16 Extensive ground disturbance is underway in preparation for a retaining wall. Bricks are stockpiled above the grading activity to be used for reconstructed serpentine and straight garden walls. (R-JAV-SCL-DSC-1962-03-08-Box44Env1702-BW-3-EGardenRest.jpg).

Figure 8.17 Heavy machinery used to grade the garden terraces proposed for Pavilion II is underway in this photograph. (R-JAV-SCL-DSC-1962-Box46Env1837-BW-3-PavIIGardenGrading.jpg).

Figure 8.18 A stone retaining wall has been constructed to hold the cut in the slope and brick wall building is in process. (R-JAV-SCL-DSC-1962-Box46Env1837-BW-3-ERangeStoneWall.jpg)

Figure 8.19 This 1962 photograph documents the construction of the north serpentine wall of the Pavilion II Garden along the Long Walk. (R-JAV-SCL-DSC-1962-05-07+16-Box46Env1838-BW-2-LongWalkSerpWallConstr.jpg).

Figure 8.20 This spring 1968 image provides an overview from above the Pavilion II Garden looking east and downhill. Two antique boxwood punctuate the upper path and the large ascending pecan tree serves as a focal element. (R-JAV-SCL-DSC-1968-04-11-Box44Env1709 Neg36-BW-3-PavIIeast.jpg).

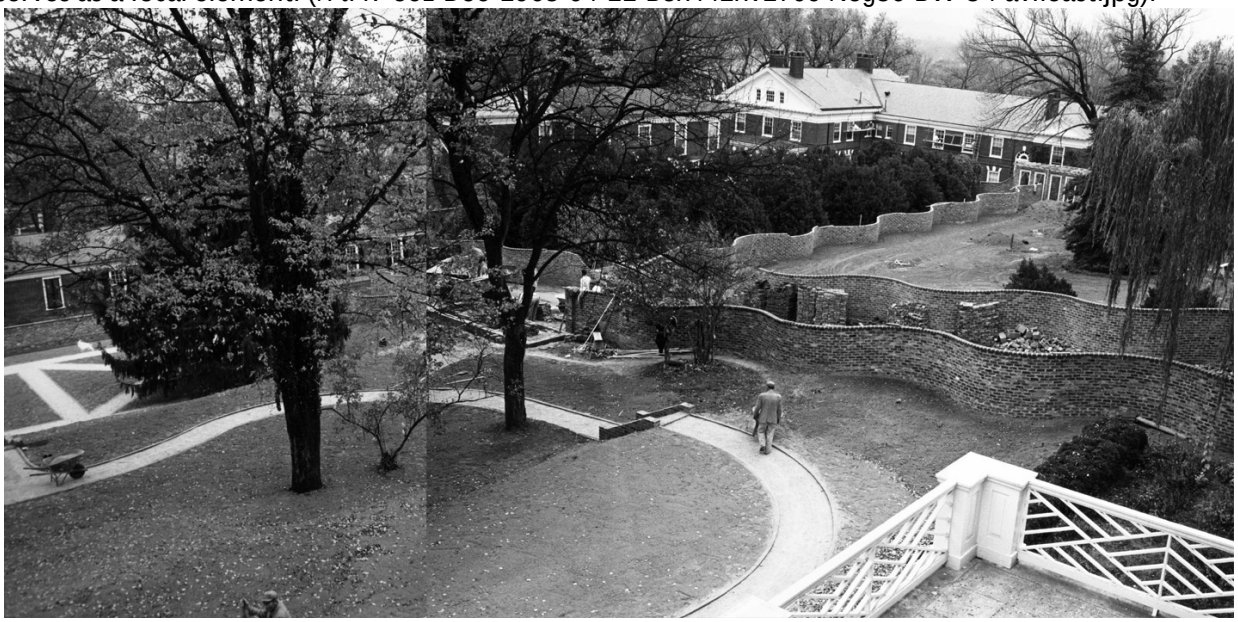

Figure 8.21 Two Skinner photographs taken from the upper porch are spliced together to show this panorama of Pavilion VIII and X Gardens nearing completion but prior to installation of detailed plantings. (R-JAV-SCL-DSC-1963-11-21-Box44Env 1705Neg2andNeg9-BW-3-EGardenVIIIandX.jpg)

Figure 8.22 As built configuration of the East Gardens is depicted on this portion of the 1981 Plan. (R-JAV_16 1981-East Gardens detail HL.jpg)

Figure 8.23 With detailed plantings in place this image captures the character of the Pavilion VIII Garden and parts of the Pavilion X Garden adjacent. (R-JAV-SCL-DSC-nd-c1966-Box46Env1852-BW-3-GardensVIII-X.jpg)

Figure 8.24 Bollards are installed to aid in protecting the single width serpentine walls from vehicle damage. (R-JAV-SCL-DSC-1962-09-Box46Env1839Neg13-BW-3-RotundaAlleyReversedNeg.jpg).

Figure 8.25 A 1969 view of Poe Alley shows the character of these spaces, looking west from a hotel toward the pavilion, with framing hedges in the small hotel yard and a rhythm of serpentine walls, with turf panels edging a straight asphalt drive, which appears to be surfaced with a gravel chipseal. (R-JAV-SCL-DSC-1969-Box44Env1717Neg36-BW-4-PoeAlley.jpg)

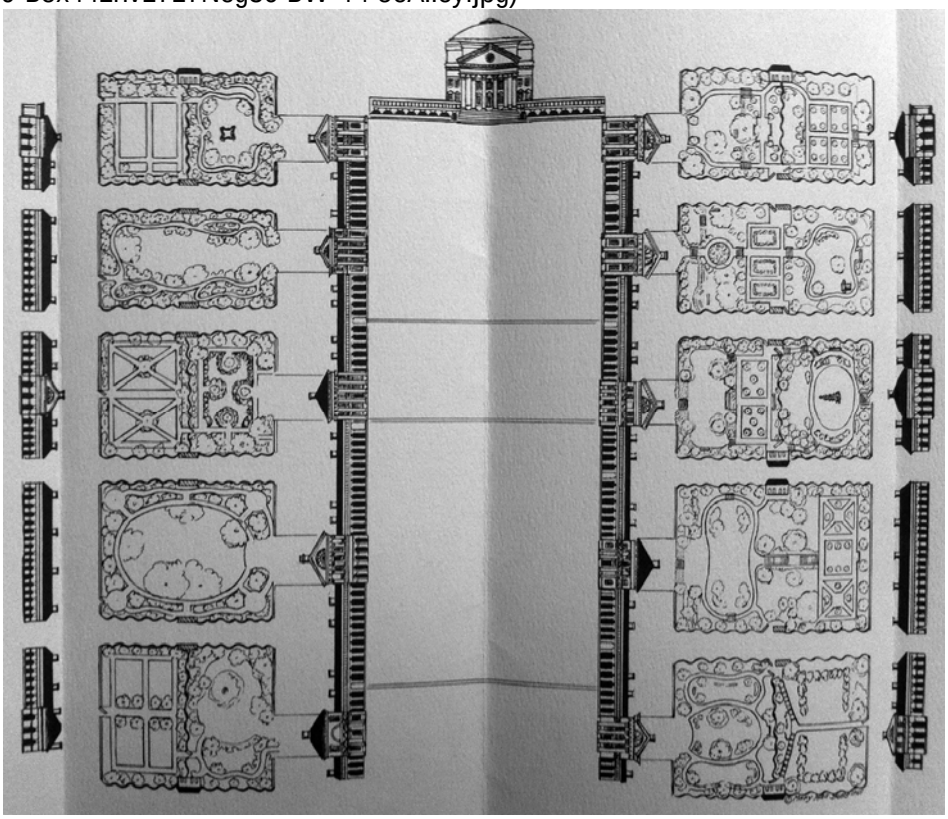

Figure 8.26 This drawing of the Jeffersonian Revival East Gardens and West Gardens filled the centerfold of an informational brochure for garden visitors. (R-JAV-SCL-1965-xxxx-M-0-MaryHallBetts-pamphlet map.jpg)

Figure 8.27 Well-dressed crowds strolled through the completed Pavilion VI Garden on dedication day the 4th of May, 1965. (R-JAV-SCL-DSC-1965-05-04-Box44Env1710-BW-3-PavVIdedicationopening.jpg)

Figure 8.28 Linear trenches for irrigation pipe installation mark the Lawn in this 1967 view. (R-JAV-SCL-DSC-1967-09-11-Box22Fol0846Neg26-BW-1-LawnSprinklerInstallation.jpg).

Figure 8.29 Student demonstrators use the new brick walk across the Lawn in this 1969 view. (R-JAV-SCL-OVH-1969-02-15-prints02266-C-1-BrickWalk.jpg)

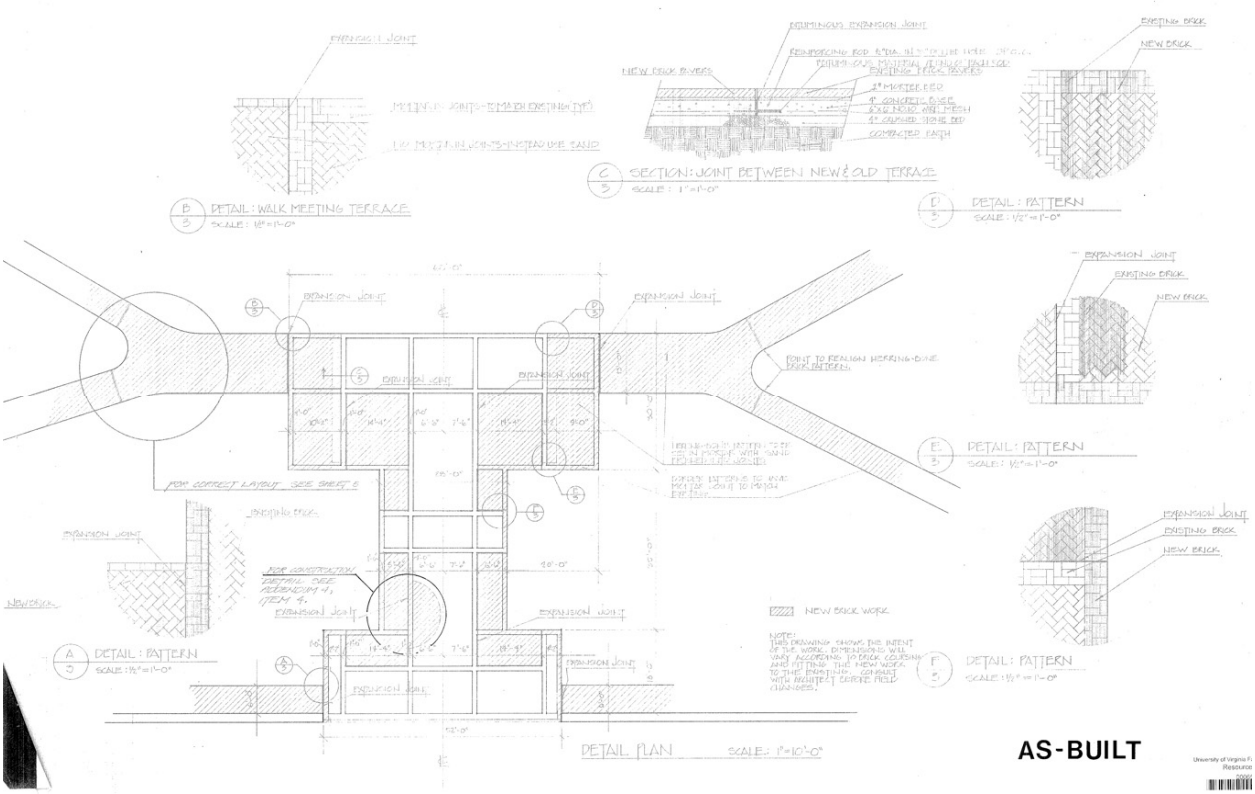


Figure 8.30 Record plan of the paving layout and details for the Rotunda Lower Forecourt project designed by J. Patrick Graham and constructed in 1976. (R-JAV-FMRC-FF-1976-07-26-65487_0p5-M-2-RotundaTerrAsBuiltPaving.jpg)

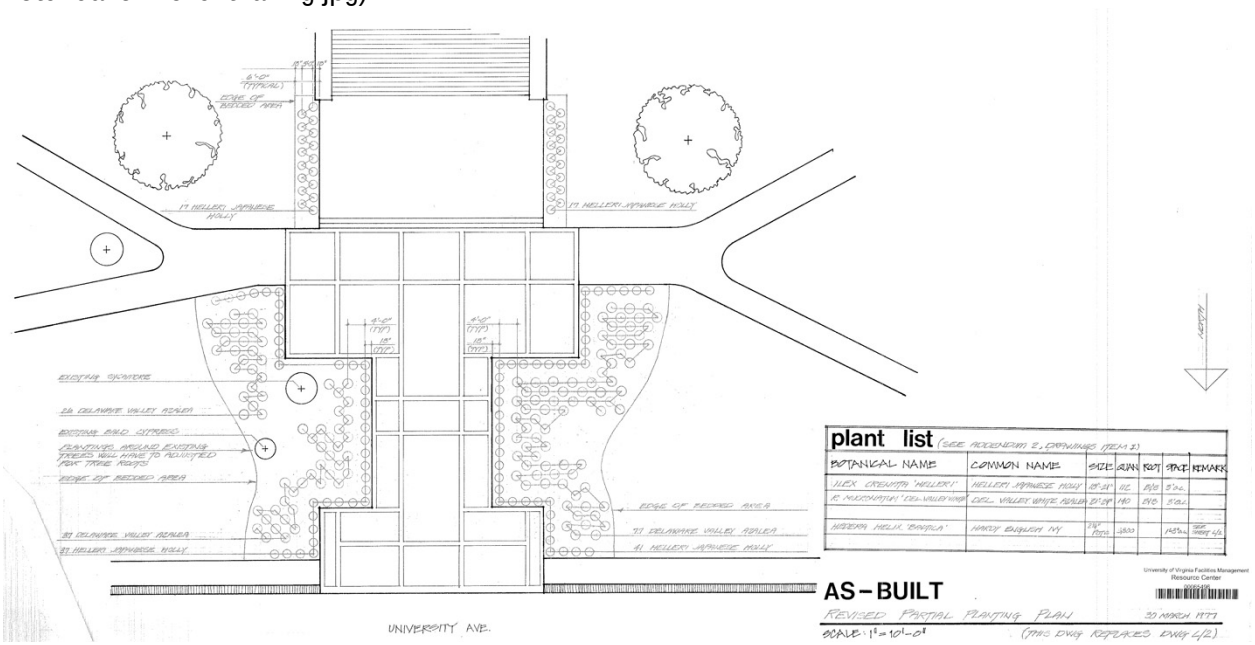


Figure 8.31 Planting as constructed drawing documents the plant materials layout and quantities for the Rotunda Lower Forecourt project completed in 1977. (R-JAV-FMRC-FF-1977-03-30-65487_0p10-M-2-RotundaTerrAsBuiltPlanting.jpg)

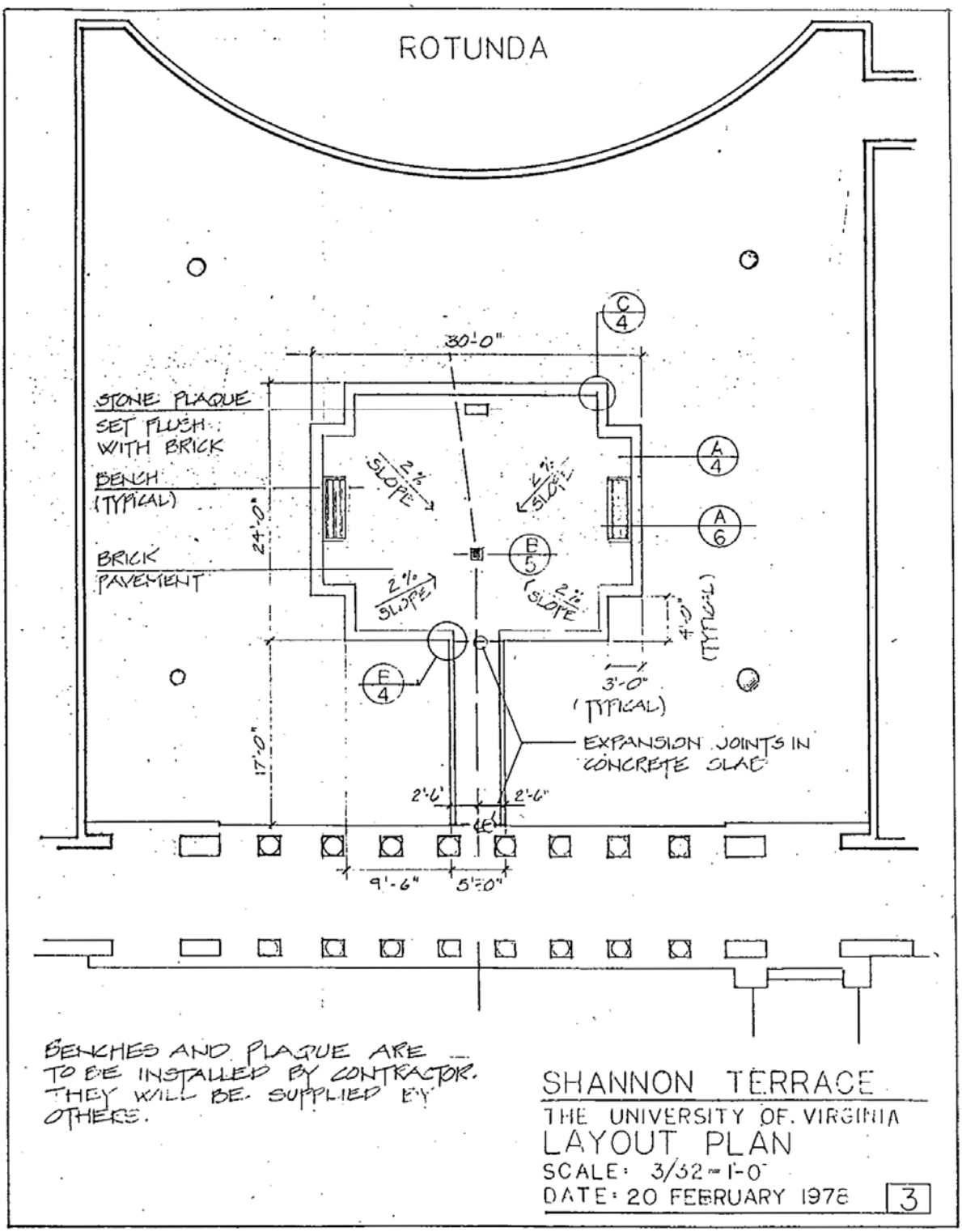


Figure 8.32 The Shannon Courtyard, shaded by four Southern magnolia (*Magnolia grandiflora*) in the four corners, became a small brick paved seating area with two benches with the construction of this design of Freddie Nichols. The project drawings, dated 20 February 1978, were executed by Tom Leback, Planner and Landscape Architect, Office of the Architect. (R-JAV-OA-Nichols-Leback-Shannon-terrace-layout-2-20-1978.jpg)

Figure 8.33 Brick was laid on the colonnade walks flanking both sides of The Lawn in 1977. The project, made possible by a generous donor, extended the brick beyond the columns to account for roof drainage. (R-JAV-SCL-DSC-1977-07-07-Box17Fol770087CS3Neg28-BW-1-BrickColonnadeWalks.jpg)


SOURCES

**Layout and Details:** 1948-1981 Text Documents, 1948-1981 Historic Photographs, 1981 Rivanna Archaeological Services Files, 1949-1965 Garden Club of Virginia Restoration Plans, 1955, ca1959, 1968, 1979, 1980 Aerial Photographs, 1979 Topographical Survey

**Topography:** ca. 1990 CAD UVa Facilities Management, 2013 GIS/CAD UVa Facilities Management

**Trees:** 1929 Thomas Sears Plan, Senff Gate Entrance, ca. 1930s Betts Tree Survey, 1948 Davey Tree Survey, for the Lawn, 1959 East Range Garden Area Site Plan, ca. 1980s UVa Tree Survey, 2005 Lawn Trees, Office of the Architect, 2013 Heritage Landscapes Fieldwork

# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

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Charlottesville, Virginia

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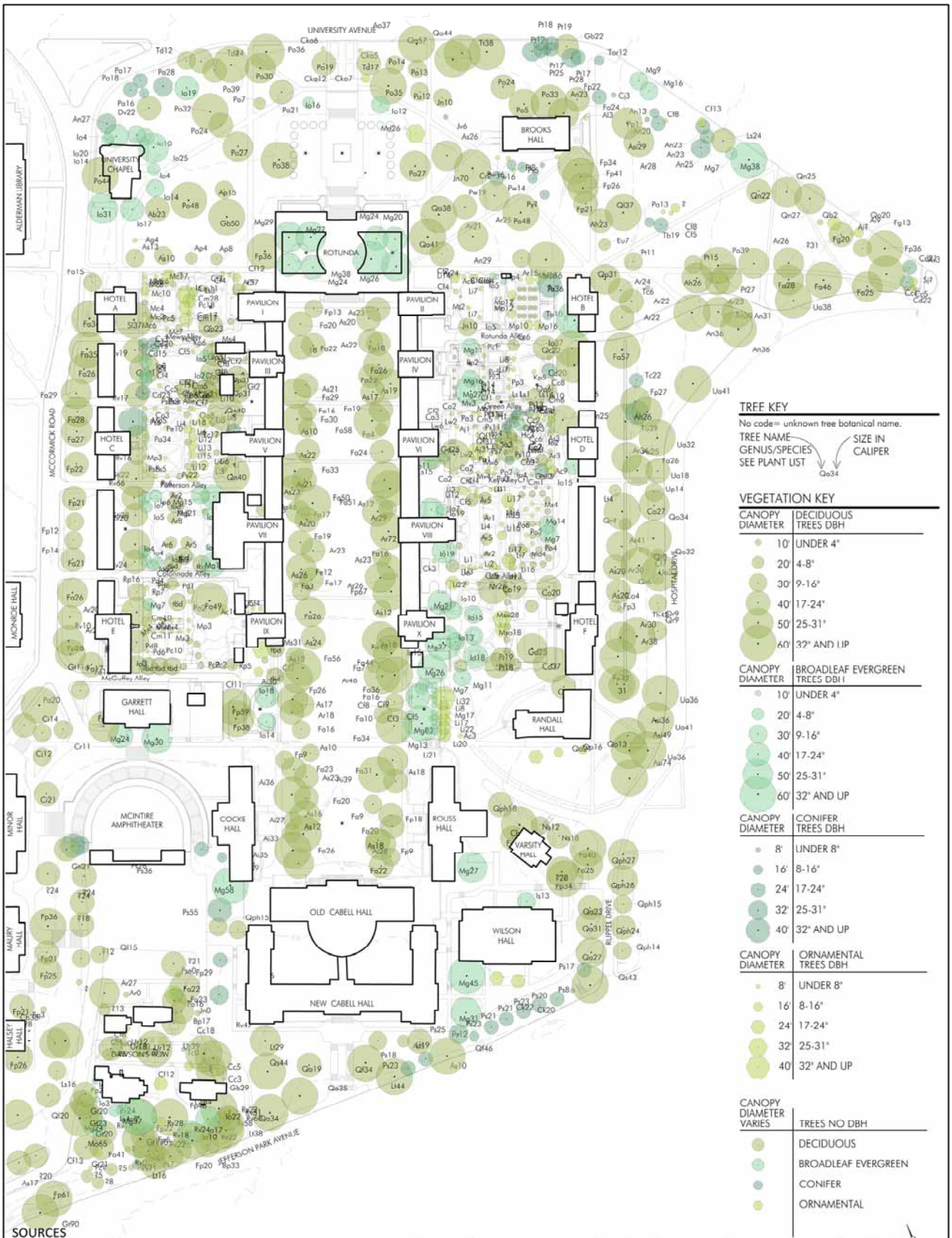
*Drawing Title:*
1981 Landscape Plan

*Date:*
December 2013

*Drawing Number:*
10

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Drawing Number: 11

Date: December 2013

Drawing Title: 1981 Tree Plan



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# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

# 9 ▪ Current Landscape Preservation, 1982 to 2013

## A. 1982 TO 2013 INTRODUCTION

The University of Virginia Academical Village landscape of today and the recent past, 1982 to 2013, is addressed in this illustrated narrative. At the outset the recent landscape is characterized to include fundamental concepts, driving forces, and key accomplishments. A chronologically arranged discussion of the recent landscape history highlights the primary themes of the period. To capture the present landscape in detail, text, plans, and images identify the character-defining features (CDFs) of the 2013 cultural landscape. The narrative is presented in a parallel format to those of the historical periods and provides additional detail garnered through field reconnaissance of the Academical Village landscape.

As identified in the scope of work, existing landscape documentation begins with base mapping from the GeoSpatial Resource Center at Facilities Management and mapping updates for vegetation by Office of the Architect interns in 2012. The project team conducted field investigations in June, July, and November 2012, and in April 2013. The 2012 and 2013 field work and investigation confirmed, updated, and augmented recent University mapping. The resulting plans that accompany this chapter include:

- *Plan 12 2013 LCA Context Plan*, scale 1"= 300'
- *Plan 13 2013 Landscape Plan*, scale 1= " 150'
- *Plan 14 2013 Tree Plan*, scale 1" = 150'
- *Plan 15 2013 Gardens & Alleys Tree Plan*, scale 1"= 60'
- *Plan 16 2013 Walls, Paving & Objects Plan*, scale 1"= 150'
- *Plan 17 2013 Gardens & Alleys, Walls, Paving & Objects Plan*, scale 1"= 60'
- *Plan 18 2013 Archaeological Investigations Plan,* scale 1"= 150'

The *Tree List, Common & Botanical Names, 1827 to 2013*, included at the end of chapter 10 as *Plan 21,* is another useful reference. Primary sources employed in preparing the existing conditions plans include the January 2013 University GIS geo-database files, 2012 Office of the Architect mapping additions, recent aerial photographs, and project staff field investigation notes and photographs. The plan set presents this cultural landscape, shaped by nature and humanity over time, portraying the full array of CDFs in the Academical Village. *Plan 12* presents the context of the Academical Village and the overlay of the five Landscape Character Areas (LCAs). The immediate context framing the Academical Village today includes University land uses with academic buildings and landscapes to the east and west, northwest and southeast. From the Rotunda Plaza east along University Avenue commercial frontage of The Corner abuts LCA 1. A residential lot area is located to the southwest, along Jefferson Park Avenue.

*Plan 13* shows in color the existing vegetation, circulation, structures, and small-scale features with a symbol key that identifies their type and material. *Plan 14* and *Plan 15* show trees at Academical Village and gardens scales using the two-letter botanical codes. These codes, botanical and common names are all listed in *Plan 21 Tree List*. Coordinated with the codes and list, the chapter narrative cites common

and botanical names for vegetation. Walls, paving, and objects of varying types are shown at two scales on *Plan 16* and *Plan 17*. Within this grouping *Plan 15* and *Plan 17* depict the complicated spaces of the East and West Gardens at a larger scale for greater clarity. The diverse material inventory of walls, fences, railings, gates, paving, curbs, steps, and objects are coded and noted as depicted in the symbol keys. *Plan 18* depicts the archaeological excavations and monitoring areas that have been previously uncovered within the Academical Village.

The prolific sources of information on the Academical Village landscape for the past three decades include plans and project files from the Office of the Architect and the Facilities Management Resource Center. Rivanna Archaeological Services' historical research and archaeological excavations during this period provide invaluable data on below-grade resources observed in excavations and monitoring projects that shed light on the historical landscape evolution. Other important primary sources include *Presidents Reports* from the Small Special Collections Library and *Facilities Planning and Construction Annual Reports* from Facilities Management. Useful secondary sources include multiple reports created as part of the *Historic Preservation Framework Plan* by Mesick, Cohen, Wilson, Baker Architects in 2007, several historic structures reports, and the landscape survey work prepared by Office of the Architect summer interns between 1990 and 2003 and in 2012 and 2013, that focused on different eras and aspects of Academical Village landscape history.

Contemporary images document the landscape character as it exists. Selected digital photographs taken during field reconnaissance in 2012 and site visits in 2013 illustrate the landscape narrative. These are augmented by a selection of photographs, aerial photographs, maps, and plans that document 1982 to 2011. Together the group of graphics illustrates the landscape character for each LCA. Pertinent information concerning the figure and digital image file numbers are noted in the captions.

## B. CURRENT LANDSCAPE CHARACTERIZATION, 1982 TO 2013

Fundamental concepts underpinning actions taken in this period relate to organizational growth at the University of Virginia and enhanced recognition of landscape resources as the subject of preservation actions. An increasing awareness of historic landscape preservation considerations for the Academical Village characterizes landscape-directed actions between 1982 and the present. Initial themes of the period relate to the emergence of external recognition and preservation planning between 1982 and 1987. Throughout these years, small-scale landscape maintenance and renewal projects took place while funding limitations and competing priorities for campus expansion beyond the Academical Village stymied larger-scale undertakings. The rise of funding for landscape projects and development of preservation staff professionalism characterized the years 1988 to 1999. From 2000, landscape projects have been conceived and implemented under the increasingly pervasive themes of preservation, accessibility, and sustainability.

Over the past three decades, capable individuals have been in positions that contributed to preservation, projects and management of the Academical Village landscape. Under University President Frank L. Hereford (1974-1985), the position of Curator of the Academical Village was created and President Robert M. O'Neil (1985-1990) continued this course. Filling that post, James Murray Howard (1982-2002) managed the resources of the historic core campus as a living museum. His efforts were supplemented by several people at the Department of Physical Plant (the predecessor of Facilities Management) including Superintendent of Grounds H.I. Taylor (beginning 1962), Assistant Director of

Landscape Larry Steward (1970 -1987), Landscape Superintendent Jeff Ertel (1987-2003), and Landscape Architect Tom Leback (1989-1995).

President John T. Casteen (1990-2012) fostered Academical Village preservation and stewardship, overseeing the creation of new positions related to the historic Grounds of the Academical Village. In 1991, the Office of the Architect for the University of Virginia (OUA) was founded. Dean of the School of Architecture Harry W. Porter, Jr. served as the first Architect for the University (1991-1995) with design authority over all facilities planning and architecture and landscape planning and design. With the creation of the OUA, Tom Leback moved from the Department of Physical Plant to become the first University Landscape Architect. Murray Howard worked from offices in both the OUA and Facilities Management until his retirement in 2002. Shortly thereafter, landscape historian Thaisa Way strengthened the office team, serving as the curator of gardens for the Academical Village (1992-1994), but upon her departure the post was discontinued.

The succeeding team at the OUA continued an Academical Village preservation approach, with Samuel A. "Pete" Anderson III assuming the title of Architect for the University (1995-2003). Mary V. Hughes became University Landscape Architect (1996-present), bringing her depth of preservation experience to the office. Professional staff were added to include Assistant University Landscape Architect Helen Wilson and Assistant University Architect Constance P. Warnock. In 2004, David Neuman became Architect for the University and commenced a reorganization of historic preservation at the University. Additional professional staff were added over time and the OUA tripled in size. The position of curator was re-defined as senior preservation planner and moved to the OAU. Brian Hogg joined the OUA to fill that role in 2004. The assistant curator position transitioned to that of architectural conservator, also moved to OUA. Mark Kutney was hired for this position in 2005. Facilities Management hired Jody Lahendro as a historic preservation architect in 2004 and James Zehmer as a historic preservation project manager in 2008 to oversee the implementation of preservation projects by outside contractors and a specially trained internal workforce skilled in historic building trades. Neuman, Hughes, Hogg, Kutney, Lahendro, and Zehmer function as the core of the University's preservation team today. Other key players in preserving the University's cultural landscape include Landscape Superintendent Rich Hopkins (hired in 1997) and his staff in the Landscape Division at Facilities Management. Landscape Architect Helen Wilson, with the OAU since 2000, also plays a significant role in decision-making about maintenance and design issues in the Academical Village. The current staff of the OUA have continued a research and preservation direction under the President Theresa Sullivan (2012-present), and are responsible for commissioning this Academical Village Cultural Landscape Report Part 1.

In this same era, contributions to documentation, preservation planning, and project implementation have been made by parallel departments and staff within the University, by Garden Club of Virginia Restoration Committee members and liasons, and by consulting firms. For example, within University Facilities Management, Garth Anderson has gathered a large cache of historic documents over time, including evidence of landscape character at various times and project documents that record changes. Stewardship, planning, and targeted projects to renew specific aspects of the Gardens have been carried out in a collaboration between the University and the Garden Club of Virginia (GCV). Consulting GCV landscape architects Rudy J. Favretti (ca. 1980-1997) and William D. Rieley (1998-present) have participated, as have GCV leaders and University liaison. Plans and project efforts addressing preservation, access, and sustainability have been carried out by diverse University consultants to further the preservation and contemporary use of the Academical Village. Several of these efforts are noted in the chronologically organized narrative to follow.

Between 1982 and 2013, the movement from minor limited preservation maintenance actions to full rehabilitation and restoration planning and implementation has resulted in a more unified and historically authentic character for the Grounds. A number of significant accomplishments served to document and enhance the landscape of the Academical Village. Recent examples include planning for trees on the Lawn, renewed landscape associated with the restoration of Pavilion X, and restoration of the Rotunda. Long-standing efforts include upgrades to accessible circulation. Recent evolution of the landscape of the Academical Village was punctuated by external recognition, most significantly in the 1987 with the inscription of the University, together with Monticello, on the World Heritage List. Research-based development projects in alleys and zones outside of the Lawn and pavilion gardens led to an improved landscape quality throughout the Academical Village. Similarly, the expanding role of archaeology to inform decision-making, design, and preservation has improved the foundations of development within the Academical Village. Central factors in establishing and acting upon a historic landscape research and preservation focus in these three decades have been the decisions of University leadership to create a sequence of positions, including Curator of the Academical Village (1982), Curator of Gardens, University Architect, and University Landscape Architect, within the Office of the Architect (1995). The individuals holding these posts have cumulatively ushered in an era of research and preservation that continues with this CLR Part 1 effort.

## C. 1982 TO 2013 RECENT LANDSCAPE HISTORY

### C1. External Recognition, Preservation Planning, and Landscape Maintenance, 1982 to 1987

During the early 1980s, the growing interest in preservation led to an increased recognition of the significance of the Academical Village and the emergence of a framework and approach to preservation of the Academical Village. While preservation planning studies gave form to this direction, on-the-ground activities were generally limited to small-scale landscape maintenance projects. With physical improvement funds drawn from student fees, campus construction at the University targeted projects addressing dormitories and development of facilities such as the Clemons Undergraduate Library, renovations of Newcomb Hall and Peabody Hall, and expansion of the medical complex and related parking, all outside of the Academical Village. Significant funding for architecture or landscape preservation actions was subsumed by other University development concerns at the time.

Landscape maintenance efforts in the early 1980s focused on providing access for all and ameliorating the conditions of the pavilion gardens that showed some deterioration due to plant growth and intensive use. In the mid 1980s, accessibility studies began to promote the use of ramps at a variety of locations including the Rotunda, the Colonnade Club at Pavilion VII, Hotel E, and the Hotel E Annex. These enhancements transitioned grade separations between public garden spaces and elevated building first floors. Inserting access was designed so as to limit the visual impacts of the intervention as, for example, at Pavilion VII (Figure 9.1). This era foreshadowed the 1990 federal Americans with Disabilities Act (ADA). At the University of Virginia, the Department of Physical Plant (DPP) collaborated with the GCV to improve access while stewarding the gardens. The GVC landscape architect Rudy Favretti worked to strategically rehabilitate vegetation, paths, steps, and walls in the gardens.[1] Limited in scope, this work was important for enhancing the use and enjoyment of these evolving Jeffersonian Revival gardens.

During this time, Bill Middleton served as the Chief Facilities Officer for DPP. Middleton oversaw ongoing improvement of the Lawn, including the 1984 excavation of drainage trenches designed to draw water away from the arcades and columns lining the east and west sides of the Lawn (Figure 9.2). His attention to historic preservation and the material quality of the Grounds lent an attentive eye to renovation and maintenance at the historic campus.

President Frank L. Hereford sought to continue a legacy of preservation and, in the final years of his tenure, 1974 to 1985, created the position of Curator of the Academical Village. Between 1982 and 2002, James Murray Howard served in that capacity. In 1984, Murray Howard directed the first comprehensive, research-based restoration program for the Academical Village. His two unwavering foci were providing curation of museum-quality architecture and simultaneously facilitating the continued use of the Academical Village for learning and living as intended by Jefferson.[2] Even with Murray Howard's predilection for collections, interiors, and architectural details, he engaged multiple management entities and external organizations in an effort to bring a preservation focus to the architecture of the Academical Village. Beginning in 1982, a clear understanding of the deterioration of the Academical Village architecture was brought to the attention of the Virginia Assembly as deferred maintenance funds were sought and received for preservation projects through 1987.[3] The overall approach to the Academical Village landscape was driven by the widespread desire for a high quality of appearance rather than a strictly preservation focus. The East Gardens and West Gardens efforts relied on DPP staff in collaboration with the GCV and the Landscape Committee.

Perennial interest on behalf of University faculty and students in documentation of the Academical Village resulted in the submittal of Historic American Building Survey (HABS) documentation to the National Park Service and Library of Congress during the 1980s. Beginning in 1982, Professor K. Edward Lay tasked students within the School of Architecture to develop HABS drawings for the pavilions and their settings. With varying levels of detail, the site context plan for each project presented a plan of the corresponding garden (Figure 9.3). These HABS documentation class projects continued through 1989 resulting in a thorough group of useful record drawings which are part of the Library of Congress HABS collection.

Complementing the efforts of the University, the Lawn Advisory Board was created in 1983. This new organization of national scope was dedicated to the preservation of the "Jeffersonian buildings and grounds" of the Academical Village. Peter Lawson-Johnston, senior partner of Guggenheim Brothers, New York, served as chairperson of the new board. The 17-member group sought an endowment to support its work and to establish an archive for drawings, photographs, and written documents pertaining to the history of the historic campus. The overriding purpose of this board was to provide oversight that would guarantee the preservation of the heritage resources of the Academical Village.

In 1986, landscape architecture firm EDAW delivered the first comprehensive study of the landscape of the Academical Village to the Department of Physical Plant, the University's Historic Grounds Landscape Committee, and the Arboretum and Landscape Committee, prepared through combined private and University funding.[4] The *Historic Central Grounds Landscape Study* reviewed the historical context of the Academical Village, studied the existing landscape, and proposed a guiding plan for the landscape that conceptually paralleled the preservation of historic architecture.[5] The detailed inventory and analysis addressed the landform, vegetation, spaces, views, circulation and gateways, and lighting of the Grounds. The project team created detailed studies and inventories of the surface materials of paths, roads, and other circulation features. This plan advocated "incremental changes" that would conserve and recapture aspects of the landscape to reflect a character harmonious with Jeffersonian origins. The

University welcomed the report and acted upon its recommendations. The 1987-1988 President's Papers note that "implementation of a landscape consultant's report has refurbished Central Grounds, improving drainage, strengthening walls, and providing long-term guidance for the planting of trees and shrubbery which grace Jefferson's 'Academical Village.'"[6]

Parallel to relatively minor physical changes within the landscape, major honorific movements were afoot for the Academical Village. External recognition underpinned the preservation of the landscape in the 1980s. The President's Papers record that in 1983 the U.S. Department of the Interior expanded the earlier Rotunda National Historic Landmark (NHL) listing to encompass the entire Academical Village, corresponding to the boundaries of the current CLR project, as an NHL district.[7] This expansion significantly enlarged the area designated, recognizing the entire landscape and architectural ensemble of the Academical Village as evolved from its Jeffersonian origins. The period encompassing the effort to expand NHL status to the entire Academical Village coincided with new research, institutional growth, and public outreach at Monticello, Jefferson's nearby home.[8] Organizational development at both of these Jeffersonian masterworks planted the seeds for seeking international recognition through the United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Program in subsequent years.

The steady drumbeat of preservation planning for the Academical Village drew interest from far beyond the confines of the University. Global prestige was conferred to the historic campus when, under a Thomas Jefferson nomination, UNESCO named the Academical Village and Monticello World Heritage Sites on December 11, 1987. The deliberate process of the nomination was alluded to in the International Council of Monuments and Sites (ICOMOS) advisory body evaluation of the nomination:

> A request to include the University of Virginia on the World Heritage List has long been awaited. The case presented by the Federal Government of the United States is, however, particularly interesting in that it groups together the two major Thomas Jefferson works in Charlottesville under one thematic nomination... Every guarantee for their conservation has been obtained, whether it be from the Jefferson Memorial Foundation or the State of Virginia, the respective owners of the properties, and we can only rejoice in the greater coherence which results from the complementarity of the two works.[9]

The 21-nation World Heritage Committee reaffirmed the beauty and grace of Jefferson's design with the inscription of World Heritage List Number 442, *Monticello and the University of Virginia*. The statement of outstanding universal value for the nomination declared, "Jefferson's use of an architectural vocabulary based upon classical antiquity symbolizes both the aspirations of the new American republic as the inheritor of European tradition and the cultural experimentation that could be expected as the country matured."[10] While discussion of landscape in the nomination was generally reserved for praise of Jefferson's planted spaces and the integration of buildings into the natural landscape at Monticello, the Academical Village was lauded for its planning and spatial organization: "The rational layout of this 'academic village' is inspired both by the principles of hygiene laid down by the hospital builders and by a symbolic architecture expressed by the hierarchy of volumes and the repertory of forms. . . [T]he connecting colonnades serve to give a feeling of unity to this space."[11] ICOMOS also commented on their inspiration, noting that both the University of Virginia and Monticello are "directly and materially associated with the ideals of Thomas Jefferson (1743-1826). . . These works of perfection, where the difficult passage from Utopia to reality is harmoniously achieved, are directly inspired by the very same principles which led to Jefferson's Declaration of Independence (1776) and his project for the abolition

of slavery (1800)."[12] The nomination's response to the criteria for inscription include primarily design and architecturally focused answers that were common in World Heritage inscriptions during this era.

Criterion (i) To represent a masterpiece of human creative genius:

*Both Monticello and the University of Virginia reflect Jefferson's wide reading of classical and later works on architecture and design and also his careful study of the architecture of late 18th century Europe. As such they illustrate his wide diversity of interests.*

Criterion (iv) To be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history:

*With these buildings Thomas Jefferson made a significant contribution to neo-classicism, the 18th century movement that adapted the forms and details of classical architecture to contemporary buildings.*

Criterion (vi) To be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. (The Committee considers that this criterion should preferably be used in conjunction with other criteria):

*Monticello and the key buildings of the University of Virginia are directly and materially associated with the ideas and ideals of Thomas Jefferson. Both the university buildings and Monticello were directly inspired by principles, derived from his deep knowledge of classical architecture and philosophy.*

The designation of the Academical Village as a World Heritage Site brought increased recognition and acclaim to the University. The new attention around this time also was reflected in financing for preservation. At the close of this period, external funding enabled redoubled efforts. Carrying on from the deferred maintenance preservation projects funded by the Commonwealth of Virginia between 1982 and 1987, these efforts presaged funding for preservation work within the Academical Village into the future, underpinned by recognition as an NHL and World Heritage site, to address the needs of this active historic core of the University campus.

### C2. Rise of funding for Landscape Projects, Preservation Staff Professionalism, and Archaeology, 1988 to 1999

With NHL and World Heritage recognition, a preservation focus on the Academical Village was sustained through the 1988 to 1999 period. The rise of private sector fundraising in combination with state funding and tuition enabled development of the campus overall and the creation of preservation positions, including some with landscape focus. Several staff positions were filled during these years, directly contributing to expansion of historic architecture and landscape projects at the University. The increased breadth of the preservation staff at the University led to the growth of related research and studies, including archaeological investigations, during these years.

In 1988, support for the preservation and restoration of the historic Grounds and buildings of the Academical Village received major contributions. A 1987 grant from the Kresge Foundation together with matching funds ensured the complete renovation of Pavilion I including the interface with the garden.[13] Two other challenge grants, from the National Endowment for the Arts and from the W.L. Lyons Brown Family, offered a substantial fund for the historic core campus. In recognition of the architectural and historical importance of Jefferson's Academical Village, the National Endowment for the Arts awarded the University a challenge grant for the study, restoration, and preservation of

Jefferson's original buildings and Grounds.[14] The University raised the three-to-one match in three years to obtain the grant. Underpinned by this funding, considerable building restoration campaigns were launched in these years and continued for a decade. Within this preservation activity, modest financial resources were made available for the landscape of the Academical Village, generally in areas adjacent to the project focus.

Increased attention to the Grounds of the Academical Village coincided with an awareness on the part of the University to preserve and manage the landscape. Organizational changes followed and, in 1991, the Office of the Architect for the University of Virginia was created. This forward-thinking action early in the presidency of Robert M. O'Neil brought together a professional design staff under one roof in the heart of the University. Harry W. Porter, then Dean of the School of Architecture and also a landscape architect, was appointed the first Architect of the University. Murray Howard maintained his position as the Curator of the Academical Village, reporting to both Facilities Management and the Office of the Architect, with a desk in each office. New positions were devised to focus on the landscape of the historic core. When the new title of University Landscape Architect was formed in the Office of the Architect, Tom Leback assumed the role and the responsibility for stewarding the campus landscape with particular attention on the Academical Village Grounds. [15] Leback reviewed plans that impacted the landscape and coordinated with maintenance staff at Facilities Management and GCV. During these years, Rudy J. Favretti served as the GCV landscape architect and, with Leback, made recommendations for changes in the gardens in the Academical Village. Student work also contributed to the understanding of the gardens and, in 1992, Helen Wilson (as a student) documented the conditions of the gardens. To assist Leback and Howard, Thaissa Way served as Curator of the Pavilion Gardens from 1992 to 1994. Although the curator of gardens position disappeared from the organizational chart after her departure, recognition that the gardens are important and worthy of professional attention persisted in the brief of the University Landscape Architect.

Other landscape projects in the Academical Village were initiated in association with larger construction efforts or circulation and accessibility upgrades at the University. Indeed, in 1995 John T. Casteen, III reported, "The University is in the midst of the largest construction boom in our history. As I write, some $410 million in capital projects are underway, projects that are transforming the North Grounds and providing much needed classroom, research, and recreational space elsewhere."[16] On the western margin of the Academical Village, construction of a new plaza between Monroe and Newcomb Halls began in May of 1989 and ended in October of the same year. Prompted by the construction of a large addition to Monroe Hall that reduced the size of the Alderman Quadrangle, the Hume Monument and Fountain were moved from a plaza at Monroe Hall and placed in the new plaza. The plaza consisted of brick and marble paving with evergreen plantings and complemented the materials of the Academical Village. The construction of Bryan Hall by postmodern architect Michael Graves in 1995 was an important contemporary addition to the architecture of the Academical Village and the first major building since Wilson Hall was added in 1969. Located adjacent to and south of the McIntire Amphitheater stage building, Bryan Hall was built to house the English Language and Literature programs and included a much expanded parking lot. Several trees were removed for construction while many existing plantings were relocated throughout the campus.

Smaller landscape projects were carried out with a focus on accessibility and circulation. With passage of the American with Disabilities Act of 1990, improved access efforts became increasingly common. Through the 1990s, Academical Village accessibility projects included:[17]

- Exterior lift at Pavilion V
- Garden ramp at the rear terrace of Pavilion VII
- Access ramp south of Pavilion IX
- Circulation and planting improvements at Dawson's Row #2
- Temporary metal accessible ramp at the front of the University Chapel
- Widening, repaving, and planting of the Long Walk

The Long Walk project marked the first instance that extruded brick was specified to narrow the gaps in the paving surface, replacing the former University standard of Old Virginia #24 Colonial style bricks.[18] This rehabilitation and replanting project was undertaken in horn of the retirement of long-standing Arboretum and Landscape Committee Chair, Biology Professor J. James Murray.

As it did with the circulation features of the campus, the University responded to the maturing gardens and made adjustments while maintaining the historically derived layout and pattern. In 1990, a new artifact was approved for the centerpiece of the Pavilion IV Garden. The proposal of Rudy Favretti, landscape architect for the GCV, to place an armillary sphere in the center of a planting bed was approved by the University Arboretum and Landscape Committee.[19] Throughout the gardens, growth and senescence of plants combined with the effects of occasional extreme weather prompted periodic stabilization and replanting efforts. In 1991, the ancient and massive McGuffey Ash was removed from Pavilion IX Garden because of disease and safety concerns. This white Biltmore ash (*Fraxinus americana biltmoreana*), believed to have been planted in 1826, grew to shade nearly the entire garden with its enormous canopy. Experimental grafts were taken from the original tree and planted in nurseries for eventual replacement. The planting of new and replacement trees also occurred in large numbers during construction projects. Roadwork necessitated the replacement of tree rows along the East Range at Hospital Drive and near Hotel D in 1997.[20] Climate and weather patterns were also a factor. In 1999, for example, a summer-long drought and related irrigation restrictions meant that the Lawn and gardens were infrequently watered. Spot watering by Facilities Management Gardener Andrew Pratt was focused on drought shock for targeted plant survival efforts (Figure 9.4). Adjusting landscape maintenance requirements to climate variation, plant disease, and construction impact followed in the tradition of thoughtful landscape management decision-making for the Academical Village.

Maintenance efforts at the University concentrated heavily on the trees and turf of the Lawn, the ceremonial core of the Academical Village. In the early 1990s, the Office of the Architect oversaw the creation of a 100-year plan for the trees on the Lawn directed to regularize tree spacing and species. William D. Rieley, a landscape architecture faculty member and member of the Arboretum and Landscape Committee, worked with the University Landscape Architect to understand the existing tree populace and develop the plan. This 100-year plan, and subsequent updates, envisions a long-range goal of gradually introducing gaps between the selected trees to allow views to the pavilion façades (Figures 9.5 and 9.6). The plan depicts the pattern and distribution of trees specifying 21- to 24-feet spacing on center and alignment at 28 feet from the face of east and west building walls. Acceptable cultivar selections were listed for sugar maple (*Acer saccharum*), red maple (*Acer rubrum*), and various ash species (*Fraxinus* species). The occasional replacement of the trees on the Lawn has followed this 100-year plan. Other landscape maintenance work during the 1990s addressed regrading, amending soils, and replacing turf, coupled with efforts to confine pedestrian movements to established pathways at the edges of the historic campus (Figure 9.7). Daily student use and ceremonial functions on the historic Lawn and its southern extension are constant and require ongoing care. Ceremonial use of the Lawn is generally reserved for events such as graduation. Organized uses of the South Lawn also occur infrequently, as exemplified by an African Drum and Dance Ensemble in 1999 (Figure 9.8).

In addition to directing small-scale projects and guiding the development of large construction projects, the landscape architects, architects, and planners at the Office of the Architect increasingly commissioned specific studies on the preservation of the historic campus, including a new landscape master plan and a series of archaeology reports. During the late 1990s, a new endowment fund, the Historic Gardens and Grounds Fund, was created to support the preservation and maintenance of the University's cultural landscapes.[21] In 1997 the quest for referenced information about the historic landscape of the campus led to the development of a working chronology of the Academical Village Grounds and buildings. The following year, the University Landscape Architect began supervising summer student interns who researched and reported on a series of thematic cultural landscape surveys for different aspects of the Grounds.

In 1998, Michael Vergason Landscape Architects and Ayers/Saint/Gros produced a *University of Virginia Landscape Master Plan* in collaboration with the Office of the Architect, recognizing the importance of the Academical Village to the overall University landscape.[22] A chief aim of the master plan was to bring the larger University landscape into closer alignment with the level of care provided to the historic core. To this end, little change was specified for the Academical Village, while the expanded campus was addressed and new facilities and parking were proposed for west margins and University lands to the north and south (Figure 9.9).

As a result of heightened awareness of the significant historical resources of the Academical Village, the Office of the Architect began requesting archaeological investigations prior to construction projects in 1997. That year, John Milner Associates, Inc. was engaged to study the location of the former Anatomical Theatre in advance of the construction of the underground Special Collections Library.[23] The purpose of Milner's investigation was to locate and document potential buried remains of the structure so that these could be taken into account during planning for new construction. With the value of focused archaeology recognized, in 1998 archaeological consultants M. Drake Patten and Ben Ford conducted research in the Pavilion VII courtyard and in Poe Alley.[24] Ford also completed excavations on historic East Street in front of the East Range in 1998. The reports focused on the history of paving systems at the University. The trend toward the strategic use of archaeology intersects with the parallel trend to strengthen professional preservation staff. Both are products of organizational evolution at the University, increased recognition of the Academical Village, and funding for studies, preservation projects, and contemporary use improvements. The rise of fundraising efforts combined with state funding interacted with the University's development of capital projects and endowment of positions focused on the Academical Village during these years.

### C3. Landscape Project Implementation Driven by Preservation, Sustainability, and Accessibility, 2000 to 2013

The strong team of the Office of the Architect brought an ever-expanding knowledge of best practices in preservation, sustainability, and accessibility into the twenty-first century. From 2000, the landscape of the Academical Village was subject to great scrutiny and planning, and infrastructure upgrades, as well as carefully executed physical interventions.

In the early 2000s, despite persistent landscape maintenance efforts, vegetation in the pavilion gardens was found to be substantially altered from the "restored" character of the 1960s. Many older plants had died and newer varieties had been installed. With growing knowledge of the landscape history of the Academical Village and preservation best practices, the University requested in the early 2000s that the Garden Club of Virginia (GVC) renew aspects of the pavilion gardens.[25] Major renewal projects

undertaken by the University were supported by the GCV in Pavilion III, VI, and X Gardens. Smaller projects to restore garden areas to the original Hopkins and Parker plans were funded with income from the growing Historic Gardens and Grounds Fund. Under the design direction of Helen Wilson, work on these small garden restoration plans was undertaken with the permission of the GVC and accomplished by the University's Landscape Division.

Ceremonial activities, like the planting of a pink dogwood (*Cornus florida cv.*) in honor of the late Alden Hopkins, by Bessie Carter and Mina Wood of the GVC and University President John T. Casteen III, were followed by a sustained effort to enhance the gardens as a whole (Figure 9.10). GCV Landscape Architect William D. Rieley, working with the University Landscape Architect, Mary Hughes, began a series of research-based interventions in the gardens of Pavilions I, III, VI, and IX. Pavilion III Garden improvements, for example, protected large existing plants, rebuilt walls, connected pathways, restored plantings, and improved drainage.[26] Replacement of apple trees in Pavilion IX garden in 2002 used varieties known to have been planted by Thomas Jefferson at Monticello, including Albemarle Pippin (Figure 9.11). In 2007, substantial work in the Pavilion VI Garden included new plantings and a narrow drainage trench excavated around the Merton Spire in the lower terrace that fed into another drain line paralleling the eastern wall of Pavilion VI Garden (Figures 9.12 and 9.13). The project also included new brick boundaries for garden beds in the western terrace. Sequential preservation-focused work was undertaken in various gardens. For example, in 2010 removing vegetation and replacing plants in the upper Pavilion IX Garden and upper Pavilion I Garden were carried out (Figure 9.14). With each plan, attention focused on the level and types of uses within each garden and the details of the GCV 1948 to 1962 original plans by Hopkins, Parker, and Griswold were consulted.

The tradition of commemorative and artistic additions to campus continued into the 2000s. A sculptural installation by Agnes Denes was completed in 2000 on the North Rotunda Lawn. "Poetry Walk--Reflections--Pools of Thought. Commissioned," commissioned by the University's Art Museum, was a millennial project that included 20 carved, polished granite slabs 4'x5' each engraved with the words of 358 poets and philosophers set flush with the lawn. According to the artist, "As they lie in the ground surrounded by green grass or brown soil the stones resemble pools of moving water with the words floating on top. The edges of the stones have been chopped to resemble excavations."[27] The subdued visual presence of the slabs responds to University requests for sensitivity to visual intrusion on the margins of the historic Academical Village.

In addition to the pavilion gardens, the Lawn, LCA 1, received considerable attention. Impacts from daily use and significant ceremonies were buffered in part by temporary measures such as temporary ramps and steps to transition terraces during graduation and Final Exercises; however, compaction remained an issue for the presentation of a vigorous turf and related health of the soils and trees (Figure 9.15). In 2005, the 100-year tree plan was updated as ailing trees were removed and replaced (Figure 9.6). Continued concern over the health of the lawn and trees and groundwater impacts on the pavilion foundations prompted new efforts to control soils and drainage. In 2012, drainage plans proposed a grid of sand, pea gravel and perforated drain pipes as used on athletic fields to help drain the Lawn (Figure 9.16).

During the 2000s, landscape improvement projects associated with circulation on the Lawn, North Rotunda Lawn, and in non-garden areas of the East and West Ranges proceeded. In 2000, as part of circulation and ADA access for the renovation of the Colonnade Club, improvements were made in the north half of the Pavilions VII and IX courtyard at the east end of Colonnade Alley.[28] Access studies for the Rotunda began in 2001. The concrete walkways in the vicinity of Brooks Hall in the North Rotunda

Lawn were eventually replaced by brick over the course of two projects in 2003 and 2008.[29] Accessibility projects continued with the Chapel Plaza design by Rhodeside and Harwell in late 2009.[30] Within the pavilion gardens, 2010 changes to the landscape included installation of a barrier-free access ramp at the east façade of Hotel E; an aesthetically harmonious porch retaining wall and Chinese railing were created to integrate these contemporary changes into the historic landscape.[31]

Parallel work to improve accessibility and accommodate expanded facilities around the Academical Village during the mid-2000s also resulted in important landscape changes to LCA 5, the South Lawn and Slopes. Expansion of the chiller plant near Dawson's Row in 2005 impacted the character of the area, increasing the concentration of infrastructure and utilities in the South Lawn and Slopes landscape.[32] Studies and phased construction for the relocation of Varsity Hall in 2005 involved the realignment of the previous through route of Hospital Drive into two circular turnarounds to either side of the new downslope location of the historic structure. The project necessitated new grading, planting, pedestrian bridge, and pathways, installed between 2005 and 2009.[33] In 2010, the turnaround at Varsity Hall was realigned farther east to align with the center of Hospital Drive. This project relocated guard houses and a parking lot on Hospital Drive and enabled the completion of the Varsity Hall entry stair.[34] In a related programmatic move to connect the Academical Village with the new South Lawn complex across Jefferson Park Avenue, steep grades and access issues meant that pedestrian crossings, stairs, and retaining walls were planned for Jefferson Park Ave between Wilson Hall and New Cabell Hall in 2010 and implemented over the subsequent years.[35]

Beginning in the mid-2000s, sustainability became a theme for work on the Grounds and buildings of the University. Large construction projects, including the aforementioned displacement of entire buildings and shifting of circulation patterns, were brought under this new sustainability lens during planning and execution. The pervasiveness of sustainability in campus projects intersected with the preexisting trend toward improved historic preservation practices at this time. In 2005, the Office of the Architect produced *Guidelines for Sustainable Buildings and Environmental Design*, defining sustainability as "a balanced concern for the long-term planning of three interdependent University areas: equity, economy, and environment." Although focused on construction of new buildings, interventions and best practices related to the landscape were also in the guidelines. Reaffirming the trend in 2007, the Board of Visitors declared that all future University buildings would meet USGBC Leadership in Energy & Environmental Design (LEED) standards.

Although many small-scale projects directed by the Office of the Architect or Facilities Management had been planned using sustainable principles in the past, future undertakings were directed to achieve sustainability goals. Alley connectors, for example, continued to require improvements and the project for upgrading Poe Alley embraced sustainability and preservation goals in 2007.[36] The reconstruction of the alley between the West Range and the Lawn dormitory buildings involved storm water management with swales and drains, the experimental application of Addastone paving, lighting, and other features such as the reinstallation of the Poe Medallion. The Addastone Resin Bonded Surfacing System was selected to provide an attractive, low maintenance surface by bonding loose gravel aggregate to a concrete base and give a vintage appearance of loose gravel without the many maintenance problems. Planting plans directed the installation of shrubs and ground covers to complement the renovation of the alley.[37] The work on Poe Alley contributed to the goal of following both environmentally sustainable and preservation-focused objectives at the University at this time.

One of the targets for landscape sustainability is enhanced storm water management to infiltrate and reduce runoff. In 2008, porous paving and a gravel path were added to high-visibility areas of the

McIntire Amphitheater landscape.[38] Concrete pavers and a curb-and-cistern system for storm water management were installed in the service alley south of the stage and a gravel loop and curb were installed at the base of the seating.

Progressing into the twenty-first century, foundational documents set new benchmarks for project conceptual approach and performance. Campus landscape initiatives under a sustainability framework intersected with the proliferation of historic preservation studies and archaeological research during the 2000s. The incorporation of archaeology as both historical information source and planning tool associated with physical changes to the University landscape persisted. In 2001, Rivanna Archaeological Services conducted investigations to mitigate impacts to the Rotunda cryptoporticus during the Rotunda Access Project. Similar work preceded the installation of a new irrigation system on the Lawn that same year. Expanded applications of archaeology as a strategic tool in physical interventions continued with monitoring of utility infrastructure upgrades, pre-construction surveys, and targeted excavations, such as the 2012 monitoring of a utility corridor upgrade and emergency vehicle access at the south end of the Lawn (Figure 9.17) and the excavations near Hotel C on the West Range (Figure 9.18). Archaeological investigations and monitoring in the Academical Village became standard practice.

In 2007, the *University of Virginia Historic Preservation Framework* identified landscapes and buildings on a hierarchy of heritage values including fundamental, essential, important, and contributing (Figure 9.19). Development of the framework was supported by a grant from the Getty Foundation's Campus Heritage Initiative. The historic core of the original campus designed by Jefferson is the only section identified as fundamental. This includes the Lawn and the East Gardens and West Gardens (LCAs 1, 3, and 4) and the Rotunda. The North Rotunda Lawn (LCA 2), Varsity Hall, and much of the South Lawn and Slopes (LCA 5) are identified as essential. The vicinity of Dawson's Row and New Cabell Hall correspond to the contributing category. The reorganized streetscape around Varsity Hall and the parking and surrounds of Bryan Hall near the McIntire Amphitheater were not contributing aspects of the historic core. This plan was reaffirmed in the *Ground Plan for the University*, assembled in 2008 by a consortium led by the Office of the Architect for the University.

During the late 2000s, the OUA dedicated resources toward the professional conservation of garden statuary. Limestone conservation of the Merton Spire in Pavilion IV Garden ensued following damage from a fallen tree in 2005. The OUA oversaw the precise and authentic reconstruction of a damaged section by Jablonski Building Conservation, Inc. in 2007.[39] Other work in the Academical Village conserved the bronze statuary. Similarly, material accuracy and preservation best practices were followed with a return to applying lime mortar to repair the garden walls at this time. The addition of new features, such as the 2011 construction of low stone walls adjacent to the sidewalk along McCormick Road, were designed in a historically compatible but distinct manner.

In 2011, the Office of the Architect produced *Landscape Typologies + Standards*. This publication created a typology of University-owned lands including preserved, naturalistic, public spaces, and refuge and retreat. The landscapes identified as fundamental or essential in the *Historic Preservation Framework* plan fell under the subcategory of preserved-historic and were recommended for study through cultural landscape reports. The guidelines for these areas specified, "Any modification to these landscapes should be designed to preserve historic fabric and character. Historic plans and photographs should be consulted during the design process... On a case by case basis, archaeology may be required prior to construction."[40] For these areas, material standards were selected for:

- Lighting - selecting uniform globe pole fixtures
- Paving - using predominantly brick, or matching existing historic
- Landscape amenities - employing traditional selections or match existing plans
- Plantings - guiding by historic plans or period-appropriate selections

The globe pole fixtures met both preservation and sustainability objectives on campus. They were reproductions of the historic fixtures used on the Lawn in the late nineteenth century. Poles were cast using a salvaged historic pole as a model. Globes were modern adaptation to meet Dark Sky requirements for downlighting.

Relevant to the other typologies of the Academical Village, similar standards were presented for the public spaces of public greens, plazas and quadrangles, and for the refuge and retreat of gardens and courtyards. This attempt to introduce consistency and guide the components of landscape interventions put forward a clear framework to address the physical needs perceived by the Office of the Architect for the Grounds of the Academical Village, and for the entire University, into the future.

Also in 2011, a low retaining wall constructed along the McCormick Road sidewalk exhibited historically sensitive stone masonry to be compatible with yet distinct from the surrounding authentic buildings and landscape features. The wall provides an example of how new features can be integrated into the Academical Village and correspond to the principles of the *Landscape Typologies + Standards*.

Recent planning and project work for Pavilion X, the Rotunda, and their environs reinforced the University's commitment to well-considered historic preservation. This commitment, however, continued to be more strictly enforced for architecture than landscape. At Pavilion X, for example, façade painting was restored to an original sandstone buff color authentic to the Jefferson period, while on the east side, landscape alterations such as plantings and access to the parking courtyard, were implemented with a less strict adherence to historical precedent or materials. Nevertheless, the work was completed under the terms of the Board of Visitors approved Planning Framework for the Academical Village, a document that acknowledged the amount of change that had occurred at the back of the pavilions. The document also anticipated the need for contemporary best practices to improve drainage and functionality for current uses. Earning a LEED Gold rating, the highest designation in the system, work at Pavilion X served as an example of meeting many preservation and sustainability goals with the historic resources of the Academical Village.

The desire for increased historical documentation for use in decision-making became evident as other projects in the Academical Village ensued. The major restoration of the Rotunda building also included a study of the landscape history to inform the project. Similarly, the commissioning of this CLR Part I project in 2012 made explicit the growing importance of the cultural landscape of the Academical Village. With the existing conditions of the landscape in 2013, the University through the Office of the Architect oversees the sustainable preservation and contemporary use of the Academical Village for the education and enjoyment of all who enter the Grounds in perpetuity.

# D. 2013 ARCHAEOLOGICAL INVESTIGATIONS SUMMARY AND PLAN

## D1. Introduction to Archaeological Investigations

Williamsburg-based landscape architect Alden Hopkins undertook the first explorations of subsurface archaeological remains within the Academical Village in 1949 as part of the Garden Club of Virginia's West Gardens restoration project. Using the Maverick Plan as a guide, Hopkins had University laborers dig trenches in an effort to locate possible foundations of Jeffersonian-era garden walls and privies. This work, which consisted of "one day's digging,"[41] was performed casually, without attention to stratigraphy and with no systematic collection of artifacts. Hopkins produced no comprehensive map showing the locations of his exploratory trenching; however he summarized the more notable results of his work in two brief letters to the chair of the Garden Club.[42] Hopkins discovered no clear evidence for privies in the West Gardens; however, he did locate foundations of both serpentine and straight garden walls. Despite various inconsistencies between the Maverick Plan and his discoveries, Hopkins ultimately was of the opinion that his excavations verified the essential accuracy of the early nineteenth-century plan of the Academical Village.

Eleven years later, a similar program of opportunistic archaeological trenching preceded the Garden Club's restoration of the East Gardens. Exploratory trenching in the East Gardens was carried out over the course of six days in October 1960 by James M. Knight under the general guidance of Donald H. Parker, the landscape architect engaged by the GCV after the death of Alden Hopkins. Unlike the earlier work in the East Gardens, Parker's 1960 field investigations in the East Gardens culminated in a report of findings that included brief descriptions of architectural remains encountered during trenching together with photographs and a scaled map showing the locations of test areas and discovered features.[43] Although the situation appeared more complicated than in the West Gardens, perhaps owning to the steeper terrain east of the Lawn, Parker nevertheless concluded that reconstruction of the East Gardens according to the Maverick Plan was justified here also. As with Hopkins' earlier work in the West Gardens, Donald Parker's exploratory trenching focused exclusively upon architecture, paying little if any attention to stratigraphy and artifacts exposed during the work.

Nearly a quarter century would pass before the next spate of archaeological research would begin on the Grounds of the University of Virginia. In the early 1980s, undergraduate students under the supervision of Dr. Stephen Plog, who had joined the faculty of the University's Department of Anthropology in 1978, conducted archaeological investigations in association with the construction of new dormitories near the intersection of Alderman and Stadium Roads roughly 0.75 miles southwest of the Lawn.[44] Additional archaeological site identification and testing was performed in this area beyond the Academical Village in 1990,[45] and several years later Anthropology Department students became involved in archaeological research at the Catherine Foster site just across Jefferson Park Avenue from Cabell Hall, again in the context of University expansion and construction.[46] The research at the Foster site continued over the course three summer field schools organized by the Anthropology Department in 1994, 1995, and 1997.[47] The growing interest and involvement on the part of the Anthropology Department with archaeology on-site corresponded with the organizational and personnel changes underway in the Office of the Architect in the mid-1990s discussed above, and together these two impetuses resulted in a pronounced expansion of archaeological research, especially in the context of new development. The remainder of this discussion summarizes, by Landscape Character Area (LCA), archaeological research conducted within the Academical Village since 1982. *Plan 18 2013 Archaeological Investigations Plan* identifies the overall areas of archaeological excavation, construction monitoring, and shovel testing within the Academical Village since 1982.

## D2. Archaeology in The Lawn, Landscape Character Area 1

The earliest archaeological investigations conducted within LCA 1 consisted of opportunistic monitoring and artifact collection associated with the excavation of trenches for the installation of French drains along the eastern and western margins of the Lawn.[48] While the area impacted by the drainage trenches had been previously disturbed by earlier utility lines (water, gas) running up both sides of the Lawn, considerable quantities of artifacts were recovered from soil exposed during trenching. Ceramic tableware and bottle glass made up the bulk of the surprisingly large assemblage; however, some personal items such as buttons, marbles, and tobacco pipes were also collected. In addition, brick drains of uncertain date were discovered running north-south along both sides of the Lawn. It is unclear from available descriptions whether these features, which were constructed of mold-made brick laid without mortar, were "V-shaped" surface channels or sub-grade box drains.

In 2000, pre-construction archaeological testing and construction monitoring were performed in association with the installation of a new irrigation system on the Lawn.[49] The majority of the archaeological work took place within a trench excavated along the central north-south axis of the Lawn. Unlike the earlier work along the margins of the Lawn, artifacts were not recovered in abundance, suggesting that artifact densities may increase in proximity to the buildings bordering the lawn. However, differences in artifact recovery strategies/methods between the two projects hamper clear understanding of Lawn-wide artifact distribution patterns. Soil stratigraphy documented during the project provides insights into original topography and grading associated with construction of the Lawn. Evidence of a brick curb, an early graveled cross path, as well as remnants of a Jeffersonian-era wooden water supply line were documented, all crossing the Lawn east-west just south of the terrace rise between Pavilions V and VI. Modern buried utility lines crossing the Lawn were also encountered in this area. A portion of an earlier brick-paved Lawn crosswalk was documented between Pavilions IX and X partially underlying the existing walk.

Construction monitoring of utilities trenching during the 2005 Central Grounds waterline line replacement project documented two unglazed terracotta drain lines on the lower Lawn terrace south of Pavilions IX and X running parallel to the Lawn's long axis.[50] These features post-date the late nineteenth-century construction of this terrace and are thought to have addressed long-standing drainage problems on the Lawn.

Targeted archaeological excavation and construction monitoring were also carried out in association with Lawn drainage and resodding in 2012. Pre-construction excavation of a single large unit identified original terrace grade, a compact silt with significant brick bat and quartz inclusions, located only 0.85 to 1.0 feet below grade. During monitoring of construction activities a lens of fine amphibolite gravel was identified between Pavilions V and VI at approximately 0.85 feet below grade. This lens is thought to represent an early nineteenth century pedestrian path that crossed the Lawn. No evidence for either the 'V'-shaped brick walk, known as the Triangle, or the low stone wall and gate at the south end of the Lawn between Pavilions IX and X was found, suggesting that these features were likely removed during construction of the McKim, Mead & White south lawn additions. In the quad centered between Cabell, Cocke and Rousss halls, substantial brick and concrete waster material was identified just 1.5 feet below grade in an area north of Cabell Hall. It is unknown if the debris represents materials from construction of the McKim, Mead & White buildings, or a fill deposit representing clean up from the burning of the Rotunda and Annex in 1895.[51]

### D3. Archaeology in the North Rotunda Lawn, Landscape Character Area 2

In 1998, archaeological deep trenching was conducted across the terrace immediately north of the Rotunda to a depth of seven feet below existing grade in advance of the installation of a buried utility line or conduit. Trenching was placed to intersect potentially extant remains of the mid-nineteenth-century Rotunda Annex and ramparts. Although rubble fill was documented in some locations, no intact architectural remains associated with either of these structures were identified; however, it is possible that such features survive at greater depths.[52]

In 2000, archaeological investigations associated with the construction of a wheelchair access ramp against the southern façade of the cryptoporticus wall, west of the Rotunda's southern stairway, documented the architectural remnants of a four-foot-deep and four-foot-wide drainage-related areaway associated with the ca. 1840s redesign of the Rotunda's ground-level gymnasia wings.[53] This post-Jeffersonian era feature contained a buried network of terracotta and cast iron drainpipes that appears to represent a yet later initiative to contend with poor drainage conditions against the southern cryptoporticus wall. The deep areaway was partially filled with architectural debris likely associated with the Rotunda's destruction by fire in 1895 and its rebuilding. Associated archaeological excavations conducted in the east and west Rotunda courtyards recorded a brick-box drain and sediment trap probably associated with a supply line to a subterranean cistern in the east courtyard. In the east courtyard, a brick wall foundation possibly associated with the 1840s Cocke redesign of the Rotunda gymnasia wings was documented.

In 2008, archaeological monitoring of two construction projects in LCA 2 was undertaken.[54] In May 2008, deep mechanical excavations associated with rehabilitation of a University heating system steam tunnel near the intersection of University Avenue and McCormick Road exposed no archaeological features or deposits. In October and November 2008, archaeological monitoring of the replacement of two sidewalks crossing the Grove east of the Rotunda identified two buried drain lines emanating from the Rotunda (mid-twentieth century) and Brooks Hall (late nineteenth century) as well as cinder-surfaced areas probably associated with later nineteenth- or early twentieth-century walks.

In 2009, archaeological investigations and construction monitoring were conducted in association with the installation of a new chilled water line connecting Madison Hall, the Rotunda, and Pavilion II. Mechanical excavations between Brooks Hall and Hotel B exposed a portion of the nineteenth-century northern extension of East Street, revealing a stone surfacing composed of quartz cobbles as well as a roadside ditch.[55]

Archaeological monitoring of two construction projects associated with the University Chapel in LCA 2 took place in 2009.[56] Trenching around the chapel's southwestern and southeastern exterior walls exposed an active buried terracotta drain line carrying roof runoff away from the building in addition to stone underpinning for the building's buttresses. Considerable fill appeared to be present and no artifacts were observed or recovered during monitoring. In December 2009, monitoring of the removal of the brick pavement between the chapel and Hotel A undertaken to improve wheelchair access exposed diverse buried utilities and provided further indication of grade-raising fill across the area presumably associated with the late nineteenth-century construction of the chapel. The full depth and horizontal extent of fill surrounding the Chapel has not been determined; however, this deposit may overlie an earlier nineteenth-century ground surface and possibly associated archaeological deposits and/or features.

In 2010, archaeological monitoring of the construction of a bicycle parking pad immediately north of Pavilion I documented the presence of an intentional fill deposit extending beyond one foot below grade.[57] Construction limits prevented determination of the full depth and horizontal extent of this fill deposit. No clear indication of the age of the deposit was recovered; however it may be associated with rebuilding of the Rotunda after the 1895 fire and possibly overlies earlier nineteenth-century grade and associated archaeological deposits and features.

In 2011, archaeological monitoring of mechanical excavations associated with the installation of a chilled water line between Brooks Hall and Varsity Hall along the East Range included a single location in the Grove south of Brooks Hall.[58] No cultural deposits or features were observed in this location. Limited archaeological excavation conducted below the basement floor in Brooks Hall during the same project documented only deposits associated with the construction and early use of this late nineteenth-century building.

Monitoring of a small manual excavation made through the base of the brick-paved areaway against the exterior southern wall of Brooks Hall in 2011 encountered only features and deposits associated with the construction and subsequent use of this building.[59]

In 2013, targeted archaeological excavation and construction monitoring in both the east and west Rotunda courtyards was carried out in association with an extensive program of Rotunda restoration and improvements. This work, which will extend the results of the excavations conducted in the Rotunda courtyards in 2000, is on-going as of this writing and the full results are not yet available.

### D4. Archaeology in the East Gardens, Landscape Character Area 3

In 1998, archaeological excavations conducted on the level terrace immediately east of the East Range recorded potential road surfaces associated with nineteenth-century East Street.[60]

Archaeological monitoring of grading for the construction of a temporary parking facility on the west side of Hospital Drive near its intersection with East Range Drive in 2005 recorded a single brick-box drain in addition to a broad scatter of mixed nineteenth- and twentieth-century sheet midden.[61] Deeper trenching within the cleared parking area for installation of a storm water retention facility exposed in section remnants of a northern extension of Hospital Drive constructed ca. 1895.

Construction monitoring of utilities trenching during the 2005 Central Grounds waterline line replacement project documented numerous buried archaeological features and deposits throughout the East Gardens and Range area.[62] Findings included a glazed terracotta sanitary sewer line behind East Range Dormitories B-D, ornamental concrete with inlaid brick paving in the Pavilion II-IV and VI-VIII courtyards, remnants of a cobbled road surface (historic South Street) and various abandoned buried utility lines immediately south of the Pavilion X garden wall, a possible cobble road surface below Green Alley, elements of an early nineteenth-century wooden water supply line and a cobble road surface below Key Alley, a circular brick-lined cistern below East Lawn Room 26 located south of Pavilion VI, and a (straight) section of brick garden wall foundation under East Range Drive that extended the Hotel D garden east to the East Range, as well as many buried utilities of diverse types and ages buried below alleys and courtyards throughout the area.

Archaeological investigations conducted in 2006 associated with the Rouss Hall storm water detention and drainage projects entailed systematic shovel testing, manual test unit excavation, and the

monitoring of deep mechanical excavations on the slope and terraces east of the East Range.[63] This research documented elements of earlier local topography including buried former land surfaces, a deeply buried posthole, various brick box drains, and early nineteenth-century sheet midden that appears to have accumulated in this area following the foundation of the University. In addition, a section of stone boundary wall, possibly dating to the mid-nineteenth century, was documented southwest of the new location of Varsity Hall.

Targeted archaeological excavations and construction monitoring were performed in 2006-7 in the Pavilion VI Garden in association with a program of garden rehabilitation and improvement.[64] This work documented architectural remains and related archaeological deposits of four nineteenth-century outbuildings in various locations throughout the garden. At least two of the structures are thought to have served as living quarters and/or working space for enslaved individuals attached to the households of Pavilion VI and Hotel D. Other outbuildings likely served a range of functions in support of faculty and student life. Also documented was evidence of substantial early twentieth-century landscape modification of the lower (eastern) garden terrace as well as portions of the early twentieth-century north-south service alley and flanking pavilion-side serpentine wall foundation.

In 2007, archaeological monitoring of mechanical excavations at the base of Key Alley recorded a large (27-inch-wide, 48-inch-tall) buried brick conduit with arched roof running west to east between the dormitory blocks south of Hotel D and below historic East Street.[65] This substantial storm drain is thought to have been constructed in 1826 to contend with severe problems of drainage and run-off in the East Gardens area. Additional monitoring in 2007 of a 55-foot-long and 2-foot-wide trench adjacent to the north wall of Pavilion VI documented a buried and active glazed terracotta drain along the entire length of the trench.[66]

In 2008, the manual excavation of five access wells adjacent to the rear of the East Range dormitories as well as excavations below the floors of the dormitories was monitored archaeologically.[67] Monitoring documented foundation trenches for the dormitories and, for the B-D and D-F dormitory blocks, ventilation courses capped by layers of roofing slate to inhibit rising damp.

Archaeological investigations carried out in 2007 and 2009 in association with the East Range Sanitary Sewer project included the excavation of a series of test units located in the courtyard at the head of Key Alley and adjacent to the south and north sides of the Crackerbox behind (west of) Hotel F, in addition to construction monitoring in six principal areas within the East Range.[68] Work in the Key Alley courtyard was unsuccessful in locating a map-projected mid-nineteeenth-century cistern; however,only a limited area was examined. At the Crackerbox, remains of a northern extension to the building were exposed and associated deposits sampled. South of this outbuilding, excavations exposed a buried brick pavement that overlay a substantial early to mid-nineteenth-century domestic deposit that in turn sealed construction-related contexts that included evidence of terrace grading as well as possible postholes for scaffolding. Construction monitoring documented various early storm water drains and other buried utilities as well as areas of early twentieth-century decorative brick and concrete pavement and remnants of contemporaneous concrete steps beneath Key Alley. South of the Pavilion X/Hotel F garden, monitoring recorded additional storm water and sanitary sewer facilities as well as construction deposits and buried architectural elements associated with Randall Hall. East of Levering Hall and Hotel F, construction monitoring recorded a cobbled pavement associated with historic East Street as well as additional early drains constructed of both brick and stone.

Landscape restoration of the Pavilion X garden in 2009 was preceded by targeted archaeological testing while major ground-disturbing activity took place under archaeological monitoring. These investigations documented a small, late nineteenth-/early twentieth-century water closet in the garden's southwestern corner.[69] In the eastern, lower garden terrace, archaeological testing failed to identify evidence of a map-projected early/mid-nineteenth-century serpentine cross wall or a map-project privy; however, these excavations and construction monitoring documented abundant evidence of extensive landscape modifications of this garden terrace at the onset of the twentieth century.

In 2009, archaeological investigations and construction monitoring also were conducted in association with the installation of a new chilled water line connecting Madison Hall, the Rotunda, and Pavilion II.[70] Foundations of a map-projected nineteenth-century outbuilding as well as buried nineteenth-century utilities were documented in the southeastern corner of the Rotunda Alley courtyard and subsequently avoided by construction. Subsequent construction monitoring of mechanical excavations in the courtyard at the head of Rotunda Alley documented additional sections of nineteenth-century utilities in addition to areas of early twentieth-century decorative concrete and brick pavement underlain by an earlier, thin occupational deposit. At the eastern end of Rotunda Alley, monitoring documented at least two layers of nineteenth-century paving as well as diverse early utilities. Evidence of the decorative early-twentieth-century concrete and brick alley pavement was not found in this eastern area of Rotunda Alley. East of Hotel B, archaeological excavations within historic East Street documented two superimposed road surfaces. The later, uppermost surfacing is composed of densely packed, angular fragments of locally available metamorphosed igneous rock and appears to date to the third quarter of the nineteenth century. The earlier, lower surfacing consists of a relatively thin layer of rounded and worn quartz cobbles and is thought to be an original, ca. 1825 pavement.

Archaeological monitoring in 2009 of the removal and replacement of the brick pavement from the base of the areaways north and south of Pavilion II found that these pavements had been laid directly on sterile clay subsoil or leveled bedrock.[71] Late utility lines were recorded in the southern areaway, but no significant archaeological deposits or features were encountered. Additional archaeological monitoring in 2009 of the Alley Lighting Project recorded a short section of brick and stone foundation at the base of Lile Alley that may be remains of an earlier northern wall of the Pavilion X/Hotel F garden.[72] Poured concrete curbing exposed in Key Alley may be associated with early twentieth-century steps constructed in this location, while a brick-box drain exposed along the north side of Rotunda Alley was part of the earlier nineteenth-century drainage system for the Academical Village. Monitoring of the excavation of a long, narrow planting trench along the north sides of Rotunda Drive and Hospital Drive in 2009 recorded the presence of deliberate fill soils just east of historic East Street but no significant archaeological deposits or features were encountered elsewhere during this project.[73]

In 2011, archaeological monitoring of mechanical excavations associated with the installation of a chilled water line between Brooks Hall and Varsity Hall along the East Range included two locations within the historic East Street corridor.[74] In both of these locations, deep layers of intentional fill were documented that appear to be associated with original cutting and filling operations during the creation of the East Gardens and Range. Buried ground surfaces pre-dating construction of the Academical Village were observed in both locations. No evidence of early paving associated with historic East Street was recorded in either location.

Monitoring of small planting holes dug by University landscaping staff in Pavilion Garden IV in 2011 recorded sections of pre-1960 brick garden wall foundation in both the southwest and northwestern corners of the garden.[75] In the northwestern corner of the garden, possible foundation elements of a

structure of unknown function and dimension were also recorded abutting the exposed section of garden wall.

Additional monitoring in 2011 of mechanical excavations in historic East Street adjacent to Hotel F-Levering Hall documented the presence of intentional fill layers in addition to two graveled or cobbled road surfaces.[76] Excavation and construction monitoring beneath Levering Hall recorded an early brick pavement as well as other architectural features associated with the building.

In the Fall of 2012 pre-construction archaeological excavation and monitoring of construction related activities was conducted in association with the proposed upgrade of a fire suppression system in the Academical Village's Lawn and Range dormitories. A total of five large units were excavated in areas believed to be potentially sensitive. Southwest of Hotel B late nineteenth to early twentieth century brick walks, an nineteenth century brick surfacing and an early brick garden wall were identified. In the southern portion of the Pavilion VI and VIII courtyard, a densely packed surfacing consisting of small sized quartz cobbles, the earliest formal surfacing in the courtyard and believed to date to circa 1825, was identified across a broad area. Monitoring of construction activities documented architectural features such as watertables and ventilation coursing in the dormitories adjacent to and north of Hotel F. Likewise an area of brick surfacing, located north of the Cracker Box structure and most likely representing a mid-nineteenth century work surface was identified only 0.7 feet below grade. The brick surfacing was the earliest formal surface in this location. East of the East Range of dormitories, a circa 1825 stratum of quartz cobble surfacing was identified on the terrace in front of hotels B, D and F.[77]

### D5. Archaeology in the West Gardens, Landscape Character Area 4

In 1998, archaeological excavations were undertaken in Poe Alley and in the Poe Alley courtyard as well as in the northern side of the Colonnade Alley courtyard adjacent to Pavilion VII. Archaeological monitoring of the subsequent construction of an access ramp for Pavilion VII in the Colonnade Alley courtyard was also performed.[78] In Poe Alley and the Poe Alley Courtyard, evidence of an irregular nineteenth-century quartz cobble paving was found underlying a rough surfacing of brick bats, slag, and cement that in turn underlay the early twentieth-century decorative concrete and brick pavement. Excavations conducted in the northern half of the Colonnade Alley courtyard also encountered the early twentieth-century decorative concrete and brick pavement; however, rather than earlier road surfaces, underlying contexts were rich in domestic debris suggesting that during the nineteenth century this area likely had been annexed as a side yard to Pavilion VII. The purpose of a single probable nineteenth-century posthole documented in this part of the Colonnade Alley courtyard could not be determined.

Archaeological excavations and construction monitoring were undertaken in association with renovations to the Pavilion III garden in 2002-2003.[79] This work documented portions of the early twentieth-century service road that ran north-south through the garden, as well as a nineteenth-century brick-paved path and artifact-rich deposit/dump of early nineteenth-century domestic refuse. Portions of foundation belonging to the garden's original rear (west) brick wall were also exposed west of the existing rear garden wall.

Continuing the research begun at the rear of the Pavilion III garden, in 2004 archaeological excavations were carried out in multiple locations along the rear (west side) of the West Gardens in an effort to identify potential foundational remnants of original and/or later nineteenth-century garden walls.[80] Stone serpentine wall foundations were documented along the south side of Patterson Alley and along the north side of Poe Alley. In both locations, these alley-side serpentine walls formed corners with

brick foundations of straight rear garden walls. A section of stone serpentine wall foundation along the south side of Poe Alley appeared to extend west to the rear (east) façade of the West Range dormitory block. Brick foundations apparently associated with one or more outbuildings were documented abutting the rear (west side) of the Pavilion VII garden. Early nineteenth-century brick-box drains were documented in various locations while an early brick pavement was exposed near the rear (east) façade of Hotel C. Excavations in the vicinity of Hotel E encountered recent disturbances and inconclusive evidence of earlier deposits and features.

Archaeological excavation prior to and construction monitoring during utilities trenching carried out as part of the 2005 Central Grounds waterline line replacement project documented numerous buried archaeological features and deposits throughout the West Gardens and Range area.[81] Sections of early twentieth-century decorative concrete and brick paving was documented in multiple locations in Poe Alley while in the courtyard at the head of this alley a portion of an underlying, earlier brick-paved pathway was exposed. Utilities trenching in the Poe Alley courtyard also exposed the brick walls of a subterranean circular cistern that became the focus of a separate archaeological investigation (see below). Postholes believed associated with pavilion-side yard fences were also documented in the Poe Alley courtyard and multiple brick-box drains also were recorded here and along the length of the alley. Box drains and other utilities were documented in McGuffey and Patterson alleys during the waterline replacement project, while a section of stone serpentine wall foundation was found along the northern side of the Pavilion V garden.

The cistern discovered in the Poe Alley courtyard during utility trenching in 2005 was excavated archaeologically in its entirety in 2006.[82] Documentary research revealed the structure was built in the 1830s. Excavation further documented brick-box drain and iron pipe inlets that carried roof run-off into the structure, while indication of a central pump was also recorded. The structure likely fell out of use near the end of the nineteenth century following construction of the Ragged Mountain reservoir and the implementation of a more reliable water supply system for the University. Archaeological evidence suggests the cistern was deliberately in-filled soon after.

In 2006, archaeological excavation and monitoring was carried out in association with garden rejuvenation efforts undertaken in the Pavilion V Garden.[83] During this project, which entailed the installation of French drains and planting trenches and the replacement of boxwood borders, a stratum bearing abundant nineteenth- and early twentieth-century artifacts and sealed by a mid-twentieth-century deposit of landscaping soil was documented and sampled. Artifacts recovered from this sealed deposit represent a broad range of primarily nineteenth-century domestic debris including personal items (buttons, pencil lead, porcelain doll fragments, toothbrush, and mirror fragments), architectural items (nails, window glass, roofing slate), ceramic and glass tablewares, as well as butchered animal bones. A probable nineteenth- or early twentieth-century planting hole also was documented, suggesting that archaeological evidence of earlier garden planting plans may survive in this pavilion garden.

In 2007, archaeological monitoring was conducted during improvements made to the steps leading to the rear basement entry of Hotel C.[84] These relatively shallow excavations recorded primarily later twentieth-century landscaping modifications and installations associated with and post-dating the mid-century restoration of the West Gardens by the Garden Club of Virginia. Underlying nineteenth-century deposits were documented at the base of construction disturbance, but were little exposed.

Archaeological monitoring of the manual excavation of an subfloor access well adjacent to the rear of West Range dormitory block A-C documented the presence of deliberate fill, likely deposited here in the late nineteenth or early twentieth century, as well as modern buried utilities.[85] In addition to diverse nineteenth- and twentieth-century artifacts recovered from exposed soils, 15 fragments of human bone were collected that appear to have been contained within the deliberate fill soil deposited across this area. The human remains are believed to be associated with cadaver studies at the University's Medical School in the adjacent Anatomical Hall. Rehabilitation and improvement of a nearby paved pad for trash receptacles along the south side of Mews Alley in the turf area between the West Range and rear Garden walls also was monitored in 2008. These relatively shallow excavations exposed a broad range of nineteenth- and twentieth-century domestic artifacts but no archaeological features were recorded.[86]

Archaeological excavations and construction monitoring in 2008 in association with upgrading of the Hotel C HVAC system examined the yard area between the hotel and Poe Alley.[87] This work documented remnants of a stone foundation along the south side of Poe Alley; however, the exposed portions were straight as opposed to serpentine as had been documented a short distance to the east in 2005. Artifact-rich sheet midden was sampled in the hotel yard south of the wall foundation, while pre-University grade and fill deposits were documented to the north within Poe Alley.

Further archaeological excavations were undertaken in 2008 along the north side of Poe Alley between the rear of the West Range dormitories and the Pavilion III Garden in addition to construction monitoring across the entire courtyard at the head of Poe Alley, all in association with a program of improving and resurfacing of this alley.[88] Work along the north side of the alley re-exposed a section of stone serpentine wall foundation first documented in 2004 (see above) in addition to an approximately 17-foot-long length of late nineteenth-/ early twentieth-century alley-side curbing formed of vertically placed tabular fieldstones. Excavation in this area also documented earlier nineteenth-century utility trenches and another trench possibly related to earlier nineteenth-century curbing. Construction monitoring in the Poe Alley courtyard recorded an expansive area of early twentieth-century decorative concrete and brick paving as well as smaller remnants of underlying and therefore earlier cobbled surfacing that in places was capped by a layer of soft cement or concrete. Several other irregular areas containing remnants of brick and/or cobble surfacing may represent other courtyard pavements, walkways, or floors of small outbuildings. Several buried nineteenth-century utility lines, including two brick-box drains, were also documented crossing the courtyard. Scaffolding post holes and a foundation trench associated with construction of the West Lawn dormitories were partially exposed while other post holes were recorded that may have been associated with nineteenth-century fence lines that effectively annexed portions of the courtyard to the adjacent pavilions.

Yet additional archaeological excavations and construction monitoring were carried out in 2008 in LCA 4 during the McCormick Road Storm and Sanitary Sewer Improvement.[89] Excavations west of the northern end of West Range recorded a nineteenth-century road surface within the historic West Street corridor in addition to a nineteenth-century brick-box drain. Along the west side of McCormick Road, construction monitoring recorded architectural elements related to the Anatomical Theater as well as remnants of an early nineteenth-century stone boundary wall. Five brick-box drains were recorded during construction monitoring in various locations while a large, arched brick conduit was partially exposed extending west of Hotel A. Indications of pre-University natural grade were observed at the base of deep fills in front of Hotel A and again at a location a short distance to the southeast. Additional archaeological features were documented just outside of the Academical Village between modern-day McCormick Road and Alderman Library.

Archaeological monitoring of a series of improvements undertaken along Mews Alley in 2009 recorded a deeply buried pre-University ground surface at the intersection with McCormick Road overlain by intentional fill and historic road.[90] In the courtyard at the head of Mews Alley, a cobbled road surface was documented directly below the present-day gravel and asphalt pavement. Near the southern façade of Pavilion I in the Mews courtyard, a grease trap belonging to the University's late nineteenth-century sanitary sewer system was recorded, while a mid-twentieth-century storm line crossing the courtyard was also documented. To the west towards the rear of West Range, two early nineteenth-century brick-box drains, one of which was capped with stone, were exposed and recorded during utility trenching in Mews Alley.

In 2010, a single archaeological test unit was excavated adjacent to the northeastern corner of Hotel E and construction monitoring subsequently was undertaken here during the installation of an ADA-compliant access ramp.[91] Sparse material culture was encountered in this location, perhaps indicative of regrading of this hotel yard area during the early twentieth century. During construction, sections of a mid-nineteenth-century water supply line and late nineteenth-century sanitary sewer line were recorded as were architectural elements associated with a small, early twentieth-century garage once attached to the rear of Hotel E.

Archaeological monitoring of several small, manually excavated probes in front of the Hotel C loggia in 2010 revealed heavily disturbed soils associated with installation of a mid-twentieth-century steam tunnel.[92] Poured concrete footers, thought to have been installed during the course of steam tunnel installation, were also recorded underpinning the foundations of the loggia.

During Winter 2010-2011, pre-construction archaeological excavation as well as construction monitoring accompanied upgrades to utilities servicing Pavilion IX.[93] Excavation at the rear of Pavilion IX documented architectural remains of an early nineteenth-century outbuilding of uncertain function as well as domestic artifacts associated with the pavilion's occupants. Remains of a second ancillary structure believed to date to the early twentieth-century as well as possible components of the mid-nineteenth-century Charles Ellet water supply system were documented in the southern half of the Colonnade Alley courtyard. Construction monitoring also recorded a buried pre-University land surface at a depth of four feet below current grade within the courtyard.

Archaeological monitoring of ground-disturbing activities was carried out in 2011 in association with a multifaceted project to improve drainage and construct low stone retaining walls along the western, McCormick Road frontage of West Range.[94] Among the features documented during this work, were elements of a possible stone paving within historic West Street or an adjacent walkway near Hotel A as well as two sections of more robust stone paving or macadam along the margins of McCormick Road and probably dating to the late nineteenth century. Late nineteenth-/early twentieth-century concrete curbing and granite curbstones were recorded in locations along Mews, Colonnade, and Patterson Alleys, while a buried manhole associated with the late nineteenth-century Bowditch sanitary sewer system was documented at the intersection of McGuffey Drive with McCormick Road. Remnants of likely late nineteenth-/early twentieth-century pedestrian paths were recorded along the rear of Hotel E and along the north side of McGuffey Drive.

In 2011, digging of planting holes in Pavilion Garden IX exposed sections of a brick serpentine wall foundations in two closely spaced locations adjacent to the garden's existing north wall.[95] The full depth of the wall foundation was not determined and no indication of the age of the feature was discovered in the very limited exposure.

Archaeological research conducted in2012 in association with a proposed upgrade of a fire suppression system in Lawn and Range dormitories documented a number of archaeological features and deposits. [96] To the east of Hotel C significant fill deposits associated with Garden Club of Virginia restoration, as well as mid-nineteenth to early twentieth century cultural deposits relating to the use of the boarding house were identified. Monitoring of construction activities documented buried brick box drains, terra cotta drain lines, and watertable and ventilation course features on the south side of Hotel A, nineteenth century brick surfacing, a ca. 1859 iron waterline, an early nineteenth century brick box drain, and a short section of stone wall believed to be an original garden wall in the north yard of Hotel C, mid-nineteenth century iron waterlines in Colonnade Alley, and a concrete pad associated with an early twentieth century parking garage adjacent to the north façade of Hotel E.

### D6. Archaeology in the South Lawn & Slopes, Landscape Character Area 5

Relatively few archaeological investigations have been carried out to date within this Landscape Character Area of the Academical Village and that work that has been undertaken has been concentrated along the southern and eastern margins of the area.

In 2004-5, systematic shovel testing along with targeted excavation and construction monitoring were undertaken in association with the relocation of Varsity Hall.[97] South of Randall Hall, evidence of widespread late nineteenth-/early twentieth-century intentional in-filling was documented. Fill soils were not encountered in the yard area surround Varsity Hall, except off the southwestern rear of the building where deep late twentieth-century deposits related to the construction of Wilson Hall were recorded. In this area, archaeological excavation exposed a section of foundation of the late nineteenth-century two-story outbuilding depicted on period maps. Elsewhere around Varsity Hall, a broad scatter of later nineteenth- and twentieth-century domestic artifacts and architectural debris was encountered. During construction monitoring, extant foundational elements of the Varsity Hall's late nineteenth-century porte-cochere and several nineteenth-century box drains constructed of both brick and stone were exposed and recorded.

Additional shovel testing and construction monitoring was undertaken later in 2005 at the relocation site for Varsity Hall and in the new southern terminus of Hospital Drive. Shovel testing and construction monitoring associated with construction of a turnaround at the redesigned southern end of Hospital Drive recorded disturbed soils and no significant archaeological deposits or features.[98] Systematic shovel testing and construction monitoring at the nearby Varsity Hall relocation site encountered significant disturbances associated with late nineteenth-century infilling in conjunction with construction of Randall Hall and with trenching for twentieth-century utilities.[99] Artifacts recovered during this work date exclusively to the late nineteenth and twentieth centuries.

Between March 2007 and August 2010, frequent archaeological monitoring was undertaken as part of the substantial and lengthy South Lawn/Nau Hall construction project.[100] While much of this work was focused south of Jefferson Park Avenue, significant areas north of the street were also impacted by the installation of utilities, a new bus stop, and the large pedestrian bridge spanning Jefferson Park Avenue. Between New Cabell Hall and Jefferson Park Avenue , deposits associated with the University's late nineteenth-/early twentieth-century institutional dumping site were exposed in multiple locations, yielding significant quantities of material culture including numerous intact bottles, scientific laboratory glassware, and institutional ceramic tableware as well as significant deposits of architectural debris. Strata of deep intentional fill were found overlying the dump deposits and in most other locations

exposed during this work except immediately south of the Dawson's Row area where stratigraphy suggests early or mid- twentieth-century grading or cutting occurred.

In 2011, archaeological monitoring of mechanical excavations associated with the installation of a chilled water line between Brooks Hall and Varsity Hall along the East Range included one location east of Randall Hall.[101] This area proved to be heavily disturbed by previous utility trenching and also revealed indications of substantial fill deposits likely dating to the late nineteenth-century construction of Randall Hall and later. A possible buried former ground surface was recorded just over four feet below modern grade.

During Winter 2009-2010, archaeological monitoring accompanied the implementation of improvements to the Hospital Drive turnaround area, including the installation of sidewalks and new landscaping.[102] Shallow excavations for new walkways between Randall and Varsity Halls exposed an area of cobble paving believed associated with historic East Street, as well as general late nineteenth-century sheet midden and various utility trenches.

### D6. Summary of Important Archaeological Findings

Over the past 15 years archaeological research conducted within the Academical Village core has documented a material record that has contributed significantly to the developmental history of the University. Recent archaeological investigations have documented the infrastructural history of the Academical Village, the buried circulation, water supply, storage and distribution, and sewerage and sanitation systems that grew up with the University. Excavations have identified the circa 1825 macadam surfacing that encircled the Academical Village on its east, west and southern sides and extended up the alleys into the Pavilion courtyards. This early vehicular paved system was composed of a dense stratum of quartz cobbles within a silty clay matrix, a recipe that differed significantly from John Loudon Macadam's prescription that Thomas Jefferson had advocated be constructed. Through the documentation of early nineteenth-century wooden and mid-nineteenth-century iron water supply pipes, and the excavation of cisterns and brick box drains, archaeological research has contributed significantly to a greater understanding of the functioning of the early water supply, storage and distribution system within the Academical Village, and how it changed in response to an unreliable water supply, population growth and changes in technology. Archaeology has also documented the evolution of sanitary arrangements within the Academical Village, from a spiderweb of problematic early brick box drains serving buildings and damp and low-lying areas, to the establishment of a permanent water-aided and science-based sanitary system designed by prominent sanitarian Ernest W. Bowditch and composed of vitreous stoneware pipes and brick and cobblestone manholes. Analysis of soil horizons throughout central grounds has also identified pre-University and historic circa 1825 grade. This evidence has documented that significant fill deposits overly most areas in the Academical Village including gardens, road corridors, courtyards and East and West Range terraces.

Archaeological work within the University gardens has documented the original spatial arrangement of pavilion and hotel tenements as defined by remnant garden and area wall foundations. This research has determined that pavilion and hotel garden and yard spaces were much more enclosed and restricted than present. In addition, excavations in projected locations of nineteenth century outbuildings adjacent to the rears of pavilions and hotels has begun to inform us of the size and materials used in their construction, their longevity and changing function through time, and of the enslaved individuals who worked and resided there.

## E. 2013 LANDSCAPE CHARACTER AND CDFS

The existing character of the Academical Village landscape perpetuates the distinctive legacy of previous eras. As a truly academic landscape, evolution results from development of this institution of higher learning and the gradual and precipitous outcomes of environmental forces. The graphic references for this discussion are *Plans 12, 13, 14, 15* and *16*, introduced at the outset of this 2013 landscape narrative.

This section presents the 2013 landscape through explanation and illustration of individual LCAs and their CDFs. Discussion of landscape character is organized by LCAs and then follows the outline of the CDFs of the Academical Village landscape:

- Land Uses, Landscape Patterns and Spatial Organization, with buildings as spatial mass
- Views and Visual Relationships
- Topography and Drainage
- Vegetation
- Circulation
- Water Features, to include subsurface water delivery systems
- Non-Habitable Structures, to include walls, bridges, pergolas, trellises
- Small-Scale Features, Site Furnishings and Monuments, Sculpture, Objects
- Archaeological Resources throughout the Academical Village

These CDFs are illustrated in the plans set to depict the landscape of 2013. Contemporary photographs, the plans and the narrative provide details the extant CDFs for the campus. Useful graphic references for this narrative are Plans 12 to 17:

- *Plan 13- 2013 Landscape Plan*
- *Plan 14- 2013 Tree Plan*
- *Plan 15- 2013 Gardens & Alleys Tree Plan*
- *Plan 16- 2013 Walls, Paving & Objects Plan*
- *Plan 17- 2013 Gardens & Alleys, Walls, Paving & Objects Plan*

### E1. The Lawn, Landscape Character Area 1

The verdant communal heart at the center of the University of Virginia, the Lawn, includes 3.3 acres of linear, terraced lawn, descending to the south, with rows of trees framed by the Rotunda and East and West Pavilions. Long standing preservation efforts mean that the 2013 character largely reflects the historic character albeit with some significant variations. Overall, landscape organization and patterns, topography and drainage, circulation, furnishings, and small-scale objects exhibit continuity with the past. Departures from the early historic character arise principally with specific views and visual relationships and particular details of vegetation and circulation.

#### *E1a. The Lawn Land Uses, Landscape Patterns & Spatial Organization*

The Lawn is a ceremonial space at the center of the University of Virginia Grounds and a core iconic area symbolizing the living and learning campus. The formal space is a deliberate composition of landscape and architectural elements according to a classical hierarchy. Oriented toward the south, the Lawn and surrounding structures use scale and rectangular geometry in sculpting a setting with an axial arrangement between the Rotunda and terraced Lawn panels as well as cross axial arrangements between the ten pavilions with five to either side of the Lawn terraces (Figure 9.20).

Although perceived as a unified green, the Lawn is comprised of sequential terraced panels treated similarly as they descend from north to south. Four terraces that are associated with the original construction of the University pertain to LCA 1, and one terrace that is associated with post-1896 construction pertains to the South Lawn and Slopes, LCA 5. Terrace 1, the highest of the terraces, is the setting for the Rotunda and six of the ten pavilions. This turf panel is 260 lineal feet to the first sharp slope descending about two-and-on-half feet. Terrace 2 is a 230-lineal-foot turf panel framed by Pavilions VII and VIII that drops four feet north of Pavilions IX and X. Terrace 3, is an approximately 120-lineal-foot turf panel framed by Pavilions IX and X that drops three feet near the south ends of the colonnades. Terrace 4 stretches approximately 110 feet to an abrupt, roughly four-foot slope at the juncture of the Lawn with the fifth terrace, part of the South Lawn. Garden spaces within LCA 5 frame the fourth terrace of the Lawn. The east and west sides of each turf terrace are planted with a variety of multi-aged ash (*Fraxinus* sp.) and maple (*Acer* sp.) that frame the open views to north to south. Behind the trees, the columns of the colonnades unify the whole of the composition in a similar fashion to the Lawn, which appears as continuous within the space.

### *E1b. The Lawn Views & Visual Relationships*

The classical axial arrangement of the Academical Village, with its hierarchy of the Rotunda set at the top of the terraced lawn and perimeter of pavilions and colonnades, creates a very strong unified core. This is experienced most directly when the Lawn is entered through the various portals surrounding this core such as when emerging from the East and West Ranges, exiting the pavilion structures, or entering from the lower walks at the southern end of the Lawn. The portals along the colonnade occur to either side of the Rotunda and at each of the eight alley service courts. Entry from either east or west of the Rotunda is ceremonial in sequence such that the Lawn is approached via steps at the colonnade at the Rotunda's ground floor. It is at the top of the steps where the initial view of the Lawn is glimpsed from under the colonnade. This view presents a bright, green lawn dropping away at some unknown distance beyond as seen from the contrasting shadowy cover of the colonnade. When approached from the south, below Pavilions IX and X, the ascending green turf with bands of trees creates a central focal point at the Rotunda. This is the most frequently depicted view of the Lawn throughout the history of the Academical Village.

The visual sequence in the approach to the Lawn from the each of the eight alley courts is different than the visual sequence from the Rotunda and its margins. From a service court, one transitions from an open area of the often-active service court to the quieter colonnade walk. This approach, with a view through to the bright Lawn, provides a quicker transition than that afforded by the Rotunda entry. It is also not unlike exiting the pavilions and individual dorm rooms along each colonnade. This is a unified experience where the green turf is framed by the underside of the colonnade canopy and buffered by the architectural columns and trees in the foreground. It is upon leaving this cloistered space and moving across the green turf that the expanse of open sky and views of the Rotunda, to the north, and Cabell Hall, to the south, are experienced.

The views from inside the core space of the Lawn are principally north and south with the Rotunda appearing as an integrated part of the complex and not a distant, disparate feature. Individual pavilions make up the second-most prominent buildings viewable from within the Lawn and are recessed from the colonnades with two rows of adjacent trees. This creates a sense of hierarchy with the Rotunda as the primary element and the pavilions in secondary position. The trees along either side of the Lawn provide depth to the overall composition and add interest and framed views of the architecturally distinct pavilions. From within the Lawn, the very strong north and south axial views highlight the

Rotunda at the north and Cabell Hall to the south. Partway down the terraced lawn, partial panoramic views to the distant Lewis Mountain and the Blue Ridge Mountains are revealed on either side of Cabell Hall.

### *E1c. The Lawn Topography & Drainage*

The Lawn is terraced landscape that descends in four levels from the Rotunda to a level turf panel beyond Pavilions IX and X, forming the setting for the interior of the Academical Village. The topography of the Lawn was shaped by enslaved labor in the early days of the Academical Village and remains intact today. The terrace levels were created in tandem with the flanking stepped architecture of the pavilions and colonnades from the pre-University south-facing hillside. The Lawn faces and descends to the south with sharply angled inclines in the grade positioned to align with the steps along the walks and arcades to east and west (Figure 9.21).

There is a generally a spatial telescoping effect created by the organization of the pavilions and colonnades toward the south, with the first six pavilions set to the side of the Terrace 1, two pavilions centered on Terrace 2, two pavilions set to the north edge of Terrace 3. This arrangement establishes the long view toward and beyond Cabell Hall.

Drainage of the Academical Village Lawn is subtle without any visible infrastructure for surface water collection within the Lawn or at the underside of the colonnades. The paved surface of the colonnades slopes toward the center of the Lawn, extending approximately sixteen inches beyond the base of each column for positive water flow away from the underside of the covered walk and the four terraces are only moderately sloped toward the south. This condition promotes infiltration of rain water and lessens the effect of erosive water movement downslope. Correspondingly, the relatively level surface surrounded by building foundations is a historical challenge for managing surface runoff and ground water flows. Poorly draining Albemarle clay loam soils create sub-grade situations and have led to installation of a substantial sub-grade storm water system on the Lawn to remove ground water and deter water infiltration into the buildings. Otherwise there are no visible storm water inlets within the Lawn.

### *E1d. The Lawn Vegetation*

The Lawn's tree-lined turf panels within the Academical Village comprise the iconographic landscape recognized both nationally and internationally. The Lawn landscape with its backdrop of the Academical Village architecture and Rotunda consists of two elements, trees and turf, which in combination form one of the most structured and formal spaces within the Grounds of the University. Planted with a continuous uniform turf cover, the Lawn establishes visual unity across the expansive terraced landscape interrupted only by flush brick walks and the frame of double rows of trees to east and west that buffer the pavilion and colonnade architecture. While the above situation presents the ideal, in reality, sporadic but occasional maintenance work on the Lawn often alters the character of the space. Temporary modifications include repairing turf, reducing compaction of soils, updating or repairing drainage and irrigation systems, and protecting groups of trees with large mulched areas.

The Lawn is considered a formal space that is established by structured architectural surrounds and further emphasized by ordered tree rows along the east and west margins. The trees that appear to be a uniform and formalized planting are actually a massed planting with variations in placement and spacing. They fall within two bands along the east and west colonnade façades. Individual trees are planted at distances of 8 to 51 feet from the colonnade walk. Within this band, the distance in north - south spacing between trees varies from 25 to 40 feet. Ongoing attrition of the oldest trees results from

the process of natural materation, decline, and death. The replacements conform to a plan to allow more visibility o the Pavilion facades, resulting in fewer trees over the long term. Overall, there are 48 deciduous trees in LCA 1 primarily consisting of various species of ash (*Fraxinus* ) and maple (*Acer*):

- 23 white ash (*Fraxinus americana*)
- 7 sugar maple (*Acer saccharum*)
- 13 other ash trees including green ash (*Fraxinus pennsylvanica*), blue ash (*Fraxinus quadrangulata*), European ash (*Fraxinus excelsior*), pumpkin ash (*Fraxinus profunda*) and red maple (*Acer rubrum*)

In addition to the trees flanking the lawn, a formal planting of Japanese holly (*Ilex crenata* 'hogendorn') lines the south elevation of the Rotunda Arcade. Adherence to the structured tree planting and restrained use of shrubs reinforces the formal and stately character.

*E1e. The Lawn Circulation*

Circulation within the communal green space of the Academical Village is organized for pedestrian use. The restriction of vehicles to specific routes remains consistent throughout the history of the Lawn. The Lawn is framed by pedestrian walkways on all sides and is crossed east-to-west by an additional three walks. It should be noted that there are no diagonal crossing walks nor are any desire lines apparent on the Lawn. Colonnade walks are surfaced with herringbone-patterned brick pavement. This paving extends about 16 inches beyond the base of each column at the Lawn edge. The walk that defines the north side of LCA 1 is 10 feet wide and paved in brick, and passes between Pavilions I and II by the base of the steps that ascend to the Rotunda's south portico. The Rotunda steps are flanked by two sets of narrow stone steps that descend from the Lawn's upper terrace to the level of the Rotunda Arcade and enclosed east-west walk contained therein. The first crosswalk runs parallel with Poe and Green Alley. The second crosswalk is set at the base of the slope between Pavilions V and VI. Steps below the colonnade have brick side retaining walls extending into the Lawn to retain the adjacent grade. The third crosswalk is located north of Pavilions IX and X above the second slope with corresponding steps below the colonnade.

Walks are paved with brick laid in a herringbone pattern with bricks set on edge along either side as borders. This is the standard pattern used campus-wide as well as under the colonnade. The field of herringbone pattern is interrupted and edged where walks change direction either at 90-degree angles or where curves in the walks makes continuation of the herringbone pattern awkward and unresolved. The outside edge of the colonnade paving is paved with brick set flat in banded pattern six to eight bricks wide dependant on location. Sandstone treads form the sets of steps along both sides of the colonnades. The set of steps north of Pavilion IX is constructed with two groups of treads and the landing between provides access to the Colonnade Alley service court steps. Unlike the steps under the colonnade, the four sets of steps along the east and west walks, south of the colonnade, are constructed using brick for both treads and risers. The step sidewalls are also constructed in brick with molded brick cap, a technique also used on step sidewalls in several of the East Range Gardens. Metal handrails are installed to either side of the steps.

White marble is used for steps at the Rotunda reinforcing the architectural hierarchy of the Academical Village with the Rotunda retaining the greatest level of architectural detail and material selections. Stone steps to either side of the grand Rotunda steps lead to concrete stairs that provide access to the cryptoporticus at the Rotunda Arcade level below. A handicapped-accessible walk is located along the south façade of the western Rotunda Arcade. This ramp provides access from the West Lawn where the

upper section of the ramp is level with the colonnade walk. Ramp walls are capped with stone and have an interior finish of stucco. The stone cap sits above finish grade and is tucked behind a formal planting of Hogendorn Japanese holly (*Ilex crenata Hogendorn*). The ramp, like the steps, has metal handrails along both its sides. Generally, the view toward the Rotunda from the Lawn is dominated by the south steps. Smaller steps provide access to the Rotunda Arcade as does the handicapped-accessible ramp partially hidden by the shrub plantings.

*E1f. The Lawn Water Features*

The Lawn has an irrigation system comprised of water supply pipes, water distribution pipes, sprinkler heads, valves, and system controls that delivers water to the turf. The pipes are all installed subsurface, while controls and sprinkler heads are visible though installed flush with the surface. There are also related sand-filled drainage trenches that reach 12-14 inches below the sod level that allow percolation and water migration out of the Lawn. There are no springs, pools or ponds within LCA 1 in 2013.

*E1g. The Lawn Non-Habitable Structures*

Non-habitable structures on the Lawn are minimal, with only two small retaining walls set to either side at the face of the East and West Colonnades. The wall location coincides with the walk location at the toe of a slope. Brick retaining walls hold the grade above this walk for a distance of twenty feet into the slope. The walls drop in three steps until the grade of the turf is achieved where the walls end and provide a clean surface for the adjacent walk.

*E1h. The Lawn Small-Scale Features, Site Furnishings & Objects*

Small- scale features, site furnishings, and objects are kept to a minimum on the Lawn, giving precedence to the horizontal plane established by the turf and vertical structure of the trees and colonnade and Rotunda. Light fixture standards are noticeably absent within the core of the Academical Village with lighting provided from within the colonnade and along the Rotunda base. There are no site furnishings such as benches or places for seating on the Lawn. Simple wood rocking chairs often appear to either side of student room entries alongside small piles of firewood and kindling buckets, but these features come and go with the weather and student whims. The lack of obvious use of small-scale features contributes to the overall visual hierarchy of components in the Lawn landscape as a valued ceremonial space on the Grounds.

## E2. North Rotunda Lawn, Landscape Character Area 2

North Rotunda Lawn - LCA2: This 10.9-acre park-like space is centered on the Rotunda forecourt and courtyards and is characterized by level to gently sloping lawns. The North Rotunda Lawn, historically known as the Grove, is framed to the north by the historic stone wall along University Avenue, by the Long Walk extending to Senff Gates on the east, and McCormick Road on the west. University Chapel and Brooks Hall are free-standing structures within this tree and lawn setting. The Rotunda forecourt provides a ceremonial setting for the building.

*E2a. North Rotunda Lawn Land Uses, Landscape Patterns & Spatial Organization*

The North Rotunda Lawn is comprised of three park-like landscape areas, eastern, central, and western bounded at the east by Hospital Drive, to the north by University Avenue and at the west by McCormick Road. The eastern area is an eastward-sloping lawn situated between the commercial business along University Avenue and Hospital Drive in the northeast extent of the Academical Village. It is an active zone with constant foot and vehicle traffic of students, faculty, and visitors. The triangular space created by the adjacent roadways is between the Senff Gates and the Rotunda forecourt. A complex system of

diagonal, intersecting paths reflects origins and destinations. West and east of the Rotunda forecourt the landscape is one of open lawn with primarily shade trees that form the setting for University Chapel and Brooks Hall, respectively. A more open lawn space characterizes the relatively level triangular landscape toward the Corner. This space is bounded by shade trees and evergreens along University Avenue and an alleé of trees on either side of Long Walk to the south.

The central landscape in the North Rotunda Lawn LCA is the setting for the Rotunda. The Rotunda forecourt, a space divided into both upper and lower terraces, is on axis with the Rotunda and Madison Hall to the north of University Avenue. The upper terrace occupying the footprint of the former mid-nineteenth-century Rotunda annex structure dominates as a ceremonial space with the central statue of Jefferson and flanking flagpoles. North of the upper terrace the landscape steps down again to the lower terrace that extends to the edge of University Avenue. Mature trees form the boundaries of this central area, rising to either side of the upper terrace area and at the frontage along University Avenue.

### *E2b. North Rotunda Lawn Views & Visual Relationships*

Views within the North Rotunda Lawn LCA are dominated by the Rotunda dome and north building façade. The landscape is structured such as to provide two primary vistas of the Rotunda: one from University Avenue on axis with the annex plaza and another from the east looking up the east-sloping lawn along the Long Walk Allée. Other views of the Rotunda are seen while crossing the turf areas of the informal tree-shaded lawn. Massing of trees provides filtered views to Brooks Hall and the University Chapel from University Avenue, McCormick Road and the Long Walk, although the Rotunda remains the primary focus (Figure 9.22). The Long Walk offers a slightly different visual experience of looking along the linear tree planting on either end of the Allée. This view changes seasonally to focus outside of the green tunnel of foliage toward the Rotunda when leaves have fallen.

### *E2c. North Rotunda Lawn Topography & Drainage*

The topography in LCA 2 reinforces the perception of three areas, with the Rotunda and forecourts on the high ground, with the east sloping down and away, and the west more gently down. At the base of the first set of Rotunda steps is a narrow terrace along which walkways are set as an extension of the Long Walk to the east and the walk to McCormick Road at the west. Approximately six feet below these walks the Rotunda upper forecourt is framed by steeply sloped earthen banks. Steps separate the upper and lower terraces dropping nearly seven feet to meet grade along University Avenue.

The landscape gently slopes west dropping nearly 18 feet from the Rotunda at the corner of the Academical Village toward University Chapel and McCormick Road. East of the Rotunda the landscape drops over 50 feet to the Senff Gates at the intersection of University Avenue and Hospital Drive. The slope falls generally consistent from the corner of the Academical Village to the leveling out near the Senff Gate and is only interrupted by the placement of Brooks Hall.

### *E2d. North Rotunda Lawn Vegetation*

The North Rotunda Lawn is park-like with trees and turf. The character of the planting is generally consistent from the east-sloped lawn across the lower frontage of the Rotunda at University Avenue to the west lawn along McCormick Road. While the character of this landscape is generally tall mature trees of high canopy producing filtered light on the turf, there are two areas that are more open. The Rotunda forecourt and adjacent turf areas contain fewer trees and provide clear views of the Rotunda. There are approximately 175 trees in LCA 2 to include:

88 deciduous
21 evergreen
20 broad leaf evergreen
46 smaller flowering trees

The most common species of the diverse 46 species that comprise this collection of trees include:

23 Freeman maple (*Acer x freemanii*)
17 sycamore (*Platanus occidentalis*)
11 evergreen magnolia (*Magnolia grandiflora*)
10 crepe myrtle (*Lagerstroemia indica*)
10 American holly (*Ilex opaca*)

Trees planted along University Avenue to the east within LCA 2 informally frame the University frontage when seen from the open lawn and Long Walk and small grouping of trees along the central diagonal walk breaks up the otherwise expanse of lawn. On the western side of the North Rotunda Lawn, an evergreen grouping adds vegetation density and color near the University Chapel. It is in this area that the large, old, Pratt gingko (*Ginkgo biloba*) is located, which is particularly striking when in autumn bright yellow color (Figure 9.23). There are several other historic trees within LCA 2 including groves of American sycamore (*Platanus occidentalis*) north of the Rotunda and a Yulan magnolia (*Magnolia denudata*), several maple (*Acer* spp.), and oak (*Quercus* spp.) east of the Rotunda. A line of arborvitae (*Thuja occidentalis cv.*) planted along Hospital Drive partially screens vehicular movement and parking from the tree-shaded landscape of the eastern of North Rotunda Lawn.

The extant vegetation features of the Rotunda courtyards include aspects of remaining ca. 1903 southern magnolia trees (*Magnolia grandiflora*), ca. 1950 replacement trees, and late-twentieth century additions of the 1960 Darden and 1978 Shannon garden features. The complete configuration of trees remained in place until the late 1990s, when the southwest tree of the east Rotunda courtyard was removed and about four decades of the complete planting pattern came to a close.[103] Including all of these existing courtyard features, the spaces align to the 1948 to 1980 Jeffersonian Revival period when they were first together as an assemblage. Today, there are four magnolia in the west Rotunda courtyard and three in the east Rotunda courtyard. The southwest tree on the east side remains missing. The remaining trees were planted at different times but have similar diameter-at-breast-height (dbh) in 2013.

<u>West Rotunda Courtyard Magnolia</u>

- NW Mg 38 - c.1903
- NE Mg 36 - c.1950
- SE Mg 33 - c.1950
- SW Mg 33 - c.1903

<u>East Rotunda Courtyard Magnolia</u>

- NW Mg 33 - c.1903
- NE Mg 29 - c.1903
- SE Mg 35 - c.1950
- SW (none)

The existing trees range from approximately 63 to 110 years of age. These numbers fall toward the later end of the expected lifespan of southern magnolia which average 80 years but are known to live up to 120 years.[104] The trees appear to have reached a level of constriction and a relatively slow growth rate due to the protected and confined space for the root zone. Photographic and archival documentation affirm that the older trees remain from their initial planting around 1903. The youngest trees, planted between 1948 and 1959, include the northeast (36" dbh) and southeast (33" dbh) trees in the west courtyard and the southeast (35" dbh) tree in the east courtyard. Aside from the recorded absence of a tree, the only indication that an original tree may have been replaced in the past is by observing and comparing canopy and trunk sizes in photographs. Variable soil quality, nutrient availability, watering regimes and root zone space likely result in somewhat different rates of growth across the eight courtyard locations. The only tree whose canopy appears smaller than similarly aged trees in selected historic photographs is the southwest magnolia of the west courtyard.

*E2e. North Rotunda Lawn Circulation*

The North Rotunda Lawn is a pedestrian landscape with vehicular circulation confined to its three bordering roadways: University Avenue, McCormick Road, and Hospital Drive, that also define the northern limits of the Academical Village. An extensive series of primarily brick-paved walks cross all three sub-areas within LCA 2. The Rotunda forecourt is an axial, formal composition while the diagonal network of paths to east and west are more informal. In the east lawn, walks in an informal diagonal pattern connect the crossing streets at University Avenue with the Long Walk, Brooks Hall, and the Academical Village. Most walks crossing the North Rotunda Lawn are surfaced with brick pavers in a herringbone pattern with a border of brick on edge. An exception to this style of paving is a short section of walk between Long Walk and East Range Drive which is paved in asphalt with brick border. This walk is wider and can accommodate service vehicles needing access to the area of the North Rotunda Lawn. Other exceptions to the brick paving include a walk at the eastern end of the lawn area that is paved in cut slate. The walk runs for a distance of approximately two hundred feet from Long Walk to University Avenue and provides a route between the Corner commercial district and the medical school facilities that adjoin the eastern side of the Academical Village. There is also a concrete walk section from the Chancellor Street crossing to the Long Walk. While most of the walks in the Academical Village share a common paving style, the walk widths vary somewhat. For example, the brick walk connecting Hotel B and Brooks Hall is widened to provide a gathering space at the east entry. West of Brooks Hall the walk is also widened to accommodate a bicycle rack.

Pedestrian walks to the west of the Rotunda accommodate pedestrian movements from University Avenue and the Rotunda to the Chapel and Alderman Quadrangle west of McCormick Road. A plaza-like space in front of the Chapel is paved in a herringbone pattern with inset border of beige stone pavers in a rectilinear pattern. The widened walk extends from the Chapel forming a plaza-like space at Hotel A and extending to a crossing and bus stop at McCormick Road. A set of brick steps and low brick retaining wall opens to a small paved area alongside the McCormick Road brick sidewalk.

Mirroring the Long Walk to the east, a brick walk aligns to the serpentine wall of Pavilion Garden I to the west. This walk links the Rotunda Arcade to the Alderman Quadrangle further west. This east-west corridor is observed in the early layout of the Academical Village. The walk is widened at the east edge near the Rotunda to provide for benches and bicycle parking. The west end of this brick walk is blended with the adjacent walks nearing the crosswalk location at McCormick Road.

Walks at the north façade of the Rotunda are organized in a formal system that includes several sets of ceremonial steps and paved terraced areas on axis from the building to University Avenue. At the base

of the marble Rotunda steps the uppermost terrace area is paved with bluestone sets to either side of which are brick walks. The brick walks at this upper terrace area are laid out in a herringbone pattern with wide precast concrete borders. This system of borders is unique in the Academical Village. A monumental set of concrete steps drops approximately six feet to the large terrace area of the former annex structure. The upper Rotunda terrace is nearly square at approximately 72 feet across by 80 feet long and paved in squares of herringbone panels separated by brick borders of a different patterning. In the center of this paving the statue of Thomas Jefferson is set in a lawn panel (Figure 9.24). The next set of ceremonial steps, 55 feet in length constructed with bluestone treads and brick risers and sidewalls, drops nearly seven feet to the smaller brick paved terrace. This lower area is 55 feet wide by about 28 feet long and is separated from the lowest portion of the walk by two brick steps that extend for the full 55 feet across the terraced area. This lowest area is the confluence of the several walks which cross the North Rotunda Lawn. The area is a large plaza-like space extending to the curb at University Avenue with benches placed to either side for seating.

### *E2f. North Rotunda Lawn Water Features*

A square fountain pool provides a focal features in the center Darden Courtyard. The white marble, pool coping, carved urn fountain and shallow water add sound and water movement to the east Rotunda courtyard. Field inspection failed to identify any irrigation heads or water control system boxes in the North Rotunda Lawn.

### *E2g. North Rotunda Lawn Non-Habitable Structures*

Non-habitable structures in the North Rotunda Lawn include the Senff Gate to the east within LCA 2 and the stone walls which are nearly continuous along University Avenue frontage. These elements have visual presence within the landscape affecting the overall character of the area. As noted, the Senff Gate located at the intersection of University Avenue and Hospital Drive marks the threshold of the University at this eastern location. The Gate is constructed as a double set of brick piers with marble base and finial connected by a short section of brick wall with marble cap. Within the small wall segment an arched pedestrian way allows passage along the walk on Hospital Drive from University Avenue. This assemblage of piers is mirrored at either side at the entry of Hospital Drive at 24 feet across. A brick wall with marble coping extends west for approximately 35 feet where it intersects with the stone wall at University Avenue. The wall is articulated with two stepping sections to accommodate the elevated grade along this edge. The gate structure does not have any operational components for controlling access and provides a primarily ceremonial function at this entry point to the Grounds.

Low stone walls identify the Academical Village boundary along the perimeter of University Avenue. There are two types of free-standing walls which make up the frontage of University Avenue. In addition to these long sections, a short section of stone retaining wall makes up a portion of the boundary along McCormick Road. The first of these wall sections begins at the end of the brick wall section of the Senff Gate at the intersection of University Avenue and Hospital Drive. The stone wall is approximately 30 inches high, constructed of field stone set in mortar. A pediment formed of precast concrete cap runs the length of this wall. The majority of the wall is set directly against the asphalt paving at University Avenue and the landscape of the North Rotunda Lawn without an adjacent walk at either side. It is only at the crossing of University Avenue to Carr's Hill where the walk abuts a pedestrian walk for approximate 70 feet to either side of the crossing to the inside of the North Rotunda Lawn. This wall has three pedestrian openings aligned with crosswalks between Hospital Drive and the central University Avenue Crossing at Carr's Hill. These openings differ in width and are treated differently.

- The easternmost pedestrian opening in the wall, located at Elliewood Avenue, is approximately ten feet across. Field stone piers with precast concrete cap to match the pediment style wall cap mark the threshold at this crossing. A metal pedestrian control bollard is fitted with crossing signal push button at the center of the opening. The paving at this crossing is brick in a semicircular pattern with detectable domed paving strips.

- The second crossing further west at Chancellor Street is more than twelve feet across with field stone piers and precast concrete cap matching the wall cap at either side. A semi-circular area of brick paving without detectable dome pavers highlights this walk terminus. Three small pedestrian posts with round finials are placed across the wall opening.

- The third, westernmost opening at the crossing at Madison Lane is a narrow opening less than ten feet across. At this location the wall has a simple opening without stone piers where the brick walk extends directly to the threshold with University Avenue. A crossing signal push button is located to the west and detectable domed pavers are set in the paving to mark the crossing.

The largest opening in the wall is on axis with the Rotunda and Madison Hall. The 50-foot section is open along University Avenue at north terminus of the walk and plaza-like paving which extends from the Rotunda plaza. The wall simply ends at either side of the paved area without any piers or columns. The opening on axis between the Academical Village and the President's office is ceremonial as there is no signalized crossing or regulatory signage that would identify this as the area to cross University Avenue. The broadness of the opening lends itself to loading and unloading for eastbound traffic only. To the west of this plaza area the stone wall extends for a length of 80 feet before stopping.

The second or more westerly section of wall is set back away from University Avenue by approximately six feet in front of which the brick paved walk is continuous to the curb. The stone wall is constructed like that of the first wall section, stone and mortar but without the precast stone cap. This section of wall is also, at 36 to 42 inches, higher than the other wall. This wall extends to the intersection of McCormick Road to the west and has only one opening for pedestrian crossing. This opening approximately 40 feet west of the wall's end at the crossing to Rugby Road and Carr's Hill Road. The wall is punctuated with square stone piers that extend about 10 inches above the wall height. Behind this is the crossing signal push button. The wall continues for 160 feet from this crossing location to terminate at the easternmost one of two stone piers marking the crossing of McCormick Road. The decorative piers are constructed with stone bases and topped with round granite caps. The stone wall continues west of the second pier along University Avenue.

The third style of stone wall in the North Rotunda Lawn area is along the University Chapel at the east side of McCormick Road. The wall at about four feet in height retains the grade between the Chapel and McCormick Road. The wall about 70 feet in length is constructed of stone and mortar rising in height from the north end to a high point at about one third the wall's length where it maintains a consistent grade to the south. This wall appears to be functional in retaining the grade and is unadorned with piers or precast cap.

### *E2h. North Rotunda Lawn Small-Scale Features, Site Furnishings & Objects*

Small-scale features, objects, and site furnishings in LCA 2 vary from functional benches to artistic features such as the Thomas Jefferson sculpture at the heart of the Rotunda forecourt and more recent sculptural installations. The placement of these elements in the landscape is based in large part on

where there are needs and to control the use of space. Site furnishings and light fixtures are located throughout the North Rotunda Lawn to both provide user comforts and facilitate operations of the University. Specifically these site furnishings include benches, trash and ash receptacles, pedestrian guards, light fixtures, and bicycle racks. Wood benches in lengths of six and eight feet and ash receptacles are strategically located in areas that afford public gathering such as the terrace spaces below the Rotunda terrace, multiple independent areas along walks crossing the east portion of the North Rotunda Lawn, the west walk along Pavilion I Garden wall, and the transportation hub location just west of the Senff Gate at Hospital Drive. The ceremonial area of the Rotunda terrace is without benches and there are no benches located along the walks in the west area of the North Rotunda Lawn other than the two along the walk at the north face of Pavilion I Garden Wall near the bicycle parking area.

More functional furnishings, such as bicycle racks are located within this area of the Grounds to accommodate the various lecture halls and academic offices, Brooks Hall, and the area just west of the Rotunda and north of Pavilion I at the west Rotunda walk entry. Light fixtures are located in the same way to address student and faculty uses along the more heavily travelled walks connecting University facilities and crossing walks at University Avenue. The fixtures in this area of the campus are cast iron at approximately 14 feet high. This style is consistent throughout the Grounds. In addition to more conventional site furnishings such as benches, post-and-chain pedestrian barriers appear to be relatively new additions to the landscape. They are placed along each of the flanking walks at the base of the Rotunda and at the perimeter of the west lawn along McCormick road between the stone wall and piers at the north entry of McCormick Road to the retaining wall just west University Chapel.

Objects that symbolize the University are found in the more ceremonial spaces on the Grounds. In the North Rotunda Lawn this includes the landscape on axis with the Rotunda and Madison Hall. Here is found the statue of Jefferson atop a stone base as the focal element on the Rotunda plaza and the whole of the North Rotunda Lawn. To either side of the sculpture are the two flagpoles, each on an octagonal stone base with cut stone sundial in a setting just east of the northeast corner of the plaza pavement. The assembly of these elements at the base of the Rotunda speaks to the importance of this location on the Grounds. Another group of symbolic elements is found in the east sloping lawn away from the Jefferson statue. Placed throughout the north border of the east sloped lawn are the 20 granite slabs of Agnes Denes' "Poetry Walk--Reflections--Pools of Thought." The 4'x5' stones are inscribed with notable quotations and set flush with the ground in the east lawn amongst the trees and walkways. Unlike the monumental and sculptural objects placed at the Rotunda terrace these sculptural elements are secondary to the overall character of canopy trees and turf in the North Rotunda Lawn area.

### E3. East Gardens, Landscape Character Area 3

East Range – LCA 3: The 7.9 acres consisting of the East Gardens, alleys and East Range with detailed designed landscapes and access features, continuing east to Hospital Drive.

#### *E3a. East Gardens Land Uses, Landscape Patterns & Spatial Organization*

The East Range landscape is shaped by the underlying organization of the Academical Village as constructed on the steep east-sloping topography. The facilities and grounds in LCA 3 have supported academic and residential activities for nearly two centuries. The land uses, landscape patterns, and spatial organization of the East Gardens have changed modestly over time in adaptation to program and social uses associated with the academic environment. The landscapes of the East and West Ranges function very similarly in supporting ongoing academic uses although there are distinct differences in

their physical environments, owing to underlying topographical differences and, in some degree, the adjacency to the University Hospital which brings differing uses and operational parameters to the eastern border of the Academical Village.

The landscape of the East Gardens is organized on three linear terraces and two slopes. The upper terrace begins at the pavilions including the service court areas; the second terrace is the site of the hotels, student rooms, arcade and East Range Lawn; and the third, lower terrace is occupied by Hospital Drive (and the west lawn of the Hospital frontage) at the border of the Academical Village LCA. Two slopes separate these three terraces; the first and highest is occupied by gardens between the East Range pavilions and hotels. The second is a steeply sloped hillside that descends east of East Range Lawn to Hospital Drive. The five garden compartments of the East Gardens occupy the variable grade slope, and are separated by the alleys. Adjacent to the East Range is a linear space extending along the full façade of the arcade.
The East Gardens are accessible to all for passive enjoyment. Three of the five East Gardens are flanked by hotels on their eastern edge. These gardens are subdivided near their midpoints by serpentine walls separating the space into hotel and pavilion gardens with gates allowing passage between the two sections. The remaining two gardens are not subdivided. Though primarily of residential scale and design, several of the gardens are large enough for events of several hundred people. The gardens along the East Range vary in overall size in response to the positioning of the pavilion structures.

Pavilion Garden II measures about 95 feet across and 170 feet long. The space is subdivided by a brick serpentine wall that crosses near the center of the space and has three terraced planted chambers. Opposite Rotunda Alley Pavilion Garden IV is nearly the same size as the garden at Pavilion I of 95 feet across and 170 feet long. The garden is not separated into two distinct spaces but terraced and planted so as to create the perception of several garden chambers. Pavilion Garden VI is about the same size as Gardens II and IV at 100 feet across and 170 feet long with a centered serpentine brick wall separating the garden; the first or upper portion is graded and planted into two chambers with the lower half containing the Merton Spire graded as a single terrace.

Pavilion Gardens VIII and X are the largest of the five on the East Range. Pavilion Garden VIII is 135 feet wide by 170 long and planted as two garden chambers without use of a brick wall to separate the chambers. The three landscape terraces which make up the grade change from west to east are skillfully planted to present this garden as two spaces. Pavilion Garden X is the widest of the gardens at 150 foot across and 170 feet long. The garden is separated by a serpentine brick wall approximately halfway between the spaces and graded in with two landscape terraces, one at either side of the wall. This garden is organized to retain several earlier plantings from the Manning garden design work. These gardens like those of Pavilions II, IV, and VI are contained within the serpentine brick walls creating enclosed spaces separated from the other activities within the Academical Village.

The four alleys, Rotunda Alley, Green Alley, Key Alley and Lile Alley, terminate at service courts where they provide both vehicular and pedestrian access to the pavilions and gardens. These courts also accommodate maintenance and operations access to the buildings as well as staff and resident parking. The overall size of each court responds to the setting of the associated pavilion structures. Whereas the court at the end of Rotunda Alley is 60 feet wide, the court at the terminus of Lile Alley is 110 feet wide. The difference in size predicts parking capacity while overall service functions remain the same in each of the courts.

The linear landscape between the west façade of the Range and the eastern garden walls is occupied by East Range Drive and performs as sort of an auxiliary space to the service courts located at the heads of the alleys. This space also provides service access to neighboring facilities and as well as areas for the storage of trash bins. Parking is limited within this area to two spaces at the eastern end of Green Alley and about six parking spaces on the south side of East Range Road before its intersection with Hospital Drive, east and downslope from Hotel B. The space to the west of Hotel F is a pedestrian space somewhat cloistered in the narrow area between the garden wall and face of the hotel building.

The landscape immediately east along the East Range buildings is a broad expanse of turf bounded along its eastern edge by mature boxwood hedging at the top of a slope. The lawn area at 55 feet in width provides a large area of turf along the arcaded frontage. Beyond the row of hedges the landscape drops to the lower terrace on which Hospital Drive and parking lot are constructed. This lower terrace area defining the eastern margin of LCA 3 functions primarily as a linear corridor for access, staff parking, and service of the Hospital facility.

### *D3b. East Gardens Views & Visual Relationships*

Views and visual relationships along the East Range landscape are organized by the structures of the Academical Village - pavilions and gardens, hotels and arcades - and Hospital Drive and are largely affected by topography and mature tree plantings. The presentation of this façade of the Academical Village from the east is on the approach from University Avenue along Hospital Drive for a short distance before the hillside becomes too near, blocking the view of the East Range. This condition is similar from the cul-de-sac at the end of Hospital Drive where the Academical Village is blocked from view by the sloped topography. A visual vantage occurs on approach to Rotunda Alley and also the Long Walk at the northeast. Once the crest of the hill is reached at the west side of the boxwood hedge, the full façade of the East Range is captured as a linear view south, across the Range's east-facing lawn, framed on one side by the Range arcade and a boxwood hedge on the east. Shade trees provide dappled light atop the turf surface on this broad landscape. The view is similar from atop the former Manning stairway at the Key Alley walk extension with the north and south hotel arcade in view within the tree turf landscape. The vantage points at these locations provide the most unifying views of the East Range.

Moving west of the hotels, views become more segmental, constrained by the tight distance between the Range structures and garden walls. There are three visual spaces along the façades of the hotels, the entry segment between Hotels B and D, a second segment between Hotel D and curved section of the access drive at Lile Alley, and the third or end segment that looks at the narrow pedestrian walk west of Hotel F. Views along each of the alleys are narrow, constrained by the serpentine brick walls at both sides and perhaps exaggerated by the steepness of the drive on approach to the service courts which foreshortens the view. Overall the views on the incline or approach to the service courts and buildings are constrained and narrow. The reverse, however, is partially felt upon exiting the service courts. The vantage point from the higher elevation of the court and upper third of the drives elongates the perceived length of drive and presents a view over the roof of the lower hotel structures to the trees beyond. This condition of seeing over the hotel roofs is a condition different from that of the West Range alleys. However the gardens in both the East and West Range are screened from view by garden walls in all but few instances where low walls allow pedestrians to see over. West of Hotel B is a pedestrian walk connecting Rotunda Alley to the Long Walk. The passage way is narrow with steps up to the garden at the west and to the higher elevation at Long Walk.

### *E3c. East Gardens Topography & Drainage*

The East Gardens have some of the most dramatic topographic change in the Academical Village, falling sharply from the high grades at the pavilions to Hospital Drive to the east and Randall Hall at the southeast. The topography of the East Range is perhaps best described as a system of terraces with the Academical Village pavilions and service courts sitting atop the upper terrace and the hotels and East Range with East Range Lawn, the second terrace, the lowest terrace being that of Hospital Drive. The Pavilion gardens sit within the slope between the pavilions and hotel structures. The upper terrace or setting for the pavilions and service courts generally sits at the lower level of the pavilions, one story below the Academical Village Lawn. Each of the access ways from the Lawn has steps providing passage to the lower service court areas. The service court areas are moderately sloped with grades to the east at the top of each alley drive. The courts at this upper terrace also establish the upper portion of the individual pavilion gardens where each pavilion has an exterior paved area that is nearly level with the adjacent service court, although there are modest grade changes between the courts and upper areas of the gardens addressed by steps. East of the gardens, the hotels are constructed 20 to 24 feet below the grade of the service court areas. The drop in grade is simply dealt with in the service alleys by steeply sloped drives with gradients of 11 to 13.5 percent. The gardens, however, utilize this grade change to create spaces and transition between garden rooms within the confines of the garden walls.

The designs of the individual gardens address the steep slope between the upper pavilion and lower hotel terraces in the landscape. Gardens are generally designed with three landscape terraces within the walls, an upper section which responds to the immediate surrounds and function of the pavilion inhabitants, a center or middle level of plantings, and a lower level. Walls and slopes are the primary design tools for transitioning between these elements. The general topographic layout for each of the garden is as follows:

- Pavilion Garden II is designed with three levels. The paved patio at the rear of Pavilion II leads to a gently sloping lawn for a distance of nearly 60 feet where a planted slope drops to the next level area that is narrower at about 20 feet (Figure 9.25). This section of the garden is separated by a serpentine wall to the east of which the grade again slopes in a planted bank to a lower garden area. This lower terraced garden has a perimeter sloped planting which drops to the grade along the face of east garden wall where a set of steps outside of the garden reaches the lower hotel walk elevation.

- Pavilion Garden IV is constructed with four terraced areas. The first terrace is narrower than the others in this garden at about 20 feet of paved patio from the pavilion doorway. This terrace is separated from the second by a low brick wall. The second terrace which is home to the armillary sphere sundial is 30 feet across where the planted slope drops to the third lower level of the garden. This terrace is near 35 feet across where it drops to the lowest garden terrace.

- Pavilion Garden VI has three distinct landscape terraces that make up the garden. In this instance, the first terrace is not level with the paved area at the lower entry of the pavilion but is separated by a planted slope that drops to the first of the three landscape terraces. This first or upper terrace is about 30 feet wide where a planted slope drops to the second terrace. The second terrace is 42 feet from the toe of slope to the serpentine wall at the east where gates at either side provide access to the third and lower garden chamber. This chamber which is the setting of the Merton Spire has a flat turf and planted border that is about 50 feet across along the edge of which a planted slope just inside of the garden wall drops to the lower elevation at Hotel D. A set of brick steps within the gardens provides access through the garden gate.

- Pavilion Garden VIII has three landscape terraces within a design that presents the garden in two chambers. In a similar design approach to the terrace at Pavilion VI a set of steps and planted slope separate the narrow, upper paved area from the planted garden below. This first chamber of the garden designed as a single space is constructed with two landscape terraces. The slope which separates the two levels is only partially planted at either side, retaining a tongue of lawn between the two levels (Figure 9.26). The overall terraced space at 40 feet wide transitions to the lower garden terrace by a 30-foot-wide planted slope and four sets of steps.

- Pavilion Garden X is constructed with three terraces. The uppermost terrace is that of a paved patio space at the lower level of the pavilion. The grade gently drops from this elevation to the turf lawn planted with several of the oldest hollies in the East Range plantings. This second landscape terrace is gently sloped toward the east where it abuts a central serpentine wall. East of this wall a generously planted slope drops to the lower terrace which is home to the Manning era boxwood. This lower elevation is still above the adjacent grades of Hotel F. Two sets of steps, one within the garden and one at the east face of wall, provide access between these two elevations.

East of the gardens is the broad landscape terrace on which Hotels B, D, and F sit. The west elevation of the hotels is generally level. Exterior basement steps are present on the west side of Hotel B, the south side of Hotel D, and the north side of Hotel F. The landscape east of the hotels is of open, nearly level lawn at a width of 55 feet where the grade descends sharply past the boxwood hedging (Figure 9.-27). Hospital Drive along the border of the East Range landscape area is between 16 and 18 feet below the East Range hotel lawn.

Drainage is addressed differently in the service court and garden areas within the East Range landscape. Generally drainage systems for the Academical Village structures and service court appear to be different from those of the individual gardens. Storm leaders are apparent within the service courts whereas they are not seen within the gardens. Where leaders are exposed at the service courts, there are several instances where brick is used as a splash for storm water leader outflow to prevent erosion within the service court landscape. There are also locations where concrete splash guards are used atop landscape surfaces. This water is dispersed atop the asphalt paving where it is picked up in storm water inlets along the alley drive. In many instances the landscape areas alongside the alley drives exhibit erosion. The situation is similar along the west frontage of the hotels where areas of standing storm water and modest erosive action are evident. The system of drainage within the gardens appears more discreet: modest, hardly noticeable lawn inlets are used throughout the gardens and few areas exhibit any erosive action.

### *E3d. East Gardens Vegetation*

Landscape plantings within the East Gardens reflect various design, management, and maintenance efforts over the last 190 years of the institution. The landscape character in this area has developed in response to the East Gardens of the Academical Village's architecture, topographical structure, and uses, which has created several component landscapes that include the upper service courts and alleys, the pavilion gardens, the hotel and East Range terrace, and the east hillside to Hospital Drive. The composition of these makes up the landscape vegetation within the East Gardens. Plantings within the service courts and alleys are University-designed and managed.

The East Gardens and West Gardens are governed by an agreement between the Garden Club of Virginia and the University. The five pavilion gardens created by the GCV in the mid 1960s represent a significant effort to establish a design philosophy and style in their rehabilitation. This effort remains largely intact at the time of this report with each of the five planted with materials that have matured from the 1960s planting or newer replacement planting to retain the landscape vegetative character and spatial organization of the individual garden terraces as intended. In several of the gardens, plants remain from earlier era gardens, specifically Pavilion X Garden where early twentieth-century Warren Manning plantings remain. Plantings remaining from earlier era activities are not restricted to the pavilion gardens which underwent major construction. The east lawn and terrace on which the hotel and East Range exists is a landscape matured over time, affected by changes in circulation patterns and uses within the facility. The discrete areas comprising the East Garden landscape provide differing insights into the variable influences which have shaped them over time.

Tree planting within the East Garden landscape area includes 249 trees which are by type:

78 deciduous trees
19 evergreen trees
28 broadleaf evergreen trees
128 flowering trees

In all there are 53 different species that comprise this, of which the most common are flowering trees and holly that include:

22 crepe myrtle (*Lagerstroemia indica*)
22 flowering dogwood (*Cornus florida*)
19 American holly (*Ilex opaca*)
12 eastern redbud (*Cercis canadensis*)
11 red oak (*Quercus rubra*)
10 red maple (*Acer rubrum*)

The dominance of the flowering trees is best attributed to their use within the gardens. Of the 249 trees 51 are outside of the gardens in the service court and east of the hotels and Ranges. The majority of these may be found east of the hotels and Ranges in the terrace lawn and along Hospital Drive, with 36 deciduous trees and 2 evergreen trees, comprising a mix of 15 species which includes:

10 red oak (*Quercus rubra*)
6 white ash (*Fraxinus americana*)
5 green ash (*Fraxinus pennsylvanica*)
4 red maple (*Acer rubrum*)
4 willow oak (*Quercus phellos*)

*Vegetation East Range Terrace, East Hillside and Hospital Drive:*
Vegetation along the east portion of the East Range landscape reinforced by the topographical change separates the landscape into two areas, the upper east lawn terrace east of the hotels and the sloped hillside and parking area at Hospital Drive. This upper east lawn terrace is a linear turf area on which the dappled shade of the informal plantings of oak and ash falls through the day. The whole of the landscape is bordered by the large massing of boxwood along the top of the east hillside slope. The evergreen hedge defines the edge of this lawn area, screening much of the lower hospital buildings and

parking activities below. The lower hillside landscape is primarily planted at the toe of the slope with a line of shade trees along Hospital Drive to the parking lot at the north. The north border of this landscape area in the East Range is established by the mixed Freeman maple (*Acer X freemanii*) at Long Walk. A line of arborvitae (*Thuja occidentailis*) planted along the Drive to Rotunda Alley screens the hospital parking lot as seen from Long Walk.

*Vegetation Service Courts and Alleys:*
Plantings within the service courts and alleys vary dependent upon the size, uses and ongoing activities within each court and alley. In some instances the individual inhabitants may work with the University to address specific planting issues. Where the courtyard seems worn, such as the service courts at the termini of Rotunda and Green Alleys, plantings are minimal. This situation is somewhat highlighted by the lack of trees in the courts. In the slightly larger service court at the end of Key Alley the character is the same with few shrub and ground covers planted beneath the mature holly (*Ilex opaca*) and sweet gum (*Liquidambar styraciflua*). The character of the service court at the end of Lile Alley differs with renovation of Pavilion X. New shrubs are planted below the mature holly and Southern magnolia (*Magnolia grandiflora*). Modest plantings of ground covers and turf vegetate the area along the alleys between the drive pavement and walls.

*Vegetation East Gardens:*
The five gardens of Pavilions II, IV, VI, VIII and X and Hotel B, D and F were designed in a Jefferson Revival style as a interpretation of early nineteenth-century era gardens. They were implemented by the Garden Club of Virginia between 1961 and 1965 with the build out of the East Range pavilion gardens in 1965. These gardens retain their overall structure and much of the plant materials from the 1965 construction. In several instances plant material from the earlier work of Warren Manning remain and were integrated into the garden design. Plantings frequently included boxwood, a standard in historic gardens. Garden plantings were revisited during the 1980s under the stewardship of the Office of the Architect under Tom Leback, the Garden Club of Virginia, and consultation with Landscape Architect Rudy J. Favretti and the Department of Facilities Management staff. This effort reinforced the importance of the pavilion gardens as a resource to be cared for as an integrated component of the Academical Village.

The writings of Thomas Jefferson guided plant selections and materials used within the gardens at the initial 1965 build out and in subsequent reviews. The gardens contain "A selection of trees that Jefferson once grew" including[105]

mimosa (*Albizia julibrissia*)
southern catalpa (*Catalpa bignoiniodes*)
fringe tree (*Chionanthus virginicus*)
honeylocust (*Gleditsia triacanthos*)
silverbell (*Halesia carolina*)
black walnut (*Juglans nigra*)
goldenrain tree (*Koelreuteria paniculata*)
American sweetgum (*Liquidambar styraciflua*)
tulip tree (*Liriodendron tulipifera*)
sweetbay magnolia (*Magnolia virginiana*)
southern magnolia (*Magnolia grandiflora*)
apple (*Malus "Albemarle Pippin")*
plums (*Prunus domestica* var.)

red mulberry (*Morus rubra*)
black locust (*Robinia pseudoacacia*)

The planting beds within the pavilion gardens include many of the flowers and shrubs that Jefferson grew at Monticello as well as recommendations from eighteenth-century gardeners and writers. Many of the historic flowers and shrubs were commonly grown in Europe, like tulips, while others were native plants, like Virginia bluebells. Although some of these flowers have been little altered by contemporary horticulture, some such as marigolds and zinnias were later developed to emphasize flowers. "Eighteenth-century herbaceous flowers found in the east and west pavilion gardens today include":[106]

columbine (*Aquilegia vulgaris*)
bellflower (*Campanula medium*)
cockscomb (*Celosia cristata*)
larkspur (*Consolida orientalis*)
lily-of-the-valley (*Convallaria majalis*)
pinks (*Dianthus chinensis*)
globe amaranth (*Gomphrena globosa*)
heliotrope *(Heliotrope arborescens)*
Persian iris (*Iris persica*)
twinleaf (*Jeffersonia diphylla*)
cardinal flower (*Lobelia cardinalis*)
Virginia bluebells (*Mertensia virginica*)
love-in-the-mist (*Nigella sativa*)
corn poppy (*Papaver rhoeas*)
French marigold (*Tagetes patula*)

Eighteenth-century vines and shrubs found in the East Gardens today include:

beauty-berry (*Callicarpa americana* )
sweet shrub (*Calycanthus floridus*)
sweet pepper bush (*Clethra alnifolia*)
rose of Sharon (*Hibiscus syriacus*)
American holly (*Ilex opaca*)
mountain laurel (*Kalmia latifolia*)
mock orange (*Philadelphus coronarius*)
rosebay rhododendron (*Rhododendron maximum*)
snowberry (*Symphoricarpus albus*)
Persian lilac (*Syringa persica*)
bush cranberry (*Viburnum trilobum*)
chaste tree (*Vitex agnus-castus*)
wisteria (*Wisteria frutescens*)

The East Gardens' design and controlled use of plant materials presents the character of the landscape in this significant area of the Academical Village as intended by the Garden Club of Virginia. The notable features and stories of the Gardens can be found in several source documents as available from the University.[107] Selections from these garden notes indicate garden character.

- *Pavilion Garden II*
  The east entrance is framed by two yew trees. Dean Ivy F. Lewis, professor of biology from 1915 to 1953, planted several of the trees in this garden, including the umbrella magnolia and the large pecan tree, which thus pre-date the GVC's mid-twentieth-century restoration. On the middle terrace, blueberries and muscadine grape vines serve as a reminder of the utilitarian nature of these gardens. In the hotel garden, four heirloom varieties of plum grow, while crabapple trees blossom along the walls. Daylilies cascade down the lower bank.

- *Pavilion Garden IV*
  Maxmilian Schele de Vere, professor of modern languages, tended the garden at his residence in Pavilion IV from 1845 to 1897. His boxwood garden was initially restored by the Albemarle Garden Club in 1916. Part of this design was retained in the later restoration. Tree peonies and roses blossom in the perennial flower beds. Southern magnolias shade the lawn.

  The flat middle terrace reflects the geometric simplicity of utilitarian gardens while the lower garden is an informal flower garden. The shrub-like French marigolds were grown by Jefferson. As with this parent of today's marigolds, eighteenth-century plants were often larger plants with smaller flowers than our modern hybrids.

- *Pavilion Garden VI*
  The lower garden features one of four Merton spires, carved for Oxford's Merton College Chapel in 1451 (Figure 9.28). In 1928, the "The Merton Pinnacle" was given to the University to honor Jefferson's educational ideals. The wilderness of the native trees and shrubs is reminiscent of the groves at Monticello, and includes sweetbay, rhododendron and mountain laurel. The upper terrace exhibits an orchard in the middle of the terrace and an open lawn edged in older pruned boxwood shrubs at the top (Figure 9.29).

- *Pavilion Garden VIII*
  Near the upper entrance, intimate flower gardens can be discovered behind the large boxwood. At the end of each garden are setting stones, similar to those at Monticello, which Jefferson described as "benches or seats of rock or turf."

  The main garden blooms primarily during the summer months, and includes crepe myrtle, rose of sharon, and chaste trees. The "hourglass" walk is bordered by shrub beds of oakleaf hydrangea and roses. Above the lower bank, goldenrain trees form an aerial hedge similar to one Jefferson saw in England. The formal orchard includes apples, plums, and walnuts set in "old" style turf parterres.

- *Pavilion Garden X*
  One of the largest gardens, Pavilion Garden X is 150 feet wide. The design of the oval lawn with opposing lobes was based on the gardens in another Jefferson-era book, as well as on Jefferson's ideas for Monticello. The large hollies remain from an earlier garden.

  The hotel garden contains a collection of tree boxwoods established long before the restorations. Iron benches are placed around the Kentucky coffee trees in a romantic setting popular in eighteenth-century gardens. Hackberry trees mark the four corners of the garden.

*E3e. East Gardens Circulation*

The complex circulation patterns for both motorists and pedestrians in the East Gardens respond to the organization of buildings and the steeply sloping topography at this east side of the Academical Village. Access to the East Gardens differs from that of the West Gardens in that a road does not parallel the East Garden in similar fashion to McCormick Road at the west. Hospital Drive in 2013 enters the Grounds at the Senff Gate and travels toward the west before making a curved 90-degree bend along the west side of the hospital, ending at a cul-de-sac north of Varsity Hall. A 30-car parking lot is terraced into the hillside adjacent to and northwest of the curved drive section with two access routes connecting the lot to Hospital Drive. The lot is paved in asphalt with asphalt curbing along the east downslope side. South of the lot is a two-directional, 34-foot section of Hospital Drive that functions as vehicular access and parallel parking for 18 cars to the east. A concrete sidewalk parallels the drive for its length. Return to University Avenue is through a constricted portion of drive where nose-in parking to the east allows for a single-width exit lane. A small guard booth and gates manage the operation of Hospital Drive.

Hospital Drive is also the primary route for vehicular access in and out of the alleys and service courts of LCA 3, connecting this eastern half of the Academical Buildings to University Avenue via a series of alleys. The gradient of the east alleys ranges from 11. 5 to over 13.0 percent making the drives steep for pedestrians. The characters of the four alleys are similar in that they are set in the center of the linear spaces created by the serpentine garden walls to either side. The east alleys all are surfaced with asphalt, and each opens into a service court set between flanking pavilions.

Vehicular approach to the East Range, gardens, alleys and service courts is gained upon entry through the Senff Gates via a drive spur (East Range Drive) which bears off at the right. This spur runs generally parallel with the Long Walk before bending south and blending into Rotunda Alley. At the base of Pavilion II Garden, east of the garden wall, the drive makes a "T" connection where it runs along the west façades of Hotels B, D, and the arcade between Hotel D and F, linking Rotunda, Green, Key and Lile Alleys. The drive does not run along the west façade of Hotel F. The drive section along the hotel façade is varied without consistency in width or alignment, curving in response to the western façade of Hotel D. As the drive continues south it curves sharply upslope blending with Lile Alley.

The geometry and parking arrangements in each of the four service courts are similar to each other with alleys opening into generally rectangular courtyards and parking organized to the north and south perimeters so that the cars are parallel with the falling grades. The overall size of the parking areas is relatively consistent in the east-west direction, being set by the adjacent garden wall locations at 38 to 40 feet from the rear of the colonnade. The north-south width exhibits greater variability from 40 to 60 feet based on pavilion geometry and treatment of the adjacent landscape. The courtyard at the head of Lile Alley differs from the other three due to a cut out area separating parking spaces at the north perimeter of the parking area.

Paths inside and outside of the gardens comprise two systems of pedestrian circulation in LCA 3. A system of pedestrian walks provides access at the gardens. This system includes paths between each of the alley service courts, along the upper terrace areas of the individual pavilions and through the central portion of the gardens. Each of the gardens behind Pavilions II, IV, VI, VIII and X, has a gated entry to either side of the service courts. Mid-garden gates are present on the north and south sides of alleys including Pavilion VIII Garden and Pavilion X Garden on Lile Alley and Pavilion II Garden and Pavilion IV Garden on Rotunda Alley. These points of entry provide access to the gardens and the garden paths. This path system varies in response to the treatments at each of the individual pavilion terraces and

garden designs. Generally the materials used throughout the gardens include brick and compacted gravel. Brick is also the primary building material used for garden steps, with stone used occasionally in the lower sections of the gardens. In most areas, garden paths are compacted gravel with brick borders. Paths vary in alignment based on garden designs, as seen clearly on the *Plan 17*.

Pedestrian movement outside of the East Gardens is largely accommodated by the drives and alleys. Brick walks extend that system in areas where there are no drives to the west of Hotel B and Hotel F to access Randall Hall. A brick walk and steps extend Key Alley east to Hospital Drive. A narrow gravel walk with brick edging runs along the east garden wall of Pavilion II and provides access from East Range Drive/Rotunda Alley to the Long Walk. A set of stone steps at the north end of the walk allows access to the higher grade of the Long Walk. In the Pavilion II Garden along the gravel walk, a double set of stone steps and gate provide movement into and out of the garden. A second brick walk and set of steps provide access to the lower entry at the west façade of Hotel B. The north entry to Hotel B and East Range along the east façade is accommodated by sections of short brick walk connecting to the Long Walk.

Brick paths connect the East Range along the length of the buildings where Green, Key and Lile Alley terminate. At Green Alley a small section of brick pavement extends the asphalt drive to the face of the covered hotel arcade. The extension of Key Alley differs in that two short sections of paired wood timber steps separate the asphalt drive from the brick paving to the east. The brick walk extends from a landing above the steps, linking both sides of the arcade with steps at the lower slope leading to Hospital Drive. The herringbone brick walk is five feet wide between the arcade and top of the steps, from which point it increases to eight feet to match the width of the steps. The walk and steps are an extant section of walk from William Lambeth and Warren Manning's former Italian Garden. The brick steps are constructed in two sections at eight feet wide with brick cheek walls. The upper set of steps has 19 risers and is separated by a 7.5 feet long section of herringbone paved landing at the top of the lower set of steps, which has seven risers. The brick walk from the lower set of steps to Hospital Drive is paved in brick in striped pattern of jack-on-jack pavers in six rows separated by strips of brick on edge with a central row of short brick and brick borders at the outside edges. This is a pattern not found in any other location of the Academical Village.

The East Range arcade is connected at the curved section of Lile Alley by a short curved asphalt walk. The narrow walk of five feet terminates at brick steps. A set of steps, six risers high with brick capped cheek walls, negotiates the grade to the lower brick walk area at the end of the arcade just north of Hotel F. The broad area of brick paving extends east along either side of the arcade façade and terminates at the concrete walk which connects the walk under the covered arcade. The concrete walk section connecting the two ends of the covered East Range is constructed with a concrete gutter at the east perimeter where the walk terminates against the turf lawn. The brick wall extends along the west side of Hotel F, linking the southern terminus of East Range Drive to Randall Hall. The five-foot-wide herringbone pavement broadens into a small plaza-like area at the east entry of Hotel F as well as the adjacent opposite outbuilding known as the Crackerbox. The broad area of paving incorporates the stepped stone landing at the east Pavilion X garden wall before narrowing back to a five-foot-wide walk that continues along the balance of the Hotel F rear elevation where it connects with the walk system surrounding Randall Hall.

Pedestrian circulation outside of the five gardens includes paths that connect the service courts to the Lawn, pavilion entry, and access into each of the gardens. Pavement materials used for these purposes are generally brick with occasional use of bluestone. In each of the four service courts there are paved

areas for setting of trash receptacles located against the north corner garden walls adjacent to the drives. The quarter circle areas are paved with brick in a herringbone pattern with a low brick wall when needed to address the adjacent sloping grade. The Rotunda Alley service court between Pavilions II and IV has two short sections of brick paving, one to the lower level utility service door and a second to a set of three brick steps, providing entry down into the Garden at Pavilion II. At Pavilion IV, several bluestone pavers set at grade provide footing for entry into the Pavilion IV Garden.

The remaining three service courts treat pedestrian movement in similar fashion and are fitted to suit each condition. In the Green Alley court, access to Pavilions IV and VI is through the colonnade. Bluestone pavers set on grade provide access to the Pavilion IV Garden. A small brick landing serves as a step into the garden. The entry to the garden at Pavilion VI is also accommodated by bluestone pavers set on grade. The Key Alley service court has several walks for access to the pavilions and gardens. There are two tight-fitted bluestone paved walks to entry doors at the lower level of Pavilion VIII and brick steps up to the lower entry of Pavilion VI. Gardens are entered via bluestone pavers loosely set on grade to each of the garden gates with a set of brick steps, seven risers high, at the entry to the Pavilion VI Garden. The service court at the end of Lile Alley displays recent reconstruction from the spring of 2013. Walks in this court area include a herringbone brick paved walk from the parking court along the west garden wall. The four-foot-wide brick walk descends steps of five risers for entry into the garden. At the opposing Pavilion VIII Garden, loosely laid bluestone paving provides a walk to access the garden steps of five risers.

### *E3f. East Gardens Water Features*

There are no water features within LCA 3 besides garden spigots for the use of gardeners. Field review did not reveal irrigation heads or utility boxes in LCA 3.

### *E3g. East Gardens Non-Habitable Structures*

Non-habitable structures in the East Range Gardens contribute to the character of these contained landscapes. The primary structure is the system of brick garden walls, while stone walls and decorative faux-privy structures are also present. Constructed during the 1960s as part of the Jeffersonian Revival efforts of the GCV, these brick garden walls surround each of the five East Gardens. These walls, while varying slightly from garden to garden, create framing for each garden composition as a sequential, unified collection. Generally the walls are one brick in width, nominally four inches, laid in common bond pattern with wider molded brick cap. Serpentine walls define the north and south perimeters of each garden, interrupted with short straight sections where privies are located. Straight sections at the east and west margins define the extent of gardens to the east excluding hotels, service courts and drives from the garden spaces. The height of the garden walls varies with the design of each garden and in response to the grades. Generally wall heights are intended to delimit a private space within each garden and are above eye level at approximately six feet. In many instances the garden walls function as retaining features, used to transition between grades within and adjacent to the gardens or to bridge over large tree roots. This retaining function is more widespread in the East Gardens than the West where the grades are less dramatic. Three of the gardens, Pavilion Garden II, Garden VI and Garden X are divided in two by serpentine walls in the approximate center of the garden landscape. Pavilion Garden IV has a low brick wall used to separate the upper terrace from the next landscape terrace area.

The garden walls are each punctured by several gates allowing visitor access. Gates are located to either side of the gardens to the west side for access to service courts and the pavilions. At Pavilion Garden II, gates provide access to the Long Walk. Gates along Rotunda and Lile Alleys offer points of access midway along the gardens. These locations allows visitors to enter the gardens without walking the

entire length of the service alley. Three of the gardens, Pavilion Garden II, VI, and X have garden gates centered at the east or lowest terrace. While each gate is constructed of wood and finished with white paint, the actual design of gate and hardware used varies.

There are four small brick structures present in Pavilion Gardens II, VI, VIII and X that interpret historic privies. Built as depicted on the Maverick Plan, these are modestly detailed brick constructions with four wood doors, painted white at the inside of the garden.

Stone walls are also present in the East Garden landscape used either for retaining grade or as support for brick walls. The areaway at Hotel B is constructed in part with mortared fieldstone. This same wall construction forms the underlying support for the garden wall along the east border of Pavilion Garden II. The exposed stone face is approximately three feet high and runs continually below the brick garden wall, meeting grade at the south east wall corner near the alley drive paving surface. The condition is not unique to Pavilion Garden II, as each of the East Pavilion Garden walls is supported atop a stone base along the east elevation. The height of exposed stone varies dependent on location and finished grades. The condition at the east elevation of Pavilion X garden wall is different, with a four- to five-foot-high battered face stone wall in front or east of the Pavilion Garden wall (Figure 9.30).

*E3h. East Gardens Small-Scale Features, Site Furnishings & Objects*

Small-scale elements, site features and objects are found throughout the East Pavilion Gardens and to a lesser degree in the area along Hospital Drive. These elements address the functional, recreational, and cultural activities of the landscape and include items such as lighting, benches, and sculpture. In the area of the East Gardens, lighting, pedestrian and vehicular bollards, and benches make up the majority of objects and features in the landscape. Site furnishings and features along Hospital Drive generally address the more functional issues and landscape uses in the area. Fourteen-foot-high cast iron light fixtures along Hospital Drive match those used on the North Rotunda Lawn and elsewhere on the Grounds. The fixtures are placed as needed along the Drive and in the parking areas. Additional furnishings found along the Drive at the east Drive edge are handicapped parking space bollards; the bollards are thin rectilinear flat steel stanchions with the blue ADA parking symbol at the front. The Drive edge is flush with the adjacent walk and the bollards act as vehicular barriers as well as to identify the spaces. Other pedestrian barriers in this area include the post-and-chain system that is found at other locations within the Academical Village. The post-and-chain pedestrian barrier system is a small two-inch-diameter post with rounded finial cap spaced at approximately six to eight feet. A section of chain is connected between each post to deter pedestrian movement. These post-and-chain barriers are located along the north side of the stairs connecting Key Alley to Hospital Drive. A central metal handrail is used at each of the two step sections. Post-and-chain is also used in a short line along the southeast edge of the hospital parking lot where a metal rail continues along the parking lot drive to Hospital Drive. The metal rail post and rail fencing is a two-inch-diameter steel member system with one top and one lower horizontal rail. This system is put in place to discourage movement across the sloped turf area to the south. Of similar purpose, two short sections are placed to either side of the intersecting brick walk section between Hospital Drive and Long Walk with two eight-inch-diameter steel bollards centered on the walk to prevent vehicular access to the Rotunda North Lawn area. South of this walk and near the entry of the hospital parking area is a vehicular control gate for control of exiting movements from Hospital Drive. Trash receptacles and ash collection containers are placed at the end of the Key Alley brick wall near Hospital Drive.

The landscape of the East Gardens upslope from Hospital Drive is fitted with a variety of site furnishings that give character to the Academical Village. As along Hospital Drive, there are features here that

address the needed function of pedestrian and vehicular movements within the area. These elements include the cast iron and white globe light fixtures along each of the alleys. The globe fixtures which stand approximately 12 feet high are placed within alternating niches along each of the four alleys and along East Range Drive at the rear (west face) of the East Range. The light fixtures in the locations along the garden walls cast light along the drives as well as into each of the adjacent gardens. In addition to the light fixtures, wood bollards line the drive edges. The wood bollards are about eight inches in diameter and 36 inches high. The spacing is inconsistent at plus or minus ten feet with many bollards missing. Overall the bollards tend to provide protection of the adjacent garden walls from vehicular impacts and deter parallel parking along the alleys.

Site furnishings, small-scale features and objects are found in each of the five East Gardens. The gardens at this side of the Academical Village are designed with two and three transitional spaces as they drop in grade from the upper elevation at the pavilions to the hotels at the east. Small-scale features are used for seating or as focal elements in many of these spaces contributing to the overall character of the garden areas. Most furnishings on the pavilion patios are personal items belonging to tenants rather than permanent features of gardens. Their presence relates to the continued use of these areas by residents. Items in each of the gardens are as follows:

Pavilion Garden II:

- short wood benches square legs without backs (3)
- short wood benches crossed brace legs without backs (2)
- rustic wood trellises about 12 feet in length at 5 feet high
- garden settee with high back (1)
- Adirondack style cedar chair
- small cafe style metal table and 2 chairs

Pavilion Garden IV:

- metal column capital set on concrete base
- wood settee with high back
- short wood bench with crossed legs (2)
- armillary sphere sundial atop column pedestal base
- short wood bench single wide leg (2)
- garden figure cast sculptures (2)

Pavilion Garden VI:

- Merton Spire
- wood bench with back and arms (2)
- wood settee with high back
- short wood bench without back

Pavilion Garden VIII:

- wood bench with back and arms (3)
- short wood bench oval end seat with single width leg (4)
- short wood bench with crossed leg

Pavilion Garden X:

- metal garden benches with backs and arms (2)
- wood bench with curved top back and arms
- short wood bench

- wood bench with back and arms
- wood settee with high back and arms

## E4. West Gardens, Landscape Character Area 4

West Gardens- LCA 4: The 5.7 acres consisting of the West Gardens, service courts and alleys, and West Range hotels and dormitories with detailed designed landscapes and access features, continuing west to McCormick Road. Boundaries of LCA 4 are the garden walls to the north, the pavilions to the east, McGuffey Drive to the south and McCormick Road to the west.

### *E4a. West Gardens Land Uses, Landscape Patterns & Spatial Organization*

The West Gardens landscape, shaped by underlying organization of the Academical Village nineteenth-century build out, maintains its organization in continuing support of both academic and residential activities although the physical ground has been altered and modified over time to its current character. The spatial organization of the landscape is perhaps best understood by its physical form with respect to the Academical Village structures, including gardens, and in association with the various ongoing activities in this academic environment. The West Gardens landscape functions in a similar way to the East Gardens but is responsive to a very different landscape form than that of the East Gardens. The nearly level topography and distance between the pavilions to the hotels and McCormick Road establishes the physical geometry that structures the West Range.

The West Gardens are organized from north to south in a series of rectangular spaces that align with the five pavilions of the Academical Village. Walled garden spaces to the west of each pavilion make up the primary landscape area of LCA 4. The five West Gardens are separated by four alleys which terminate in small service courts between each of the five pavilion structures. A fifth vehicular route, McGuffey Alley, forms the southern boundary of the LCA. A series of smaller spaces is created beyond the West Gardens between the west garden walls and the West Range. West of the Range is a tree and turf landscape which extends to the sidewalk at McCormick Road. The whole of the West Gardens landscape character area is experienced as a series of rectilinear spaces separated in large part by the garden walls. The exception to the compartmentalized spaces is the turf and tree landscape along McCormick Road. This landscape is presented as a linear space along the frontage of the West Range arcade, reinforced by the long stone retaining walls and tree planting.

The five pavilion gardens that make up the majority of landscape in the West Gardens are similar in size although there are variations in the overall dimensions. Pavilion Garden I is approximately 145 feet by 85 feet wide overall and is separated into two halves by a serpentine brick wall across the center. Garden III is of similar size to Garden I but is without separation and is treated as a single space. Pavilion Garden V has an overall size of approximately 130 feet by 95 feet that is separated in the center, creating two garden chambers. Pavilion Garden VII is a rectangle of95 feet by 130 feet, due to the size of the pavilion structure. Pavilion Garden IX is larger than Garden VII at a size of approximately 150 feet long by 140 feet wide, separated into two by a serpentine wall across the middle, creating two smaller spaces. Interiors of each of these garden chambers are treated differently (Figure 9.31).

Courtyards at the end of each of the four alleys north of McGuffey Drive are small spaces enclosed on three of the four sides by the structures. The fourth side is separated by the garden walls which extend from the Alley. The courtyards provide vehicular access for service of the pavilions along the Lawn colonnade and parking. Each of the four courtyards is arranged to accommodate the various service and access needs relative to the adjacent structures and gardens. The configuration of the courtyards varies

in response to the physical form of the adjacent needs. The result is a collection of courts each of which has a central rectilinear parking area. The perimeter of the parking area is treated in a variety of ways in addressing the adjacent functions. These treatments include sidewalks, bike racks, areaways for access to lower level windows, steps to lower level entries, and plantings. Plantings are most often used at perimeters of the garden walls along walk perimeters. Generally the overall geometry of these service courts is structured by configuration of the parking perimeter and use of plantings as either a focus or for screening and massing purposes.

The landscape between the rear (west) garden walls and the West Range structures is a series of compartmentalized spaces alongside the linear gravel walk created by the undulation of the Range structures to the west. These landscape areas perform a similar function to that of the alley service courts by accommodating the minor services needed for operation of the Range facilities. Grades and plantings respond to points of entry and functional needs along the east side of the Range buildings. Modest parking spaces and trash collection containers are located to either side of the several alley drives which interrupt the edges of the rectilinear spaces formed by the east façade of the West Range. The area between the West Range and West Pavilion Garden walls is a segmental space in the linear corridor for each of the alleys where there is a three-part experience in traveling from the walled turf and tree lawn at McCormick Road, to the walled corridor and arrival at the service court area.

### *E4b. West Gardens Views & Visual Relationships*

The landscape of the West Range is organized by the rear façades of the pavilions, the hotel and dormitory structures along McCormick Road, and the interstitial walls. These features creates visual relationships that are linear in nature. The approach from University Avenue, or the southern portion of McCormick Road, establishes the visual corridor to the east of which the Academical Village is seen beyond the stone retaining wall and line of shade trees. The long view along the sidewalk parallel to McCormick Road is interrupted briefly by the rise in grade between Poe and Patterson Alleys where a glimpse of the mountains to the south can be seen during the winter months. Between the West Gardens four alleys provide access to the pavilions' parking courts. Each alley has a linear view flanked by the serpentine garden walls. A gravel pedestrian walk paralleling the West Range and McCormick Road and running along the rear (west side) of West Gardens and with landscape edges to the west provides a linear view between the western end of North Rotunda Lawn (LCA 2) and north face of Garrett Hall (LCA 5). This view would be clear if it were not for the narrowness of the walk and distance.

The view of the West Range Lawn fronting the façade of the West Range is unencumbered, providing a long linear landscape. View to the east of the hotels and West Range are compartmentalized by the tripartite organization of the landscape into the area between the hotel and West Range structures and garden walls, West Gardens and service courts.

### *E4c. West Gardens Topography & Drainage*

The west perimeter of the Academical Village to McCormick Road is set on the higher and more evenly graded level landscape on the Grounds. The terraced lawn to the east of the Academical Village slopes southward from the Rotunda to Cabell Hall. This landscape from the steps of the Rotunda to Pavilion IX drops approximately 14 feet and establishes the finished floor and ground elevations along the west side of the pavilion buildings at the alley courts. The topography between the West Lawn and McCormick Road generally slopes gently to the west with a ridge along Patterson Alley, sloping down to both the north at Hotel A, and south toward Hotel E. A stone retaining wall approximately two feet high along the McCormick Road frontage mitigates the overall grade change between the hotel arcade and lower roadway, creating a lawn area which appears consistent along the hotel arcade frontage. The

topography east of each hotel differs in response to the function of access to the individual facilities. Hotel A has a large stone retaining wall providing access to the lower elevation, whereas the landscape between this wall and north side of Hotel C is nearly level. Just south of Hotel C the grade drops into a hollow for access to the lower elevation of the hotel. Between Hotels C and E the grade is level. The gravel walk running north-south along the garden walls is generally level, dropping with the graded ridge at Patterson Alley to the north and south.

Gently sloped topography from the alley courts to the hotels allows for nearly level landscapes in four of the pavilion gardens. Pavilion Garden VII is the most level of the West Gardens with little fall from east to west. Garden IX is slightly more sloped toward the south in accommodation of the overall grade drop to Garrett Hall. Pavilion Gardens III and V are gently sloped toward the northwest, dropping approximately four to five feet which over the length of the garden is only moderately perceived. The garden at Pavilion I has the largest topographic change of any of the West Gardens. The garden's first chamber to the east is graded nearly level instead of gently sloping west. A graded and planted bank to the west side of the middle serpentine wall with several stone steps is used to moderate the grade change to the lower west chamber of the garden.

Topography in the four alley service courts can generally be described as level for circulation space and areas of standing cars. Brick retaining walls and steps are used to accommodate needed changes in grade at the building perimeters. The retaining walls provide access to sub-grade occupied spaces and as areaways for ventilation and light access of lower story windows. In several instances the topographic change with walls and steps are involved as seen behind Pavilion V and Pavilion IX with multiple wall segments and steps. In several instances the paved courts are lower than the colonnade and Lawn to the east. Brick steps provide access to the higher elevation of the West Lawn colonnade walk. Topographic change at Pavilion VII is the most dramatic of the West Range courts, with high brick retaining walls and sloped landscape at the north in Patterson Alley court and with a sloped drive in accommodation of service access to the lower floor to the south in the Colonnade Alley court.

### *E4d. West Gardens Vegetation*

The vegetation within the gardens and West Range, like that of the Gardens and East Range, is responsive to the various designs, management and maintenance, and preservation efforts on the University Grounds over the preceding century. Generally the landscape plantings reinforce the organization in this character area as organized by the Academical Village architecture, topography and use. The overall setting of the west perimeter of the Academical Village is somewhat less complex than the east perimeter due to the more modest change in topography and shorter distance between the pavilions, hotels and West Range. This is not to imply that the plantings are less detailed or developed, rather that the spaces are somewhat better organized with the architecture of the hotels and West Range outside of the walled garden. Plantings between the West Range and garden walls use evergreen massing and hedging to organize the landscape into series of spatial areas between each of the alleys. The planted areas within this LCA include the service courts, alley ways, and five West Gardens; the north-south corridor between the hotels, West Range and garden walls; and the West Range Lawn along McCormick Road.

The West Gardens, managed under an agreement between the University and the Garden Club of Virginia, remain largely intact as managed for the past five decades. The landscapes outside of the garden walls appear to have varying degrees of change over the years in response to change in associated facilities, uses, and rehabilitation work. These influences are seen more directly along the alleys and service areas than in the landscape along either sides of the hotels and Ranges.

Overall there are 162 trees within the West Gardens landscape, inclusive of the service areas, gardens and hotel and Range landscapes. Of these trees there are:

39 deciduous trees
5 evergreen trees
23 broadleaf evergreen trees
97 flowering trees

The 162 trees are comprised of 32 species of which the most common are:

16 White ash (*Fraxinus americana*)
15 Black Locust (*Robinia pseudoacacia*)
14 Crepe Myrtle (*Lagerstroemia indica*)
14 American Holly (*Ilex opaca*)
13 Flowering White Dogwood (*Cornus florida*)
12 Cherry (*Prunus species*)

Trees outside of the West Gardens number 40, making up the lines of trees along McCormick Road, 14 white ash (*Fraxinus americana*), and mixed trees along the walk between the hotels and garden walls. There are 26 trees outside of the garden walls, 14 of which are deciduous and 12 are evergreen. Five species make up this mix; the most common three are:

6 Southern magnolia (*Magnolia virginiana*)
5 Black locust (*Robinia pseudoacacia*)
5 Flowering Dogwood (*Cornus florida*)

*Vegetation Service Courtyard and Alley:*
Planting of the individual service courts and alleys varies in response to adjacent uses and overall condition of the infrastructure of the courts. Generally these courts are planted with ornamental shrubs and ground covers. Few have large holly or deciduous trees. The service court at the end of Mews Alley has few border plantings along the perimeter of the parking areas. Recent work to improve the condition of Poe Alley included efforts to plant the north and east perimeter of the courtyard, softening the brick walls of the pavilions and colonnade. The south façade of Pavilion V has not received this treatment and is without any planting. The service court at the end of Patterson Alley has minimal planting, primarily of ground cover along the perimeter planting areas and green space behind the outbuilding. By comparison, the treatment of the Colonnade Alley service court is grand; a brick walled planter and planted beds stand at the entry to Pavilion Garden IX. Vegetation along each of the service alleys is predominantly a mix of evergreen ground cover and flowering ornamentals (Figure 9.32). The plantings are most successful where concrete curbs separate the bedding from the travel lane. Overall, alleys between the West Gardens exhibit healthier vegetative growth than their counterparts east of the Lawn.

*Vegetation along Hotels and West Range*
Plantings between the West Range and the west garden walls are responsive to the service needs and movements to and from the adjacent buildings. Large, predominantly evergreen shrubs are planted at the entry or along the building retaining walls. Trees border the long gravel walk along the side at the southern length, focusing the view along the length of the gravel walk. A boxwood hedge planted along

the rear of the West Range between Hotels C and E forms the backdrop to the cast iron capital (salvaged from the burned Rotunda Annex) as the focal point of this location along the gravel walk.

The landscape fronting the West Range structure is a turfed area 50 feet wide. This surface extends from the West Range to the stone wall along McCormick Road in five spaces divided by the alley drives. The turf on each of these panels is bordered by a line of white ash (*Fraxinus americana*) providing dappled light on the green turf unifying the whole of the landscape along this perimeter. The vegetation and arrangement here is similar to that of East Range Lawn although the East Range Lawn is a continuous panel without interruption by alleys.

*Vegetation West Gardens :*
The West Gardens are designed in the Jeffersonian Revival style as are the East Gardens. The controlled use of plant materials here as in the West Gardens contributes to the character of the gardens. Selections of the various garden notes are included here:

- *Pavilion Garden I*
  Pavilion Garden I has a symmetrical serpentine walk and small oval flower beds. In the center of the garden is an example of Jefferson's attempt to use carved Corinthian capitals for the Rotunda from Virginia stone. The stone proved too difficult to sculpt and was not used. Shrubs and trees, including azaleas, a sweetgum tree, and purple leaf plums, border the walk. The simple geometric design of the hotel garden is colonial in character with border rows of fruit trees and rectilinear beds once used for vegetables and herbs.

- *Pavilion Garden III*
  This is one of the longest gardens because no additions have been made to the rear pavilion façade similar to the Pavilion IV Garden. Two Biltmore ashes shade the meandering walk and oval beds, similar to garden beds Jefferson saw at Blenheim in England. He noted the favorable effect of "small thickets of shrubs in oval raised beds,... [with] flowers among the shrubs" and used it at Monticello. Garden seats and a carved Ionic capital are placed for enjoyment and viewing. The plantings in this garden include neviusia, andone each of silverbell and goldenrain trees.

- *Pavilion Garden V*
  Two "Albemarle Pippin" apple trees, bearing one of Jefferson's favorite apples, thrive in the center of each square of the hotel garden. Illustrations of similar formal fruit gardens with turf parterres and gravel walks are found in *The Theory and Practice of Gardening*, published in 1724 and listed in Jefferson's collection.

  The upper garden, entered through the middle gate, is conceived as an elegant boxwood garden. The purple flowering hostas and pink crepe myrtles provide radiant color in summer, while the green boxwood invites contemplation. It is an appropriate garden for meetings of students and teachers.

- *Pavilion Garden VII*
  Garden VII is one of the smaller gardens due to many additions that have been made onto the back of the pavilion. Used by the University's faculty club, this garden provides lawn and trees for large gatherings, as well as intimate gardens for discussion and reflection. The secluded benches are connected by meandering walks bordered by various roses and bulbs which add a romantic touch, especially popular in Jefferson's day.

  Outside the garden to the west stands a cast iron capital that once ornamented the annex to the Rotunda. The annex and the Rotunda burned to the ground in 1895. The Rotunda was restored in 1900.

- *Pavilion Garden IX*
  An arbor of "Albemarle Pippin" apple trees cast a cool shadow as one enters through the lower gate to the hotel garden. Pomegranate shrubs border the walls, with a large fig in the corner.

  The pavilion garden includes Persian lilacs, peonies, and viburnums. The large lawn was initially designed around the McGuffey ash, which succumbed to disease in 1989, more than 150yearsafter it was planted. The shrub borders include amelanchier, cranberry viburnum, and summersweet.

### *E4e. West Gardens Circulation*

Pedestrian and vehicular movements along the West Range are organized for access between McCormick Road and the Academical Village. McCormick Road is aligned to the west in a generally north-south direction intersecting with University Avenue at the northwest corner of the Academical Village and extending south and southwest to Emmett Street and Alderman Road. McCormick Road retains its general alignment from 1938. Each of the alleys (Mews, Poe, Patterson, Colonnade, and McGuffey) intersects McCormick Road and extends east to a service court flanked by pavilions. The parking arrangements vary in the four courtyard spaces. At Mews, Poe, and Patterson Alleys parking spaces align to north and south edges without spaces along west pavilion façades. Two of these alleys, Mews and Patterson, are paved in asphalt with concrete curbs. Poe Alley and its service court are recently paved with a Resin-bonded aggregate stone to an asphalt surface. The stone is light beige to gray in color. Parking at the Colonnade Alley service court aligns along the Pavilion VII west façade. The pavement surface is exposed aggregate of light beige to gray stone bonded to an asphalt surface using an asphaltic binder. The north spur which ramps down for entry into the lower floor of the Colonnade Club is paved with cobble sets, to the north edge of which is an area paved with bluestone acting as a pedestrian gathering space. Small parking lay-by or parking spaces are provided just east of the Range buildings on both Poe and Colonnade Alleys.

In front (west) of West Range, brick sidewalks along McCormick Road provide a continuous path between University Chapel and Garrett Hall. The brick paving is depressed at each of the alley crossings but does not continue into any of the alleys. Behind (east of) the Range, a gravel path five feet in width parallels the rear (west) garden walls from Pavilion I to Pavilion IX. The walk of loosely compacted light beige pea stone gravel is bounded on both sides by brick edging. This walk is interrupted where it crosses each of the drives. In Poe Alley a short section of concrete separates the walk from either side of the abutting alley pavement. A single walk provides access to the north entry of Hotel A.

Pedestrian access to LCA 4 from the north (LCA 2) is possible at two locations: the gated entry at northeastern end of Pavilion Garden I and via the gravel path that passes between the rear (west

façade) of Hotel A and the rear of the Pavilion Garden I. The gravel path along the rear wall of the West Pavilion Gardens also serves as a southern pedestrian access point where it intersects with McGuffey Drive. A second point of pedestrian access to LCA 4 from the south is the gated entry to the Colonnade Alley service court located immediately behind Pavilion IX. Eastern access points for pedestrians into LCA 4 are provided by the passage ways through the West Lawn colonnade at the heads of Poe, Patterson, and Colonnade Alleys while access from the west is possible from the mouths of alleys where these cross the McCormick Road sidewalk or a short distance east where the alleys intersect the covered walk of the West Range arcade.

Pedestrian walkway geometry varies in each of the alley courtyards depending on locations of building doors, garden gates, and connections through to the Lawn. Walks in these courts are generally paved with brick using a herringbone pattern. In most instances they are set at four to six inches above the adjacent pavement. Walk connections from the alley parking courts to the West Lawn colonnade are typically nearer a pavilion wall than centered on the alley drive as they are along the East Range. The exception is Poe Alley and court where the access is central to the court area. The Poe Alley court has a paved walk at the north edge into the Pavilion Garden III. The walk is widened to accommodate several bike racks. Walks along the west and south edges of the parking area are a combination of asphalt, brick, and bluestone. The entry to Pavilion V is accomplished by a metal handicapped accessible ramp.

Patterson Alley court is treated simply with a brick walk along the east and south edges. The east length of walk provides access to the cut through at the south façade of Pavilion V. Walks in the Colonnade Alley court are minimal, with a small section of brick walk along the east edge of the parking and a bluestone walk along the south parking edge from the colonnade to the outbuilding and garden behind Pavilion IX. A brick walk extends from a terrace west of Pavilion IX through the garden wall south and across the façade of the small outbuilding. This brick walk continues through the arched boxwood hedge to McGuffey Drive. East of the brick walk and west of the boxwood hedge, a handicapped-accessible metal ramp, provides access to the West Colonnade. Brick walks at the west and south façades of Hotel E provide direct pedestrian access to both upper and lower floors from McCormick Road and McGuffey Drive.

### *E4f. West Gardens Water Features*

As with the eastern gardens, there are hydrants in most gardens accessible to the gardeners. No other natural or constructed water features are located within LCA 4, the West Gardens, in 2013.

### *E4g. West Gardens Non-Habitable Structures*

The West Range Gardens are outlined by a series of brick walls shown on *Plan 22*. Serpentine walls, with some straight segments, form garden margins to the north and south while straight brick walls define east and west margins. A recently constructed low, stone retaining wall defines the McCormick Road frontage along the West Range. Retaining walls along the east side of Hotel A and Hotel E serve to transition grades. A high stone wall wraps the east and south elevation of Hotel A, exposing windows of the lower level floor whereas at Hotel E a brick wall is used although at a much closer distance to the building. Small structures can also be found in the West Gardens. There are faux privy structures present in the gardens of Pavilion I and Pavilion IX.

### *E4h. Small-Scale Features, Site Furnishings & Objects*

Small-scale elements, site features and objects are found throughout the West Range Gardens and alleys. These elements such as lighting, steps, and benches address both functional need and passive recreational activities in the landscape. Light fixtures and bollards comprise the primary group of site

furnishings outside of the pavilion gardens. The light fixtures placed to either side of the four alleys are fabricated in cast iron with round opaque white globes. The fixtures are 12 feet in height. Wood bollards are used in Patterson Alley where there is no curbing at the drive edge. The wood bollards stand about 36 inches high and are about eight inches in diameter. Within the Poe Alley court a central medallion is set within the parking pavement. Aside from features in the alleys, the iron column capital placed west of the Pavilion Garden VII is centered within the space between the garden and the rear of the West Range

Within each of the pavilion gardens small-scale features contribute to character. Wood benches painted white furnish most of the garden spaces inviting people to linger. Varying in design, some benches have seat backs and arm rests, and others are low seats. Garden furnishings in Pavilion Garden VII are of metal finished in dark green. Each of the gardens is entered through a wood gate at various perimeter locations. The style of the gates, like that of the benches, differs for each of the gardens spaces. Steps are minimal in the gardens of the West Range. There is a small set of stone risers between the two sections of Pavilion Garden I and similar set of stone risers near the faux privy in Pavilion Garden IX. Other elements found in the garden include a rustic post-and-rail fencing in Pavilion Garden IX. Jefferson-era remnant sandstone capitals are present in Pavilion Gardens I and III. These are covered with wooden boxes during the winter months for protection from freeze and thaw damage. Lighting within the gardens is limited, with the only noticeable light fixtures being in Pavilion Garden VII. Small-scale features in each of the gardens include:

Pavilion Garden I:

- short wood benches single leg without backs
- wood settee with high back
- short garden bench with back and side arms
- metal (wrought iron) dining table set with chairs - black
- Adirondack chairs natural wood (2)
- lounging chairs cedar finish (2)
- Jefferson-era, Corinthian, sandstone capital

Pavilion Garden III:

- wood (cedar)bench with back and arms - natural dark wood finish
- wood (cedar) dining set with 6 chairs and umbrella
- wood settee with high back and arms
- Jefferson-era, Ionic, sandstone capital on a brick pedestal

Pavilion Garden V:

- short wood bench without back and single width leg (2)
- wood bench with back and arms (2)
- (additional garden furnishings covered for winter protection)

Pavilion Garden VII:

- wood settee with high back and arms (4)
- wood table-low (4)

Pavilion Garden IX:

- rustic post-and-rail fencing
- wood settee with high back and arms
- cafe style table and 2 chairs
- wood (cedar) low curved bench
- small cedar bench swing
- wood (cedar) bench outside of garden to south - unfinished

### E5. South Lawn & Slopes, Landscape Character Area 5

South Lawn & Slopes – LCA 5: The 27.3-acre area consists of sloping and leveled landforms with turf, trees, and ground plane plantings. The boundaries include the original terraces of the Lawn to the north, Jefferson Park Avenue to the south, Hospital Drive and Ruppel Drive to the east, and a pathway above the western slopes of the McIntire Amphitheater to the west. The building massing of Old and New Cabell, Garrett, and Rouss Halls is central to LCA 5. Other significant buildings include Randall, Garrett, Cocke, Robertson, Bryan, Wilson, and Varsity Halls as well as the remaining buildings of Dawson's Row south of McIntire Amphitheater.

#### *E5a. South Lawn & Slopes Land Uses, Landscape Patterns & Spatial Organization*

The landscape LCA 5 has developed over time as the University has expanded on sites away from the Academical Village. Land uses, landscape patterns and spatial organization of the landscape in this LCA reflect this expansion where the larger landscape becomes redefined, often in smaller areas, in response to the increased demand and changes in use. The pattern of the landscape is generally organized as an extension of the main axis of the Lawn between the Rotunda and Cabell Hall and the cross axis achieved in the classical symmetry of Cocke and Rouss Halls that created the South Lawn (Figure 9.33). The cross axial movement was extended east and west with the siting of Garrett and Randall Halls. Wilson Hall, aligned east of Cabell Hall, was sited southeast to fill the corner area. Rouss Hall was extended eastward to add Robertson Hall.

The axial pattern established in Jefferson's layout of the Academical Village predicted the overall development of the South Lawn and Slopes. In plan view the axial patterning of LCA 5 is clear. The exceptions are the idiosyncratic organization of two areas, Dawson's Row and the Varsity Hall landscape. Dawson's Row facilities are organized in a small-scale rectangular pattern. Varsity Hall reflects its original and anomalous orientation established by William Pratt, having been moved downslope to accommodate Robertson Hall.

The desire to maintain the axial relationships and classical proportions within the landscape is carried throughout the landscape in spite of the challenging topographical changes and diverse uses. Facilities in this area, unlike other areas within the Academical Village, contain classrooms and lecture halls in addition to cultural centers, minor campus management facilities, and social gathering and ceremonial facilities. Large interior courtyards are associated with academic buildings of Old Robertson Hall and between Old and New Cabell Halls.[108] The landscape of the southern slopes includes some larger open spaces and many small plaza or entryway areas that function as forecourts for facilities. The large spaces in this landscape include the McIntire Amphitheater, the South Lawn and variable landscape frontage along Jefferson Park Avenue. Smaller areas include the settings for the Thomas Jefferson and George Washington statues to either side of the Lawn, the landscape slope at Randall Hall and Varsity Hall, the Garrett Hall surrounds, the walks and plaza-like spaces at Robertson and Wilson Halls, and the Dawson's Row surrounds. These various uses and areas make up the South Slopes Landscape.

### *E5b. South Lawn & Slopes Views & Visual Relationships*

Views and visual relationships within the South Slopes landscape are created by the organization of the architecture, plantings, topographic change and circulation. There is a hierarchy where the established important views between the Lawn and the South Slopes landscape are maintained and reinforced. This hierarchy includes several of the axial walks within the landscape and other secondary views and the visual relationships that exist within the tighter network of facilities and spaces away from the primary axis. The key visual relationship is the axial view between the Rotunda dome and the pediment of Cabell Hall. The base line created between these icons establishes the perceived central spine of the Academical Village. Unlike the vista from the higher elevation of the Lawn near the Rotunda, views from the South Lawn look upward to the north framed with the double row of trees to either side and a slice of sky above. Lewis Mountain and the Blue Ridge Mountains to the west are not seen from this the quadrangle as the close proximity of other buildings and the pergolas on either corner of Cabell Hall enclose views to south, east and west. The space of South Lawn is formed by Cabell, Cocke and Rouss Halls , creating the frame of the visually contained relatively level space of lawn and trees that extends the Lawn at a lower level southward.

The McIntire Amphitheater landscape is a hollow space west of the Cabell Quadrangle,. This semi-circular concrete form, constructed within a former spring-fed stream valley, commands an attentive view from every approach. The large scale of the amphitheater is best experienced, however, from the corner of the South Lawn and McCormick Road stairs; the view from Garrett Hall becomes foreshortened (Figure 9.34). The walk along the rear and western side of the amphitheater provides a secondary level of views into this concave space. The view along the lower Lawn walk is open, from the stairway at McCormick Road to the roof of Varsity Hall. It is along this walk that one experiences the spatial relationships between the Lawn and Quadrangle. Parallel visual breadth and capture is provided along the walk at the west end of Cabell Hall below the covered arcade. The Bryan Hall arcade, high above the rear of the amphitheater, provides views of the amphitheater and surrounding landscape to the façade of Garrett Hall. At the east end of Cabell Hall, a vista is presented of the landscape plaza in the space between Robertson and Wilson Halls. Less expansive views are seen throughout the various areas in the South Slopes landscape that are the visual settings for Randall Hall and Varsity Hall as well as the structures which make up Dawson's Row. They are often short in distance and created in response to the smaller landscape settings of the area.

### *E5c. South Lawn & Slopes Topography & Drainage*

The topography of the South Slopes landscape changes dramatically across the 27 acres that comprise this LCA. The landscape has been altered for expansion of the University over multiple decades at this southern perimeter of the Academical Village and in 2013 the LCA retains little trace of the naturally south-facing, descending slope of the nineteenth century. The slope has been reconfigured in a series of relatively level areas around buildings and steep slopes that meet Jefferson Park Avenue along the southern boundary. The terracing is evident at two scales, the large space of South Lawn, and the multiple small-scale level areas at other structures and Dawson's Row. The alteration of the original landform to accommodate the expanding University has created a landscape where structure and setting are interrelated, with entry levels varying along different façades. Over time this relationship has become a paradox: the balanced construction of structure and site exhibited in early twentieth-century work, resulting in landscape settings of equal volumetric proportion, stature, and value, has shifted with later works that reduce the landscape settings to circulation corridors and areas for dressing of the architecture. This shift is illustrated on the ground by the increased need for structures and drainage system in addressing the topographic change in the South Slopes landscape.

The largest of the terraced areas created in the early part of the twentieth century are the South Lawn and Amphitheater. The McIntire Amphitheater occupies a former natural drainage at the west of Cocke Hall, but it now reads as a terrace within the sloped hillside. North of the amphitheater is the constructed landscape of the Garret Hall sub-grade annex. The rooftop garden, or green roof, is set several feet above finish grade at the top of the McIntire Amphitheater and entry to Garret Hall, separating it from the adjacent turf areas.

To the east, Randall Hall is set in the sloped hillside at the southeastern end of the Academical Village. The landscape slope is sculpted with a small and slightly worn turf McIntire Amphitheater. It is worth noting here that the sculptures of Thomas Jefferson and George Washington are set on small terraced areas at either side of the Lawn's fourth and lowest turf terrace, the east created by a stone retaining wall and west by a planted slope.

East of Randall Hall, Varsity Hall sits within a moderately sloped landscape pieced together at the confluence of grades created by the truncation of Hospital Drive, removal of the former service drive east of Rouss Hall, and construction of Robertson and Cobb Halls. Stone retaining walls aid in mainlining access to the lower level entry. West of Varsity Hall the drop in grade from the South Lawn to Robertson and Wilson Halls relies on a detailed system of steps and small pedestrian gathering spaces to negotiate the nearly 30 feet in elevation change. South of Wilson Hall the landscape drops further to meet Jefferson Park Avenue. At Jefferson Park Avenue, stone and concrete retaining walls hold back the slope to provide sufficient standing and pull-off space for the bus stop. To the west of the bus stop the steeply sloped landscape along Jefferson Park Avenue to South Lawn Bridge is planted with ornamental shrubs.

West of this bridge the grade meets Jefferson Park Avenue at the access drive west of New Cabell Hall. From here the banked slope along Jefferson Park Avenue quickly ascends at the top of which is the collection of smaller Dawson's Row buildings with the more massive Bryan Hall beyond. The landscape of Dawson's Row and Bryan Hall is moderately sloping from west to east as is best illustrated by the sets of walkway steps between the Dawson's Row facilities. To the east the grade is banked in a quick decent to the ground floor at New Cabell Hall. While this collection of structures at Dawson Row including Bryan Hall appears separated, they actually sit on a shelf in the landscape that extends from the lower elevation of the McIntire Amphitheater scene building.

### *E5d. South Lawn & Slopes Vegetation*

Plantings styles and approach in the South Slopes LCA are varied and range from the large-scale and formal tree and turf arrangement at the South Lawn, to foundation-style plant installations at Dawson's Row and small detailed plantings in the areaways at Robertson and Wilson Halls. The large-scale planting in the terraced area at the South Lawn is formal with its double rows of ash and maple that extend the lines of trees growing along the upper terraces of the Academical Village Lawn to the north. To either side of the Lawn just north of the South Lawn the two niches containing the statues of Thomas Jefferson and George Washington are enhanced by space-forming plantings. Although of different design, the two niches have equal massing and proportions of vegetation, making the spaces feel balanced. Primary plant materials used to create these niches are Southern magnolia (*Magnolia grandiflora*), American holly (*Ilex opaca*), and Boxwood (*Buxus spp.*) West at the amphitheater, plantings become less formal and in actuality, the landscape contains little planting but turf and several trees near the perimeter near Minor Hall. The slopes to either side of the amphitheater are planted with Cedar of Lebanon ( *Cedrus libani*) and the low shrub Stephanandra (*Stephanandra inciisa crispa*) below.

This makes up the vegetative cover of the McIntire Amphitheater landscape, the largest and most formal area of the South Slopes LCA.

East of the South Lawn, plantings at Randall and Varsity Halls are characteristic of the campus. These landscapes are primarily a cover of turf with large shade trees away from the structures near the borders drives and walks. Trees planted along either side of Ruppel Drive to the south, terminate at the inside of the brick gate, creating a pleasant landscape entry . This structured philosophy dissipates as plantings to the west are small ornamental trees rather than shade trees. Paper bark maple (*Acer griseum*) are planted along the top of the handicapped-accessible ramp and crepe myrtle (*Lagerstroemia indica*) at the walk along New Cabell Hall. Two mature Southern magnolias (*Magnolia grandiflora*) at the south elevation of Wilson Hall appear as if they belong to earlier time in this current planting scheme. This is the same approach seen in the landscape plantings at Robertson, Cobb, and Wilson Halls. These are a detailed collection of tree, shrub, and ground covers intended to be viewed from the narrow passage spaces and not the broader landscape as is the case within the Academical Village.

West of Cabell Hall the landscape at Dawson's Row and Bryan Hall are of a different style and scale than the plantings to the east, representing the periods in which they were implemented. Trees planted on the south or front side of Bryan Hall provide quiet and shade to the parking lot in this shared vehicular and pedestrian space. Plantings near the structures of Dawson's Row are suited to the residential scale wood frame buildings and are a mix of shade and flowering trees that include several shrub species often used in early twentieth-century gardens. Planted in this way the wood framed structures have an overall character that works at a pedestrian scale, providing interest particularly within the central area where walks to either side of a turf panel create a unified landscape for Dawson's Row.

The slope south of Dawson's Row along Jefferson Park Avenue, between the intersections of Emmett Street and Brandon Avenue, is planted in two different styles east and west of South Lawn Bridge. The slope west of the bridge is planted with ornamental shrubs in random groupings below deciduous shade trees, flowering ornamental trees, and broadleaf evergreen trees. East of the bridge to the bus stop at Ruppel Drive and Brandon Avenue, the slope supports plantings of low needled evergreens and ornamental grasses arranged in large formal massing with a single small flowering tree alongside the landscape bridge abutment. Within the various planted areas which comprise the Southern Slopes landscape there are 186 trees, including:

99 deciduous trees
5 evergreen trees
16 broadleaf evergreen trees
66 flowering trees

Of the 186 trees there are 36 species of which the following are the most frequently observed are:

33 crepe myrtle (*Lagerstroemai indica*)
23 green ash (*Fraxinus pennsylvanica*)
21 willow oak (*Quercus phellos*)
14 white ash (*Fraxinus americana*)
8 Southern magnolia (*Magnolia grandiflora*)
7 London planetree (*Platanus occidentalis*)
7 sugar maple (*Acer saccharum*)
6 American holly (*Ilex opaca*)

*E5e. South Lawn & Slopes Circulation*

Circulation in the South Slopes landscape is predominantly a system of pedestrian-oriented walks linking each facility and the Academical Village. In addition to the walks there are three drives which service the south perimeter of the Village from Jefferson Park Avenue - Ruppel Drive, Cabell Drive, and a service drive behind Cabell Hall – all of which are paralleled by sidewalks. McGuffey Drive, which provides vehicular access to LCA 5 from the west, is the exception without a parallel walk. The use of walks along side drives in this area is different from other areas of the Academical Village, specifically the East and West Ranges, where alley pavements accommodate both vehicles and pedestrians. Placement of sidewalks adjacent to drives in the South Slopes is in response to more diverse use and larger facility buildings which make the sharing of roads by pedestrians less safe. North of Bryan, Cabell, Wilson, and Cobb Halls vehicular access is limited for only service or emergency uses; otherwise these walks are used by pedestrians and bicyclists on the Grounds.

In this more northern portion of the South Slope landscape, pedestrian walks enter at multiple locations along the east and west borders in addition to the colonnade walks from the Lawn at the north. A primary connection is the walk between McCormick Road and Varsity Hall at the cul-de-sacs of Hospital Drive and Ruppel Drive. This concrete walk is between eight and ten feet wide depending upon the location. The west segment of the walk along the McIntire Amphitheater is accessible to vehicles from McCormick Road and hosts several food vendor trucks west of Garrett Hall. Continuing east, this primary collector crosses at the bottom slope of the fourth terrace of the Lawn, separating it from the South Lawn. The walk establishes the fourth side of the South Lawn before dropping via the set of concrete and brick steps just north of Rouss Hall to the lower elevation of Randall and Varsity Halls. This lower section of walk is sloped steeply to accommodate the falling grade to Hospital Drive. Walks at either side at the bottom of steps connect with Randall Hall and Hotel F to the north and to Robertson Hall to the east. The walk to Robertson at the east is a highly designed system of multi-level steps and retaining walls that lead downward to a lower level entry at Robertson Hall.

The South Lawn formed by Cabell, Cocke, and Rouss Halls has concrete walks aligned with the façade of these three structures, reinforcing the classical organization of the architecture and forming a perimeter to the tree and turf panel extension of the terraced Academical Lawn to the north. The walks at eight feet wide engage Cocke and Rouss Halls via sets of brick and concrete steps. To the south of each façade a concrete ramp provides handicapped access to the entries. The ramp walls are constructed with stone-capped brick walls to match the building architecture. The concrete walk at the entry to Cabell Hall is treated differently and constructed with a broad curved concrete surface as a setting for the ceremonial steps which enter the elevated first floor. Handicapped access to Cabell Hall is provided by two segments of ramping along the western façade of the building over the areaway. East and west of Cabell Hall the wood pergolas cover plaza areas from which walks extend. The west walk from the Cabell

Hall pergola extends via a covered arcade at Bryan Hall to the Maury Hall Walk and McCormick Road. The east pergola plaza marks a descent via a complex and detailed system of concrete stairs and brick retaining walls, which drops in three lifts to the entry forecourts at Robertson Hall and Wilson Hall. Continuing east from these entries, the walk descends five sets of steps where it intersects with sidewalks along Ruppel Drive. In an equally complex system of stairs and retaining walls, walks at either side of Wilson Hall descend to the lower landscape south of this building. The complex system of steps and walks provides an entry experience to Robertson and Wilson Hall that is greatly different from the sense of grand arrival that is presented at Cabell, Rouss, and Cocke Halls.

North of the South Lawn, Garrett Hall on the west and Randall and Wilson Halls to the east are connected to the Academical Village in very different ways. Garrett Hall has a vehicular link via McGuffey Drive to McCormick Road. The alley north of the building is actively used for service deliveries to the restaurant and cafe operations in Hotel E. The asphalt drive is set directly against the south wall of Hotel E and north side of the Garrett Hall below-ground annex; lacking adjacent sidewalks, it accommodates both vehicles and pedestrians and is the main access to the rooftop garden/green annex roof. The east end of the drive is widened as a modest turnaround space where a brick walk extends east to meet the walks along the Lawn and an asphalt walk wraps the east wall of the Garrett Annex to link to the primary walk running east-west along the top of the McIntire Amphitheater and bordering the toe of the Lawn. The entry to Garrett Hall at the building's south façade is a plaza space with detailed arrangement of brick and bluestone set between the stone steps and concrete walk. East of the entry, a brick-paved ramp provides accessible entry. This attention to detail is not carried west where the service drive from McCormick Road is simply surfaced in asphalt with concrete sidewalks to either side.

Randall and Varsity Halls to the east of the South Lawn are in a landscape setting that is different from Garrett Hall where access to the facilities are pedestrian. Randall Hall is linked at the north along a concrete walk to the bluestone and brick entry stairway. The stairs at this entry are flanked with bluestone-capped retaining walls. This use of stone and bluestone is not typical of the construction seen in the Academical Village. To the north and east side of the building are walks generously paved using brick in the herringbone style used throughout the Academical Village, as in the confluence of the brick walks along the west side of Hotel F and the concrete walk and the walk below Pavilion X. A set of brick steps at the east side of Randall Hall connects the walk to the lower concrete walks, Varsity Hall, and Hospital Drive. Three walks, one north and two south of Varsity Hall, comprise the pedestrian circulation in this area. The walks provide adequate mobility connecting the concrete sidewalks at Hospital Drive and Ruppel Drive. West of Ruppel Drive, concrete walks provide access to the lower entries of Wilson Hall and New Cabell Hall and to South Lawn Bridge at Boots Plaza over Jefferson Park Avenue.

West of Cabell Hall the circulation is organized in two patterns: the first at the McIntire Amphitheater, Bryan Hall and parking lot and the second at Dawson's Row. Circulation at the amphitheater is arranged in the orthogonal alignments as an extension of the overall axial arrangement of the Academical Village. Stairs to the McIntire Amphitheater are aligned, in classical form, on axis with Minor and Garret Halls and walks at the lower elevation continue through to either side of the scene building to Bryan Hall and the parking lot beyond. The walk east of Bryan Hall is also the vehicular service area for operations at the McIntire Amphitheater and access via the curbing at the east end of the asphalt parking lot. The parking lot separates the formal orthogonal arrangements to the north from the more informal walks of Dawson's Row. The multiple walks surrounding the wood frame structures at Dawson's Row are small in scale at widths of three and five feet. Walks here are paved in a variety of materials, namely brick,

concrete, and loosely packed gravel with brick edging. Steps are constructed of brick. In addition, large areas of compacted gravel are used occasionally for parking or maintenance operations.

### *E5f. South Lawn & Slopes Water Features*

The LCA 5 landscape of the Academical Village does not contain any natural or constructed water features today.

### *E5g. South Lawn & Slopes Non-Habitable Structures*

The McIntire Amphitheater is the most significant non-habitable structure within the South Slope landscape and the Academical Village. At 220 feet across and 130 long, the amphitheater is a massive cast-in-place concrete structure that dominates the landscape. The structure is set within a bowled landscape with a stage at 160 feet across the south edge that completes the composition of this social and ceremonial gathering space for the University.

The other non-habitable structures in LCA 5 include stone retaining walls and a bus shelter. Stone walls are located at the ends of Cocke and Rouss Halls and in the central portion between the stairways. These walls create areaways for light and air to enter the lower elevations. North of Rouss Hall the massive stone retaining wall of over 12 feet in height creates the upper terrace setting for the planted niche in which the statue of Washington is set. The fieldstone and mortar wall has a tooled granite cap that runs continually along the east and north faces. A brick pier 12 inches square is constructed at the north corner of the wall alongside the short service drive that leads to the end of Pavilion X.

South of Wilson Hall is the complex set of steps and ramp system of the bus stop. Here stone retaining walls are used at the base of concrete steps to hold back the sloping grade allowing room for the bus lay-by area and a simple metal and glass bus shelter. West of the stone walls, a concrete retaining wall and ramp system extend 130 feet upslope. A painted metal post and rail align at both sides of the ramp and adjacent set of concrete and stone steps.

### *E5h. Small-Scale Features, Site Furnishings & Objects*

Small-scale features, site elements and objects are found within the landscapes of the South Slopes at the Academical Village. Items which fall into this discussion are functional, commemorative, and cultural throughout the various landscape areas. Three of the most significant items are the sculptures of Thomas Jefferson, George Washington, and Homer. The placement of these items denotes their cultural value on the Grounds. Thomas Jefferson and George Washington are set to either side of the Academical Lawn in defined niches framed by plantings. The niche housing the statue of George Washington has two planted urns at its entry. Homer is placed in the center of the South Lawn in front of Cabell Hall and on axis with the Rotunda.

The brick gate at Ruppel Drive and Jefferson Park Avenue is an imposing feature. The brick piers are constructed at either side of the drive entry marking the threshold to the Academical Village from Jefferson Park Avenue. Set at 20 feet apart to either side of the pavement, the piers are about four feet square and over 16 feet tall and are constructed of brick with architectural precast stone, bases, caps, and ball finials. Brick walls of the same construction extend nearly 20 feet to the west, blending into the adjacent grade, and 10 feet to the east where ending a planting of holly.

South of the Homer statue is a granite tablet set in the concrete walk. The table commemorates Joseph Carrington Cabell. Donor plaques located on the South Lawn Bridge credit the donors for "Boots Plaza" and donor plaques are also located in the pavement at the Jefferson and Washington statues.

Far more numerous and widespread are items that are functional in nature, such as the bicycle racks, benches, light fixtures, and pedestrian guide chains. Benches in LCA 5 are typically cedar with natural finish, unlike the white painted benches of the pavilion gardens. They are placed typically at the entry to classroom and lecture hall buildings and gathering spaces that include Garrett Hall, below the pergolas to either side of Cabell Hall, and the terraced walk between Robertson and Wilson Halls. Other types of benches are found in other locations across the South Slopes. Benches of precast concrete are located in the niches to either side of the Jefferson and Washington statues while a stone bench is built into the retaining wall in the lower level entry at Robertson Hall. Furnishings atop the roof garden at Garrett Hall are a mix of tables, chairs and benches of contemporary styling that is a combination of aluminum and cedar slats, which differs markedly from the other furnishings in the Academical Village. Trash receptacles are used sparingly in LCA 5, being placed typically at selected locations adjacent to benches. Bicycle racks are strategically located at the entries to selected buildings, including Garrett Hall, below the Pergolas at Cabell Hall and east entry of New Cabell Hall. The racks are simple metal tube hoops painted black and set in concrete.

Other functional elements in this area include light fixtures, post-and-chain controls and metal rails. Light fixtures are found along each of the pedestrian walks and stairways in LCA 5. The cast metal fixtures with faceted luminaire at approximately 14 feet high match the other fixtures within the Academical Village. The exception to this is the use of globe fixtures along Garrett Alley service drive just north of Garrett Hall. This fixture is consistent with those used along each of the pavilion service alleys at the East and West Ranges. Pedestrian post-and-chain guides appear to be a recent introduction to this area of the Academical Village. The two-inch metal posts with round finial cap are painted dark green and linked together by chain; they are installed at the perimeter of the South Lawn. Metal rails used atop areaways are of similar design, simple painted metal post and horizontal rail. The rails used throughout the LCA have the top rail flush without finials and a second rail at the mid height. The rails are painted either black or dark green. The rail atop the stone retaining walk east of the George Washington sculpture niche is a post and rail with round finial atop each post indicating that it remains from an earlier era than the metal rails in the landscape character area. The following chart lists the CDFs in each character area using the alpha numeric codes applied in prior chapters. Gaps in the numbers indicate absence of that CDF today. The complete CDFs listing that compares the periods is located in Chapter 10.

| **Chart of CDFs for 2013<br>LCA 1 The Lawn** | | |
|---|---|---|
| *Land Uses* | | 2013 |
| U1-1 | Casual daily use, walk, game, exercise | |
| U1-2 | Academic uses, study, instruction | |
| U1-3 | Ceremonial use | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 2013 |
| O1-2 | Terraced Lawn framed by trees and architecture, all sides | |
| O1-4 | View east and west across Lawn of trees, opposite colonnade | |
| O1-5 | View north across Lawn to Rotunda framed by trees and architecture | |
| O1-6 | View south across Lawn from Rotunda walk framed by trees and architecture 4 sides | |
| *Topography* | | 2013 |
| T1-2 | Terraced panels of trees and turf descending to South Lawn | |

| | | |
|---|---|---|
| *Vegetation* | | 2013 |
| V1-1 | Rows of deciduous shade trees along the building façades | |
| V1-2 | Terraced Lawn with turf cover | |
| *Circulation* | | 2013 |
| C1-1 | Colonnade walk and steps east and west | |
| C1-2 | Lawn crosswalks | |
| *Water Features & Drainage* | | 2013 |
| W1-1 | Lawn subsurface drainage system | |
| W1-2 | Lawn irrigation system | c |
| *Non-Habitable Structures* | | 2013 |
| | none | |
| *Small-Scale Features, Site Furnishings & Objects* | | 2013 |
| F1-1 | Colonnade dormitory furnishings | |
| **LCA 2 North Rotunda Lawn** | | |
| *Land Uses* | | 2013 |
| U2-2 | Academic uses, study, instruction | |
| U2-4 | Ceremonial use | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 2013 |
| O2-1 | Spatial definition at perimeter - north road, walls, south building façades, Long Walk | |
| O2-3 | Views of the Rotunda from road at north | |
| O2-4 | Linear view near Long Walk alignment | |
| O2-5 | Multi-directional views across North Rotunda Lawn | |
| O2-7 | Brooks Hall landscape setting | |
| O2-8 | University Chapel landscape setting | |
| O2-9 | Rotunda forecourt, slopes, steps and broad walk | |
| O2-10 | Rotunda courtyards and arcades east and west | |
| *Topography* | | 2013 |
| T2-1 | Highpoint at Rotunda, descending grades north, east, west | |
| T2-2 | Steep slopes around Rotunda Forecourt | |
| *Vegetation* | | 2013 |
| V2-3 | Open turf with shade and evergreen trees | c |
| V2-4 | Linear trees along walks | |
| V2-5 | Rotunda east and west courtyards magnolias | |
| V2-6 | Rotunda forecourt formal plantings | |
| V2-8 | Groundcover on Rotunda forecourt slopes | |
| *Circulation* | | 2013 |
| C2-1 | Vehicular roads on North Rotunda Lawn | |
| C2-2 | Axial, diagonal and circumferential system of walks | |
| C2-3 | Long Walk | |
| C2-4 | Access and circulation to Lawn from the north | |
| C2-5 | University Ave. as north boundary | |
| *Water Features & Drainage* | | 2013 |
| W2-2 | Fountain in east Rotunda courtyard | |

| | | |
|---|---|---|
| *Non-Habitable Structures* | | 2013 |
| S2-3 | Stone wall along Stanton Road/University Avenue | |
| S2-4 | Senff Gates at University Avenue and Hospital Drive | |
| *Small-Scale Features, Site Furnishings & Objects* | | 2013 |
| F2-4 | Thomas Jefferson statue | |
| F2-5 | Benches | |
| F2-6 | Flagpoles to either side of the Rotunda forecourt | |
| F2-7 | Sundial southeast of the Rotunda forecourt | |
| F2-8 | Commemorative artwork - Poetry Walk | |
| **LCA 3 East Gardens** | | |
| *Land Uses* | | 2013 |
| U3-2 | Academic uses, study, instruction | |
| U3-3 | Casual daily use, residential, pleasure garden | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 2013 |
| O3-1 | Sequence of visually enclosed chambers framed by walls and buildings | |
| O3-3 | Gardens spaces with service buildings | |
| O3-4 | Linear service alleys framed by brick walls | |
| O3-5 | Open landscape to east | |
| *Topography* | | 2013 |
| T3-1 | Terraced ground plane descends to east | |
| T3-2 | Service alleys slope descends to east | |
| T3-3 | Service courts slope descends to east | |
| T3-4 | Level east lawn | |
| T3-5 | Steep slope perimeter to east | |
| T3-6 | Side drains along service alleys | |
| *Vegetation* | | 2013 |
| V3-3 | Ornamental plantings upper gardens | |
| V3-4 | Ornamental plantings lower gardens | |
| V3-5 | Fruit and culinary plantings | |
| V3-6 | Edge plantings between wall and alley roadway | |
| V3-7 | Ornamental plantings in service courts | |
| V3-8 | Trees and turf at level east lawn | |
| V3-9 | Trees and turf on east slope | |
| *Circulation* | | 2013 |
| C3-1 | 4 service alleys | |
| C3-2 | 4 service courts west end of Alleys | |
| C3-4 | Hospital Drive as east boundary | C |
| C3-6 | East Range Road west of Hotels | |
| C3-8 | Arcade paving at hotels | |
| C3-9 | Areas of garden paving | |
| C3-10 | Garden walks | |
| C3-11 | Garden steps | |
| C3-12 | East slope steps | |
| C3-13 | Parking lot off Hospital Drive | |

| | | |
|---|---|---|
| *Water Features & Drainage* | | 2013 |
| | None | |
| *Non-Habitable Structures* | | 2013 |
| S3-1 | Brick walls define garden chambers | |
| S3-2 | Functional outbuildings, smokehouse, privies | |
| S3-3 | Faux privy buildings | |
| S3-4 | Stone walls | |
| *Small-Scale Features, Site Furnishings & Objects* | | 2013 |
| F3-1 | Sculpture feature - Merton Spire | |
| F3-2 | Sculpture feature - Cast Iron capital | |
| F3-4 | Sculptural feature - Armillary Sphere | |
| F3-5 | Garden furniture | |
| F3-6 | Garden gates | |
| F3-7 | Bollards in alleys | |

| **LCA 4 West Gardens** | | |
|---|---|---|
| *Land Uses* | | 2013 |
| U4-2 | Academic uses, study, instruction | |
| U4-3 | Casual daily uses, residential, pleasure garden | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 2013 |
| O4-1 | Sequence of visually enclosed chambers framed by walls and buildings | |
| O4-3 | Gardens spaces with service buildings | |
| O4-4 | Linear service alleys framed by brick walls | |
| O4-5 | Level open area along west of hotels/along McCormick Rd. | |
| *Topography* | | 2013 |
| T4-1 | Ground plane slight slope descends to west | |
| T4-2 | Service courts slight slope descends to west | |
| T4-3 | Alleys moderately slope descends to west | |
| T4-4 | Stepped grades along McCormick Road | c |
| *Vegetation* | | 2013 |
| V4-4 | Ornamental plantings upper gardens | |
| V4-5 | Fruit and culinary plantings | |
| V4-6 | Edge plantings between wall and alley roadway | |
| V4-7 | Ornamental plantings in service courts | |
| V4-8 | Trees and turf at level west lawn | |
| V4-9 | Planting between straight garden wall and hotels | |
| *Circulation* | | 2013 |
| C4-1 | 4 service alleys | |
| C4-2 | 4 service courts east end of alleys | |
| C4-4 | McCormick Road as west boundary | |
| C4-6 | Road south of Hotel E | |
| C4-7 | Walk east of hotels | |
| C4-8 | Arcade paving at hotels | |

| | | |
|---|---|---|
| C4-9 | Areas of garden paving | |
| C4-10 | Garden walks | |
| C4-11 | Garden steps | |
| *Water Features & Drainage* | | 2013 |
| | none | |
| *Non-Habitable Structures* | | 2013 |
| S4-1 | Brick walls define garden chambers | |
| S4-2 | Functional outbuildings, smokehouse, privies | |
| S4-3 | Faux Privy Buildings | |
| S4-4 | Stone walls | |
| S4-5 | Fences | |
| S4-6 | Stone wall McCormick Road frontage | |
| *Small-Scale Features, Site Furnishings & Objects* | | 2013 |
| F4-1 | Sculpture feature - Cast Iron Capital | |
| F4-2 | Sculpture features - Rotunda stone capitals | |
| F4-3 | Garden furniture | |
| F4-4 | Garden gates | |
| F4-5 | Bollards in alleys | |
| **LCA 5 South Lawn and Slopes** | | |
| *Land Uses* | | 2013 |
| U5-2 | Academic uses, study, instruction | |
| U5-6 | Service and utility functions | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 2013 |
| O5-3 | View north across Lawn to Rotunda framed by trees and architecture | |
| O5-4 | Views south from Cabell Hall pergolas | |
| O5-5 | View into McIntire Amphitheater | |
| O5-7 | Slopes and terraces shaped by buildings and retaining walls | c |
| *Topography* | | 2013 |
| T5-2 | Level South Lawn framed by Old Cabell, Cocke and Rouss Halls | |
| T5-4 | Terraced south entry New Cabell Hall | c |
| T5-6 | Moderate slope at Randall Hall | |
| T5-7 | Partial steep slope along Jefferson Park Avenue | |
| T5-8 | Stepped slope and corner slopes of McIntire Amphitheater | |
| *Vegetation* | | 2013 |
| V5-2 | Double tree rows and turf continuing Lawn vegetation | |
| V5-3 | Trees and turf on slopes | |
| V5-5 | Street trees Ruppell Drive segment of former Hospital Drive | |
| V5-7 | Garrett Hall green roof garden | |
| *Circulation* | | 2013 |
| C5-3 | Perimeter drives east, south and partial northwest | |
| C5-4 | Asphalt service drive at Randall and Varsity Halls | |
| C5-5 | Jefferson Park Ave. as southern boundary | |
| C5-7 | South Lawn perimeter walks | |
| C5-8 | Terraces east and west of Old Cabell Hall | |

| | | |
|---|---|---|
| C5-10 | Landscape plaza at Garrett Hall Entry | |
| C5-11 | Paths and steps Randall Hall | |
| C5-13 | Brick paving at Jefferson and Washington Statues | |
| C5-14 | Bridge northwest of Varsity Hall | |
| C5-15 | New "South Lawn" extension over Jefferson Park Ave. | |
| *Water Features & Drainage* | | 2013 |
| | none | |
| *Non-Habitable Structures* | | 2013 |
| S5-5 | Stone retaining walls north of Rousss and Cocke Hall | |
| S5-6 | Stone retaining wall at the east garden niche | |
| S5-7 | McIntire Amphitheater | |
| S5-8 | Chain gate, brick piers at Ruppel Drive | |
| *Small Scale Features, Site Furnishings & Objects* | | 2013 |
| F5-3 | Statues of Jefferson, Washington, Homer | |
| F5-4 | Benches | |

## CHAPTER 9 ENDNOTES

[1] Margaret Page Bemiss, Historic Virginia Gardens: Preservation Work of The Garden Club of Virginia 1975-2007, University of Virginia Press: Charlottesville, 2009.
[2] Anne E. Bromley, "In Memoriam: James Murray Howard," *UVA Today*, January 22, 2008.
[3] And, for the Jeffersonian precinct at the University of Virginia the nomination stated the following: "beginning in the late 1970s, the University's awareness of accelerating decline within the Jeffersonian Precinct prompted urgent requests for financial assistance from the General Assembly [State legislature] of the Commonwealth of Virginia. In 1982, special deferred maintenance funding, earmarked for the Jeffersonian Precinct, was forthcoming, signaling a similar understanding by the state government. Subsequent university actions establishing a special board to address matters of fund-raising and curatorship and creating within the university an architectural/curatorial post to handle preservation and restoration work on the site have served to establish a comprehensive preservation /restoration program. The result of these events has been a rapid increase in activity at the site. By the end of 1987, all roofs will be watertight. Attendant restoration of wood roof and cornice members, where necessary, will also be completed. By July 1986, extensive restoration work had been carried out at two of the ten pavilions, Pavilions III and VIII. Limited work had been conducted at five others. In all cases, the work has resulted from the need to keep the buildings in constant use, major repairs to pavilions being feasible only every decade, as occupants change. Where more extensive efforts have been mounted, sufficient research has been done to allow for well-documented restorations." The nomination continues: "in the summer of 1986, the National Endowment for the Arts awarded the University $30,000 [USD] toward the preparation of an historic structures report. It is anticipated that from four to five years will be required to prepare an exhaustive survey and analysis. In the meantime, restoration work and research will be carried out simultaneously on a project by project basis." Quote from World Heritage Nomination, II.3 Statement of Authenticity / Integrity, (See Section 2 of the current Nomination Form and Section 4 of the original Form), page 7.
[4] *Historic Central Grounds Landscape Study*, 1986 prepared under the guidance of the University's Historic Grounds Landscape Committee and the cooperation of the Arboretum and Landscape Committee, the Garden Club of Virginia and its landscape architect, Rudy Favretti, and the staff of the University Department of Physical Plant. The project was financed by a grant from the High Winds Fund, Incorporated, New York, and funds from the University of Virginia. The EDAW project team is listed as: Elliot Rhodeside, Beth Meyer, and Carol A. Brower.
[5] It is important to note that at this date, 1985-86, the field of historic landscape preservation was emerging and the approach used in the study, while useful, did not parallel the more comprehensive national guidance of the 1990s addressing historic landscape character and character-defining features.
[6] President's Report, 1987-1988. Box 4, Annual Report – President's Reports Folder. Papers of the President, 1984-1988. RG-2/1/2.901. Special Collections, University of Virginia Library, Charlottesville, Virginia.
[7] University of Virginia Historic District, Bounded by University, and Jefferson Parks Aves., and Hospital and McCormick Rds., Charlottesville, (Independent City), 11/20/70. A, B, NHL, 70000865; *National Register of Historic Places 1966 to 1994*; page 851.
[8] Thomas Jefferson Foundation, Inc., "Thomas Jefferson Foundation Chronology," Monticello Website, accessed 4/12/2013, online: http://www.monticello.org/site/about/thomas-jefferson-foundation-chronology.
[9] ICOMOS, World Heritage List No. 442 Advisory Body Evaluation, UNESCO World Heritage, 16 Dec. 1986.
[10] UNESCO World Heritage Centre, "Monticello and the University of Virginia in Charlottesville," Inscription Information, 1986-1987.
[11] ICOMOS Advisory Body Evaluation World Heritage List No 442, Monticello and University of Virginia, 1986.
[12] ICOMOS Advisory Body Evaluation World Heritage List No 442, Monticello and University of Virginia, 1986.
[13] Kresge grant was $750,000, matched it provided $1.5 million for Pavilion 1.
[14] National Endowment $750,000 grant was matched with $2.25 million in a 1 to 3 ratio.
[15] Tom Leback, interview with Mary Hughes, 26 April 2012, Charlottesville, VA. In 1989, Tom Leback returned to service at UVa as the Landscape Superintendent at Facilities Management. In the following years Leback oversaw landscape renewal efforts in a sequence of positions including Physical Plant Director, Capital Budget Manager, and University Space Administrator.

[16] John T. Casteen, III, "1995 Presidents Report," Office of University Publications Website, Accessed 4 May 2013: http://www.virginia.edu/president/presidentsreports/95/casteen.html.
[17] University of Virginia Facilities Management, Resource Center, Projects: 87769, 87767, 56851, 63292, 60795.
[18] University construction project research conducted in 2013 by Garth Anderson, Resource Center Manager at University of Virginia Facilities Management, finds that this is the first specification of extruded brick in the modern period at the University.
[19]UVA Arboretum and Landscape Committee, Minutes, 18 June 1990; Online, 11/11/2013: http://www.virginia.edu/architectoffice/arboretumlandscape/minutes/1990-06-18.
[20] University of Virginia Facilities Management, Resource Center, Project 84162
[21] Office of the Architect, "Comments on Jefferson's Academical Village Cultural Landscape Report, Draft (June 2013)," University of Virginia, September 2013.
[22] Michael Vergason Landscape Architects with Ayers/Saint/Gross et al. *University of Virginia Landscape Master Plan*. Baltimore: Ayers/Saint/Gross, 1998.
[23] Charles D. Cheek and Dana B. Heck., Archeological Investigations at the site of the Anatomical Theatre, Project 44AB0443. University of Virginia, Charlottesville, Virginia, p1. Prepared for Hartman-Cox Architects. (Alexandria: John Milner Associates, Inc., 1997).
[24] M. Drake Patten, "Archaeological Research at Pavilion VII Yard and Poe Alley," Charlottesville, VA, 1998; M. Drake Patten, "Archaeological Excavations on Historic East Street, East Range, Central Grounds," Charlottesville, VA, 1998.
[25] Margaret Page Bemiss, Historic Virginia Gardens: Preservation Work of The Garden Club of Virginia 1975-2007, University of Virginia Press: Charlottesville, 2009.
[26] University of Virginia Facilities Management, Resource Center, Projects 78826 and 80938
[27] Agnes Denes. Poetry Walk--Reflections--Pools of Thought. Installation. North Rotunda Lawn, Universtiy of Virginia, Charlottesville, VA. 2000. Additional information available at: http://www.agnesdenesstudio.com/WORKSIndividualPWMacleishALL.html.
[28] University of Virginia Facilities Management, Resource Center, Project 72565
[29] University of Virginia Facilities Management, Resource Center, Project HW List
[30] University of Virginia Facilities Management, Resource Center, Project 105606
[31] University of Virginia Facilities Management, Resource Center, Project 97861
[32] University of Virginia Facilities Management, Resource Center, Project 7880
[33] University of Virginia Facilities Management, Resource Center, Project 85037
[34] University of Virginia Facilities Management, Resource Center, Project 106952
[35] University of Virginia Facilities Management, Resource Center, Project 109175
[36] University of Virginia Facilities Management, Resource Center, Project 99305
[37] University of Virginia Facilities Management, Resource Center, Projects.
[38] University of Virginia Facilities Management, Resource Center, Project 106943
[39] Matt Kelly, "Merton Spire Once More Reaching Toward the Sky," *UVA Today*, 6 June 2007.
[40] *Landscape Typologies + Standards,* Office of the Architect, 2011.
[41] Hopkins' program of exploratory trenching was described 11 years later by his associate and successor, Donald H. Parker, p.1, *Report on the Archaeological Excavations Made in the East Lawn Garden Area at the University of Virginia. Charlottesville for the Garden Club of Virginia During the Period October 6 – 11, 1960*. Accession #13692, Special Collections, University of Virginia Library, Charlottesville, Virginia.
[42] Alden Hopkins to Mrs. C. James Andrews, Chairwoman, Garden Club of Virginia, November 21, 1949 and December 1, 1949. Copies of original letters in possession of University of Virginia Office of the Architect. Although Hopkins said in his December 1 letter that he would prepare a plan showing the locations of his trenches and discoveries, this document has not been found.
[43] Donald H. Parker, *Report on the Archaeological Excavations Made in the East Lawn Garden Area at the University of Virginia. Charlottesville for the Garden Club of Virginia During the Period October 6 – 11, 1960*. Accession #13692, Special Collections, University of Virginia Library, Charlottesville, Virginia.
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[50] Benjamin P. Ford, *"In Each Alley…" Archaeological Investigations Associated with the Central Grounds Waterline Replacement Project*. VDHR File No. 2004-0492. Report submitted to University of Virginia Facilities Management by Rivanna Archaeological Services, 2007.
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accessed 4/1/2013, online: http://www.virginia.edu/uvatours/gardens/gardensPlants.html; and other available gardens data on University website and current brochure.

[108] Entirely surrounded by multi-story academic buildings, the features of these courtyards were not studied in this CLR.

Figure 9.1 Access improvements to Pavilion VII were carried out to position access to the left, screened by vegetation to limit visual intrusion. This photograph from 1986 predates access improvements. (R-JAV-SCL-OVH-1986-04-prints12017-BW-4-PavVII.jpg)

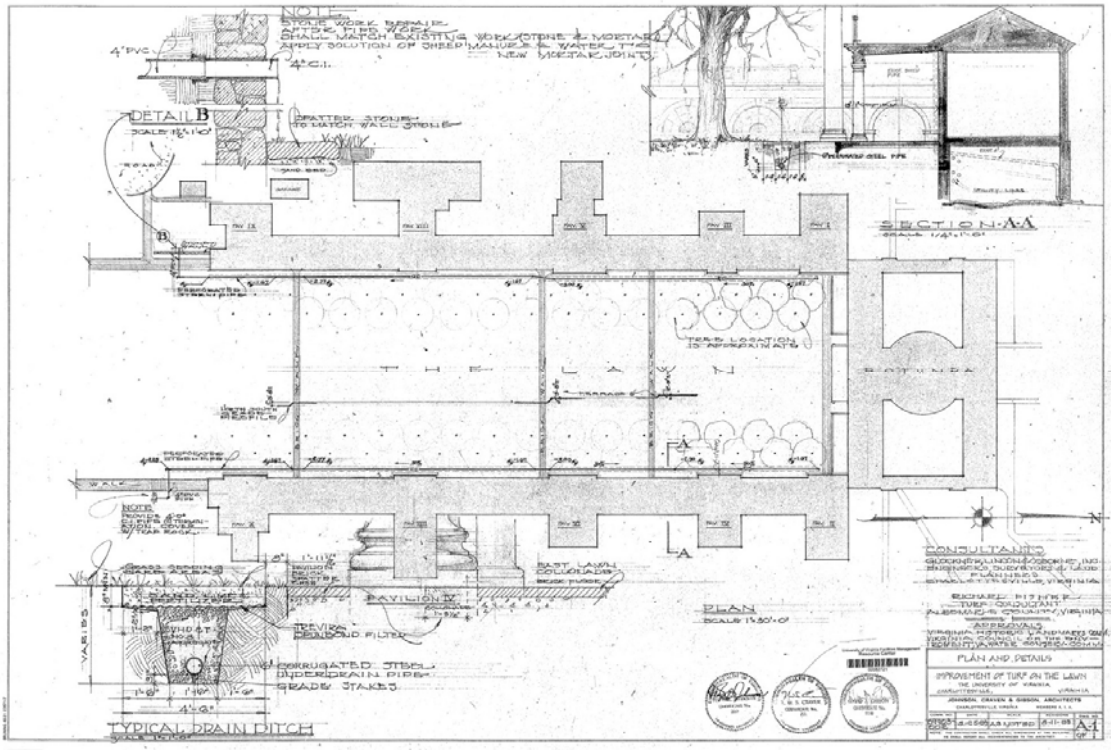



Figure 9.2 The 1983 turf improvements project attempted to facilitate better drainage by installing gravel trenches and drains along the perimeter. (R-JAV-FMRC-FF-1983-08-25-82721 A-M-1-LawnDrains.JPG)

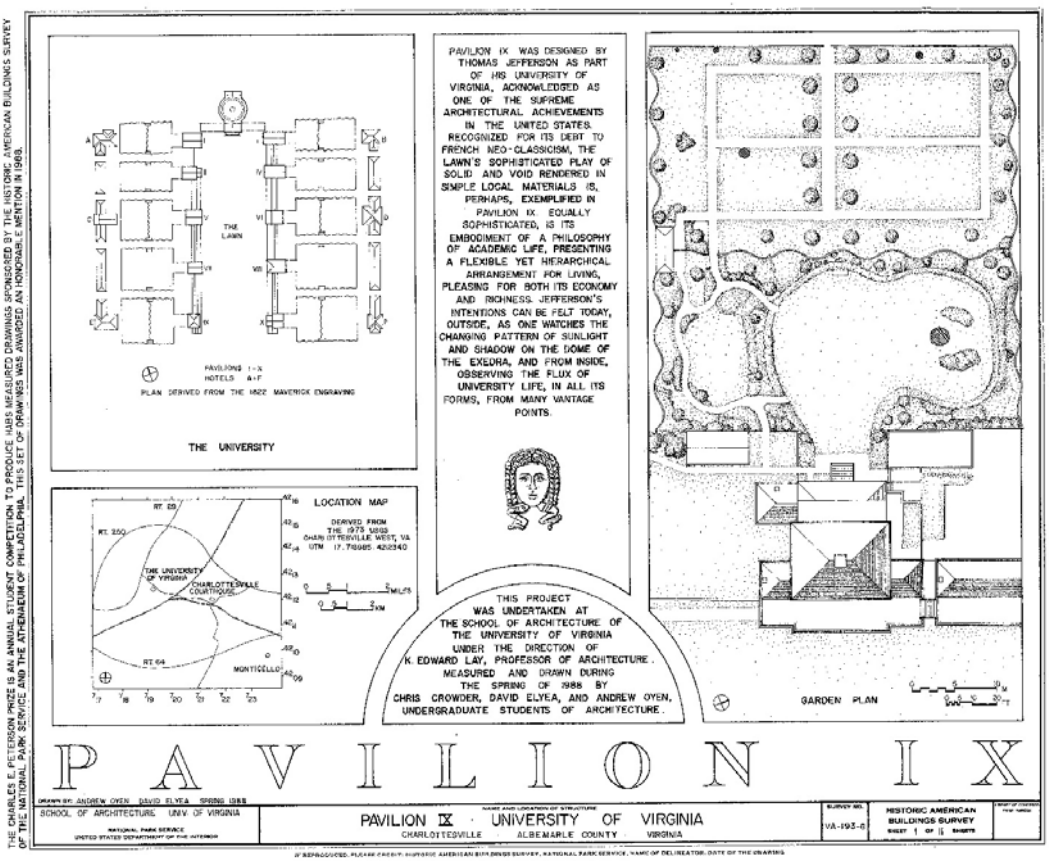



Figure 9.3 This HABS drawing set cover sheet for Pavilion IX, West Gardens, includes a Garden Plan on the right. (R-JAV-FMRC-FF-1988-65978_1-M-4-HABSPavIX.JPG)

Figure 9.4 Grounds crew spot water a garden bed during the summer drought of 1999. (R-JAV-SCL-OVH-1999-08-prints11358-C-3 or 4-spotwatering.jpg)

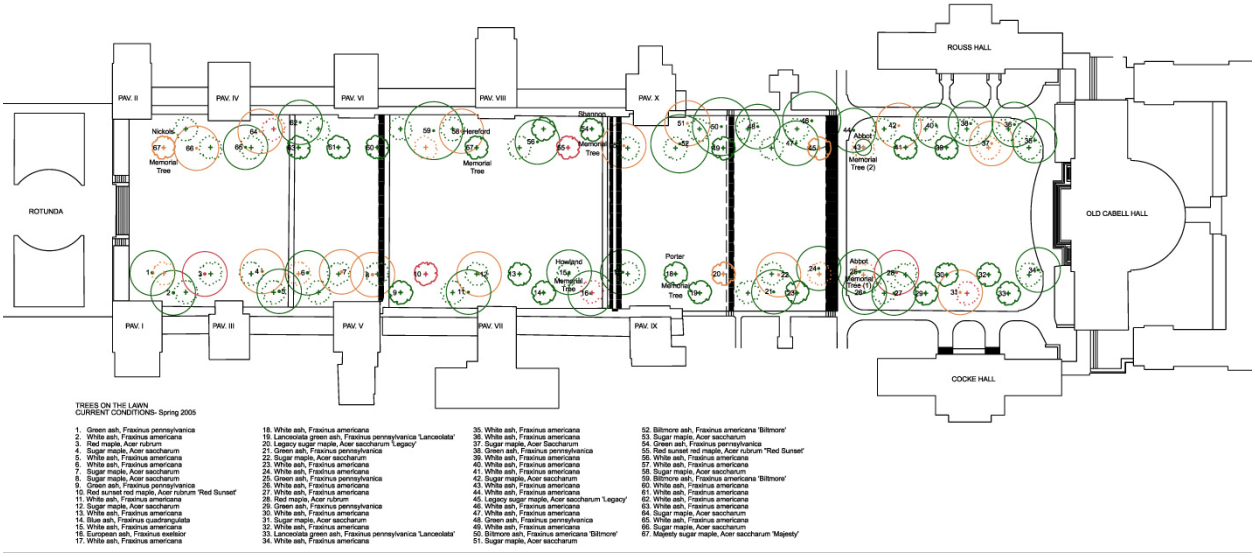



Figure 9.5 Inventory plan showing existing trees on four terraces of the Lawn and South Lawn in 2005 by location and species with canopies shown for approximate size. (R-JAV-FMRC-FF-2005-04-84519-M-1-OATrees.JPG).

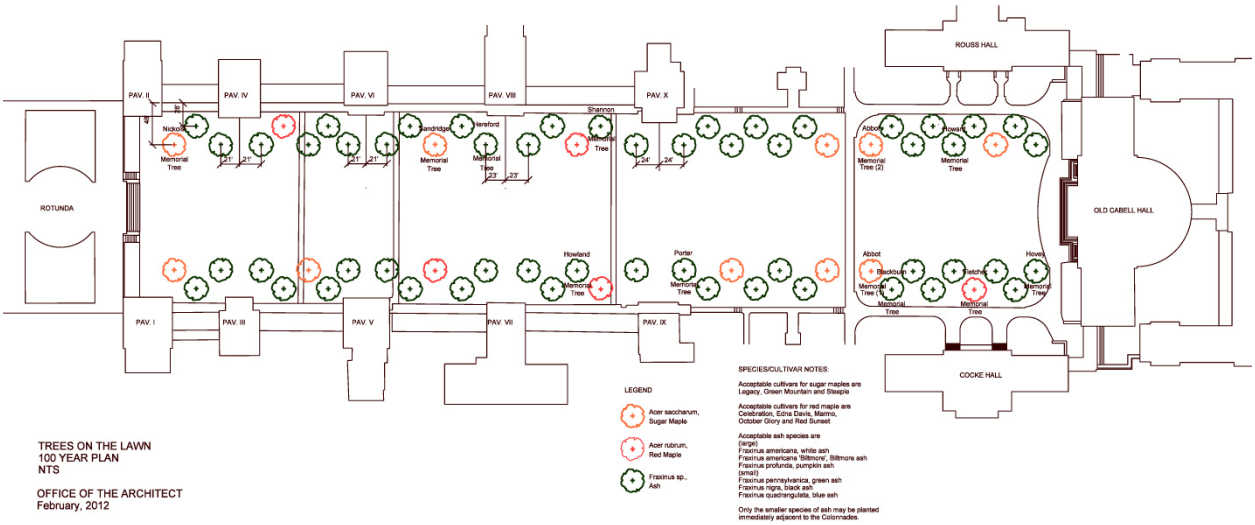



Figure 9.6 100 year plan for trees on the Lawn and South Lawn depicts the proposed spacing, genus and species, with sugar maple shown in orange, red maple in red and ash in green canopy symbols. (R-JAV-OA-LP-2012-02-lawntrees-su12-M-1-Trees100yrPlan.JPG

Figure 9.7 This 1995 photograph of South Lawn and statue of Homer shows dethatching of turf; in the background a simple post and rope barrier defines walk margins in an attempt to keep traffic on paths. (R-JAV-SCL-OVH-1995-03-prints11790-BW-1-5-TurfTractor.jpg).

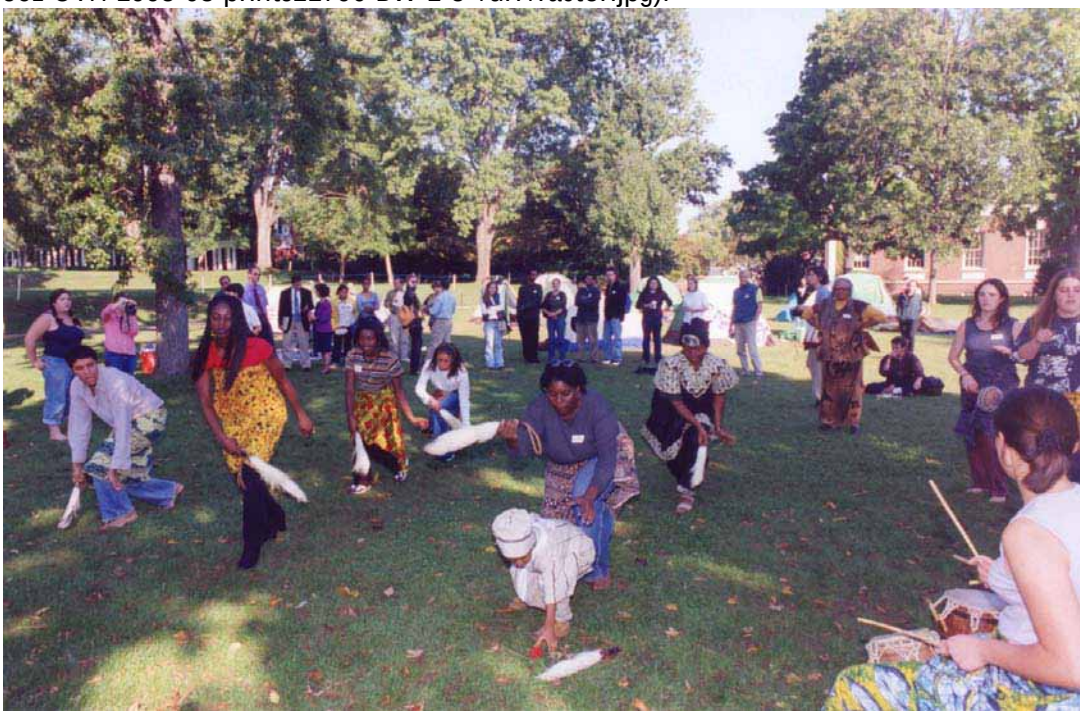


Figure 9.8 Events on the Lawn, like this performance of the African Drum and Dance Ensemble, add to the cumulative compaction of lawn soils and the constant maintenance required for good appearance and turf health. (JAV-SCL-OVH-1999-10-prints11436-C-5-AfDrumDanceLawn.jpg).

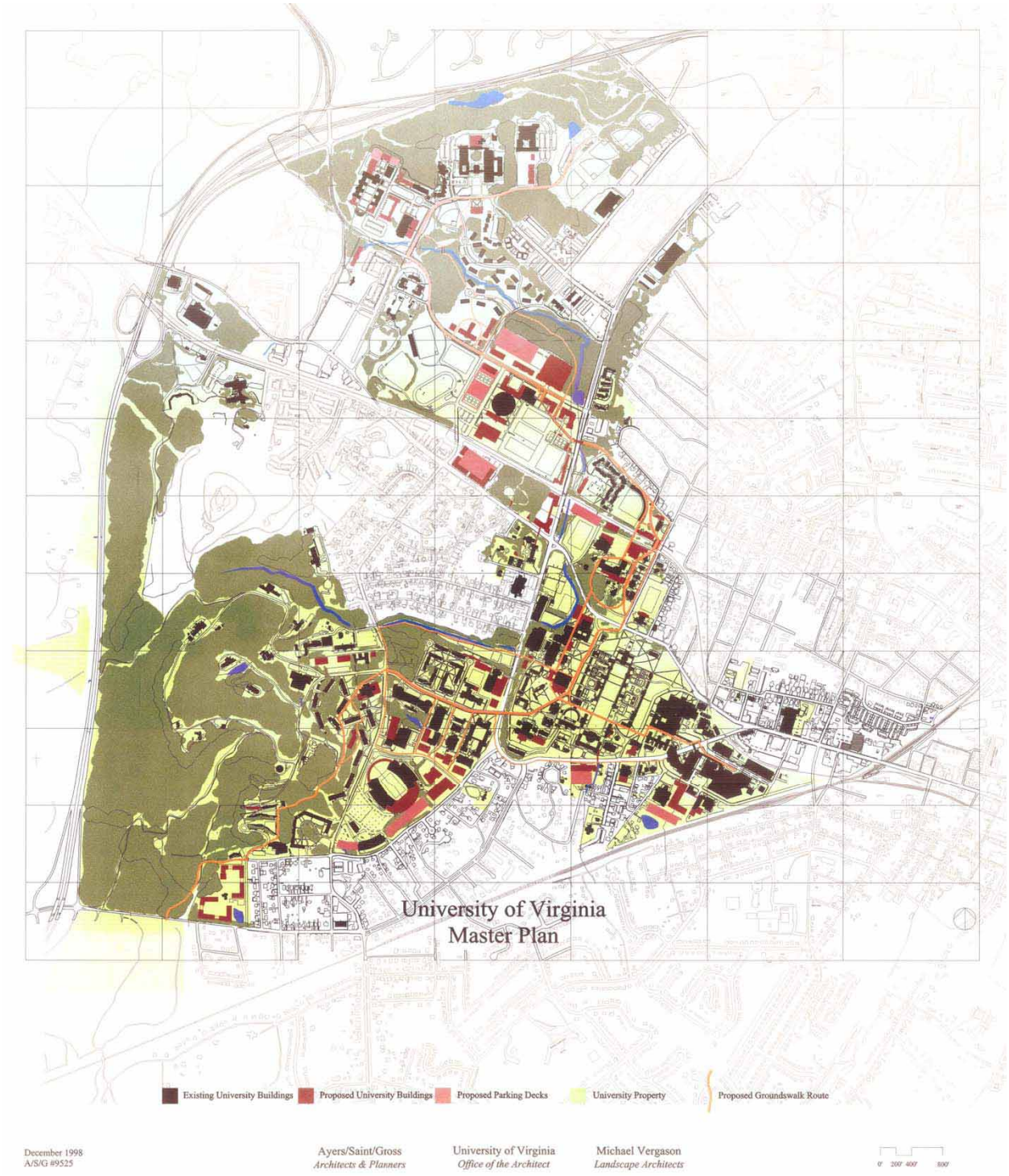



Figure 9.9 This overall University campus master plan of 1998 focused attention in the areas around the Academical Village with limited interventions planned for the core area. (R-JAV-FMRC-FF-1998-12-83637-M-6-AyersSaintGrossVergasonMP.JPG).

Figure 9.10 Ceremonial tree plantings, like this 2002 pink dogwood planting event in honor of Alden Hopkins, are tracked in a memorial tree inventory. (R-JAV-SCL-OVH-2002-prints12335-C-3-PavVIIIGCV HopkinsDogwood.jpg).

Figure 9.11 Young apple trees of historic varieties were planted in 2002 in the West Gardens of the lower terrace at Hotel E. (R-JAV-SCL-OVH-2002-prints11357-C-4-LowerPavIX-apples.jpg).

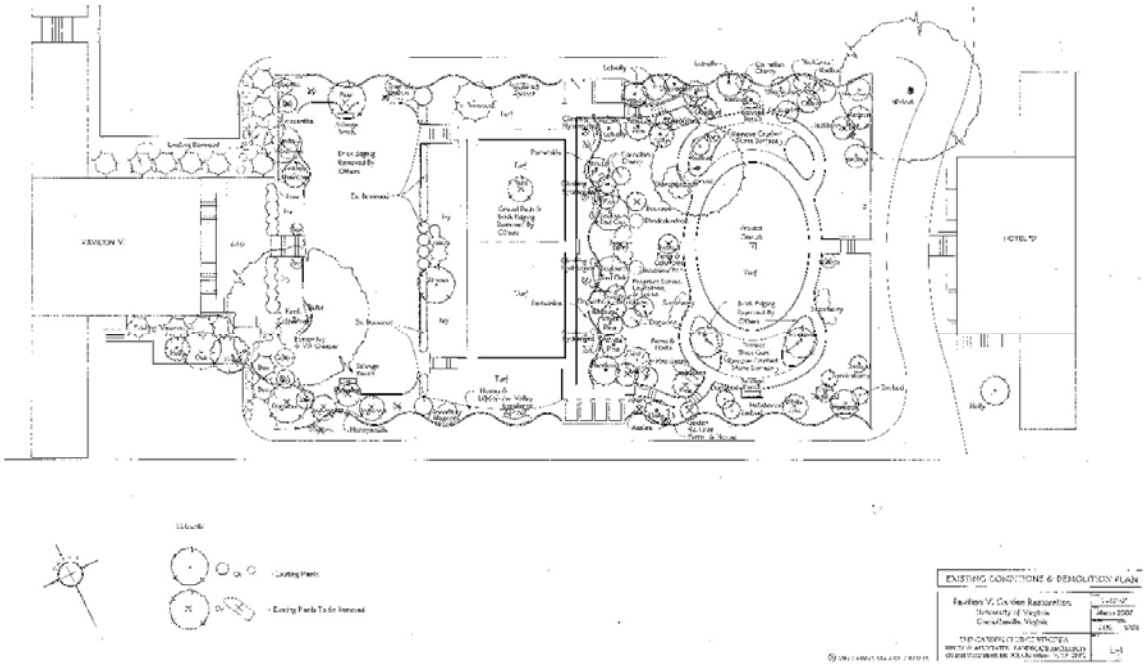


Figure 9.12 In the West Gardens of Pavilion VI upgrades were planned by Rieley & Associates developed collaboratively with Mary Hughes. This plan shows demolition aspects over the existing conditions. (R-JAV-FMRC-FF-2007-100930_L_1-M-3-RileyAssocPavVIdemo.JPG).

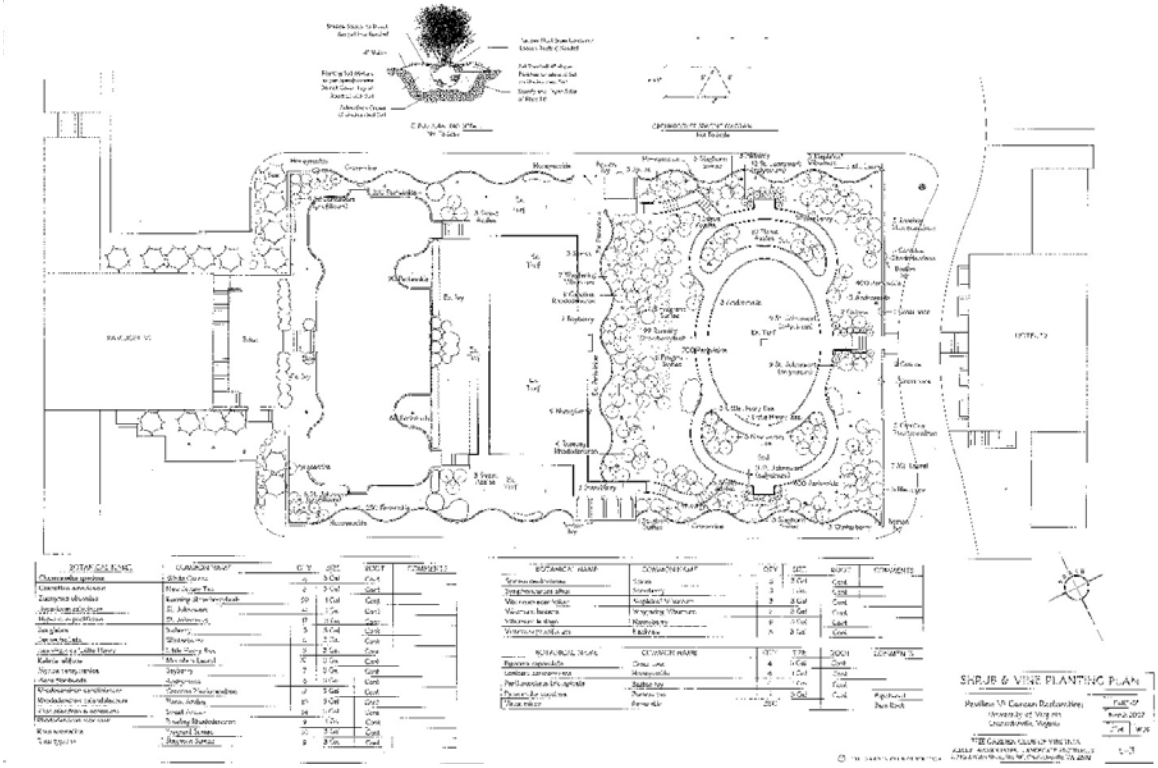


Figure 9.13 New plantings in Pavilion VI, West Gardens, progressed in 2007. This plan shows proposed planting for the project. (JAV-FMRC-FF-2007-100932_L_3-M-3-RileyAssocPavVIShrub Vine.JPG)

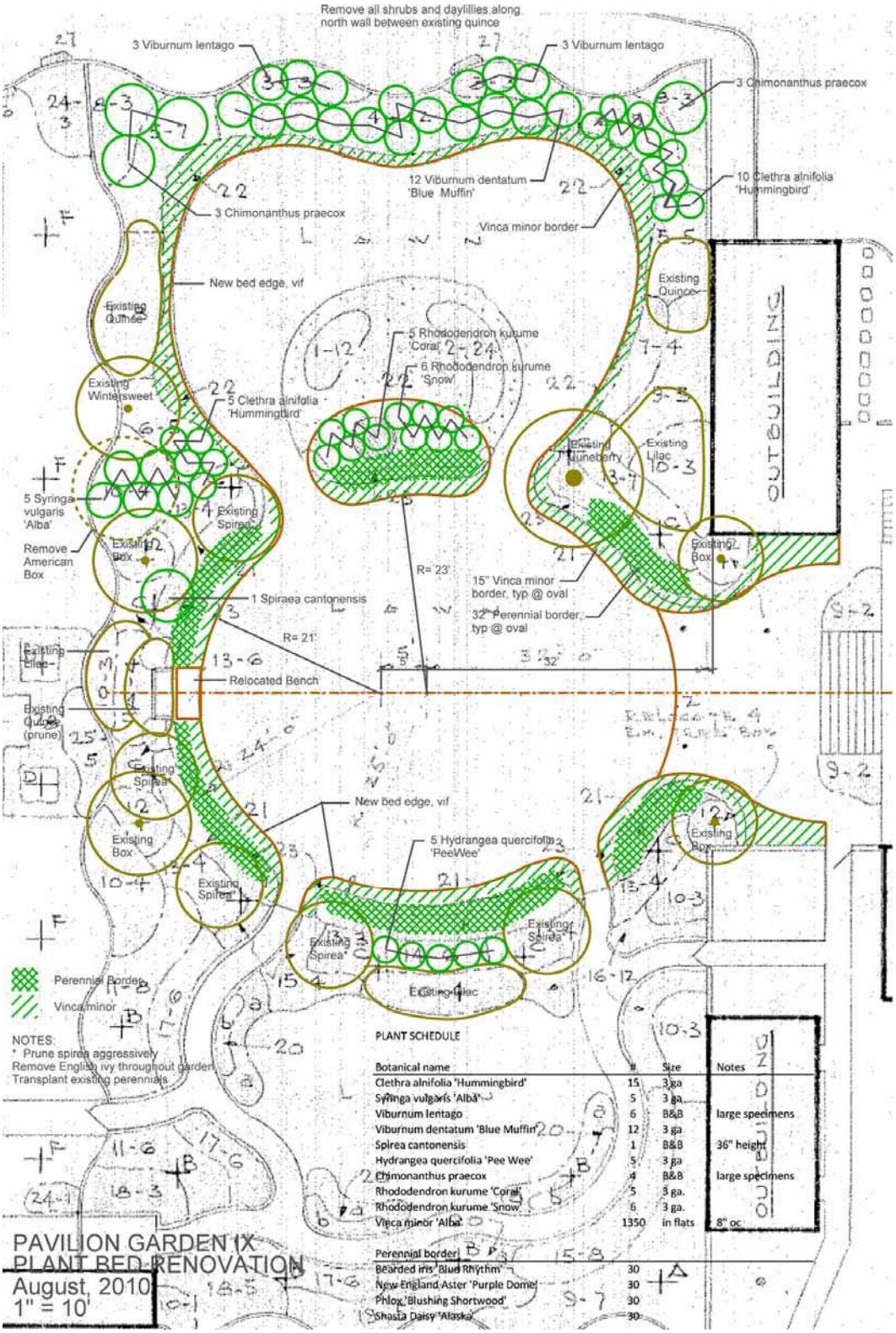



Figure 9.14 Work on the upper Pavilion IX garden, West Gardens, was required after the removal of the McGuffey Ash that had stood in this location since 1826.The plan shows proposed plantings. (R-JAV-OA-LP-2010-08-M-4-UpperPavIX.jpg)

Figure 9.15 The tradition of May graduation on the Lawn brings graduates and families to the Lawn at the core of the Academical Village. (R-JAV-SCL-OVH-2002-05-19-prints11266-C-1-LawnCrowdImpact.jpg)

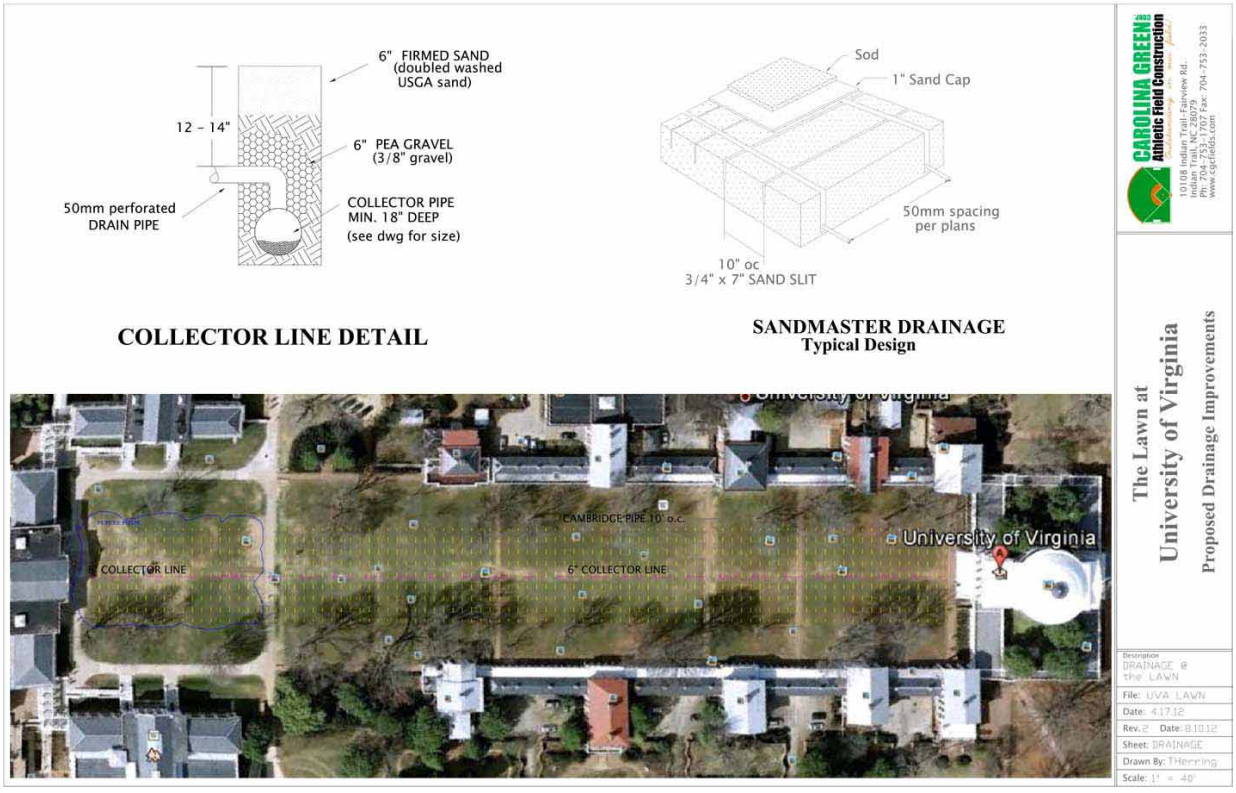



Figure 9.16 This 2012 project to improve storm water infiltration on the Lawn proposed a grid of sand, pea gravel and perforated drain pipes. (R-JAV-FMRC-FF-2012-118942-M-1-LawnDrainage.JPG)

Figure 9.17 A large subsurface utility corridor at the foot of the southernmost terrace of The Lawn was upgraded for emergency vehicle access in 2012. Construction activity was focused on the immediate area and archaeological monitoring was carried out. (R-JAV-HL-2012-07-06-33-C-5-PathUtilityExcavation.JPG).

Figure 9.18 this archeological unit was excavated in the east yard of Hotel C in 2012 by Rivanna Archaeological Services. (R-JAV-HL-2012-07-06-vt131-C-4-RASarchaeology.JPG).


Figure 9.19 Overlay map from the Historic Preservation Framework plan depicts a hierarchy of importance in color tones with brown noting "Fundamental" buildings and landscape, orange marking "Essential", yellow indicating "Important" and green denoting "Contributing" historic resources. (R-JAV-OA-GP2008-HistoricPreservationFrameworkPlan-2007.jpg).

Figure 9.20 View south across the Lawn, framed by trees and architecture of the pavilions and colonnade. Crossing brick walks are visually discrete. (R-JAV-HL-2012-06-13-28-C-1-Lawn.jpg)

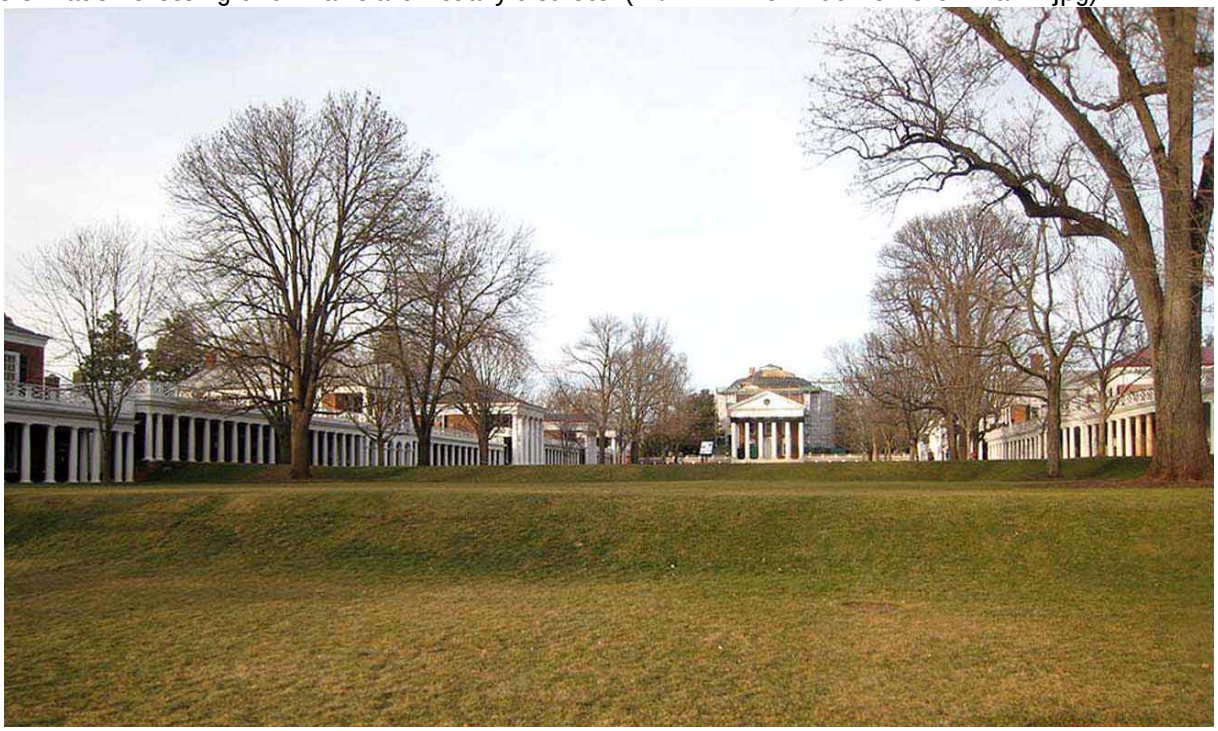


Figure 9.21 Terraced Lawn seen from the South Lawn. Two of the four turf slopes separating the turf panels are visible in the foreground. The Rotunda roof is under repair. (R-JAV-HL-2013-02-12-1085-C-1-Lawn.jpg)

Figure 9.22 Turf and trees characterize the landscape of the North Rotunda Lawn. The planted slope of the Rotunda upper terrace can be seen in the background. (R-JAV-HL-2013-01-16-335-C-2-NorthLawn.jpg)

Figure 9.23 The Pratt ginkgo tree stands tall displaying yellow fall foliage on the North Rotunda Lawn. (R-JAV-HL-2012-11-19-2-C-2-PrattGinkgo.jpg).

Figure 9.24 The Rotunda upper terrace is a ceremonial landscape on axis with the Rotunda to the north. The statue of Jefferson, flagpole and light standards are visible. (R-JAV-HL-2012-07-06-088-C-2-NorthLawn.jpg)

Figure 9.25 The upper terrace of Pavilion II, East Gardens, is framed by maturing plantings within the serpentine walls. Hotel B is seen beyond the tree canopy. (R-JAV-HL-2012-06-13-213-II-C-3-EastRange.jpg)

Figure 9.26 Pavilion VIII, East Gardens is a series of three sequential terraces. The East Gardens are generally constructed in three tiers today. (R-JAV-HL-2013002-11-462-VIII-C-3-EastRange.jpg)

Figure 9.27 The East Range Lawn tree and turf landscape is framed by the Range arcade along the west side. The boxwood hedge marks the top of the slope. (R-JAV-HL-2012-06-13-73-C-3-EastRange)

Figure 9.28 The Merton Spire is a focal element within the lower terrace of Hotel D garden, East Gardens. (R-JAV-HL-2102-06-13-9-80-VI-C-3-EastRange.jpg)

Figure 9.29 Trimmed boxwood with open stems seen in this photograph date from the early twentieth century Manning and Lambeth garden and were retained in the GCV Jeffersonian Revival redesign. (R-JAV-HL-2012-07-06-030-C-3-LowerPavVI.JPG)

Figure 9.30 Low stone retaining walls of the mid-twentieth century Garden Club of Virginia restoration reflect the East Gardens evolution. (R-JAV-HL-2013-02-11-634-C--3-EastRange.jpg)

Figure 9.31 Pavilion IX Garden is one of the larger garden plots and this fruit tree and lawn panel layout evokes the intended agrarian theme. (R-JAV-HL-2012-06-13-132-IX-C-4-WestRange.jpg)

Figure 9.32 Simple herbaceous plantings are massed between the serpentine walls and the curbed asphalt drive of Colonnade Alley, as they are in other alley. Documentation credit this detail to Warren Manning. (R-JAV-HL-2012-06-13-VII-IX-C-4-WestRange.jpg)

Figure 9.33 Centered in the open South Lawn, or Terrace 5, the statue of Homer is aligned to the entry door of Old Cabell Hall and framed by trees and architecture. (R-JAV-HL-2012-06-13-110-C-5-SouthSlope.jpg)

Figure 9.34 The McIntire Amphitheater is set within the hollow of the former South Slope. A broad view of the bowl topography and tiered amphitheater seats is gained along the walks above. (R-JAV-HL-2012-11-20-9-C-5-SouthSlope.jpg)


SOURCES

**Layout and Details:** 1982-2013 Text Documents, 1982-2013 Historic Photographs, 2012 Aerial Photograph, 2012 Office of the Architect Intern Fieldwork, 2013 Heritage Landscapes Photographs, 2013 Heritage Landscapes Fieldwork

**Topography:** ca. 1990 CAD UVa Facilities Management, 2013 GIS/CAD UVa Facilities Management

**Trees:** ca. 1980s UVa Tree Survey, 2013 Heritage Landscapes Fieldwork

Symbol Key

- Landscape Character Areas
- Academical Village Context Area

LCA 1 - The Lawn
LCA 2 - North Rotunda Lawn
LCA 3 - East Gardens
LCA 4 - West Gardens
LCA 5 - South Lawn & Slopes

0' 150' 300' 600'

# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

Client:
University of Virginia
Office of the Architect
Charlottesville, Virginia

Landscape Architect:
HERITAGE LANDSCAPES, LLC
Preservation Landscape Architects & Planners
Charlotte VT 802.425.4330
Norwalk CT 203.852.9966

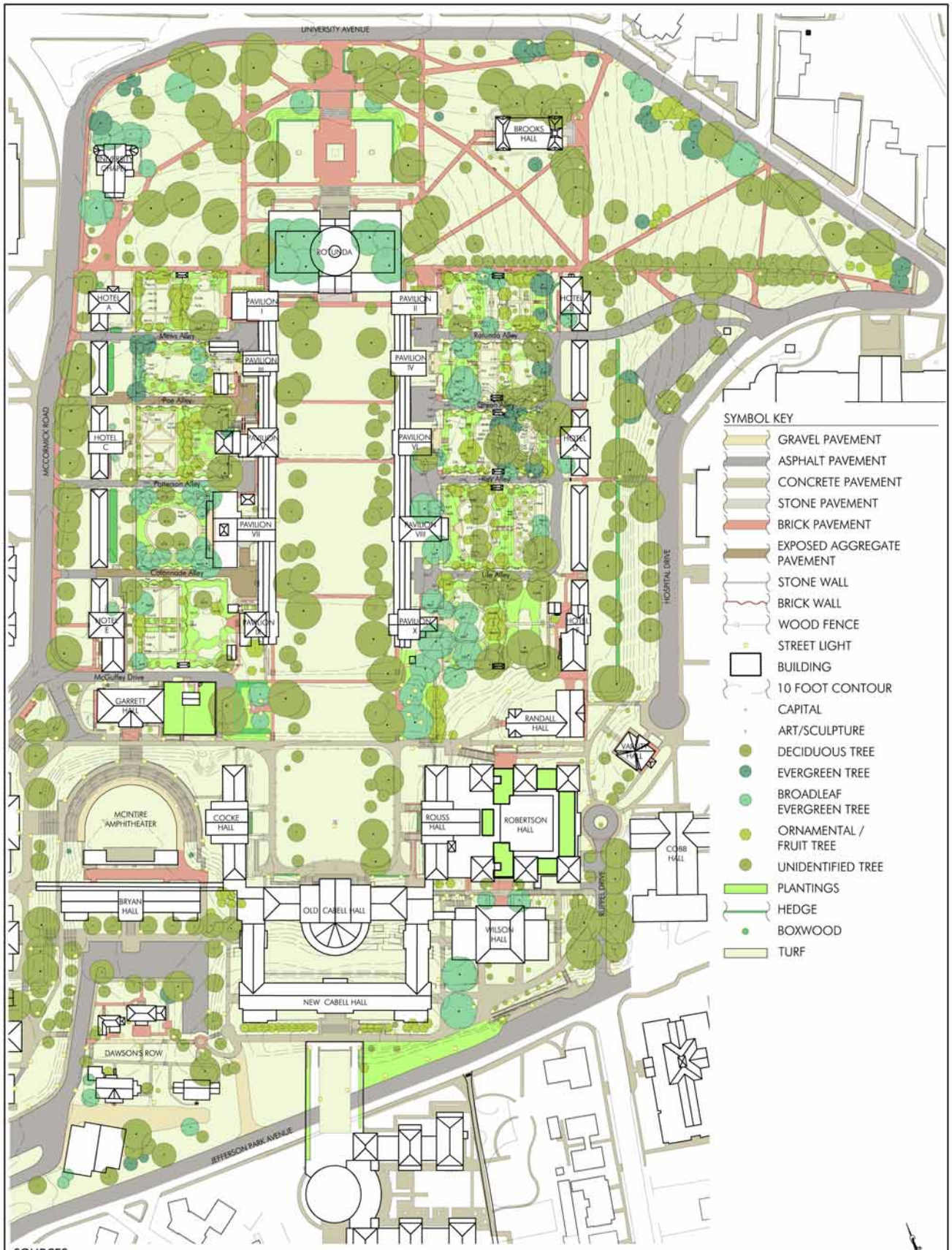
Archeologist:
RIVANNA ARCHEOLOGICAL SERVICES LLC
Charlottesville VA 434.293.3100



Drawing Title:
2013 Context Plan

Date:
December 2013

Drawing Number:
12

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# Academical Village
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Norwalk CT 203.852.9966

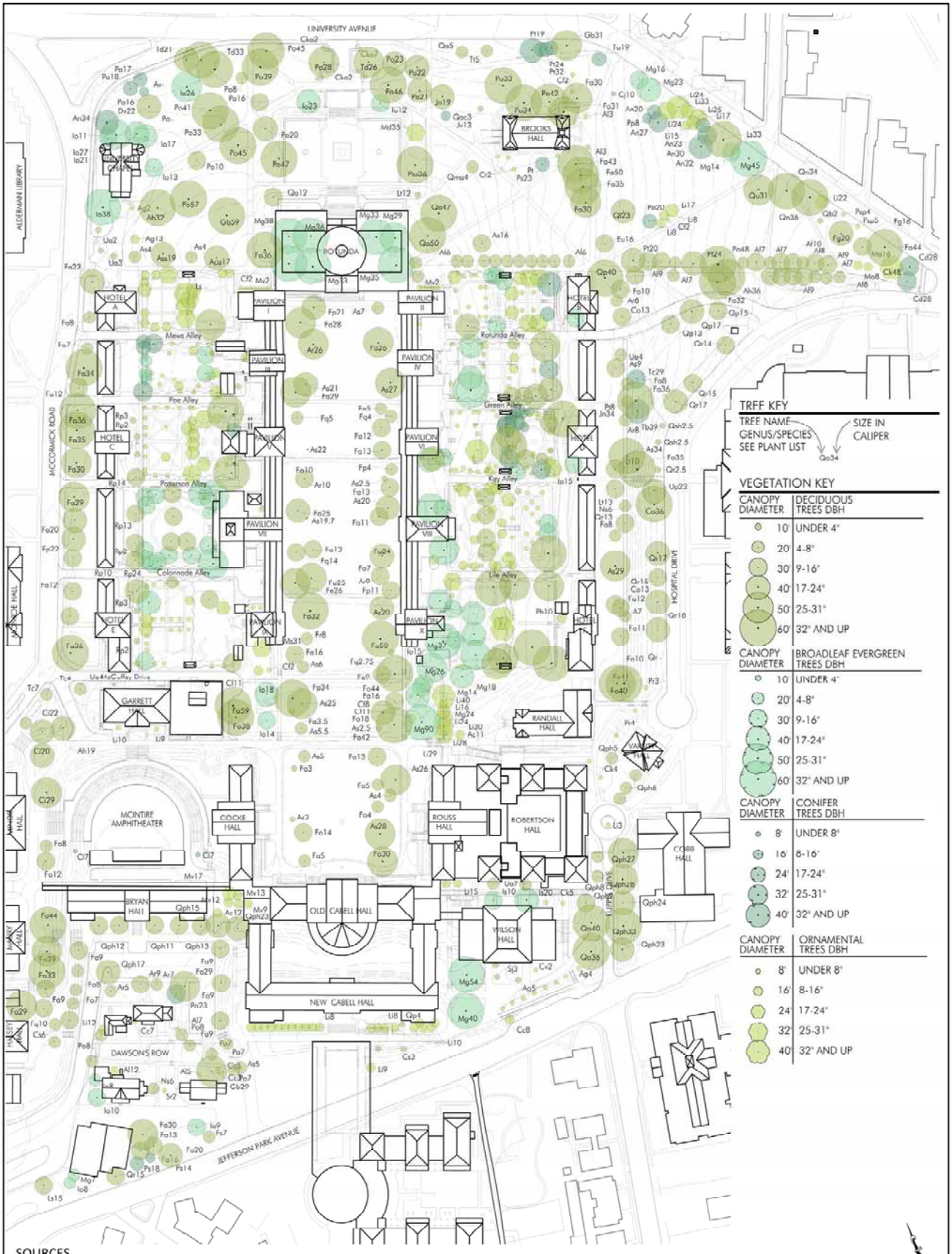
Archeologist:
RIVANNA ARCHEOLOGICAL SERVICES LLC
Charlottesville VA 434.293.3108



Drawing Title:
2013 Landscape Plan

Date:
December 2013

Drawing Number:
13

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# Academical Village
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Preservation Landscape Architects & Planners
Charlotte VT 802-425-4330
Norwalk, CT 203.852.0968

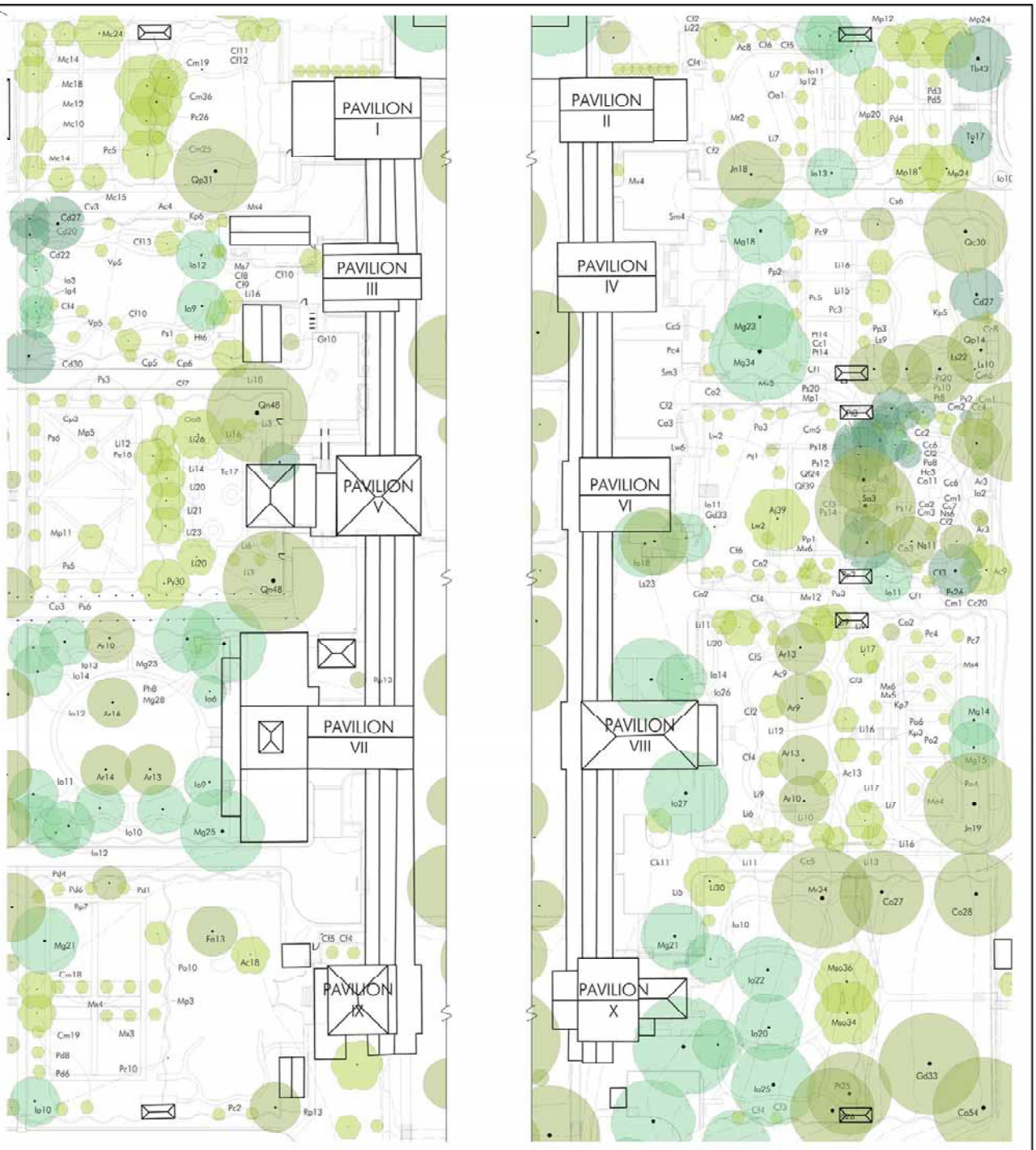
Archeologist:
RYANNA ARCHEOLOGICAL SERVICES LLC
Charlottesville VA 434.390.3108



Drawing Title:
2013 Tree Plan

Date:
December 2013

Drawing Number:
14




WEST

EAST

VEGETATION KEY

| CANOPY DIAMETER | DECIDUOUS TREES DBH |
|---|---|
| 10' | UNDER 4" |
| 20' | 4-8" |
| 30' | 9-16" |
| 40' | 17-24" |
| 50' | 25-31" |
| 60' | 32" AND UP |

| CANOPY DIAMETER | BROADLEAF EVERGREEN TREES DBH |
|---|---|
| 10' | UNDER 4" |
| 20' | 4-8" |
| 30' | 9-16" |
| 40' | 17-24" |
| 50' | 25-31" |
| 60' | 32" AND UP |

| CANOPY DIAMETER | CONIFER TREES DBH |
|---|---|
| 8' | UNDER 8" |
| 16' | 8-16" |
| 24' | 17-24" |
| 32' | 25-31" |
| 40' | 32" AND UP |

| CANOPY DIAMETER | ORNAMENTAL TREES DBH |
|---|---|
| 8' | UNDER 8" |
| 16' | 8-16" |
| 24' | 17-24" |
| 32' | 25-31" |
| 40' | 32" AND UP |

TREE KEY

TREE NAME GENUS / SPECIES SEE PLANT LIST — Qa34 — SIZE IN CALIPER

0' 30' 60' 120'

# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

Drawing Title:
2013 Gardens & Alleys Tree Plan

Date:
December 2013

Drawing Number:
15



Archeologist:
RYANNA ARCHEOLOGICAL SERVICES LLC
Charlottesville VA 434.296.3108

Landscape Architect:
HERITAGE LANDSCAPES LLC
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Charlotte VT 802.425.4330
Norwalk, CT 203.852.0968

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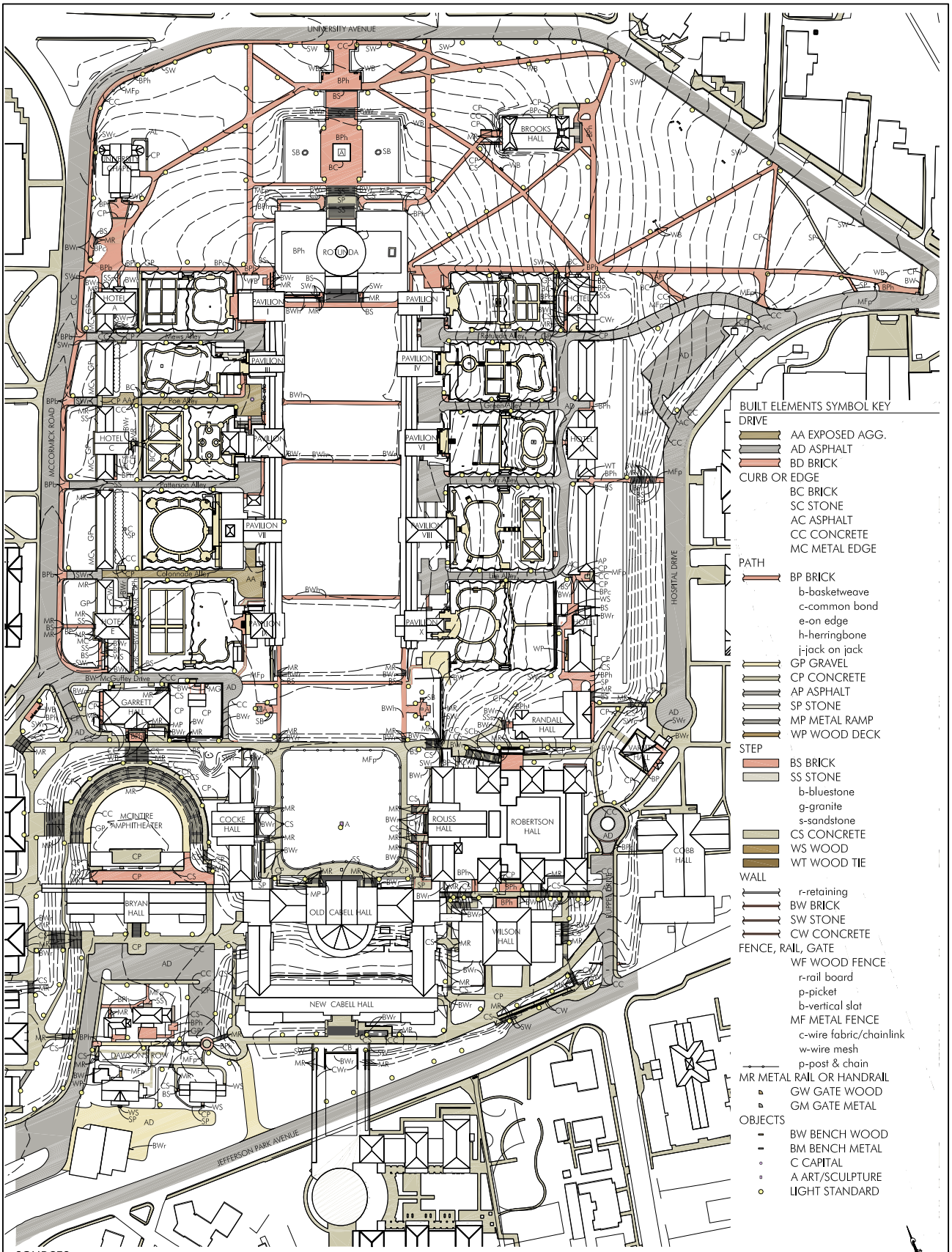
Office of the Architect
Charlottesville, Virginia




SOURCES

**Layout and Details:** 1982-2013 Text Documents, 1982-2013 Historic Photographs, 2012 Aerial Photograph, 2012 Office of the Architect Intern Fieldwork, 2013 Heritage Landscapes Photographs, 2013 Heritage Landscapes Fieldwork

**Topography:** ca. 1990 CAD UVa Facilities Management, 2013 GIS/CAD UVa Facilities Management

**Trees:** ca. 1980s UVa Tree Survey, 2013 Heritage Landscapes Fieldwork

# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

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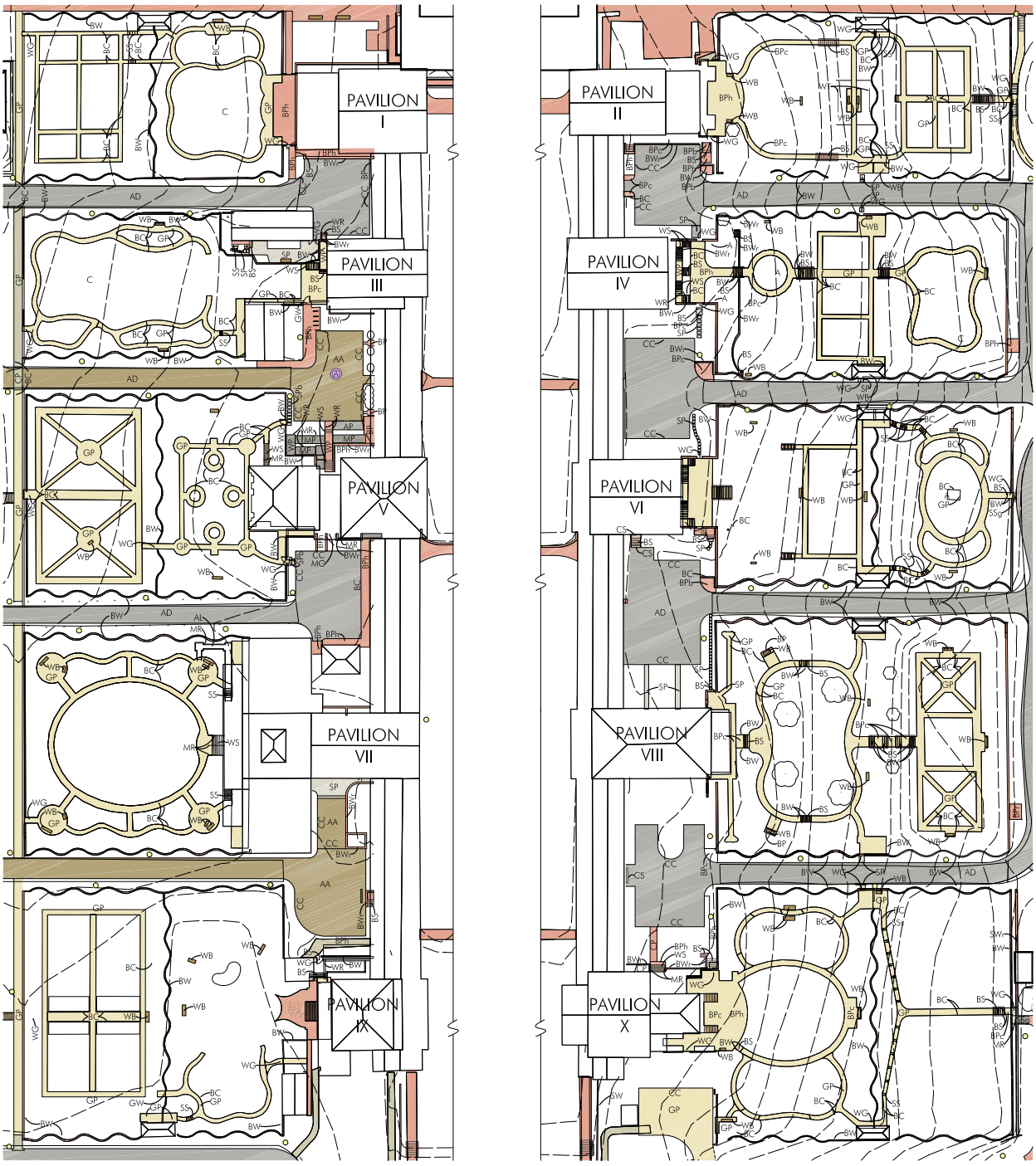
*Drawing Title:*
2013 Walls, Paving & Objects Plan

*Date:*
December 2013

*Drawing Number:*
16




WEST

EAST

SOURCES

**Layout and Details:** 1982-2013 Text Documents, 1982-2013 Historic Photographs, 2012 Aerial Photograph, 2012 Office of the Architect Intern Fieldwork, 2013 Heritage Landscapes Photographs, 2013 Heritage Landscapes Fieldwork

**Topography:** ca. 1990 CAD UVa Facilities Management, 2013 GIS/CAD UVa Facilities Management

**Trees:** ca. 1980s UVa Tree Survey, 2013 Heritage Landscapes Fieldwork

BUILT ELEMENTS SYMBOL KEY

DRIVE
- AA EXPOSED AGG.
- AD ASPHALT
- BD BRICK

CURB OR EDGE
- BC BRICK
- SC STONE
- AC ASPHALT
- CC CONCRETE
- MC METAL EDGE

PATH
- BP BRICK
  - b-basketweave
  - c-common bond
  - e-on edge
  - h-herringbone
  - j-jack on jack
- GP GRAVEL
- CP CONCRETE
- AP ASPHALT
- SP STONE
- MP METAL RAMP
- WP WOOD DECK

STEP
- BS BRICK
- SS STONE
  - b-bluestone
  - g-granite
  - s-sandstone
- CS CONCRETE
- WS WOOD
- WT WOOD TIE

WALL
- r-retaining
- BW BRICK
- SW STONE
- CW CONCRETE

FENCE, RAIL, GATE
- WF WOOD FENCE
  - r-rail board
  - p-picket
  - b-vertical slat
- MF METAL FENCE
  - c-wire fabric/chainlink
  - w-wire mesh
- p-post & chain
- MR METAL RAIL OR HANDRAIL
- GW GATE WOOD
- GM GATE METAL

OBJECTS
- BW BENCH WOOD
- BM BENCH METAL
- C CAPITAL
- A ART/SCULPTURE
- LIGHT STANDARD

0' 30' 60' 120'

# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

*Drawing Title:*
2013 Gardens & Alleys Walls, Paving & Objects Plan

*Date:*
December 2013

*Drawing Number:*
17

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SOURCES
Rivanna Archaeological Services

# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1



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*Drawing Title:*
2013
Archaeological
Investigations Plan

*Date:*
December 2013

*Drawing Number:*
18

# 10 ▪ Landscape and Archaeology Analysis

## A. LANDSCAPE AND ARCHAEOLOGY ANALYSIS INTRODUCTION

The historic campus of the Academical Village was designed with the clear purpose of providing a classically inspired and innovatively functional setting for higher education. This purpose and the landscape that serves it have endured and evolved from the early nineteenth century to today and will continue to evolve as a living University landscape. The detailed understanding of the Academical Village landscape, developed in chapters 2 to 9 that spans from pre-1817 to 2013, serves as the basis for this analysis narrative. Broad analysis of landscape and archaeology offers an opportunity to deepen the understanding of the designed and evolved landscape through the lens of time, defined by historic period research findings and existing landscape documentation. Although elements of the University landscape have been altered since its founding nearly 200 years ago, many features and characteristics reveal an overall retention of identity. Sections B through F of this narrative ascertain the varied levels of continuity and change within the historic landscape.

**B. Academical Village Landscape Historical Eras** offers an overarching finding that the Academical Village landscape history divides itself into three roughly equal eras that are defined by technological advances, and University leadership motivations with the resulting interventions shaping the physical expression of the landscape.

**C. Analysis of Landscape Continuity and Change by Landscape Character Area** identifies by period the character-defining features present within the five Landscape Character Areas (LCAs 1, 2, 3, 4, 5) and analyzes when the present-day identity of the area emerged. Each LCA expresses a period of Academical Village evolution with its integrity linked to that period.

**D. Commemorating African American Contributions** provides a summary of the pervasive influence of enslaved and free African Americans on the construction and daily life of the University and suggests that interpretation of these roles at several points throughout the Academical Village is a commemorative act that honors those contributions.

**E. Synthesis of Archaeological Findings and Future Directions** presents archaeological findings by principal archaeological feature types within the Academical Village. It discusses the formation and transformation of the archaeological record of the Academical Village and broadly summarizes the kinds of disturbances that have impacted the archaeological record, the places where these impacts have been most pronounced, and the locations that retain significant potential for future research.

**F. Understanding Landscape Significance, Integrity, Authenticity, and Outstanding Universal Value** provides insights into significance and integrity within a designed landscape where evolution continues to the present and is anticipated in the future. World Heritage Outstanding Universal Value for the Academical Village landscape is discussed.

**G. Academical Village Cultural Landscape Analysis Findings** summarizes the findings from sections B through F.

These sections of the landscape analysis are guided by pertinent federal cultural landscape and preservation publications, as well as prior analytic investigations by the authors. Aspects of the cultural landscape are assessed using concepts from federal guidance for the purpose of stewarding this important cultural landscape into the future. By analyzing the relationship between the existing landscape and the historical character-defining features by era, this narrative provides guidance for future landscape preservation, maintenance, and monitoring activities within the Academical Village.

## B. ACADEMICAL VILLAGE LANDSCAPE HISTORICAL ERAS

This CLR finds that nearly 200 years of Academical Village landscape history divides itself into three overarching eras defined by multiple forces that shaped the physical expression of the landscape at a particular time. The three major historical eras for the landscape of the Academical Village determined in the analysis process are:

- 1817 to 1880 - Early Way of Life
- 1881 to 1947 - Technology, Infrastructure, New Design, and Expansion
- 1948 to 2013 - Jeffersonian Revival, Historic Preservation and Contemporary Innovation

These roughly equal timeframes witnessed retention and new directions based on varied motivations. Each era relates to the way that people interacted with the campus landscape and approached continuity with the past or implemented changes to the Grounds. To illustrate campus evolution across these three historical eras this section compares three oblique views of the Academical Village from the north, dating to 1827, 1914, and 2013 (Figure 10.1).[1]

Influential factors that affect how the landscape was shaped during these times include lifeways, technological advances, student body size, institutional growth, functional issues, and improvement campaigns. Throughout the University's history, the nature of these factors determined how people intervened within the landscape and interacted with each other in the daily life of the Academical Village.

### B1. 1817 to 1880 - Early Way of Life

The way of life during this 63 year era at the University is expressed in the landscape as a human-labor-intensive process in support of daily existence. The early Academical Village landscape was constructed as an organized, coherent ensemble of spaces and connections (Figure 10.1a). The lifeways that shaped these early years span three periods of landscape history:

- Thomas Jefferson Design and Construction Landscape Influences, 1817 to 1827
- Growth and Development of University, 1828 to 1860
- Civil War and Recovery Landscape, 1861 to 1880

The educational purposes and the functional uses of spaces within the Academical Village are shown on the 1827, 1860 and 1880 landscape plans, which depict the documented character and details of the landscape to the full degree known. Daily needs of University life were carried out within the landscape.

Water supply was delivered to the University via bored wooden pipes to feed ponds and cisterns. Water pumps in each garden were used to fill vessels and carry water to where it was needed. Accounts of this period indicate the presence of wells, cisterns, outdoor unplumbed privies and urinals, kitchen buildings, smokehouses, stables, food gardens, and domestic animals. The landscape was the setting for wood-splitting for fires, cooking of food, washing of clothes and linens, and other varied domestic activities. The labor force of the University in daily life activities was principally enslaved African Americans through the end of the Civil War. Free labor carried out parallel activities through 1880. Also, by the end of this era, increased scientific understanding of disease vectors laid the groundwork for the sanitary movement of the following era.

This landscape, cluttered with features and evidence of daily activities, was expressed primarily in LCA 3 and LCA 4, the East and West Gardens. The North Rotunda Lawn, LCA2, was a turf- and-tree landscape setting with through access. The south slopes of LCA5 served as a zone of recreation with exercise facilities. A spring traversing the slopes was planted and improved with paths, drawing passive uses. By contrast, the Lawn, LCA 1, was the formal center of Academical Village life. As such, it was maintained to a degree, however upkeep efforts were often remarked upon as inadequate. These technological and functional aspects of Academical Village life remained relatively constant for the 63 years from 1817 to 1880.

### B2. 1881 to 1947 - Technology, Infrastructure, New Designs, and Expansions

By 1881, the existing water supply system had become untenable due to periods of low water and technical issues with the gravity-fed system originating in western springs and streams. Improved supply was required to support University life. The progressive approach taken employed sanitary engineering to plumb water lines into the buildings, which in turn changed how landscapes and buildings were used. Water and sewer piping brought flush toilets, sinks, and kitchens indoors. Another innovation of the same era was gas supply for lighting, followed in a few years by electrical supply. Shortly thereafter automobiles appeared, and became common as horses disappeared from the landscape. Overall cleanliness was a highly visible result. During this timeframe, the University utilized nationally recognized planning and design professionals to guide numerous improvements. Beautification of the landscape with improved plantings and circulation systems was planned and implemented in the early 20th century.

These technological advances produced landscape transformation as privies, wood piles, stables, smokehouses, and other outbuildings disappeared. During these years new features emerged with evidence of power supply and automobile travel. This technology-driven and professionally-guided era spanned 66 years, including two periods of landscape history as identified by this CLR:

- Progressive and Campus Beautiful Landscape, 1881 to 1914
- Garden Campus Landscape, 1915 to 1947

This period, visualized for 1914, shows a detailed landscape that demonstrates evolution and growth within the Academical Village (Figure 10.1b). The open Lawn persists, with an enclosed south end and new South Lawn framed by Cabell, Rouss and Cocke Halls, as well as a post-1895 fire redesign of the Rotunda area. Throughout the campus, tree and ornamental plantings express the Manning concept of the Garden University. Reorganized entries and interior roads and connecting alleys, later removed for Jeffersonian Revival gardens, changed the landscape movement patterns. This 66-year era witnessed considerable expansion of University lands and facilities surrounding the Academical Village.

### B3. 1948 to 2013 - Jeffersonian Revival, Historic Preservation and Contemporary Innovation

Over the past 65 years, from 1948 to the present, the driving forces have been historic preservation and ongoing daily use of the Academical Village landscape. Two periods are defined by these forces:

- Jeffersonian Revival Landscape, 1948 to 1981
- Current Landscape Preservation, 1982 to 2013

Starting in 1948 the motivation to return to University origins was expressed in the Jeffersonian Revival period. This early preservation initiative produced mid-twentieth-century gardens, employing Jefferson-era plants and colonial styles. Carried out from 1948 to 1965 these gardens were developed in accord with a contemporary preservation philosophy that sought to return to the character of the earliest years and employed period styles to achieve a restoration.

The current landscape displays the retention of the central historic core and main entrance zone to the north, ornamental gardens retained, greatly altered southern area with new facilities on the slope, continual expansion and greater density of University facilities and traffic corridors in the surrounding context (Figure 10.1c). Intensive maintenance and systems upgrades for the Lawn have cycled through these years, as the well-tended appearance of the Lawn has been a constant objective. Technological upgrades are also cyclic, with power supply, heating system ducts, and internet services all underground. This CLR Part 1 is another expression of the commitment to historic preservation as documentation and assessment of the landscape underpins preservation interventions and management into the future.

## C. ANALYSIS OF LANDSCAPE CONTINUITY AND CHANGE BY LANDSCAPE CHARACTER AREA

The overall objective of landscape character analysis is to understand continuity and change within the cultural landscape. The direct comparison of existing landscape and period plans facilitates an analysis of the cultural landscape over time. Aspects of landscape evolution are revealed for each landscape character area (LCA) among historic periods and the existing landscape. Variability is pronounced at the University. While some LCAs like LCA 1, The Lawn, reveal great stability, others such as the LCA 5, South Lawn and Slopes, demonstrate persistent change. Levels of continuity and subsequent modification of the cultural landscape are documented throughout all LCAs.

The Academical Village landscape today reflects the influences of several historic periods. The provenance of character-defining features (CDFs) present in each area contributes to the dominant historical feeling within each LCA and to the overall character of the Academical Village landscape. While each CDF originates in one historic period, it may also be altered at various times through to the present. The combined character of all features in a particular place can convey an overall character of a specific period. For each LCA, this analysis makes uses of a comparative chart of CDFs by period, period plans, and various graphics to illustrate findings about dominant period character within each LCA. A pertinent question to answer is "Does each landscape character area exhibit an identity today that reflects one era and provenance?" Or stated another way, "Does the integrity of each LCA exhibit a particular timeframe?" The answers to these questions and the rationale for determinations are provided for each LCA in the following analysis narrative.

This discussion also recognizes the various original, extant features of the Academical Village landscape identifying those that persist from the initial construction of the University, as developed under the influence of Thomas Jefferson.

For each LCA discussion, a comparative chart tracks CDFs across historical periods. The charts, located at the end of each LCA discussion, illuminate levels of continuity and change in the Academical Village landscape by using colored cells that indicate the presence or absence of a particular feature. During periods when an important aspect of a feature has changed, such as material or configuration, the letter "c" is inserted in the cell. Similarly, cells with the letter "p" signify that the presence of a feature is probable but inferred with only limited documentary evidence. These "p" designations are limited to the 1827 and 1860 periods. White or empty cells in the table signify that the landscape feature was not present during that period. The objective of the comparative charts is to assemble data from historical periods and present them in a clear, concise format. Tracking each CDF in the comparison chart sheds light on the continuity and change of individual elements within the Academical Village landscape since its founding. A color is assigned to each historical period and issued consistently for all LCAs in the chart.

The CDFs identified in the charts form the corpus of the contributing features of the Academical Village. The *National Register Bulletin* explains that a contributing feature "adds to the historic associations, historic architectural qualities, or archaeological values for which a property is significant because: it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or it independently meets the National Register criteria."[2]

The analysis findings are revealed using a variety of supporting graphics. The primary graphic references include plans and charts, paired "repeat" photographs, and a sequence of views adapted from three-dimensional (3D) models of the Academical Village for 1817, 1914, and 2013. The 3D visualizations focus on topography, trees, hedges, roads, alleys, walks, and walls, but are not identical to the more-refined period plans used throughout this CLR.[3] Graphics compare each LCA by period. The illuminating analysis depicts landscape evolution by presenting the seven LCA plans clipped from the period plans side by side for 1827, 1860, 1880, 1914, 1947, 1980 and 2013.

Overlay diagrams of circulation and walls through time capture continuity and change of those CDFs. The overlay plans illustrate the evolution of the overall landscape. Paths, roads, parking areas, and other circulation features provide evidence of retention, modification, loss, and addition between 1827 and 2013. *Plan 19: Circulation Overlay Plan* highlights these movements in the Academical Village landscape at a scale of 1 inch = 150 feet. Each of the seven periods is depicted using a different color that corresponds to the LCA plans presented in the drawing set for each period, and the CDFs comparative charts by LCA showing color-marked columns for each period as applicable. Overall, the range of circulation change varies greatly across the Academical Village landscape. The historic core shows greater consistency across time than the north or south periphery. A similar analysis diagram, the *Plan 20: Walls Overlay Plan* presents wall locations in the gardens of LCA 3 and 4 since 1827. This plan overlays wall features depicted on the six period plans and existing landscape plan using the same color sequence as *Plan 19*. The plan illustrates the persistence of walled gardens but also the rather high frequency of locational changes, particularly in the East and West Gardens. Both analysis overlay plans graphically depict continuity and change in the evolution of landscape features at the Academical Village.

The copious historic imagery provides ample opportunity to make use of repeat photography and paired photographs depicting specific views at two or more timeframes. The Office of the Architect 2013 interns reviewed and selected historic images and took the 2013 photographs to match. As their primary task 2013 interns developed three-dimensional models of the Academical Village for 1827 and 1914 and gathered companion contemporary aerial views, depicting topography, walls, circulation, and trees, revealing the overall organization and landscape character. Drawing on foundational work by 2012 interns, these models were developed working with the CLR period plans in ArcGIS using ArcScene. Oblique static views of both modeled eras are presented as figures with the same contemporary GoogleEarth images. Taken together these graphic comparisons enable the characterization of each LCA over time. All of the illustrations serve to illuminate the narrative with relevant visuals.

### C1. The Lawn, Landscape Character Area 1

The prevailing character of the Lawn, LCA 1, largely expresses the qualities of the CDFs present during the first historical period of the Academical Village, 1817 to 1827. The ceremonial heart of the University remains the most durable landscape space on campus. The presence of the terraced turf panels bordered by rows of trees and classical architecture has defined the character of the space with relatively minor changes since the beginning of the University.

The Lawn is a rectangular spatial and visual composition of topography gently descending southward and dropping at three slopes, with crossing circulation, linear trees to the east and west sides and a framed enclosure of Rotunda to the north, and colonnades to the east and west. Continuity is graphically revealed in the direct comparison of the 1827, 1860, 1880, 1914, 1947, 1980 and 2013 plans of the Lawn LCA1, excerpted from the period plan group (Figure 10.2). The sequence of Lawn period plans demonstrates the persistence of the historic landscape character as originally constructed by 1827. Only the southern portion betrays significant change, which largely began in the 1881-1914 period. The alteration of views, topography, circulation, and walls in this area reflect development of the South Lawn after 1896. Overall land uses; spatial organization, land patterns, and visual relationships; topography; vegetation; circulation; and drainage verify a high degree of retention across the seven period plans.

The articulated analysis in LCA 1 Comparative Chart of CDFs by Period also points to a high degree of continuity across most landscape features, with the major changes restricted to the southernmost end. Comparative visualizations of Academical Village models for 1827, 1914, and 2013 illustrate overall similarities in spatial form and topography (Figure 10.3). A series of repeat images, including two photographs and a lithograph, also provides further evidence of parallel CDFs persisting for the Lawn in 1856, 1909, and 2013 (Figure 10.4). Differences in the presence of landscape features of the southern Lawn panel and the growth of trees on the Lawn are evident. Repeat photographs also illustrate continuity in iconic views of the ceremonial core. Photographs ranging from the 1895 Rotunda Fire to a post-fire panoramic view of the Lawn in 1909 show a highly maintained and intentionally preserved landscape (Figures 10.5 and 10.6). Plans and photographs also reveal continuity in circulation. *Plan 19,* for example, clearly shows continuity of circulation patterns with the exception of the southern end of the Lawn. Even this modification is minimal in relation to the circulation changes throughout the Academical Village.

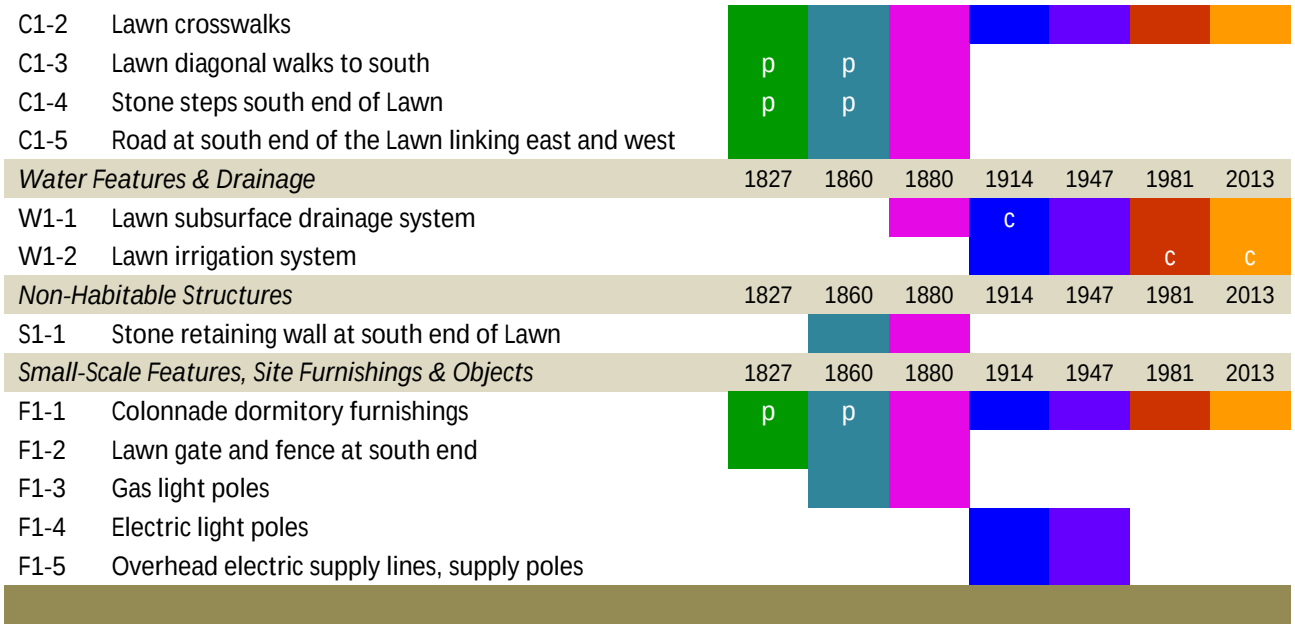
Detailed landscape modification in the Lawn is widespread primarily as it applies to specific features and systems, while overall character is retained. For example, while trees persist in rows on the Lawn, their species composition and exact placement have changed, resulting in a slightly altered character. The

complete removal and replacement of some southern edge features represents an example of more concentrated modification. The sequence of major changes to the southern edge result from the placement of Cabell, Cocke, and Rouss Halls at the South Lawn. This forever altered topography and views from the Lawn toward the south (Figure 10.7). Photographs show how the creation of the new terrace for the South Lawn removed the triangle walk, south campus entry road, and the stone retaining wall (Figure 10.8). *Plan 20* shows the historical presence and eventual removal of the stone wall at the south end of the Lawn. The removal impact of south-crossing road relates to the more comprehensive changes in circulation after 1896 when the entrance movements into and through the Academical Village were redesigned.

More subtle changes include the growth and management of trees on the Lawn. Lawn period plans, documented in several sources, indicate that a single or double row of small black locust trees initially lined the building façades, which were replaced over time to result in the double rows of ash and maple trees today (Figure 10.2 and full size plans in chapters 3 to 9). In addition to tree type and relative density, Lawn photographs suggest that an upright pruning regimen removed lower branches and created linear views between tree rows through the 1920s. This practice has changed with lower branches retained and spreading forms dominant (Figure 10.9).

**Comparative Chart of CDFs by Historic Period**
**LCA 1 The Lawn**

| *Land Uses* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
|---|---|---|---|---|---|---|---|---|
| U1-1 | Casual daily use, walk, game, exercise | | | | | | | |
| U1-2 | Academic uses, study, instruction | | | | | | | |
| U1-3 | Ceremonial center of University | | | | | | | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| O1-1 | Terraced Lawn framed by trees and architecture, open south | p | | | | | | |
| O1-2 | Terraced Lawn framed by trees and architecture, all sides | | | | | | | |
| O1-3 | View south across Lawn from Rotunda to mountains framed by trees and architecture 3 sides | p | | | | | | |
| O1-4 | View east and west across Lawn of trees, opposite colonnade | p | | | | | | |
| O1-5 | View north across Lawn to Rotunda framed by trees and architecture | P | | | | | | |
| O1-6 | View south across Lawn from Rotunda walk framed by trees and architecture 4 sides | | | | | | | |
| *Topography* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| T1-1 | Terraced panels of trees and turf descending to south slopes | | | | | | | |
| T1-2 | Terraced panels of trees and turf descending to South Lawn | | | | | | | |
| *Vegetation* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| V1-1 | Rows of deciduous shade trees along the building façades | p | | c | c | | | |
| V1-2 | Terraced Lawn with turf cover | | | | | | | |
| *Circulation* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| C1-1 | Colonnade walk and steps east and west | | | | | | | |




This CLR also documents temporal transience of small-scale features, site furnishings and objects as well as drainage and irrigation features on the Lawn. The LCA 1 Comparative Chart of CDFs by Period indicates how lawn fences, utility poles, and electric lines appeared and disappeared from the landscape as a result of technological advancements over time. Conversely and for the same reason, the University installed various drainage and irrigation systems on the Lawn that are both archaeological evidence and integral contemporary components of landscape function today.

The chart above records the 24 CDFs present in LCA 1 between the initial construction of the University and today. Across these CDFs there is a distinct break noted between 1880 and 1914, reflecting the new design and construction of Rotunda and South Lawn areas in the 1890s. Period plan dates mark points in Academical Village history when an important CDF was present or absent. This list uses the same alpha-numeric codes presented for each historical period chapter with CDF letter codes and feature numbers. Colors are coded by period. Highlights of this chart indicate continuity over time from 1827 to 2013 of:

- Land Uses (U1-1, U1-2,U1-3)
- Spatial Organization, Land Patterns, Visual Relationships (O1-4, O1-5)
- Vegetation (V1-1, V1-2)
- Circulation (C1-1, C1-2)
- Small-Scale Features, Site Furnishings & Objects (F1-1)

The chart also shows, in several categories of CDFs, a break in character between 1880 and 1914, recording the changes to the south that accompanied the construction of the South Lawn. Overall continuity is expressed as this chart graphically summarizes stability of character and CDFs for the Lawn to a greater degree than change.

In summary, the primary historical character projected by the landscape features of the Lawn strongly relate to the founding and initial build-out of University during the decade of Thomas Jefferson design and construction from 1817 to 1827. The CDFs of the Lawn demonstrate considerable continuity with limited expressions of change, focused on the southern extent of the Lawn. The 2007 Historic

Preservation Framework Plan acknowledges this era and identifies the Lawn, which essentially remains intact from Jefferson's period, as fundamentally significant to the University of Virginia.

### C2. North Rotunda Lawn, Landscape Character Area 2

Overall the historic landscape character of the North Rotunda Lawn, LCA 2, reflects the changes carried out during Modernization and Campus Beautiful Redevelopment, 1881 to 1914. It was at this time when the organization and extant landscape CDFs were established. Although a series of changes have taken place from 1914 to the present, the legibility of the North Rotunda Lawn with its central elevated space and east and west groves remains from 1914, as does its general character of vegetation and circulation. Important features expressed in this period include the elevated Rotunda terrace, Rotunda courtyards, the Chapel area, and patterns of circulation. Alterations in specific areas including the Rotunda courtyard landscapes, the slopes around the Rotunda terrace and the paved spaces along University Avenue are the principal changes that have modified features of LCA 2 since 1914. The sequence of period plans, shown side by side, graphically capture the evolution of the historic North Rotunda Lawn through time (Figure 10.10). The LCA 2 Comparative Chart of CDFs by Period records the transformation of the North Rotunda Lawn from initial construction to the present listing 40 landscape features. In general, a significant shift in the accrual of landscape features is evident by 1914. During this time, technological and aesthetic factors combined with historic events such as the 1895 Rotunda fire to usher in a break from the earlier periods. The chart shows that 16 CDFs changed by 1914 while 6 persisted unaltered from 1827, of the 43 listed only 5 were altered at later dates.

The comparative visualization of 3D campus models indicates increased landscape complexity between 1827 and 1914 (Figure 10.11) in fact, but also due to a greater degree of detailed documentation. Amidst the accumulation of landscape features, several aspects of the original design show persistence, namely aspects of land use, spatial organization, topography, and vegetation. The chart shows that academic use of the area remains from 1827, while agricultural use ceased by 1880. The presence of informal groups of mixed shade and evergreen trees continues through all periods. The relatively open nature of this landscape, despite presence of the University Chapel and Brooks Hall, also persists from initial construction, although an increased density of trees north of the Rotunda is easily observed (Figure 10.10). The elevated area of the Rotunda dominates LCA 2 as the topographic high point and the foreground for the iconic Rotunda.

In addition to these features, some aspects of contemporary circulation originated in initial Academical Village construction. The east and west circulation of a road spanning the breadth of the campus and passing around the Rotunda, was later modified as pedestrian circulation. Similarly, the East Road and West Road extending north from the Ranges have been altered into contemporary circulation patterns on slightly varied alignments. Even accounting for landscape features with earlier provenance, the character of the existing landscape emerges more completely formed and legible in the early twentieth century. *Plan 19*, for example, illustrates that circulation patterns changed more dramatically prior to 1914 than after. Since 1914, minor modifications are largely related to accommodation of bus stops, universal access, and increased pedestrian movements along the stretch of University Avenue known as the Corner (Figure 10.12).

A significant shift in landscape character that occurred between 1880 and 1914 was in the northwest where the water supply pond and Rotunda Annex were removed and the Rotunda courtyards and wings and the University Chapel were added. Made possible by technological leaps in water provision, draining the pond provided space for the Chapel which balanced Brooks Hall to the east of the LCA (Figure

10.13). The repeat photographs and *Plan 19* also record a simplification of path segments in the Chapel area between the early 1900s and today (Figure 10.14). Notable additions between 1915 and 1947 include the replacement of the Rotunda ramparts with vegetated slopes and ornamentation of the Hospital Drive entry with the Senff Gates (Figure 10.15). These features represent variations within the overall continuity in LCA 2 between 1914 and the present.

The above analysis reveals that the predominant historic landscape character for the LCA 2, North Rotunda Lawn derives from the 1881 to 1914 period. The Rotunda courtyards form a sub unit within the area, as a result of their highly defined spatial enclosure. The extant features of the courtyards include aspects of remaining ca. 1903 courtyard tree plantings, ca. 1950 replacement trees, and late-twentieth century additions of the 1960 Darden and 1978 Shannon garden features. Including all of these existing courtyard features, the spaces align to the 1948 to 1980 Jeffersonian Revival period when they were first together as an assemblage.

Reconstruction of the Rotunda between 1896 and 1898 created enclosed lawn spaces east and west of the Rotunda that were formed by arcaded and colonnaded walks and building wings. There was no landscape development to accompany the completion of the McKim, Mead & White work on the Rotunda; however, Rotunda drawings included courtyard designs. In the early twentieth century, the landscape of these courtyards was transformed from two open, grassy spaces into enclosed formal spaces planted with four magnolia trees, trimmed hedges, and gravel paths. There was no specific professional design for landscape of the courtyards at this time. The loss of trees led to the partial replacement of missing trees around 1950. Other changes in the courtyards during the Jeffersonian Revival period included the commemorative Darden Fountain in the east Rotunda courtyard in 1960 and the Shannon Terrace in the west in 1978. Thus, the existing southern magnolia, a trimmed hedge, and an offset path have been components of the courtyards since shortly after construction in 1898. The magnolia trees were retained and incorporated into the configuration developed for the commemorative garden features added to honor past presidents Darden and Shannon (Figure 10.16).

The LCA 2 chart of CDFs records those present between the initial construction of the University and today. Period plan dates mark points in landscape history when an important CDF was present or absent. This complete list uses the same alpha-numeric codes presented for each historical period chapter with CDF letter codes, feature numbers and colors by period.

**Comparative Chart of CDFs by Historic Period**
**LCA 2 North Rotunda Lawn**

| *Land Uses* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
|---|---|---|---|---|---|---|---|---|
| U2-1 | Agricultural uses | | | | | | | |
| U2-2 | Academic uses, study, instruction | | | | | | | |
| U2-3 | Casual daily use, walk, game, exercise | | | | | | | |
| U2-4 | Ceremonial use | | | | | | | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| O2-1 | Spatial definition at perimeter - north road, walls, south building façades, Long Walk | | | | C | | | |
| O2-2 | Open roofs over gymnasia at Rotunda wings | | | | | | | |
| O2-3 | Views of the Rotunda from road at north | | | | | | | |
| O2-4 | Linear view near Long Walk alignment | | | | | | | |
| O2-5 | Multi-directional views across North Rotunda Lawn | | | | | | | |

| | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
|---|---|---|---|---|---|---|---|---|
| O2-6 | Rotunda Annex and rampart walls | | | | C | | | |
| O2-7 | Brooks Hall landscape setting | | | | | | | |
| O2-8 | University Chapel landscape setting | | | | | C | | |
| O2-9 | Rotunda forecourt, slopes, steps and broad walk | | | | | | C | |
| O2-10 | Rotunda courtyards and arcades east and west | | | | | | | |
| *Topography* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| T2-1 | Highpoint at Rotunda, descending grades north, east, west | | | | | | | |
| T2-2 | Steep slopes around Rotunda Forecourt | | | | | | | |
| *Vegetation* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| V2-1 | Scotch broom on Rotunda north slope | | | | | | | |
| V2-2 | Food garden to northeast | | | | | | | |
| V2-3 | Open turf with shade and evergreen trees | | C | | C | | | C |
| V2-4 | Linear trees along walks | | | | | | | |
| V2-5 | Rotunda east and west courtyards magnolias | | | | | | | |
| V2-6 | Rotunda forecourt formal plantings | | | | | | | |
| V2-7 | Turf on Rotunda forecourt slopes | | | | | | | |
| V2-8 | Groundcover on Rotunda forecourt slopes | | | | | | | |
| *Circulation* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| C2-1 | Vehicular roads on North Rotunda Lawn | | | | | | | |
| C2-2 | Axial, diagonal and circumferential system of walks | | | | | | | |
| C2-3 | Long Walk | | | | | | | |
| C2-4 | Access and circulation to Lawn from the north | | C | C | C | C | | |
| C2-5 | Three Notched Rd./University Ave. as north boundary | | C | C | C | C | C | |
| *Water Features & Drainage* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| W2-1 | Pond for water supply | | | C | | | | |
| W2-2 | Fountain in east Rotunda courtyard | | | | | | | |
| *Non-Habitable Structures* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| S2-1 | Perimeter wooden fence, gates, and stiles | | | | | | | |
| S2-2 | Annex ramparts | | | | C | | | |
| S2-3 | Stone wall along Stanton Road/University Avenue | | | | | | | |
| S2-4 | Senff Gates at University Avenue and Hospital Drive | | | | | | | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| F2-1 | Gas light poles | | | | | | | |
| F2-2 | Electric light poles | | | | | | | |
| F2-3 | Overhead electric supply lines, supply poles | | | | | | | |
| F2-4 | Thomas Jefferson statue | | | | | | | |
| F2-5 | Benches | | | | C | | | |
| F2-6 | Flagpoles to either side of the Rotunda forecourt | | | | | | | |
| F2-7 | Sundial southeast of the Rotunda forecourt | | | | C | | | |
| F2-8 | Commemorative artwork - Poetry Walk | | | | | | | |

Highlights of this chart indicate substantial continuity over time from 1914 to 2013 for many landscape CDFs in the North Rotunda Lawn. The categories of land uses, topography, and circulation show little to

no change for significant features since 1914. The courtyards of the Rotunda are closely linked to CDFs changes with the current form aligned to that 1981 era. The chart also indicates aspects of continuity in the landscape CDFs between 1827 and 2013. Despite some changes to materials and organization, features persisting in LCA2 since the initial construction of the University include:

- Land Uses (U2-2)
- Spatial Organization, Land Patterns, Visual Relationships (O2-1, O2-3, O2-4, O2-5)
- Topography (T2-1)
- Vegetation (V2-3)
- Circulation (C2-4, C2-5)

In summary, the core historical character of the existing landscape features of the North Rotunda Lawn relates strongly to the technical and aesthetic transformations that swept the Academical Village at the end of the nineteenth century and beginning of the twentieth century during the years of the Progressive and Campus Beautiful Landscape, 1881 to 1914. The 2007 Historic Preservation Framework Plan recognizes the valued landscape history and CDFs evolution of this LCA and identifying the North Rotunda Lawn including the courtyards as "essential" resources to preserve at the University of Virginia.

### C3. East Gardens, Landscape Character Area 3

The East Gardens, LCA 3, clearly display the landscape character of the 1948 to 1981 period of Jeffersonian Revival today. The historic landscape exhibits the consistent and conscientious efforts of the Garden Club of Virginia and the University to maintain these spaces as they were redesigned by Donald Parker and Ralph Griswold in the 1960s. These comprehensive alterations of the garden spaces contributed another phase of reshaping to this evolved landscape. Areas outside of these east hotel and pavilion gardens were largely retained from the prior two periods beginning in 1914.

The sequence of period plans for the East Gardens and 3D model visualizations track the stability and changes of the East Gardens since 1827 (Figures 10.17, 10.18, and 10.19). Walled yards and gardens are framed by architecture to the east and west. Walls reinforce major circulation patterns over the years. They also connect pavilions on the west with external roads that circumnavigate the Academical Village to the east. The graphics depict increased complexity, particularly for vegetation and circulation in the walled chambers, since 1827. While changes mark aspects of the gardens, the degree of relative transformation can be categorized as moderate when placed in the highly altered context of the LCA and its surrounds captured by an 1868 repeat photograph (Figure 10.20).

The LCA 3 Comparative Chart of CDFs by Period highlights the persistence of features to a degree. Selected CDFs are marked by continuity from the earliest period of the University, 1827 to today. This occurs in part because the overall spatial relationships of walls and buildings persist, even though topographic terraces and garden walls were lost and rebuilt, in similar locations in later configurations. It also shows a significant adjustment occurred before 1914, accompanying the first redesign of the garden spaces and circulation patterns, which fashioned the gardens into pleasure gardens, rather than the formerly functional spaces. Due to this shift from functional use of the garden spaces to pleasure use, vegetation, in particular, bears little resemblance to the limited documented nineteenth-century plantings. The chart identifies completion of a significant shift by 1914 when 34 of 49 CDFs change.

Aspects of significant continuity from the earliest period of original construction include spatial organization, land patterns, and visual relationships; slopes and general drainage; and overall

circulation. Garden walls and gates, while not original, remain as space-forming elements providing overall organization of the garden areas. These walls continue to contribute to the character and identity of the East Gardens.

Within the strands of continuity and change shown in the East Gardens chart, repeat photographs capture the important nuances of various features to illustrate that the LCA is a highly evolved landscape up to the period of Jeffersonian Revival. Topography, for example demonstrates continuity in the sense of general slopes over time; however, photographs record the profound changes that have occurred with the expanded gardens of the early twentieth century compared to today (Figure 10.21). The moderate slopes of the East Gardens create distinctions between the upper and lower gardens of this LCA. The expansive Italian Gardens of William Lambeth and Warren Manning altered many landscape features in the lower terraces of the Pavilion VI and VIII Gardens.

Photographs also illustrate levels of stability and modification for vegetation over time. Garden features created before the Jeffersonian Revival were both removed and retained into the present. While the ornate shrub arrangements of the Pavilion II Garden were removed, earlier organization of shrubs and trees were retained by Parker and Griswold in the upper Pavilion IV Garden (Figures 10.22 and 10.23). Continuing to the lower Pavilion IV Garden, the detailed landscape photographed in 1968 shows general persistence of landscape patterns and spatial organization but also changes due to the growth and loss of plantings (Figure 10.24).

Plans and photographs also show the evolution of roads, alleys, and paths to the present. *Plan 19* illustrates the movement of East Street from near the ranges to lower down the slope and finally to the layout of present day Hospital Drive. While those movements enabled stability on the lawn terrace east of the ranges, the addition of a road through the center of the gardens greatly altered the landscape during the 1881 to 1915 period, represented by thin blue lines on *Plan 19*. The present pattern of garden paths began after the removal of this interior road. Alleys dividing the gardens tend to exemplify persistence in location but change in the details of paving, edge protection, and vegetation as revealed in a 1920s repeat photograph (Figure 10.25). Regardless of details such as missing bollards and the growth of trees, overall continuity in layout and pattern is expressed by alleys since the Jeffersonian Revival Period (Figure 10.26).

Similar to circulation, both change and continuity are evident with non-habitable structures. *Plan 20* shows a relative consistency in the location of walls within the East Gardens since 1827. Although they have been rebuilt many times, the walls define the gardens and alleys to the present. Until mid-twentieth-century changes, the walls reached back to the hotels and ranges, making the gardens more private in the past. The area of greatest change occurs in the lower gardens and in the center of the gardens. In the early twentieth century, many of the walls in the lower gardens were removed for the expansive Italian Garden and rebuilt during the restorations of the 1960s. Terracing, addition of roadways, and other alterations generally dating back to the early twentieth century resulted in the removal and addition of these interior walls. Examples of changes in the Pavilions VI and VIII Gardens are demonstrated in repeat photographs (Figure 10.21). The contemporary walls are typically six feet high and date to the period of Jeffersonian Revival. Prior to this, research by the Office of the Architect interns for 2013 determined by counting bricks that the walls varied considerably during the 1880 to 1914 period. Analysis of historic photographs indicates that before the Jeffersonian Revival, walls in the East Gardens measured between 3.75 to 6.75 feet in height (Figure 10.27). During the earlier periods at the University, the somewhat higher walls reached to the ranges and hotels to enclose these private spaces. Walls illustrate both subtle and obvious changes in the East Gardens since 1827. Despite general

similarities, differences are also present. The following chart itemizes the 52 CDFs present in LCA 3 between the initial construction of the University and today tracking presence by period and noting "p" if probable but not fully documented and "c" if changed.

**Comparative Chart of CDFs by Historic Period**
**LCA 3 East Gardens**

| *Land Uses* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
|---|---|---|---|---|---|---|---|---|
| U3-1 | Agricultural uses | | c | c | | | | |
| U3-2 | Academic uses, study, instruction | | p | | | | | |
| U3-3 | Casual daily use, residential, pleasure garden | | | | | | | |
| U3-4 | Service functions | | | | c | | | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| O3-1 | Sequence of visually enclosed chambers framed by walls and buildings | | | | c | c | c | |
| O3-2 | Work yards | | | | | | | |
| O3-3 | Gardens spaces with service buildings | | c | c | c | c | c | |
| O3-4 | Linear service alleys framed by brick walls | | | | c | c | c | |
| O3-5 | Open landscape to east | | | | | | | |
| *Topography* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| T3-1 | Terraced ground plane descends to east | | | | c | | c | |
| T3-2 | Service alleys slope descends to east | | | | | | | |
| T3-3 | Service courts slope descends to east | | | | | | | |
| T3-4 | Level east lawn | | | | | | | |
| T3-5 | Steep slope perimeter to east | | | | | | | |
| T3-6 | Side drains along service alleys | | | | | c | c | |
| *Vegetation* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| V3-1 | Mixed plantings in gardens | | | | | | | |
| V3-2 | Hedges as garden edges | | | | | c | | |
| V3-3 | Ornamental plantings upper gardens | | | | | | | |
| V3-4 | Ornamental plantings lower gardens | | | | | | | |
| V3-5 | Fruit and culinary plantings | | c | c | | | | |
| V3-6 | Edge plantings between wall and alley roadway | | | | | | | |
| V3-7 | Ornamental plantings in service courts | | | | | | | |
| V3-8 | Trees and turf at level east lawn | | | | | | | |
| V3-9 | Trees and turf on east slope | | | | | | | |
| *Circulation* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| C3-1 | 4 service alleys | | | | | c | c | |
| C3-2 | 4 service courts west end of Alleys | | | | | c | c | |
| C3-3 | East Street east of hotels | | | | | | | |
| C3-4 | Hospital Drive as east boundary | | | | | | | c |
| C3-5 | Road between upper and lower gardens | | | | | | | |
| C3-6 | East Range Road west of Hotels | | | | | | | |
| C3-7 | Road south of Hotel F | | | | | | | |
| C3-8 | Arcade paving at hotels | | | | | | c | |
| C3-9 | Areas of garden paving | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| C3-10 | Garden walks | | | | | | C | |
| C3-11 | Garden steps | | | | | | C | |
| C3-12 | East slope steps | | | | | | | |
| C3-13 | Parking lot off Hospital Drive | | | | | | | |
| *Water Features & Drainage* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| | None | | | | | | | |
| *Non-Habitable Structures* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| S3-1 | Brick Walls define garden chambers | | C | | C | | C | |
| S3-2 | Functional outbuildings, smokehouse, privies | | C | C | C | C | C | |
| S3-3 | Faux privy buildings | | | | | | | |
| S3-4 | Stone walls | | | | | | | |
| S3-5 | Fences | | | | | | | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| F3-1 | Sculpture feature - Merton Spire | | | | | | C | |
| F3-2 | Sculpture feature - Cast Iron capital | | | | | | C | |
| F3-3 | Sculpture features - Rotunda stone capitals | | | | | | | |
| F3-4 | Sculptural feature - Armillary Sphere | | | | | | | |
| F3-5 | Garden furniture | | | | | | | |
| F3-6 | Garden gates | | | C | C | C | C | |
| F3-7 | Bollards in alleys | | | | | | | |
| F3-8 | Gas light poles | | | | | | | |
| F3-9 | Electric light poles | | | | | | | |
| F3-10 | Overhead electric supply lines, supply poles | | | | | | | |

In summary, the East Gardens, LCA 3, currently reflect the character created by their redevelopment in the period of Jeffersonian Revival, 1948 to 1981. Although most of their current character derives from this period, they also reveal aspects of continuity across all periods. The 14 CDFs that persist from 1827 although with a degree of change include:

- Spatial Organization, Land Patterns, Visual Relationships (O3-1, O3-3, O3-4, O3-5)
- Topography (T3-1, T3-2, T3-3, T3-5)
- Circulation (C3-1, C3-2, C3-8, C3-9)
- Non-Habitable Structures (S3-1, S3-2)

The 2007 Historic Preservation Framework Plan recognizes the high significance of the East Gardens of LCA 3 with preservation designations of "fundamental" for the walled gardens and terraced lawn east of the hotels and "important" for the context of Hospital Drive (Figure 9.19). Successive permutations that characterize the arrangement and details of many individual features within the East Gardens are noted to the 1960s redesign and construction depicted on the 1980 period plan. Since the completion of the Jeffersonian Revival Period, the chart indicates stability depicting total continuity in CDFs, from 1981 to 2013.

## C4. West Gardens, Landscape Character Area 4

The period of Jeffersonian Revival, 1948 to 1981, defines the West Gardens, LCA 4, as unambiguously as it does in the East Gardens. In this LCA, the dedicated work of the Garden Club of Virginia and the University has tended the landscape compartments to reflect the Jeffersonian Revival interpretation by Alden Hopkins in the 1950s. Areas outside of these west hotel and pavilion gardens were largely retained from the prior period, beginning in 1914.

The comparison of period plans for the West Gardens and the sequence of 3D model visualizations offer general snapshots of landscape evolution in LCA 4 in 1827 and 1914 as compared to today (Figures 10.28, 10.29, and 10.30). Plantings, pathways, gates, and other furnishings fill the walled enclosures bordered by architecture to the west and east. Persistent landscape features include the overall spatial organization of the West Gardens in which boundary walls define both spaces and circulation networks. Within this overriding framework, the interior components of topography, vegetation, outbuildings, and the walls themselves, etc. have changed over time. The period of Jeffersonian Revival established the complexity and rigidity of each garden. These landscapes persist due to consistencies in primary uses and maintenance activities today.

Trends in landscape stability as well as incremental and transformational changes arise from the LCA 4 Comparative Chart of CDFs. The overall findings of the chart indicate that aspects of the original West Gardens landscape exist today, that significant changes altered the landscape of the LCA by 1914, and that the area today closely reflects the redesigned landscape of the 1948 to 1981 Jeffersonian Revival period. These findings are similar to those of LCA 3, the other area of the Academical Village substantially altered by redesign in the mid-twentieth century. Although few extant original features remain from the first University period, 1817 to 1827, several landscape character elements carry over from period to period. The following features provide examples of continuity: land uses; spatial organization, lands patterns, and visual relationships; overall topography; alley circulation; and non-habitable structures. Persistence of overall form and uses results in variations on the theme of walled gardens throughout the history of the area rather than large-scale redevelopment.

The landscape history of the West Gardens is influenced by the more level topography of the western Academical Village compared with the steeper eastern side. Due to this difference, LCA 4 underwent fewer adjustments than LCA 3 during landscape changes between 1880 and 1914. Less disruptive grading and related demolition in the west achieved results similar to the changes in the east. The chart shows that an important shift occurred by 1914 when nearly half of the CDFs changed. Landscape features exhibiting pronounced modification at this time include reduced food and service functions, increased ornamental vegetation, expanded circulation, and improved site furnishings and objects. The comparative views over the West Gardens for 1827, 1914, and 2013 also demonstrate these changes (Figure 10.30). The chart shows these alterations as well as the relatively high degree of retention of landscape features across the period plan dates.

Repeat photographs provide another lens through which to ascertain the details of continuity and change in the landscape history of the West Gardens. Both nineteenth-century and recent twenty-first-century photographs taken from the Rotunda over LCA 4 show the dominance of tall deciduous trees between the pavilions and hotels (Figure 10.31). Views to the surrounding hillsides express more similarities than differences. Photographs also reveal the stability of vegetation within gardens across recent periods. Since the redesign of the gardens by Hopkins in the 1950s, many features like plants and hardscape materials continue to be maintained and preserved (Figure 10.32). Staff work to manage the

natural growth of plant material and shape of organizational elements like garden paths. As indicated by the chart, great similarities bind the 1947 to 1981 period to the present.

The gradual transformation of roads, alleys, and paths in the West Gardens appears in repeat photographs and on plans that compare different dates. Similar to circulation in LCA 3, alleys varied only slightly in terms of materials across time but the layout of main vehicular circulation and paths changed considerably. *Plan 19* emphasizes the regularity of the alley system across time. Four alleys continue to divide the five gardens. The south border of the LCA is McGuffey Drive, a remnant of a historic road that functions like an alley. Aside from narrow off-road walks and an interconnecting service road in 1914, the integrity of the original alleys continues from 1827. Other alterations include variations in paving and edge protection such as bollards and curbs (Figure 10.33). Between 1880 and 1914, West Road along the ranges moved farther west and allowed for the creation of a level lawn against the hotels that remains today (Figure 10.34). The presence of the Anatomical Theater across from Pavilion I into the twentieth century required a slight bend in what then became McCormick Road. The reorganized road retained its layout from north to south although pavement and edge materials have changed (Figure 10.35). Curbs and sidewalks formalized the earlier road forming the west boundary of the Academical Village. Within the gardens, *Plan 19* shows the formal patterns extant from 1981.

Similar to circulation, non-habitable structures show transformation since 1827. *Plan 20* shows successive footprints of garden walls remaining in a relatively stable configurations from east to west but varying more widely from north to south. Early changes include the removal of walls that once reached the hotels and ranges which afforded more privacy to these spaces in the past. The most visible deviations relate to the addition of interior garden walls prior to 1914. These walls coincided with the interior service drive of the same vintage. The addition of low stone walls along the sidewalk of McCormick Road and the entrance to the alleys articulates the edge of the West Gardens after 2010 (Figure 10.34). These walls measure less than three feet while contemporary garden walls measure approximately six feet. Office of the Architect interns for 2013 analyzed historic photographs determining that walls in the West Gardens averaged five feet high during the 1880 to 1914 period (Figure 10.35). During earlier nineteenth-century periods, walls were built higher than they currently stand for privacy. Walls locations and heights demonstrate examples of retention and alteration in the West Gardens landscape.

This LCA 4 CDFs chart shows the 48 landscape features over time aligned to period plan dates to demonstrate continuity and change of landscape features between the initial construction of the University and today.

**Comparative Chart of CDFs by Historic Period**
**LCA 4 West Gardens**

| *Land Uses* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
|---|---|---|---|---|---|---|---|---|
| U4-1 | Agricultural uses | | c | c | | | | |
| U4-2 | Academic uses, study, instruction | | p | | | | | |
| U4-3 | Casual daily uses, residential, pleasure garden | | | | | | | |
| U4-4 | Service functions | | | | c | | | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| O4-1 | Sequence of visually enclosed chambers framed by walls and buildings | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| O4-2 | Work yards | | | | | | | |
| O4-3 | Gardens spaces with service buildings | | C | C | C | C | C | |
| O4-4 | Linear service alleys framed by brick walls | | | | C | C | C | |
| O4-5 | Level open area along west of hotels/along McCormick Rd. | | | | | | | |
| *Topography* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| T4-1 | Ground plane slight slope descends to west | | | | C | | C | |
| T4-2 | Service courts slight slope descends to west | | | | | | | |
| T4-3 | Alleys moderately slope descends to west | | | | | | | |
| T4-4 | Stepped grades along McCormick Road | | | | | | | C |
| *Vegetation* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| V4-1 | Mixed plantings gardens | | | | | | | |
| V4-2 | Hedges as garden edges | | | | | C | | |
| V4-3 | Ornamental plantings lower gardens | | | | | | | |
| V4-4 | Ornamental plantings upper gardens | | | | | | | |
| V4-5 | Fruit and culinary plantings | | C | C | | | | |
| V4-6 | Edge plantings between wall and alley roadway | | | | | | | |
| V4-7 | Ornamental plantings in service courts | | | | | | | |
| V4-8 | Trees and turf at level west lawn | | | | | | | |
| V4-9 | Planting between straight garden wall and hotels | | | | | | | |
| *Circulation* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| C4-1 | 4 service alleys | | | | | C | C | |
| C4-2 | 4 service courts east end of alleys | | | | | C | C | |
| C4-3 | Access drive east of hotels | | | | | | | |
| C4-4 | McCormick Road as west boundary | | | | C | | | |
| C4-5 | Road between upper and lower gardens | | | | | | | |
| C4-6 | Road south of Hotel E | | | | C | | | |
| C4-7 | Walk east of hotels | | | | | | | |
| C4-8 | Arcade paving at hotels | | | | | | C | |
| C4-9 | Areas of garden paving | | | | | | | |
| C4-10 | Garden walks | | | | | | C | |
| C4-11 | Garden steps | | | | | | C | |
| C4-12 | West Street at west perimeter | | | | | | | |
| *Water Features & Drainage* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| | none | | | | | | | |
| *Non-Habitable Structures* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| S4-1 | Brick Walls define garden chambers | | C | | C | | C | |
| S4-2 | Functional outbuildings, smokehouse, privies | | C | C | C | C | C | |
| S4-3 | Faux Privy Buildings | | | | | | | |
| S4-4 | Stone Walls | | | | | | | |
| S4-5 | Fences | | | | | | | |
| S4-6 | Stone wall McCormick Road frontage | | | | | | | |
| *Small-Scale Features, Site Furnishings & Objects* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| F4-1 | Sculpture feature - Cast Iron Capital | | | | | | | |
| F4-2 | Sculpture features - Rotunda stone capitals | | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| F4-3 | Garden furniture | | C | C | C | C | |
| F4-4 | Garden gates | | | | | | |
| F4-5 | Bollards in alleys | | | | | | |
| F4-6 | Gas light poles | | | | | | |
| F4-7 | Electric light poles | | | | | | |
| F4-8 | Overhead electric supply lines, supply poles | | | | | | |

In summary, the existing character of the West Gardens, LCA 4, was fully established during the Jeffersonian Revival Period, 1948 to 1981. Aspects of this identity date to 1914, when 29 of the 47 CDFs changed. Nevertheless, 16 CDFs persist from 1827 and help convey an earlier feeling in the Jefferson Revival gardens. These include:

- Spatial Organization, Land Patterns, Visual Relationships (O4-1, O4-3, O4-4, O4-5)
- Topography (T4-1, T4-2, T4-3)
- Circulation (C4-1, C4-2, C4-6, C4-8, C4-9)
- Non-Habitable Structures (S4-1, S4-2, S4-4, S4-5)

The 2007 Historic Preservation Framework Plan recognizes the high significance of LCA 4 with preservation designations of "fundamental" for the 1950s design for the walled gardens and "contributing" for the context of McCormick Road, formerly West Street. The cumulative historical landscape changes reflected by the organization and features of the West Gardens today are depicted on the 1980 period plan. The chart tracks the changes since the completion of the Jeffersonian Revival Period to show remarkable continuity to 2013.

### C5. South Lawn & Slopes, Landscape Character Area 5

The South Lawn and Slopes, LCA 5, present a continuum of transformation unlike any other LCA in the Academical Village. On one hand, the hillside south of the Lawn and East Gardens and West Gardens exhibits significant modification by the reduction of open space, creation of new circulation patterns, and proliferation of large academic and support facilities up to the present. On the other hand, the physically and visually separate South Lawn, extending south from the Lawn to Cabell Hall and McIntire Theater between Garrett and Cocke Halls, has strong ties to the period in which these buildings were constructed. The spatial organization of both the South Lawn and McIntire Amphitheater are in place by the period of Garden Campus Landscape, 1915 to 1947. This analysis divides LCA 5 into two sub-areas:

- South Lawn and McIntire Amphitheater, LCA 5a
- South Slopes, LCA 5b

This separation acknowledges the great variability in the origin and evolution of the current character evoked by LCA 5 diverging to two separate tracks in the twentieth century.

The South Lawn and McIntire Amphitheater form a coherent area with landscape organization and features that date to the period of Garden Campus Landscape, 1915 to 1947. The comparison of period plans for LCA 5 shows a relatively open hillside until 1914 (Figure 10.36). By this date, the addition of Randall Hall and Garrett Hall had extended the east and west ranges and the new turf terrace of the South Lawn elongated the visual space of LCA 1, the Lawn. 1827 and 1914 views of the 3D models from

the south and the matching 2013 aerial view illustrate these changes (Figure 10.37). Framed by Cabell, Rouss, and Cocke Halls, the constructed South Lawn forms more of an extension to the Lawn rather than a separate plaza as originally designed by McKim, Mead 7 White in the 1890s (Figure 10.38). Niche gardens for statues of Washington and Jefferson create new landscape spaces and a small courtyard vocabulary off of the central Lawn. Repeat photographs show modifications of garden details like vegetation, enclosure, and paving but the garden spaces and essential organization off the southern end of the Lawn remain to the present (Figure 10.39). By 1947, The McIntire Amphitheater filled the ravine west of South Lawn creating a central landscape feature between Cocke, Garrett, and Minor Halls (Figure 10.40). Surrounded by architecture, these spaces remain distinct from the landscape farther south on the hillside. These additional campus features persist with various and relatively minor modifications after 1947. The current character of these spaces evokes the 1915 to 1947 period.

The evolution of the South Slopes began with establishment of recreation zones within an agricultural landscape in the early nineteenth century and continued with the accretion of academic buildings and service areas through to 2013. An arcing pattern low on the hillside was created by 1860 with the Infirmary (later Varsity Hall) on the east, a gymnasium directly south of the Lawn, and Dawson's Row on the west (Figure 10.36). By 1914 the construction of circumnavigational roads and the buildings that frame the South Lawn no longer conformed to the original topography but rather imposed a new configuration on the hillside. At this time, the recreational uses were abandoned, the Power House was built, and the lower section of the slope became a dump and partly filled a spring-fed stream (Figures 10.37 and 10.41). The addition of New Cabell Hall and Wilson Hall by 1981 continued the trend of reducing open space in the South Slopes and transforming the landscape into transitional spaces for building access. Construction of Robertson Hall as an extension of Rouss Hall necessitated the relocation of the historic Infirmary, Varsity Hall, to the north of its original site in 2005. Since beginning construction in 2008, an elevated turf bridge at the south end of LCA 5 has offered a new transitional component that joins architecture with landscape (Figure 10.41b). The development trend continues to the present with few areas resembling historical periods except for isolated pockets with retained features such as the Chain Gates and surrounding trees.

The LCA 5 Comparative Chart of CDFs illustrates the dynamic landscape, showing numerous gaps and truncations across the color bars for each period. Change is so prevalent in LCA 5 that perhaps the only CDF originating with the earliest historical period at the University is the view north across the Lawn, toward the Rotunda. The view remains but is largely related to the preservation of the Lawn itself rather than the location of the viewpoint, which has been modified by the construction of the South Lawn. Other early CDFs extant in 1860 and remaining today include the continuation of academic uses of the area, presence of turf and trees, and limited aspects of topography such as terracing on the hillside for buildings. The CDFs remaining from 1947 and even 1914 are almost exclusively related to the South Lawn and McIntire Amphitheater rather than the South Slopes. Although great change marked LCA 5 through the nineteenth century and early twentieth century, by 1947, significant alteration of the overall LCA 5 landscape slowed and continuity is demonstrated in that 27 of the 56 CDFs listed are intact today from 1947, shown by continuous color bars in the last 3 columns, 1947 to 2013. More recent changes relate to the landscape of the South Slopes rather than the South Lawn and McIntire Amphitheater. Capturing the evolution of LCA5 over nearly two centuries the CDFs chart notes retention, loss ad alterations to the 56 listed landscape CDFs from 1827 to 2013.

**Comparative Chart of CDFs by Historic Period**
**LCA 5 South Lawn and Slopes**

| | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
|---|---|---|---|---|---|---|---|---|
| *Land Uses* | | | | | | | | |
| U5-1 | Agricultural use | | | | | | | |
| U5-2 | Academic uses, study, instruction | | | | | | | |
| U5-3 | Residential use | | | C | C | | | |
| U5-4 | Recreational use, exercise, pleasure garden | | | | | | | |
| U5-5 | Refuse dump in ravine | | | | | | | |
| U5-6 | Service and utility functions | | | | | | | |
| *Spatial Organization, Land Patterns, Visual Relationships* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| O5-1 | Open slopes descending to south | | | | | | | |
| O5-2 | View south to the Southwest Mountains | | | | | | | |
| O5-3 | View north across Lawn to Rotunda framed by trees and architecture | | | | | | | |
| O5-4 | Views south from Cabell Hall pergolas | | | | | | | |
| O5-5 | View into McIntire Amphitheater | | | | | | | |
| O5-6 | Dawson's Row uphill arc pattern | | | | | | | |
| O5-7 | Slopes and terraces shaped by buildings and retaining walls | | | | C | C | C | C |
| *Topography* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| T5-1 | Steep south slopes | | | | C | | | |
| T5-2 | Level South Lawn framed by Old Cabell, Cocke and Rouss Halls | | | | | | | |
| T5-3 | Terraced landscape of Dawson's Row | | | | | | | |
| T5-4 | Terraced south entry New Cabell Hall | | | | | | | C |
| T5-5 | Moderate slope at Varsity Hall | | | | | | | |
| T5-6 | Moderate slope at Randall Hall | | | | | | | |
| T5-7 | Partial steep slope along Jefferson Park Avenue | | | | | | | |
| T5-8 | Stepped slope and corner slopes of McIntire Amphitheater | | | | | | | |
| *Vegetation* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| V5-1 | Open fields on south slope | | | | | | | |
| V5-2 | Double tree rows and turf continuing Lawn vegetation | | | | | | | |
| V5-3 | Trees and turf on slopes | | | | | | | |
| V5-4 | Dawson's Row spring, stream-side gardens | | | | | | | |
| V5-5 | Street trees Ruppell Drive segment of former Hospital Drive | | | | | | | |
| V5-6 | Hedge encircling lawn at McIntire Amphitheater slopes | | | | | | | |
| V5-7 | Garrett Hall green roof garden | | | | | | | |
| *Circulation* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 |
| C5-1 | Perimeter drives north, east, south, west | | | | | | | |
| C5-2 | Perimeter drives north and south | | | | | | | |
| C5-3 | Perimeter drives east, south and partial northwest | | | | | | | |
| C5-4 | Asphalt service drive at Randall and Varsity Halls | | | | | | | |
| C5-5 | Wheeler's Rd./Jefferson Park Ave. as southern boundary | | C | C | C | C | C | |
| C5-6 | Network of paths crossing South Slopes | | | | | | | |
| C5-7 | South Lawn perimeter walks | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| C5-8 | Terraces east and west of Old Cabell Hall | | | | | | | | |
| C5-9 | Paving in McIntire Amphitheater | | | | | | | | |
| C5-10 | Landscape plaza at Garrett Hall Entry | | | | | | | | |
| C5-11 | Paths and steps Randall Hall | | | | | | | | |
| C5-12 | South entry plaza New Cabell Hall | | | | | | | | |
| C5-13 | Brick paving at Jefferson and Washington Statues | | | | | | | | |
| C5-14 | Bridge northwest of Varsity Hall | | | | | | | | |
| C5-15 | New "South Lawn" extension over Jefferson Park Ave. | | | | | | | | |
| *Water Features & Drainage* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 | |
| W5-1 | South Slopes springs running northwest to southeast | | | | C | C | | | |
| *Non-Habitable Structures* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 | |
| S5-1 | Stone wall south | | | | | | | | |
| S5-2 | Fences | | | | | | | | |
| S5-3 | Outbuildings | | | | | | | | |
| S5-4 | Stone wall east and west | | | | | | | | |
| S5-5 | Stone retaining walls north of Rousss and Cocke Hall | | | | | | | | |
| S5-6 | Stone retaining wall at the east garden niche | | | | | | | | |
| S5-7 | McIntire Amphitheater | | | | | | | | |
| S5-8 | Chain gate, brick piers at Ruppel Drive | | | | | | | | |
| *Small Scale Features, Site Furnishings & Objects* | | 1827 | 1860 | 1880 | 1914 | 1947 | 1981 | 2013 | |
| F5-1 | Electric light poles | | | | | | | | |
| F5-2 | Overhead electric supply lines, supply poles | | | | | | | | |
| F5-3 | Statues of Jefferson, Washington, Homer | | | | | | | | |
| F5-4 | Benches | | | | | | | | |

In summary, due the distinct differences between sub areas of LCA 5, dividing the area into the highly-evolved South Slopes and the historic South Lawn and McIntire Amphitheater aids in the analysis of this part of the Academical Village. The character of the South Lawn and McIntire Amphitheater strongly relates to the 1915 to 1947 period while spaces outside of these sub areas exhibit dramatic changes that define the South Slopes today. As an example, the view north from Rouss Hall resembles its historic origins, while a view east from the corner of Rouss Hall shows the newly constructed and relocated academic buildings of Robertson and Varsity Halls, respectively (Figures 10.42 and 10.43). The two CDFs remaining from the period of initial construction 1817-1827 are the view north across the Lawn to the Rotunda and the southern boundary road Wheeler's Road, now Jefferson Park Avenue:

- Spatial Organization, Land Patterns, Visual Relationships (O5-5)
- Circulation (C5-15)

The 2007 Historic Preservation Framework Plan aligns with these observations and designates the South Lawn and McIntire Amphitheater with "essential" status. For the eastern South Slopes, much of the space is identified as "essential" but most of this area is building mass and very few historic features remain in this area. For the western South Slopes, limited areas surrounding remaining buildings at Dawson's Row are considered "contributing" and contain historic structures but the landscape and its context has been greatly transformed over time. The remainder of the LCA is identified as not contributing to the historic landscape of the campus. Today, little remains of the historic character or

landscape detail of the South Slopes while the South Lawn and McIntire Amphitheater closely resemble the period of Garden Campus Landscape.

## D. COMMEMORATING AFRICAN AMERICAN CONTRIBUTIONS TO THE ACADEMICAL VILLAGE LANDSCAPE

The research findings and prior scholarship clearly indicate that enslaved and free African Americans contributed to the landscape of the Academical Village during the nineteenth century. Noted contributions to construction and daily life directly shaped the physical form of the Academical Village throughout its formative periods. Institutional records document the many different ways in which free and enslaved African Americans contributed to the construction and growth of Jefferson's Academical Village. Whether through shaping the land upon which the University was built, raising its structures, or laying its infrastructure between 1817 and 1827, or through facilitating the day-to-day operation of an institution containing several hundred residents up to the Civil War and beyond, the contributions of free and enslaved African Americans have impacted every area of the Academical Village. For institutionally held slaves, tasks were largely focused on public spaces and included cleaning and maintaining institutional buildings and grounds; repairing, maintaining, and extending public utilities; building necessary structures and landscape features; cutting and hauling wood; and tending the University farm. Slaves held by faculty and hotel keepers performed tasks focused primarily on private spaces close to their places of residence, and included tending enclosed gardens, performing daily chores in yards and tenements, providing for households and caring for students, and raising livestock.

Interpretation is a commemorative activity. The process of presenting the history should be considered as communicating a factual account of the contributions made. Interpretation can bring the works of enslaved and free African Americans, for the construction and daily life of the University, forward in the life of the University today. However, the varied nature of the relations between enslaved African Americans at the University of Virginia and white owners, free blacks providing hired labor, and other racial tensions, both before and after Emancipation, poses interpretive problems. The challenge of communicating respectfully must be met.

The prevalence of spaces directly associated with free and enslaved African Americans within the antebellum and post-Civil War Academical Village landscape offers a broad range of opportunities for memorial activity. Any commemorative intervention should ideally bring forward this important aspect of University history while retaining coherence in this valued landscape. Within the Academical Village substantial memorialization in a physical form may not be suitable as the preservation framework plan and NHL and World Heritage designations focus on preservation and ongoing stewardship, rather than significant change. However, an integrated presentation of these deep contributions, placed within a University garden, along a path, near a wall, etc. could contextualize the personal experiences of free laborers and enslaved African Americans owned by faculty and hotel keepers, highlighting the tasks they performed and the spaces they occupied.

If additional information determines a compelling link between the African American experience at the University and a recently discovered burial ground near the University Cemetery, the site may serve as a place to locate a more substantial element that memorializes African Americans. This memorial could be sited near or within the burial ground, for example. Any memorial could convey the experiences of enslaved African Americans in both life and death, and contextualize the discovery of this forgotten burial ground.

A digital component of interpretation has the potential to be an important aspect of commemoration of the African America contributions to the University. A website NS web-based interpretation using digital codes placed on small noticeable markers could be integrated within the Academical Village landscape effectively. Web content enables a deep presentation with narratives and imagery. Because scholarship can be incorporated and content can be enriched over time, a web presence could effectively convey the breadth and depth of the University's historical relationship with free and enslaved African Americans. The detailed content could be presented in a compelling manner and updated with new findings over time.

In summary, the pervasive contributions of African Americans throughout the Academical Village are important aspects of University history. Commemoration can honor those contributions in several ways. Interpretation is an aspect of commemoration that can be inserted into the Academical Village landscape. The CLR suggests that interpretation could be planned that brings these contributions to several areas within the Academical Village, using simple but noticeable markers with web links. The web content can also be accessed remotely by interested people. Further, the placement of an appropriate memorial at the recently discovered burying ground is an opportunity to be explored.

## E. SYNTHESIS OF ARCHAEOLOGICAL FINDINGS AND FUTURE DIRECTIONS

### E1. Principal Archaeological Feature Types within the Academical Village

Archaeological investigations within the Academical Village have documented six types of commonly identified character-defining archaeological features associated with the occupation and operation of the University of Virginia. These character-defining archaeological feature types include: 1) outbuildings; 2) walls; 3) post holes; 4) water supply, distribution, and storage features; 5) surface and sanitary drainage features; and 6) circulation features. The following synthesis of archaeological findings will describe these archaeological features by type, define their distribution throughout the Academical Village by landscape character area, characterize their preservation integrity, and provide a preliminary analysis of how the archaeological findings have informed understandings of the establishment and development of the University.

Outbuildings

Several types of outbuildings were constructed during the nineteenth century. Most of these outbuildings, although not all, were located within the densely utilized garden spaces bounded by the pavilions and the hotels. Two types of outbuildings - privies and smokehouses - were approved by the Board of Visitors and constructed prior to the opening of the University. Privies were of two types, small "private" privies for the use of faculty and hotel keepers, and larger "public" privies for the use of the students. While small privies were located within the heavily developed areas between the pavilions and hotels, large privies were located at some distance from the core residential buildings. Smokehouses too were located convenient to both pavilions and hotels. Both privies and smokehouses are recorded as having been built largely of brick, with frame and shingle roofs.

Additional outbuildings, such as stables, kitchens, washhouses, and "offices," were generally built during the University's first decade of operation, between 1826 and 1836, and were paid for by both the institution and its residents. Constructed between 1825 and 1827, stables were built of brick and covered with a frame-and-shingle roof. Each professor and hotel keeper had his own stable, located outside of and often some distance from the core residential buildings. Kitchens and washhouses, also

built of brick, were constructed as requested to the rear of both pavilions and hotels. Although named for their primary function, both kitchens and washhouses also frequently served as residential space for enslaved African Americans. The University also authorized the construction of "offices," generally two-room structures whose function was the "accommodation of servants." Many offices, located to the rear of and convenient to the pavilions and hotels, were constructed of brick and built between 1828 and 1831.

Because demolition of outdated structures associated with pavilions, hotels, and the larger University generally required only removal to grade, architectural foundations of many masonry outbuildings as well as associated cultural deposits and features often survive and are preserved below modern grade. Brick foundations to several nineteenth-century structures have been identified archaeologically within the most heavily populated areas of the Academical Village, particularly within LCA 3 and 4, as well as in LCA 5. Outbuildings identified include a small structure in the northwest corner of Pavilion IV garden, four unidentified outbuildings within Pavilion VI garden, a water closet in the southwest corner of Pavilion X garden, an unidentified outbuilding in the western end of Pavilion VII garden, an unidentified structure along the south side of Pavilion V garden, and a circa 1888 water closet associated with the original University infirmary, now Varsity Hall. Each of these architectural features appears to contain both period features and intact deposits associated with their operation (Figure 10.44).

The evidence for an intensive pre-Emancipation build-out and use of ancillary structures in the spaces between the pavilions and hotels underlies the importance of these outbuildings to both professors and hotel keepers as well as to the functioning of the Academical Village in the period. Archaeological identification and examination of outbuildings continues to provide detailed documentation of the location, scale, and interior details of these structures. Because many outbuildings were constructed to support the day-to-day operation of faculty households and University hotels, they were also necessarily the work place and residential areas of enslaved African Americans. Archaeological investigations, for example, have documented a likely residential building in the northwest corner of the Pavilion VI garden. The two-room structure, identified in the upper terrace of this garden, appears to be architecturally similar to the "accommodation for servants ...not exceeding two apartments" authorized by the Board of Visitors in late 1828. Material culture found associated with this structure documents a domestic component that spans the pre-Emancipation and post-Emancipation periods, indicating an occupation and use of this facility of long duration.

Within the garden enclosures, the early nineteenth-century proliferation of outbuildings suggests the spaces were needed more for utilitarian, service-oriented functions than for private leisure as might perhaps be suggested by the depiction of these spaces in the Maverick Plan. The demolition of many outbuildings by the early twentieth century directly contributed to the transformation of the gardens into more publicly open and accessible spaces as well as more ornamental ones. Archaeological investigation of outbuildings and the adjacent spaces they occupied will continue to contribute to the growing knowledge of the construction and changing use of ancillary structures, as well as the individuals who worked and, in some cases, lived in them.

Garden, Yard, and Boundary Walls

Two different types of walls were originally built within the spaces lying between the pavilions and hotels. As envisioned by Jefferson, each of the ten gardens between the Lawn and ranges was to be enclosed by a brick wall that was of serpentine form along either side of the alleys and straight along the rear of the gardens and paralleling the ranges. The serpentine walls were designed to be a single brick thick. The second type of wall mentioned in University records in proximity to the pavilions and hotels is

the "area," "back," or "yard" wall.[4] It is presumed that these walls enclosed spaces immediately adjacent to the rear of the pavilions and hotels through which access was provided to the gardens and yards. Begun in mid-1822, garden and yard walls between the pavilions and hotels were completed by late 1824.

Archaeological investigations have identified and documented original garden wall foundations as well as enclosures dating to the late-nineteenth-century McKim, Mead & White redesign. Garden wall elements original to the Academical Village typically consisted of mortared stone serpentine wall foundations, or mortared brick straight wall foundations generally founded on, or cut into, sterile subsoil. Garden wall features identified during archaeological investigations and dating to the McKim, Mead & White redesign generally possessed concrete foundations underlying both serpentine and straight brick walls. Both wall types are found exclusively within LCA 3 and 4 (Figure 10.45). Because demolition of garden and area walls in most cases only consisted of their removal to grade, many masonry wall features are well-preserved below grade.

The archaeological documentation of garden and area walls throughout the Academical Village has informed existing knowledge of the initial organization and use of space, and its change and development through time. Archaeological findings of garden and area walls between the pavilions and hotels have documented a more private and less publicly accessible space than once thought, or as portrayed by the Maverick Plan. Within the western gardens, where a significant amount of archaeological research has been conducted, original garden walls behind Pavilions III and VII extended to within 26 feet of the West Range, and at Pavilion V extended all the way to the rear of the West Range. The resulting pattern of enclosure within these gardens documents a spatial arrangement that likely reflected the exclusive use of the space adjacent to hotels and pavilions, commonly referred to as the tenement in historical documents, for functional purposes associated with the operation of the residence or boarding house. The extent of the enclosures also effectively reduced north-south pedestrian movement between the gardens. Immediately behind the pavilions, area walls also effectively served to screen the functional yard areas from the enclosed garden. Off the southwest corner of Pavilion IX, an east-west-oriented straight wall section located north of and adjacent to a nineteenth-century outbuilding appears to have served to screen it and the yard area adjacent to the south, from the garden and pavilion.

Patterns of garden enclosures at the north and south ends of the western gardens, however, and in particular in Pavilion I and IX gardens, are less well known. Likewise, the different topography and terracing of the East Gardens suggest that a slightly different pattern of garden enclosures may have been present in this part of the Academical Village. Area walls, too, in both the East and West Gardens are little known. Future archaeological research might be able to target specific areas in each of these locations to flesh out larger patterns and thereby contribute to the growing knowledge of the original Jeffersonian gardens.

Boundary walls, variously referred to in archival sources simply as stone walls or stone fences, were also important early features within the growing Academical Village. Serving to define precincts, exclude livestock, and/or retain soil, archaeologically documented boundary walls were constructed exclusively of mortared stone and were built throughout the first half of the nineteenth century, but particularly in the late 1840s. Boundary walls are more broadly distributed throughout the Academical Village than garden and yard/area walls.

Archaeological investigations have documented stone boundary walls in two locations along the West Range corridor, and in one location along the East Range corridor (Figure 10.45). In each case the feature consisted of a deeply buried, straight, mortared stone wall. Although difficult to date based on physical evidence, the documentary record supports a construction date of ca. 1848 for each of these walls. Where they have been identified in LCA 4 and 5, these stone boundary walls are well-preserved.

By the mid-nineteenth century, stone walls had replaced many earlier post-and-rail fences and appear to have emerged as the preferred means of physically and visually defining University boundaries. Particularly along the University's northern and southern boundaries where it abutted non-University residential neighborhoods, the stone wall was a permanent and highly visible boundary that reflected the jurisdictional separation of the Academical Village from privately owned land. Stone boundary walls were one means of defining this space and thereby controlling access to it. Within the Academical Village, stone walls were used to retain soils, border roads, and keep livestock out, as well as to differentiate internal space and define precincts. Because stone walls to date have been identified in only three locations, it is not yet clear how extensive the construction of these boundary features was within the nineteenth-century Academical Village. Future archaeological research can seek to locate stone boundary walls in targeted areas based on historic map projection. The definition of precincts within the Academical Village, as delineated by stone boundary walls, has the potential to inform a greater understanding of the development and use of Grounds beyond the core academic buildings, and the functional relationship of precincts to one another.

Post Holes

Archaeologically identified post holes are the signature of a number of different nineteenth- and twentieth-century landscape elements that would have been present at the University. Fences with wooden posts were used to enclose functional space such as wood yards and outbuildings and to define boundaries such as garden plots, precincts, and roads. In addition, scaffolding posts, gate posts, posts supporting clothes lines, as well as bollards and utility poles all appeared within the nineteenth- and twentieth-century Academical Village landscape.

Although the kinds of landscape features that are known to have created post holes occurred throughout University Grounds in the nineteenth century, post hole features have been identified only within LCA 3 and 4, the most densely occupied areas of the Academical Village. Because post holes are generally deep features extending sometimes several feet below grade, they tend to be well-preserved archaeologically. Even a partially disturbed post hole feature has the potential to offer information such as material culture, soil type, feature shape and size, and patterning that can contribute to ongoing research.

Extensive archaeological investigations within the Pavilion III / V courtyard has allowed the documentation of two types of post hole features in this area. Along the north side of Poe Alley at its eastern terminus with the courtyard, an alignment of four east-west-oriented post holes on four- to five-foot centers was identified (Figure 10.46). At least four additional post holes (F.13, F.14, F.16, F.17) were also identified in the eastern part of the courtyard centered on the pedestrian breezeway to the Lawn (Figure 10.47). Both of these post hole patterns are believed to be remains of fences constructed to separate public (alley corridor) from private (pavilion side yard) space. A second type of post hole feature was also identified in the Pavilion III / V courtyard. Located within a builder's trench associated with the dormitory block, two post holes were identified. These post holes were located only two feet off of the west façade of the dormitory. Because of their location and alignment with the building's

façade, the post holes were interpreted as scaffolding supports associated with the construction of the dormitory block (Figure 10.47).

Off the southwest corner of Pavilion IX, two north-south-oriented post holes were identified east of and adjacent to an early-nineteenth-century outbuilding. Placed between the outbuilding and Pavilion IX, the post holes may represent a north-south line of paling fence separating the residence of a faculty member from functional space associated with the operation of the residence, or perhaps a porch feature associated with the structure.

Because relatively broad horizontal exposures are required to reveal post hole patterning, and because most archaeological investigations within the Academical Village have been of more limited spatial extent, the identification and documentation of post-in-ground landscape structures has been limited. Post holes, and the associated landscape elements they represent, can inform our understanding of the organization and use of space through time. Fences, like walls, are specifically used to bound and delimit space. Archival evidence supporting the construction of fence panels and wood yards for individual professors suggests that the yard areas adjacent to pavilions may have been quite restrictive. Within the Pavilion III / V courtyard, archaeologically identified post hole patterns suggest the appropriation and enclosure for private purposes of large portions of the service area. The resulting limitation of public space necessarily created a narrow corridor through which pedestrians had access to the Lawn. With the exposure of larger areas, future archaeological research can begin to build upon the limited knowledge of post hole features and the spatial patterns and feature types they represent.

Surface and Sanitary Drainage

University records document that drains were an integral part of the Academical Village infrastructure from the beginning and that a working system of drains was in place and functioning by mid-1826.[5] Nineteenth-century drains are found throughout the Academical Village and were typically built to serve one of two functions: surface drainage or sewerage. The earliest drain type dating to the opening of the University of Virginia, is the ubiquitous brick-box drain. Archaeologically identified box drains are square-shaped linear conduits composed of mortared and dry-laid brick. The interior of the channel is usually parged with hydraulic cement to facilitate the movement of water and debris and to prevent seepage into surrounding soil. The drains are typically covered with either brick or stone and buried fairly shallowly below grade. Designed as a comprehensive gravity-fed system, box drains drew water away from structures and living spaces, or conducted sewerage from privies, and directed the discharge into nearby natural drainages. Less frequently, box drains were linked to down spouts that funneled rain water into the larger system and aiding in its flushing. The University's early drain system emptied into three natural drainages located to the northwest, southeast and south.

The improved sanitary sewer system designed by Ernest W. Bowditch and installed in the mid-1880s carried wastewater in salt-glazed vitrified Akron clay pipes through a system accessed via manholes. Archaeologically identified Bowditch-era sanitary features have documented bell-and-spigot pipes of varying dimensions, joined with cement. Like their box-drain predecessors, the pipes increased in carrying capacity until they discharged beyond the University. Where identified, the manholes are cone-shaped and constructed of brick. Frequently a cobble apron is found surrounding the access point to the manhole.

Because the technology and materials used in the construction of brick-box drains remained the same for nearly 70 years, it is difficult to date the box drains identified archaeologically. However documents verify that the system of box drains was largely abandoned after the implementation of the Bowditch

designed drainage and sewerage system ca. 1886. Remnant box drains and larger beehive-shaped culverts have been identified throughout the Academical Village, particularly in LCA 3 and 4, but also in LCA 2 and 5 to a lesser degree (Figure 10.48). A mortared-brick-box inlet, and associated beehive culvert, was identified at the base of Key Alley, an area that was historically noted for flooding issues associated with surface runoff. Bowditch-era brick manholes are also found throughout LCA 3 and 4, although many of the original pipes have been replaced. Archaeological features representing both types of drain systems are also found outside of the Cultural Landscape Report study area. The early brick-box drains are generally shallowly buried and tend to follow contemporary utility corridors. Because of this, many brick-box drains in alleys and roads have been adversely impacted. Outside of alleys and roads, brick-box drains are generally well-preserved. Bowditch-era sanitary features are more deeply buried and therefore better preserved.

Archaeological evidence appears to support Ernest W. Bowditch's characterization of the earlier nineteenth-century drain system as "a huge cobweb in their alignment …having grown up with the University."[6] Although the extent of the original University drain system cannot be determined, and the phasing of drain construction is not known, the archaeological documentation of drain lines tying into various additions and outbuildings constructed throughout the nineteenth century reinforces the understanding that the development of the University's sanitary infrastructure was largely a non-systematic, adaptive response to health-related issues as they arose.

Throughout its first half-century, drain lines within the Academical Village were constructed by non-professionals using locally obtained materials, relying on current medical knowledge of disease, and employing technology familiar to them. The gravity-fed parged brick-box drain is characteristic of this period. As illustrated in Figure 10.48, many brick-box drains identified archaeologically appear to correspond to the locations of drains depicted on a ca. 1872-1876 map. The existence of this early utilities map, which probably served as a management tool, suggests that the drain lines were likely maintained and improved upon over time. Archaeological investigations have documented that despite the ubiquitous nature of the brick-box drain, there are significant differences in the size and capacity of drain lines. Based on their location, archaeological research has documented that drain lines were constructed in channels of varying dimensions and generally increased in size with distance from the source. In two instances, large beehive-shaped culverts have been identified to address areas where surface runoff and drainage were constant issues. With the implementation of a professionally designed, modern sanitary system in 1885-1886, the University embarked upon a new era of infrastructural planning that carried it into the twentieth century. The identification of numerous Bowditch-era manholes documents that portions of this 125-year-old sanitary system are still in use today.

Water Supply, Distribution, and Storage

The first water supply system, designed by Thomas Jefferson and approved by the Board of Visitors in early 1819, consisted of pipes made of bored logs joined by iron "boxes" that carried spring water from Observatory Hill to the Academical Village.[7] The gravity-fed piped water was stored in wells and cisterns and was accessed via upright pumps. Between 1858 and 1859, the University implemented an improved water supply system designed by Charles Ellet. Ellet's plan consisted of piping water in iron pipes to a newly constructed reservoir northwest of the Rotunda. The water was then pumped into tanks placed in the top of the Rotunda, and distributed throughout the Academical Village (Figure 10.49).[8]

Because of the materials used in its construction, very little of the original Jeffersonian wooden water supply system exists today. Trenches that contained the log pipes, however, have been archaeologically

documented in places. A single ca. 1833 brick cylindrical cistern was identified and excavated in the Pavilion III / V courtyard. A second brick cylindrical cistern, believed to date to ca. 1829, was identified in the basement level below dormitory room #35 East Lawn. As deeply buried features, the brick water storage facilities are well-preserved and are generally only impacted at the surface. Charles Ellet-era iron water supply lines have been identified in numerous locations throughout the Academical Village. These water lines are 4-inch diameter iron pipes with bell-and-spigot ends sealed with lead. Ellet water lines are generally buried approximately two to three feet below historic grade and because of this are generally very well-preserved. Nearly all of the University water supply, distribution, and storage features identified archaeologically are found in LCA 3 and 4, and to a lesser degree LCA 1.

University records document that providing a large population in an urban setting with a reliable water supply was a continual challenge throughout the nineteenth century. Archaeological identification of portions of the original Jefferson wooden water supply system has documented the early-nineteenth century technology used by contractors through the recovery of several iron couplings that joined log pipes. In addition, portions of the early University water storage system have also been documented. The excavation of cisterns, and establishment of their locations throughout the Grounds, has shed light on the role of these important community features, how they may have been used and adapted, and when they were abandoned. The first iron water supply pipes, a comprehensive change to the existing University water supply system, are portrayed on an 1872 – 1876 map of the Academical Village. Archaeological locations of many of these iron pipes, installed ca. 1858-1859, correspond well with this map and provide a *terminus post quem* for adjacent soil horizons and cultural deposits. Because its archaeological footprint is ephemeral in nature, the University's original wooden water supply system, its location, facilities and functioning, is not well known. Future archaeological research should continue to document Jeffersonian wooden water supply lines with the goal of broadening our understanding of this early infrastructural system and its functioning within the larger Academical Village.

Circulation

Initial design of the Academical Village took into consideration planning for circulation, providing vehicular access to individual buildings and the larger Grounds. Primary in Jefferson's plan for the Academical Village was the construction of a road encircling the University. Two major north-south-oriented drives linking Jefferson Park Avenue on the south with University Avenue on the north were constructed on broad terraces adjacent to the Ranges between 1820 and 1822. A connecting section of road also linked East and West streets at the south end of the Lawn.

Archaeological evidence of a formal paved surfacing for this road system has been identified in various locations. Although by definition not a true macadam, the earliest surfacing treatment identified within the Academical Village consists of a dense deposit of fist-sized cobbles, often within a sandy or silty matrix, and typically lying directly on graded clay subsoil or intentional fill. Archaeological investigations throughout the Grounds have identified this Jeffersonian road surface primarily within LCA 3 and 4, but smaller remnant portions have also been documented within LCA 2 and 5. A remnant of Jefferson's original macadam road, the northern section of which was closed in 1858 – 1859, was identified just southeast of Brooks Hall in LCA 2 (Figure 10.50).

Four post-Jeffersonian road treatments, dating from the late-nineteenth to early-twentieth century, have been identified throughout the Academical Village. Often found directly overlying Jefferson's macadam in limited pavilion courtyards of LCA 3 and 4 is a soft or substantially decayed cement, most likely dating to the late nineteenth century. The cement, often applied in a thin veneer, is not documented in the archival record and may reflect an interim treatment of the earlier macadam cobble

surface where it was needed. A compact, dense, gravel-based surfacing, most likely dating to the late nineteenth century, was identified overlying and post-dating Jefferson's original surfacing, adjacent to and east of Hotel B on the East Range terrace in LCA 3. This gravel surfacing is perhaps the only true macadam identified within the Academical Village. A Tarvia surfacing, a compact gravel surfacing bound with tar to reduce dust and form a more durable road, was identified in the McCormick Road corridor in LCA 4. The Tarvia surfacing dates to second decade of the twentieth-century. Lastly a concrete-and-brick-paver surfacing has been identified archaeologically throughout many alleys and courtyards in LCA 3 and 4.

Within LCA 3, the absence of the concrete-and-brick patterning in the lower or eastern half of the alleys may reflect disturbances caused by the 1960s garden restoration in this area. Because the Academical Village's roads have been used as utility corridors for nearly two hundred years, much of the historic surfacing in these locations have been impacted over time. Due to their extensively broad distribution, however, historic road surfaces also survive in many places, particularly where they are buried beneath fill soils or covered by subsequent surfacing.

Archaeological research has contributed substantially to what is known about the historic University road system. Deep trenching along the East Range has documented the original cut and fill construction of the East Street road terrace in the third decade of the nineteenth century. Archaeological investigations have also documented that the original Jeffersonian macadam was fairly comprehensive in its application, and was applied to University roads, alleys, and sometimes courtyards, and that it lasted for nearly a century before it was replaced with a comprehensive concrete-and-brick-paver surfacing at the end of the first quarter of the twentieth century. The original application, a thin veneer of various sized quartz cobbles, did not conform to Jefferson's instructions, or to John Loudon McAdam's prescription, and was therefore not true macadam. Despite its longevity, archaeological evidence has documented limited improvements to the macadam surfacing, such as a thin veneer of cement, identified in several courtyards and most likely dating to the late nineteenth century. Stratigraphic analysis of the macadam surfacing throughout central Grounds has also provided early topographic information for the Academical Village. In particular the presence of macadam surfacing in the eastern alleys has documented that original grade was steeper than is now present. Documentation of the historic University road system will continue to contribute to a broad-based understanding of the development of the Academical Village.

Walk paving has been archaeologically documented in only a few instances. In LCA 1 Lawn crosswalks have been located. Few walks within LCA 2 have been located and those found are paved with brick. While areas of paving have been uncovered within LCA 3 and 4, archaeologically documented pedestrian walks are infrequent. A remnant brick paving has been identified within the Pavilion III / V courtyard extending from the northern side of Poe Alley across the courtyard to the pedestrian breezeway leading to the Lawn. This feature consisted of bricks and brickbats bonded with cement. On the Lawn, a buried brick pavement was identified crossing the southern end of the Lawn between Pavilions IX and X. This walkway was constructed of heavily worn bricks laid in a herringbone pattern. Along the west side of McCormick Road off the southeast corner of Alderman Library, a north-south-oriented brick walk, probably dating to 1859 or later, has been identified archaeologically. The course and orientation of this walk suggest that it led to William A. Pratt's residence, Chateau Front and Back (Figure 10.51, Figure 10.52). Although captured in historic photographs, neither brick nor subsequent early-twentieth-century concrete (granolithic) walks have been archaeologically identified in any of the alleys of Academical Village, indicating perhaps that these pedestrian corridors were removed with each improvement in

surfacing treatment, or demolished altogether during the 1920s with the comprehensive surfacing of most alleys and courtyards in concrete and brick pavers.

University records document that with the exception of the covered colonnades and arcades, changes to pedestrian circulation within the larger Academical Village occurred in fits and starts and consisted largely of isolated responses to specific needs. Historic photographs also document that a variety of materials, including gravel, brick, and flagstone, were used in the construction of pedestrian circulation throughout the nineteenth century. However because they were continuously improved over time, pedestrian circulation rarely survives as an archaeological feature within the Academical Village. Early pedestrian circulation features may survive only in the least disturbed areas. Comparison of a ca. 1872-1876 map showing pedestrian paths with existing conditions suggests that in LCA 2, while there is some overlap with extant walks, the former locations of historic circulation routes could be archaeologically tested. Investigations could focus on documenting the presence, alignment, and construction of historic walks.

### E2. The Formation and Transformation of the Archaeological Record of the Academical Village

Over the course of nearly two centuries the landscape of the Academical Village has undergone steady evolution and transformation in response to a range of forces of varying type, scale, and magnitude. What is visible today as regards topography, vegetation, the placement of small-scale landscape structures, and the pattern of surfaced walks and roadways represents the latest stage in this ongoing development. While elements of the history of the Academical Village can, through careful inspection, be read from the surface of the present-day landscape, other elements of the institution's history have been subsumed by the landscape and now lie buried below, or within, the modern surface, effectively hidden from view. The archaeological record is a fundamental component of the Academical Village landscape and is comprised of enduring physical remains such as artifacts, architectural and other constructed features, as well as soil strata that reflect and speak to earlier stages of the University's development. Over the past 30 years, the archaeological record of the Academical Village increasingly has been recognized and exploited as an independent source of information about the history of the University and its occupants while at the same time an appreciation has grown of the fragility, vulnerability, and irreplaceable character of this component of the landscape.

The cumulative results of numerous archaeological investigations carried out across most parts of the Academical Village, combined with details gleaned from document and map-based research, contribute to the delineation of broad patterns in the character of the Academical Village landscape and the archaeological record it contains (Figure 10.53). The analysis uses colors by era to depict general patterns of historical ground disturbances across the Academical Village and is intended to capture only the most pronounced or extensive episodes of landscape modification (Figure 10.53). The primary evidence used in the development of Figure 10.53 come from archaeological investigations undertaken during the past 15 years, augmented by historic topographic map analysis and, to a lesser extent, examination of historic photographs. Although a useful interpretative aid and a tool for structuring future archaeological research, this plan remains a work in progress and should be tested, evaluated, and revised as new opportunities arise.

Pre-University natural topography appears most extant in LCA 2 in the northern part of the Academical Village, particularly east of the Rotunda where the terrain slopes down gently towards Brooks Hall and the Senff Gates. Relatively extensive areas of late nineteenth-century fill are present in the footprint of

the ramparts and Rotunda Annex, and in an as yet incompletely defined area surrounding the Chapel. Fill deposits probably dating to the University's initial construction in the early nineteenth century have been documented along the southern margin of LCA 2 in several locations, including in both the East and west Rotunda courtyards as well as immediately north of Pavilion I. In the Rotunda Courtyards, these early fill soils overlie and seal a former (pre-University) land surface. Buried surfaces possibly containing archaeological deposits and features associated with early-nineteenth-century and even pre-University occupation and use may survive beneath the apron of fill surrounding the Chapel. Although the deep fill deposits north of the Rotunda have not been fully probed, it is likely that extensive impacts associated with the construction and demolition of the Rotunda Annex removed any potential archaeological evidence of earlier activity in this area though it is likely that foundations and other architectural elements of the Annex remain in place.

For the most part, extensive cutting and filling operations undertaken during the University's initial construction between 1817 and 1827 shaped the present-day topography visible within LCA 1, 3, and 4 in the core of the Academical Village. Although ongoing research continues to refine understanding of the later nineteenth- and earlier twentieth-century development of these core areas, post-construction modifications to the landscape currently are known in several key locations. At the southern end of the Lawn (LCA 1), deliberate cutting and grading undertaken at the end of the nineteenth century as part of the McKim, Mead & White-designed expansion subdivided the Lawn's original southern terrace, creating a new, lower fourth terrace at the southern end of LCA 1. Roughly contemporaneous cutting and filling along the central north-south axis of the East Gardens (LCA 3) accompanied road construction and garden redesign in this location and can be expected to have alternately removed or buried earlier surfaces and potential archaeological deposits contained therein. The mid-twentieth-century GCV restoration of the gardens further reworked the surface of the East Gardens area; however, they appear to have been most pronounced along the corridor of the late nineteenth century north-south through road, which was removed at this time, and to the east along the lines of the alleys and the course of the Rotunda Drive. Along the eastern margin of LCA 3, changes to the pre-existing largely natural landscape are associated with the construction of Hospital Drive at the end of the nineteenth century and subsequent twentieth-century modification and improvement of this vehicular corridor. In the West Gardens (LCA 4), on the other hand, late-nineteenth-century landscape modification associated with construction of the central north-south garden through road and of McCormick Drive appears relatively more ephemeral while filling and grading operations associated with the removal of the Hotel A addition in the early 1920s and the mid-century Garden Club of Virginia garden restoration entailed more substantial changes in topography that may have buried earlier surfaces and deposits.

In the north-central portion of LCA 5 at the southern end of the Academical Village, the fifth terrace of the extended Lawn framed by Cocke, Cabell, and Rouss Halls represents a massive leveled deposit of late–nineteenth-century fill that buried the natural sloping terrain of this area. Cutting and filling of what was probably largely natural topography continued to the west with the construction of Garrett Hall during the first decade of the twentieth century. Massive cutting and filling associated with construction of the McIntire Amphitheater, completed in 1921, transformed a deep natural ravine running through this area, while the mid-nineteenth-century Dawson's Row buildings and associated landscape were removed by the middle of the twentieth century as the area continued to be redeveloped. Similarly extensive cutting and filling characterized the southern and eastern portions of LCA 5, with initial late-nineteenth-century changes being limited to the site of Randall Hall but expanding through the twentieth century and into the twenty-first to engulf virtually the entirety of LCA 5. Only in the vicinity of the mid-nineteenth-century Parsonage (Office of African American Affairs, #4 Dawson's Row) does some semblance of natural topography appear to survive into the present day.

While new construction of relatively large-scale buildings and other facilities continues to reshape the landscape and contribute to the ongoing formation and transformation of the archaeological record of the Academical Village, a long history of smaller-scale and more commonplace ground-disturbing activities has also left its mark. Included among these "lesser" activities are the construction and maintenance of pedestrian paths, planting and removal of ornamental trees and shrubs, and the installation and upkeep of a diverse range of small-scale landscape features such as bicycle racks, statuary and monuments, boundary and retaining walls, dumpster pads, and signage to name but a few.

Most notable, however, among the seemingly smaller-scale landscape disturbances is utility trenching. Since its foundation, networks of buried utilities have crisscrossed the Grounds of the Academical Village and the installation and maintenance of this sub-grade infrastructure continues to affect the archaeological record in both additive and subtractive ways. Beginning in the early nineteenth century with a simple system of wooden water supply lines and a rather more extensive network of parged brick-box drains that served both storm water and sanitary functions, the landscape of the Academical Village has been repeatedly incised by trenches of varying widths and depths. Over the years these basic utilities have been repaired or improved and new conduits have been added, requiring new trenches to be dug, to carry gas, electricity, storm water, sewerage, drinking water, irrigation water, hot water, cold water, steam, and telecommunications. As illustrated in Figure 10.54, few portions of the Academical Village remain untouched by buried utilities; however, certain key areas such as the alleys emerge as long-standing and heavily utilized corridors. Along these primary utility corridors and the routes of larger sub-grade utility conduits such as steam tunnels, impacts to potentially buried archaeological resources can be expected to be pronounced. Of course, impacts associated with utility trenching will be most substantial in those areas of the Academical Village characterized by relative rich archaeological deposits and features in near-surface contexts. Trenching in less developed areas such as LCA 2, or across more recently and substantially modified portions of the Academical Village such as LCA 5, will in general have less adverse effects to the archaeological record.

### E3. Archaeological Sensitivity and Potential within the Academical Village

Review of the cumulative results of archaeological research, in conjunction with the study of historical campus maps and other documents, contributes to the understanding of the archaeological sensitivity and research potential of the Academical Village that is illustrated in Figure 10.55. This tripartite model classifies areas within the campus landscape in terms of greater or lesser potential to house significant, intact archaeological deposits and/or features dating to one or more historical periods.

Areas deemed to possess high archaeological potential include the pavilion and hotel gardens and side yards in LCA 3 and 4, the east and west Rotunda courtyards in LCA 2, and an area of relatively little disturbed terrain surrounding the mid-nineteenth-century Parsonage (Office of African American Affairs) at the eastern end of Dawson's Row in LCA 5. Inclusion of the gardens and side yards among the high-potential areas arises from the long and diverse history of intensive use that characterizes these locations. In many important respects, significant developmental periods in the University's history are reflected in changing patterns in the organization and use of space within the garden and yard areas of the Academical Village. Beginning in the early nineteenth century as relatively private spaces closely controlled by individual faculty members and hotel keepers, the gardens and yards provided utilitarian and functional space used primarily to support domestic and institutional missions of the attached residences. In addition, during the antebellum period the gardens provided residential and working space for many of the University's enslaved occupants and associated archaeological deposits and features can be expected. Reconfiguration of the gardens' bounding walls reflect growing later-

nineteenth-century concerns with health and sanitation, while extensive landscape modifications implemented during the early twentieth century speak to campus-wide beautification initiatives that both masked and transformed the earlier antebellum garden landscape.

Inclusion of the Rotunda courtyards among the areas of high archaeological potential derives from the fact that the pre-University land surface appears to be buried and well-preserved beneath construction-related fill in these locations. In addition, historical maps and other documentary sources indicate the presence of nineteenth-century cisterns in each of the courtyards. These substantial, below-grade features played an important role in the institution's early water supply system and have the potential to contain diverse types of artifacts and possibly botanical remains relevant to refining historical understanding of the University community and landscape.

The high archaeological potential around the Parsonage in the western part of LCA 5 is so defined because natural topography appears to survive relatively intact in this location. While the Parsonage dates to the mid-nineteenth century, historic maps indicate that this area had been actively used, at least as garden space, since the University's foundation. Given the proximity of this location to a natural spring, the possibility also exists for archaeological remains associated with earlier historic and/or prehistoric occupations to be present in this area. To date, the area surrounding the Parsonage has received no archaeological attention apart from monitoring of a single utility trench through the southern part of this landform.

Areas classified as possessing a moderate potential to house archaeological remains include the eight original alleys as well as the historic corridors of roadways that bounded the Academical Village to the east, west, and south. In addition to potentially housing remnants of early institutional infrastructure such as water supply and drain lines, these locations also contain remains of early and possibly original road pavements. Because of the possibility for surviving early paved surfaces, areas in LCA 2 along the corridors of the Long Walk and an adjacent mid-nineteenth-century roadway as well as the early-nineteenth-century extension of East and West Streets are also assigned moderate archaeological potential. Other areas of moderate archaeological potential are defined in LCA 2 around the Chapel and the footprint of the Rotunda Annex where fill appears to seal earlier surfaces and deposits. Although impacted by late-nineteenth-century grading, the southernmost end of the original Lawn in LCA 1 also is assigned a moderate archaeological potential because of the possibility that foundational elements of walls and stairs known to have historically bounded the south end of the Lawn may survive in this area.

Low archaeological potential is characteristic of much of LCA 2, especially in its northern and eastern areas, and virtually the entirety of LCA 5. Although natural topography appears to survive across those parts of LCA 2 classified as low potential, the only archaeological features anticipated in these locations are the remains of earlier pedestrian paths. The possibility cannot be fully ruled out that archaeological remains pre-dating the foundation of the University exist in these areas, but the likelihood is considered quite small. In LCA 5, the history of use suggests that similarly few archaeological features should be anticipated here while extensive construction across much of this part of the Academical Village is thought already to have seriously impacted possible archaeological deposits and features. However, within the quadrangle defined by Cocke, Cabell, and Rouss Halls and in the area of the McIntire Amphitheater and Bryan Hall reaching southeastwards towards the South Lawn Bridge, early-nineteenth-century surfaces and potential archaeological contexts may lie sealed beneath deep deposits of late-nineteenth-/early-twentieth-century fill. Although inaccessible to standard archaeological methods given the apparent depth of the overburden, future construction in these areas may provide opportunities for at least limited archaeological investigation. Areas along McCormick Road and

Hospital Drive as well as courtyard areas at the heads of Poe and Colonnade Alleys are assigned low archaeological potential in light of known disturbances and/or extensive archaeological investigations already conducted in these locations.

It is important to stress that the map of archaeological potential presented in Figure 10.55 characterizes different parts of the Academical Village relative to one another and cannot be read as a definitive presence/absence map. While intact subsurface archaeological deposits and/or features can be expected in general to be more common within areas assigned high archaeological potential, such contexts should not be assumed to be uniformly distributed throughout high potential areas nor should low potential areas be assumed wholly void of potentially important archaeological contexts. This understanding of archaeological potential will be refined and modified as new information emerges.

## E4. Future Directions for Archaeology

Discounting the exploratory trenching undertaken by the Garden Club of Virginia during the group's mid-twentieth-century garden restoration program, the beginnings of systematic archaeological research within the Academical Village can be traced to the early 1980s. As illustrated in the table below detailing the number of archaeological reports prepared since 1980 for projects within the Academical Village or on adjacent University-owned land, over the past three decades the number of archaeological projects undertaken has increased steadily (Table 10.1).

| Decade | Academical Village | All University Lands |
|---|---|---|
| 1980 – 1989 | 1 | 3 |
| 1990 – 1999 | 3 | 5 |
| 2000 – 2009 | 15 | 21 |
| 2010 - present | 12 | 15 |

Table 10.1 Number of Archaeological Reports Prepared

Almost without exception, the archaeological research conducted within the Academical Village over the past 30 years has been tied to new University construction and other projects characterized by substantial ground-disturbing activities. This integration of archaeological investigations into the ongoing development of the Academical Village reflects the recognition on the part of University administrators of the potential value, and inherent fragility, of archaeological resources and the need to identify, document, and manage such resources in the face of potential disturbance or destruction. Indeed, this attention to archaeology helps to define the latest era in the history of the Academical Village in which historic preservation is a driving force.

As discussed in Chapter 9 and illustrated in *Plan 18* (Chapter 9), archaeological investigations have been conducted in most parts of the Academical Village over the past 30 years. These investigations have been of three primary types: 1) systematic sampling of surface soils through close-interval shovel testing across relatively broad areas, 2) controlled archaeological excavation of test units of varying sizes to provide detailed documentation of archaeological deposits and features, and 3) archaeological monitoring of ground-disturbing activities. To date, approximately two acres of the 45-acre Academical Village have been subjected to systematic shovel testing while only 0.1% (1,870 sq. ft.) of this area has been investigated through controlled archaeological excavation. Construction monitoring and recordation of exposed features and deposits, on the other hand, has been performed across a total area of nearly 3.5 acres or roughly 7.5% of the Academical Village. The cumulative results of this work

are substantial and, in many cases discussed above, illuminate new and more detailed understandings of the Academical Village and of patterns and processes in its historical development. While pre-construction excavation and archaeological monitoring will continue to identify and recover valuable archaeological information before it is lost, increasingly a need is recognized to unlink archaeological research from the construction process so that specific research questions, often arising from the findings of earlier work, can be more effectively pursued and that areas not immediately threatened by development can be investigated. Already in several notable instances in the pavilion gardens, archaeological investigations not wholly limited to construction impact zones have been able to recover new information on original garden design and use as well as augment map-based understanding of the locations, dates, and functions of a variety of nineteenth-century outbuildings including likely slave residences that lie hidden below the current ornamental landscapes. In addition to continuing its commitment to recording and preserving archaeological resources threatened by construction, it is recommended that the University also continue to develop and pursue archaeological research outside of this limited context as well as to use archaeology to address historical issues of relevance to the broader University community.

## F. UNDERSTANDING LANDSCAPE SIGNIFICANCE, INTEGRITY, AUTHENTICITY, AND OUTSTANDING UNIVERSAL VALUE

### F1. Academical Village Historic Significance

The historical significance of the Academical Village is recognized and evaluated by several systems including those of the University of Virginia, the United States, and the international community through United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage program. The *University of Virginia Historic Preservation Framework* (2007) identifies landscapes and buildings on a hierarchy of heritage values including "fundamental," "essential," important," and "contributing" (Figure 9.17). The historic core of the original campus designed by Jefferson is identified as fundamental. This includes the Lawn, the Rotunda, and most of the East Gardens and West Gardens, LCAs 1, 3 and 4, respectively. The North Rotunda Lawn (LCA 2), Varsity Hall, and much of the South Lawn and Slopes (LCA 5) are identified as essential. The vicinity of Dawson's Row and New Cabell Hall correspond to the contributing category. Non-contributing areas include the reorganized streetscape around Varsity Hall and the parking and surrounds of Bryan Hall near the McIntire Amphitheater. Although other areas of the University fall under various levels of significance in the 2007 *Framework*, only the core of the historic Academical Village is conferred the highest level of preservation intent into the future.

The Academical Village is also nationally honored by listing as a National Historic Landmark, inclusion on national and local historic district registers, as well as recognized by UNESCO as an inscribed World Heritage site. The campus, including historic landscape, buildings, and archaeological resources, is identified and discussed in the National Register of Historic Places (NR) nomination dating to 1965, National Historic Landmark (NHL) designation for the Rotunda in 1966, NHL historic district designation for the Academical Village in 1970, and WH designation of the Academical Village with Monticello as Jefferson-related sites in 1987.

The evaluation criteria of the NR provide a useful framework for understanding the significance of the Academical Village as a cultural landscape. Historic significance is defined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (*Guidelines*) as "the meaning or values ascribed to a cultural landscape based on [...] a

combination of association and integrity."[9] Similarly, the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* explains that not only must a property be associated with an important historic context but also the property must retain the "historic integrity of those features necessary to convey its significance."[10] The cultural landscape and associated features communicating significance are required to meeting one or more of the four criteria to determine eligibility for listing on the National Register:

| | |
|---|---|
| Criterion A: | Associated with events that have made a significant contribution to the broad patterns of United States history |
| Criterion B: | Associated with the lives of persons significant in the past |
| Criterion C: | Embodying the distinctive characteristics of a type, period, or method of construction or that represents the work of a master that possesses high artistic values, or that represents a distinguishable entity whose components may lack individual distinction |
| Criterion D: | Yielding or may be likely to yield, information important in prehistory or history:[11] |

The Academical Village is listed nationally as having historic significance relevant to Criteria A, B, C and D. The landscape has served as witness and location for many important events in United States history and thereby association with both events and lives of persons of note. First, the Academical Village is associated with the promotion and development of a novel form of university design in which students and faculty dwell in a campus where the landscape and architecture were designed as educational components. Second, the landscape is associated with the lives of significant people including founder and former President Thomas Jefferson, national literary giants like Edger Allen Poe, as well as many notable landscape architects, architects, and engineers. Third, the landscape represents the iconic work of a recognized master designer, Thomas Jefferson, in the European neo-classical style. Fourth, the long history of the Academical Village renders the campus likely to yield archaeological data from numerous historic eras embedded in landscape strata. Overall the cultural landscape of Academical Village supports each criterion.

Touching on several of the NR criteria, the Statement of Significance from the National Register of Historic Places Inventory Nomination Form for University of Virginia Historic District NHL (stamped 1970) stresses the importance of the campus "in its entirety":

> The University of Virginia, Charlottesville, Virginia was conceived of and designed by Thomas Jefferson as an "academical village" that would serve as "the future bulwark of the human mind in this country." His brilliant scheme for the University buildings were very much in the European neo-classical tradition of the Period. Construction was carried out from 1816 to 1827 when the domed Rotunda was completed. The Rotunda was made a National Historic Landmark in December 1965, under the theme Education, even though it is the most altered of the Jefferson buildings. It was gutted by fire in 1895 and rebuilt by Stanford White. Of the original building only the outer walls remain. However it is the entire original "academical village" of which the Rotunda is the focal point that deserves national recognition on architectural grounds. Jefferson's brilliantly conceived arrangement of faculty pavilions, student housing, and "hotels" for feeding the students form a cohesive unit that should be valued in its entirety.

Many of these earlier statements of significance focus on the Jeffersonian design and pass over the numerous, important designed interventions that have occurred since Jefferson's influence waned in the late 1820s. As this analysis shows, the majority of the LCAs attained their historic character since the initial construction of the University. The duration of time in which a cultural landscape gains its historic significance and possesses its historical value and intact CDFs is known as the "period of significance." The time in which a landscape changes, degrading its character, is the point at which the period of significance ends. For the Academical Village, the period of significance for the cultural landscape begins in 1817 with the initial layout and construction of the University of Virginia. The Academical Village experienced several formative periods that resulted in the landscape inherited today. The period of significance, however, does not end with major designed and managed actions that altered the cultural landscape. Rather, it continues to the present as an evolving designed landscape. As explained above, each LCA has a particular character that was largely formed by a specific historical period.

There is another aspect to significance that is useful to note, the concepts of rarity and uniqueness. There are a small number of early universities, particularly in Europe, that were developed under a concept of "Enlightenment", that each included a library, an observatory, a facility for medical science, an arboretum, and other features that were at the core of a complete education at that time. Research into the topic of Enlightenment universities is progressing and the University of Virginia's connection to this movement may add to its value. Of further note, the Academical Village was planned by Warren Manning, a recognized master of landscape architecture, as a "Garden University" this appears to be a singular term, that has not been uncovered in the context of other university campuses. These and other aspects of the uniqueness of the Academical Village could be fruitful avenues for future research.

### F2. Integrity and Authenticity

Identification of the Academical Village period of significance is useful for discussing the landscape in terms of the NR aspects of integrity. Landscape integrity as defined by the *Guidelines*, is "the authenticity of a property's historic identity, evinced by the survival of physical characteristics that existed during the property's historic or prehistoric period."[12] An evaluation of landscape integrity assesses the degree to which the landscape in its existing condition evokes the character and qualities of the landscape's period of significance. The NR identifies the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.[13] Because LCAs embody various periods, each LCA could be assessed separately in terms of integrity for the historic landscape. Nevertheless, because the period of significance for the Academical Village is ongoing, assessment of integrity is primarily useful as an exercise in preservation. The following tables show the period color for the title text in parallel to the Comparative Charts of CDFs by Period (Tables 10.2 and 10.3).

The date that the present-day character of each LCA is established is shown as 1827, 1924, 1982, 1981, and 1914 respectively, with the South Slopes reflecting 2013 due to intensive construction from 1982 to the present.

| NR Aspects of Integrity | LCA 1 by 1827 | LCA 2 by 1914 | LCA 3 by 1981 | LCA 4 by 1981 | LCA 5a by 1947 | LCA 5b 2013 |
|---|---|---|---|---|---|---|
| Location | High | High | High | High | High | none |
| Design | High | Moderate | High | High | High | none |
| Setting | High | High | High | High | Moderate | none |
| Materials | Moderate | Moderate | High | High | Moderate | none |
| Workmanship | High | High | High | High | High | none |
| Feeling | High | High | High | High | High | none |
| Association | High | High | High | High | High | none |

Table 10.2 Levels of integrity according to each LCA's period of identity

| Period (end) | LCA 1 | LCA 2 | LCA 3 | LCA 4 | LCA 5a | LCA 5b |
|---|---|---|---|---|---|---|
| | The Lawn | North Rotunda Lawn | East Gardens | West Gardens | South Lawn & Amphitheater | South Slopes |
| 1827 | 1827 | | | | | |
| 1860 | | | | | | |
| 1880 | | | | | | |
| 1914 | | 1914 | | | | |
| 1947 | | | | | 1947 | |
| 1981 | | | 1981 | 1981 | | |
| 2013 | | | | | | 2013 |

Table 10.3 Timeframe for each LCA's expression of integrity today

General conditions of historic integrity range from high to moderate levels throughout the Academical Village with the exception of the South Slopes area of LCA 5. This highly altered landscape is currently under construction and reflects ongoing changes rather than a particular historical period. The well-preserved condition of the historic fabric and the existence of numerous documentary materials offer opportunities to preserve or recapture many characteristics of impacted landscape features within the contemporary context of the University. The analysis process indicates generally high levels of period integrity for the LCAs in the Academical Village with only limited and defined areas of change.

In conclusion, across the entire Academical Village, one could posit the argument that the identity of all LCAs in the historic campus is expressed by the 1981 period plan. This is the point in history when the era of the Jefferson Revival Landscape transitions into the era of Current Landscape Preservation. By 1981, the Academical Village carried recognition as both a National Register of Historic Places property and a National Historic Landmark district. The effort to maintain and preserve the landscape beginning in 1982, created the opportunity for inscribing the Academical Village on the World Heritage List in 1987.

### F3. World Heritage Outstanding Universal Value

The landscape of the Academical Village contributes to the University's World Heritage Outstanding Universal Value (OUV) and has authenticity and integrity in relation to the WH criteria under which the campus was inscribed. On December 11, 1987, the 21-nation World Heritage Committee of UNESCO

inscribed *Monticello and the University of Virginia* as the 442nd property on the World Heritage List. The current statement of OUV largely focuses on how architecture expresses Thomas Jefferson's ideas which were novel but also reflective of his era:

> Thomas Jefferson (1743–1826) was a talented architect of neo-classical buildings, as well as author of the American Declaration of Independence and third President of the United States. He designed Monticello (1769–1809), his plantation home, and his ideal 'academical village' (1817–26), a few miles away, which is still the heart of the University of Virginia. Jefferson's use of an architectural vocabulary based upon classical antiquity symbolizes both the aspirations of the new American republic as the inheritor of European tradition and the cultural experimentation that could be expected as the country matured. Monticello also shows that Jefferson was conscious of the relationship between architecture and the natural landscape.[14]

While discussion of landscape in the nomination was generally reserved for praise of Jefferson's planted spaces and the integration of buildings into the natural landscape at Monticello, the Academical Village was lauded for its planning and spatial organization: "The rational layout of this 'academic village' is inspired both by the principles of hygiene laid down by the hospital builders and by a symbolic architecture expressed by the hierarchy of volumes and the repertory of forms. . . [T]he connecting colonnades serve to give a feeling of unity to this space."[15] ICOMOS also commented on their inspiration, noting that both the University of Virginia and Monticello are "directly and materially associated with the ideals of Thomas Jefferson (1743-1826)... These works of perfection, where the difficult passage from Utopia to reality is harmoniously achieved, are directly inspired by the very same principles which led to Jefferson's Declaration of Independence (1776) and his project for the abolition of slavery (1800)."[16] The nomination's response to the criteria for inscription includes primarily design-based and architecturally focused answers that were common in World Heritage inscriptions during this era.

> Criterion (i) To represent a masterpiece of human creative genius:
> *Both Monticello and the University of Virginia reflect Jefferson's wide reading of classical and later works on architecture and design and also his careful study of the architecture of late 18th century Europe. As such they illustrate his wide diversity of interests.*
>
> Criterion (iv) To be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history:
> *With these buildings Thomas Jefferson made a significant contribution to neo-classicism, the 18th century movement that adapted the forms and details of classical architecture to contemporary buildings.*
>
> Criterion (vi) To be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance:
> *Monticello and the key buildings of the University of Virginia are directly and materially associated with the ideas and ideals of Thomas Jefferson. Both the university buildings and Monticello were directly inspired by principles, derived from his deep knowledge of classical architecture and philosophy.*[17]

These criteria for inscription identify the rationale for adding the Academical Village to the WH List. Membership in WH places the University of Virginia in a unique position in the United States as the only

WH university in the country. On the world stage, it includes the University of Virginia in an exclusive group of centers of higher education that have also attained WH status. In order to place the Academical Village in a larger context, one area of inquiry is to review other universities that are inscribed on the WH List and determine if they have relevance in terms of physical planning or design intent. There are approximately 52 academic campuses, historic sites containing schools, and other centers of learning on the WH List and four on tentative WH Lists around the world.[18] Of the formal academic campuses, few relate to the period of Enlightenment during which the University of Virginia was created. Examples of other university campuses include:

World Heritage Sites

- University of Coimbra – Alta and Sofia, 1537, Coimbra, Portugal
- University and Historic Precinct of Alcalá de Henares, 1537, Alcalá, Spain
- Ciudad Universitaria de Caracas, 1945, Caracas, Venezuela
- Central University City Campus of the Universidad Nacional Autónoma de México (UNAM), 1949, México City, México

Tentative List Sites for Potential World Heritage

- University Buildings, Leuven, Belgium
- Ciudad Universitaria, Bogota, Colombia
- Schools of Art, Havana, Cuba
- Santiniketan, near Calcutta, India

Of the listed sites, some are Renaissance models that evolved within an urban context like those in Portugal and Spain, and others, in the cases of Venezuela and Mexico, are applications of twentieth-century Modernism to a university. The proposed University Buildings in Belgium include the Catholic University of Leuven founded in 1834. Though coeval with the Academical Village, the campus evolved from the grounds of other universities dating to 1425. In addition, religious affiliation distinguishes Leuven from the University of Virginia.

Other educationally related World Heritage Sites include monasteries and mosques with madrasas, but of those currently inscribed none are similar to the University of Virginia in terms of intent or physical planning. Historically, WH inscriptions for educational sites have focused more on architecture than on the campus landscape. Due to the fundamentality of the Lawn and the gardens between the pavilions and hotels at the University of Virginia, the integration of landscape with architecture is unique among current educational sites on the WH list.

## G. SUMMARY OF ACADEMICAL VILLAGE CULTURAL LANDSCAPE ANALYSIS FINDINGS

The analysis of landscape and archaeology at the Academical Village reveals the unique evolution of the historic campus at the University of Virginia. This chapter elicits important findings about landscape transformation between the school's founding by Thomas Jefferson in 1817 and the contemporary landscape recorded by this CLR in 2013.

**Academical Village Landscape Historical Eras** - This CLR finds that nearly 200 years of Academical Village landscape history divides itself into three overarching eras that are defined by the motivational forces

that shaped the physical expression of the landscape at a particular time. The three major historical eras for the landscape of the Academical Village are:

- 1817 to 1880 - Early Way of Life
- 1881 to 1947 - Technology, Infrastructure, New Design, and Expansion
- 1948 to 2013 - Jeffersonian Revival, Historic Preservation and Contemporary Innovation

Each era relates to the way that people interacted with the campus landscape and approached continuity with the past or implemented changes to the Grounds.

**Analysis of Landscape Continuity and Change by Landscape Character Area** - This section identifies the provenance of character-defining features present in the five Landscape Character Areas (LCAs 1, 2, 3, 4, 5) and explains how they contribute to dominant historical qualities within each area and to the overall character of the Academical Village landscape. Each LCA expresses a period of Academical Village evolution indicating that its integrity is linked to that period when the majority of the CDFs that influence current character originated:

| **Landscape Character Area** | **Historic Period** |
|---|---|
| The Lawn, LCA1 | 1817 to 1827 |
| North Rotunda Lawn, LCA2 | 1915 to 1947 |
| *Rotunda Courtyards* | *1948 to 1981* |
| East Gardens, LCA3 | 1948 to 1981 |
| West Gardens, LCA4 | 1948 to 1981 |
| South Lawn, LCA5a | 1915 to 1948 |
| South Slopes, LCA5b | 2013,not historic |

Comparative charts in this section track CDFs across time for each LCA. The charts offer a synthesis of which landscape features have been significantly altered, removed, or remain in the landscape today.

**Commemorating African American Contributions to the Landscape** - This analytical component indicates that enslaved and free African Americans directly contributed to the formation of the landscape of the University during the nineteenth century. These pervasive efforts, particularly to construction and daily life, can be commemorated in several ways. Interpretation is an aspect of commemoration that can be inserted into several areas within the Academical Village landscape.

**Synthesis of Archaeological Findings and Future Directions** - This section finds that the fragile and irreplaceable archaeological record of the Academical Village increasingly has been recognized as an important source of information about history of the University landscape and its inhabitants. Addressing past and ongoing research, the analysis of principal archaeological feature types within the Academical Village finds that the potential to recover important information on the history of the University exists through the continued archaeological study of various landscape features:

- Outbuildings
- Garden, yard, and boundary walls
- Post holes
- Water supply, distribution, and storage features
- Surface and sanitary drainage features
- Circulation features

The analysis classifies the Academical Village into areas with high, moderate, and low potential to encounter significant, intact archaeological deposits and/or features dating to one or more historical periods.

High Archaeological Potential

- Pavilion and hotel gardens and side yards in LCA 3 and LCA 4
- East and west Rotunda courtyards in LCA 2
- Surrounds of the Parsonage (Office of African American Affairs), Dawson's Row in LCA 5

Moderate Archaeological Potential

- The eight original alleys in LCA 3 and LCA 4
- Historic east, west, and south roadway corridors
- Southernmost end of the original Lawn in LCA 1

Low Archaeological Potential

- The Lawn, LCA 1
- Northern and eastern LCA 2
- LCA 5, aside from the area around the Parsonage

Archaeological potential characterizes different parts of the Academical Village relative to one another and cannot indicate definitive presence or absence, nor does it exclude possible encounter with important archaeological resources anywhere on the Grounds of the Academical Village. Given the value of archaeology as a tool for understanding the past of the Academical Village campus, it is recommended that the University use archaeology to address historical issues of relevance to the broader University community as well as to continue archaeological investigations in conjunction with construction activity.

**Understanding Landscape Significance, Integrity, Authenticity, and Outstanding Universal Value** - This section introduces historic preservation concepts related to the landscape. It finds that the levels of integrity for each LCA relate to their respective periods of identity:

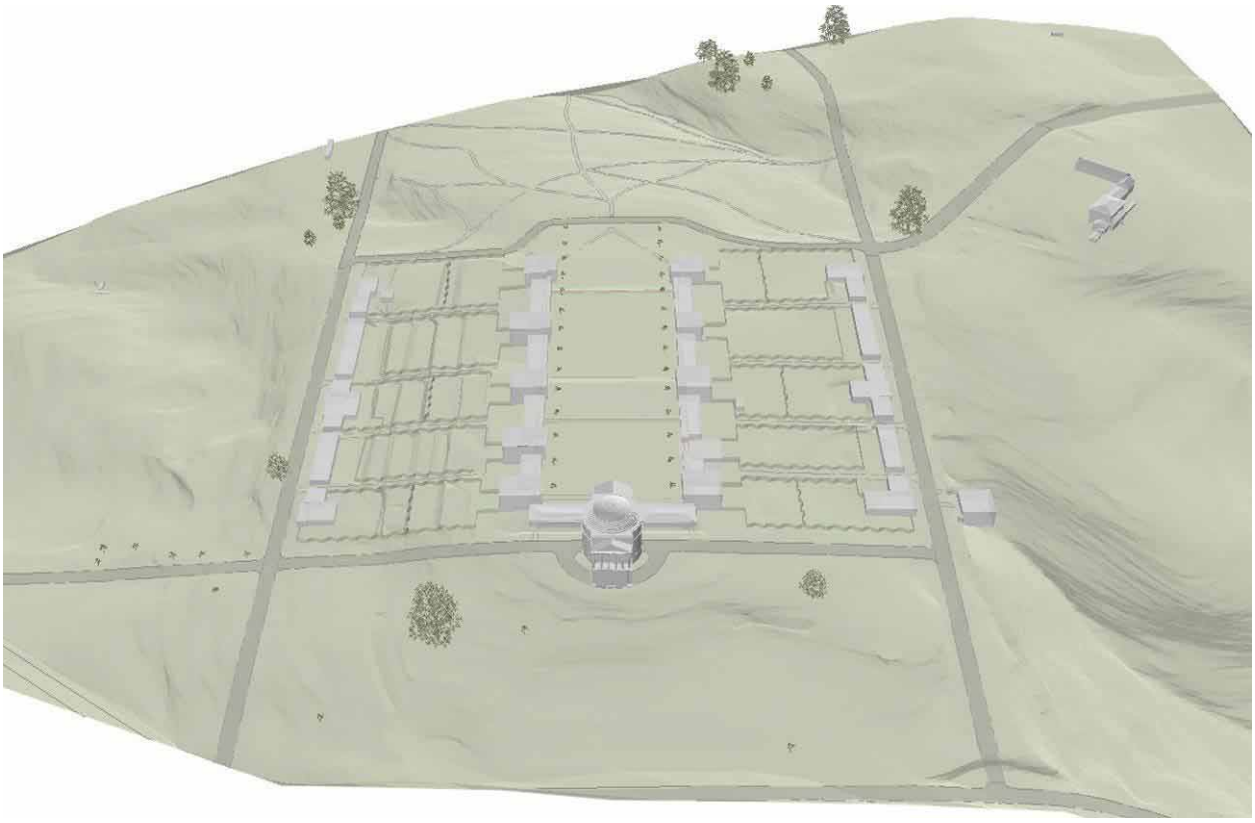
- LCA 1 - High to moderate integrity to 1827
- LCA 2 - High to moderate integrity to 1914
- LCA 3 - High integrity to 1981
- LCA 4 - High integrity to 1981
- LCA 5a - High to moderate integrity to 1947
- LCA 5b - Not historic

Generally high to moderate levels of integrity apply across the entire Academical Village. The exceptions in LCAs 2 and 5 result from physically discrete areas within LCAs. The Rotunda courtyards that were created with the reconstruction of the Rotunda in 1896 contain isolated landscapes that pertain to the period ending in 1981. In a different way, continual construction and physical divisions sever the South Lawn, LCA 5a, from the South Slopes, LCA 5b. This division permits the independent assessment of integrity for each sub-area. This analysis finds that the character of the South Lawn relates to the period ending in 1914 but the highly altered landscape of the South Slopes does not have integrity to a historic period. Taken across all LCAs with the exception of the South Slopes, the Academical Village landscape has integrity to the latest historic period, Jeffersonian Revival, 1948 to 1981.

The analysis finds that the Academical Village landscape is a highly significant WH site. The entire campus of the historic Grounds of the University of Virginia remains unique in comparison with other inscribed or tentatively listed sites. The research and findings from the analysis of landscape and archaeology provide a rich source of information to honor the landscape legacy of the University of Virginia and to inform the ongoing stewardship of the Academical Village landscape.

## CHAPTER 10 ENDNOTES

[1] Views of the 1827 and 1914 models are derived from period plans by Office of the Architect 2013 interns as part of this CLR effort while the 2013 view is a comparative snapshot from GoogleEarth.
[2] NRHP, *National Register Bulletin: How to Complete the National Register Registration Form:16A*, Washington, DC: USDI, NPS, Cultural Resources, Interagency Resources Division, 1995:16.
[3] It is important to note that the 3D models were created to be illustrative of general aspects of landscape transformation. Other landscape elements and buildings shown in the 3D visualizations are representational and may not be accurate for specific dates.
[4] This distinction is first noticed in the *Journals of Business Transactions of Central College*, a record of all expenses and payments made by the University Proctor. In addition to the expenses of building garden walls, in October of 1822 the Proctor also notes expenses for area and yard walls. See Volume 2: 1819-1828, October 17, 1822, p148. RG-5/3/1.961. Special Collections Library, University of Virginia, Charlottesville, Virginia.
[5] *Minutes of the Rector and Board of Visitors*, April 4, 1826; December 5, 1826. RG-1/1/1.382. Special Collections Library, University of Virginia, Charlottesville, Virginia.
[6] Ernest W. Bowditch, Recent Sanitary Work at the University of Virginia, p324. *Journal of the Association of Engineering Societies*, Vol. 4, No. 8 (June 1885): 323-326.
[7] *Minutes of the Rector and Board of Visitors*, February 26, 1819. RG-1/1/1.382. Special Collections Library, University of Virginia, Charlottesville, Virginia.
[8] Report of the Proctor and Superintendent, pp 5-6. *Annual Report of the Board of Visitors off the University of Virginia for the Fiscal Year 1881-1882*. Richmond: R. F. Walker, 1882.
[9] Birnbaum, with Capella Peters, *Guidelines*: 5.
[10] NRHP, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, Washington, DC: USDI, NPS, National Register, History and Education Program, 1997:3.
[11] NRHP, *National Register Bulletin 15*, 1997:2.
[12] Birnbaum, with Capella Peters, *Guidelines*, and Page, Gilbert, Dolan, *A Guide to Cultural Landscape Reports*: 5.
[13] NRHP, *National Register Bulletin: How to Complete the National Register Registration Form:16A*, 1995:44-45.
[14] Retrospective statement of Outstanding Universal Value provided by the Office of the Architect, 2013.
[15] ICOMOS Advisory Body Evaluation World Heritage List No 442, Monticello and University of Virginia, 1986.
[16] ICOMOS Advisory Body Evaluation World Heritage List No 442, Monticello and University of Virginia, 1986.
[17] The Academical Village and Monticello World Heritage Sites, World Heritage nomination for inscription,1987.
[18] UNESCO, World Heritage List, webpage, accessed online 22 August 2013: http://whc.unesco.org/en/list/; see also Els Slotes, "Universities" World Heritage Site, webpage, accessed online 22 August 2013: http://www.worldheritagesite.orgtag.php?id=185.



10.1a This visualization of the 1827 3D model created by Office of the Architect interns depicts the compact campus as originally constructed. Not shown in this north view on axis looking south are the functional uses of the walled gardens. (R-JAV-OA-OA-1827-O-0-3D_North.jpg)

10.1b The axial view south for 1914 shows the second overarching era of campus evolution. (R-JAV-OA-OA-1914-O-0-3D_North.jpg)

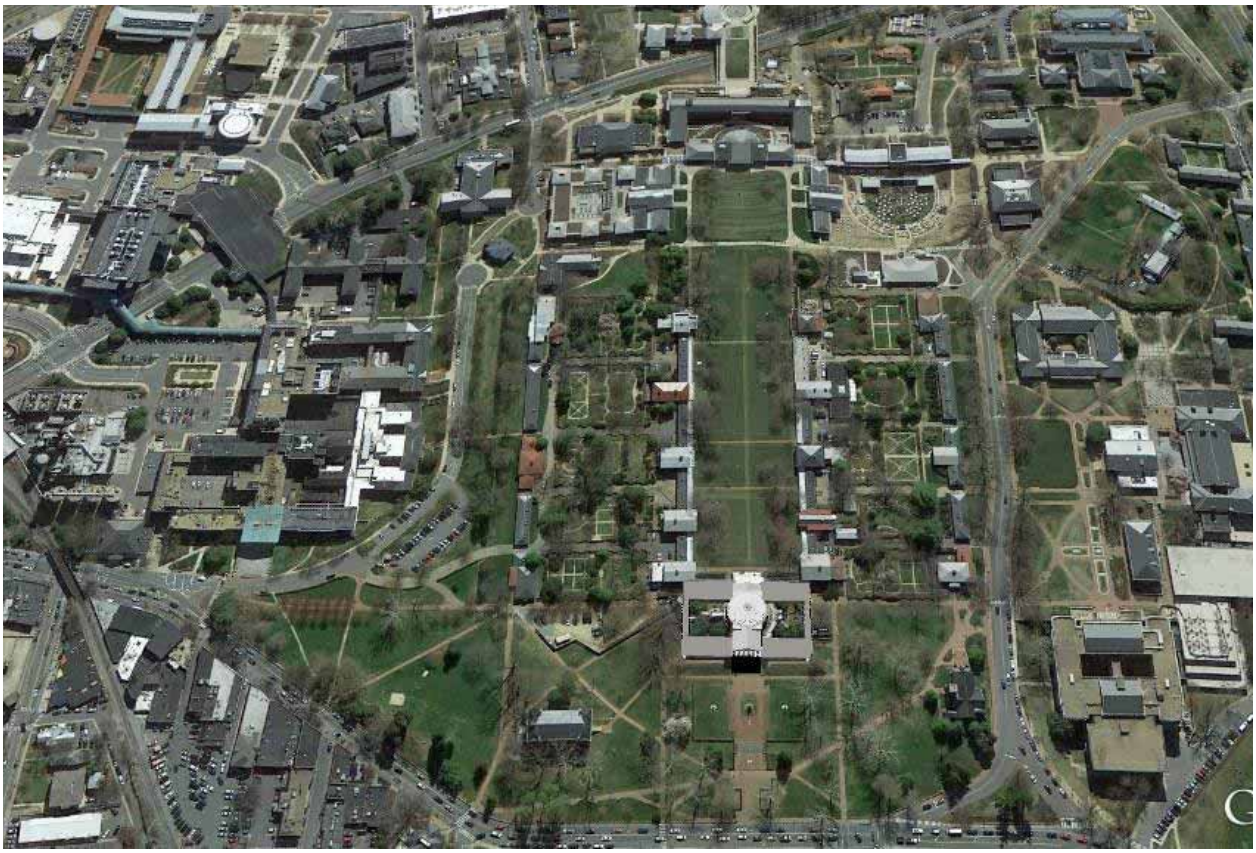
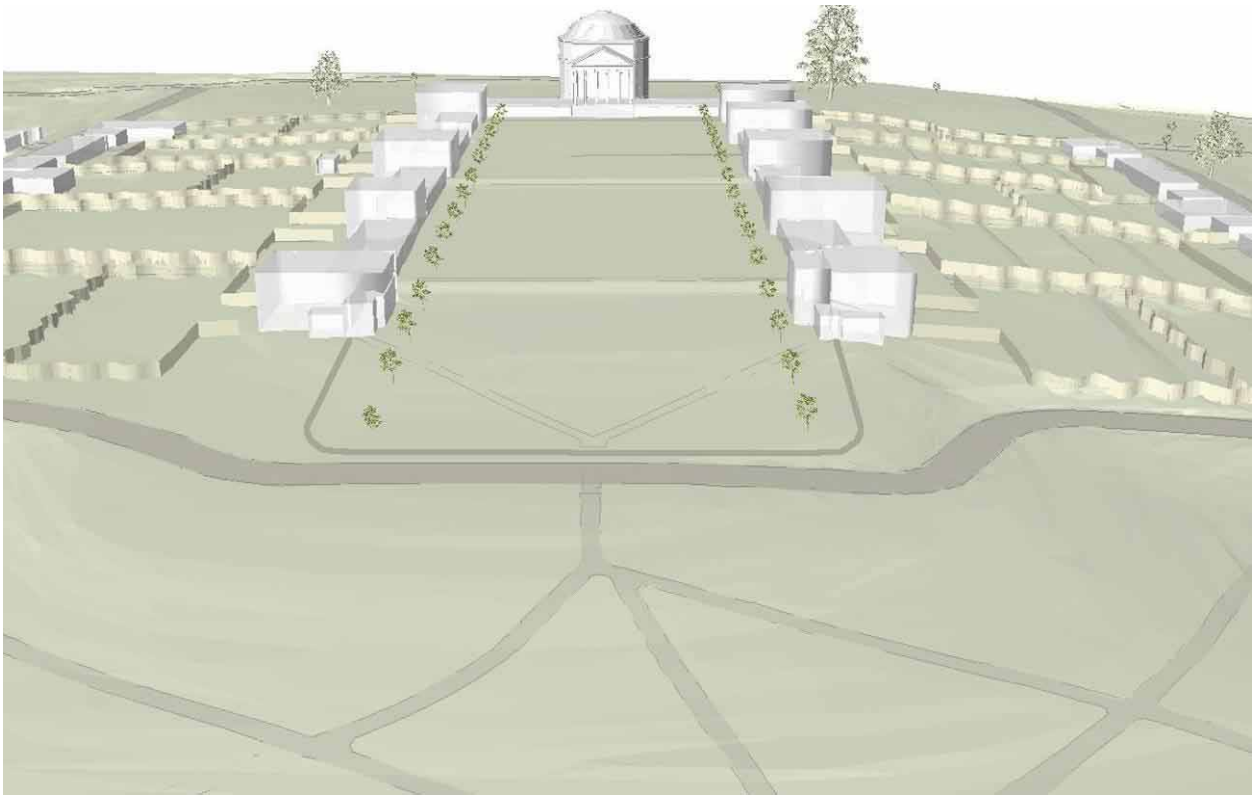


Figure 10.1c  This April 2013 aerial photograph from GoogleEarth shows the contemporary complexity of the landscape compared to 1827 and 1914. (R-JAV-OA-OA-2013-O-0-3D_North.jpg)


Figure 10.2 The period plan comparison for the Lawn, LCA 1, presents landscape evolution between 1827 and 2013. (R-JAV_HL-CLR-2013-M-1-comparison.jpg)



10.3a 1827 visualization of the Lawn from the south. (R-JAV-OA-OA-1827-O-1-3D_LawnTreesFence.jpg)

10.3b 1914 visualization of the Lawn from the south. (R-JAV-OA-OA-1914-O-1-3D_Lawn.jpg)

Figure 10.3c Overall continuity in the spatial organization of the terraced lawn of LCA 1 is evident in the visualizations of the 1827 and 1914 3D models and the April 2013 Google Earth aerial photograph. The northern Lawn persists despite changes to the southern end by 1914. (R-JAV-OA-OA-2013-O-1-3D_Lawn.jpg)

Figure 10.4a (JAV-SCL-OVH-1856-prints00018-E-0-SerzEng.jpg)

Figure 10.4b (R-JAV-SCL-HSC-nd-c1910s-U00294B-BW-1-ViewNLawnTerracesAndPaths.jpg)

Figure 10.4c  Repeat images from Cabell Hall looking north show the persistence of parallel CDFs on the Lawn and differences on the southern Lawn panel and with trees on the Lawn in 1856, 1909, and 2013. (R- JAV-OA-I13-2013-05-prints00018-C-1-12RP-SerzEng.JPG)

Figure 10.5a,b  A repeat panoramic photograph shows the intentional preservation of the Lawn since 1909. (R-JAV-SCL-OVH-1909-prints00159-BW-1-LawnPanorama.jpg, R-JAV-OA-I13-2013-05-prints00159-C-1-6RP-LawnPanorama.jpg)

Figure 10.6a (R-JAV-SCL-HSC-1895-U00291B-BW-1-RotundaFire.jpg)

Figure 10.6b A repeat photograph of the 1895 Rotunda fire reveals continuity on the Lawn despite post-fire changes elsewhere at the University. (R-JAV-OA-I13-2013-05-U00291B-C-1-4RP-RotundaFire.JPG)

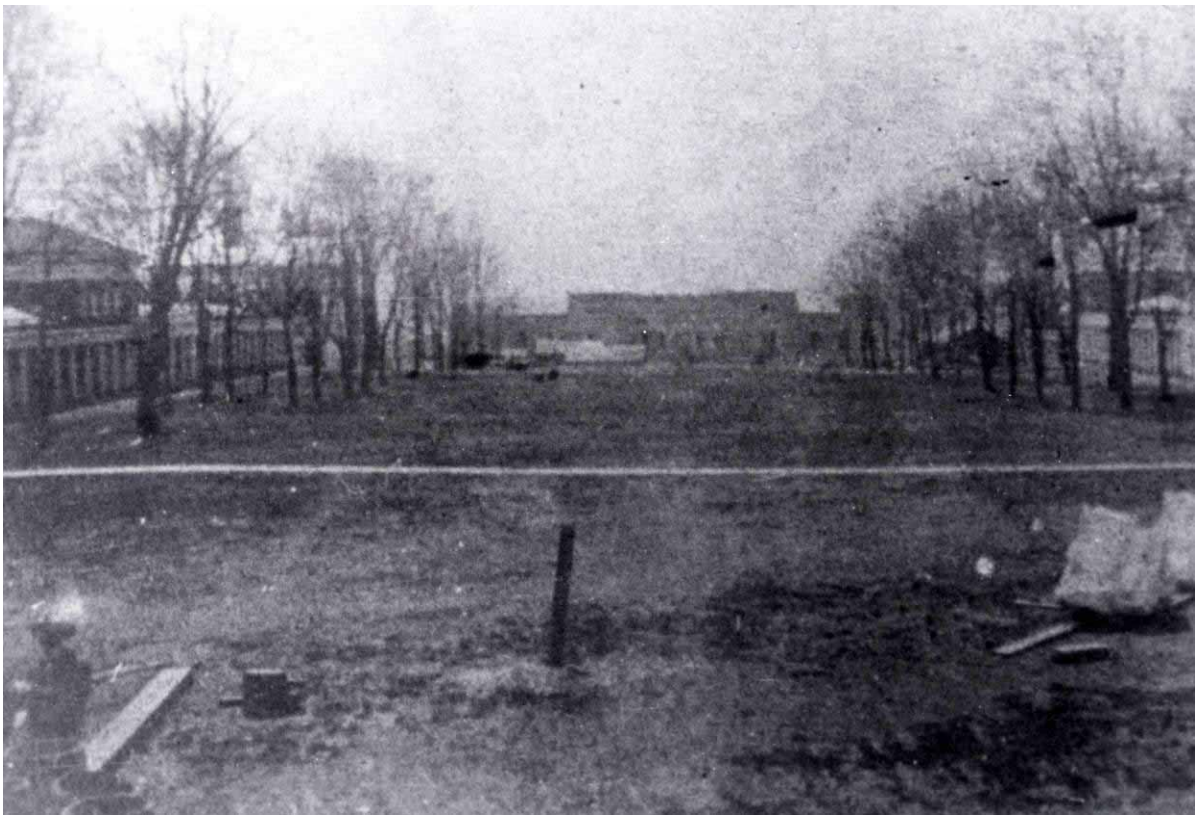


Figure 10.7a (R-JAV-SCL-OVH-1896-prints00127-BW-1-ViewSouthFromRotundaRoofBarringerAlbum.jpg)

Figure 10.7b  Closure of the grand vista from the south end of the Lawn altered the character of this LCA. (R-JAV-OA-I13-2013-05-prints00127-C-1-3RP-ViewSouthFromRotundaRoofBarringerAlbum.JPG)

Figure 10.8a (R-JAV-CAV-CC-c1896-AA-BW-1-Lawn-Wall-East-View-Const.jpg)

Figure 10.8b Creation of the South Lawn removed the retaining wall, filled the slope and road, and extended the pattern of the Lawn. (R-JAV-OA-I13-2013-05-AA-C-1-9RP-Lawn-Wall-East-View-Const.JPG)

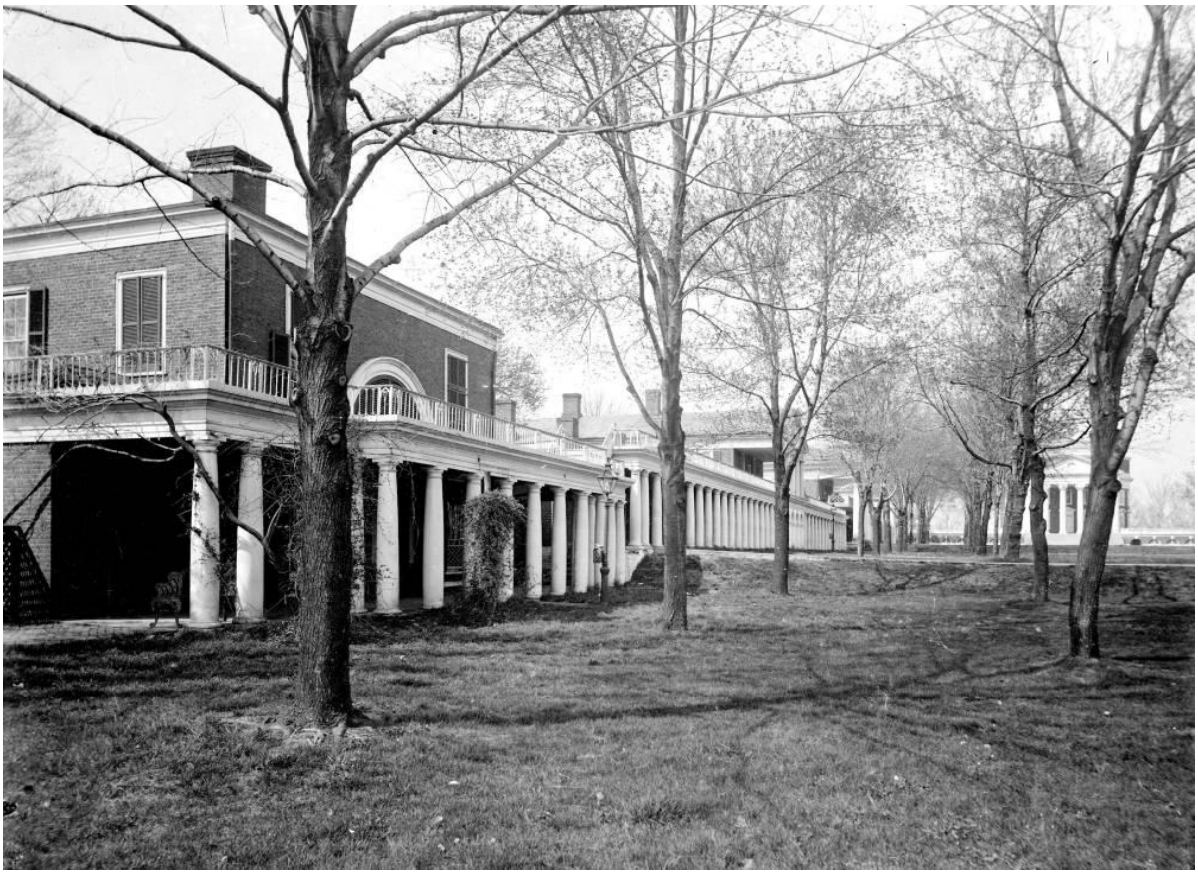


Figure 10.9a (R-JAV-SCL-HSC-nd-c1920s-U00303B-BW-1-ViewNEPavIX.jpg)

Figure 10.9b Maintenance of Lawn trees once involved higher pruning as shown in this repeat view of a 1920s photograph. (R-JAV-OA-I13-nd-2013-05-U00303B-C-1-8RP-ViewNEPavIX.JPG)

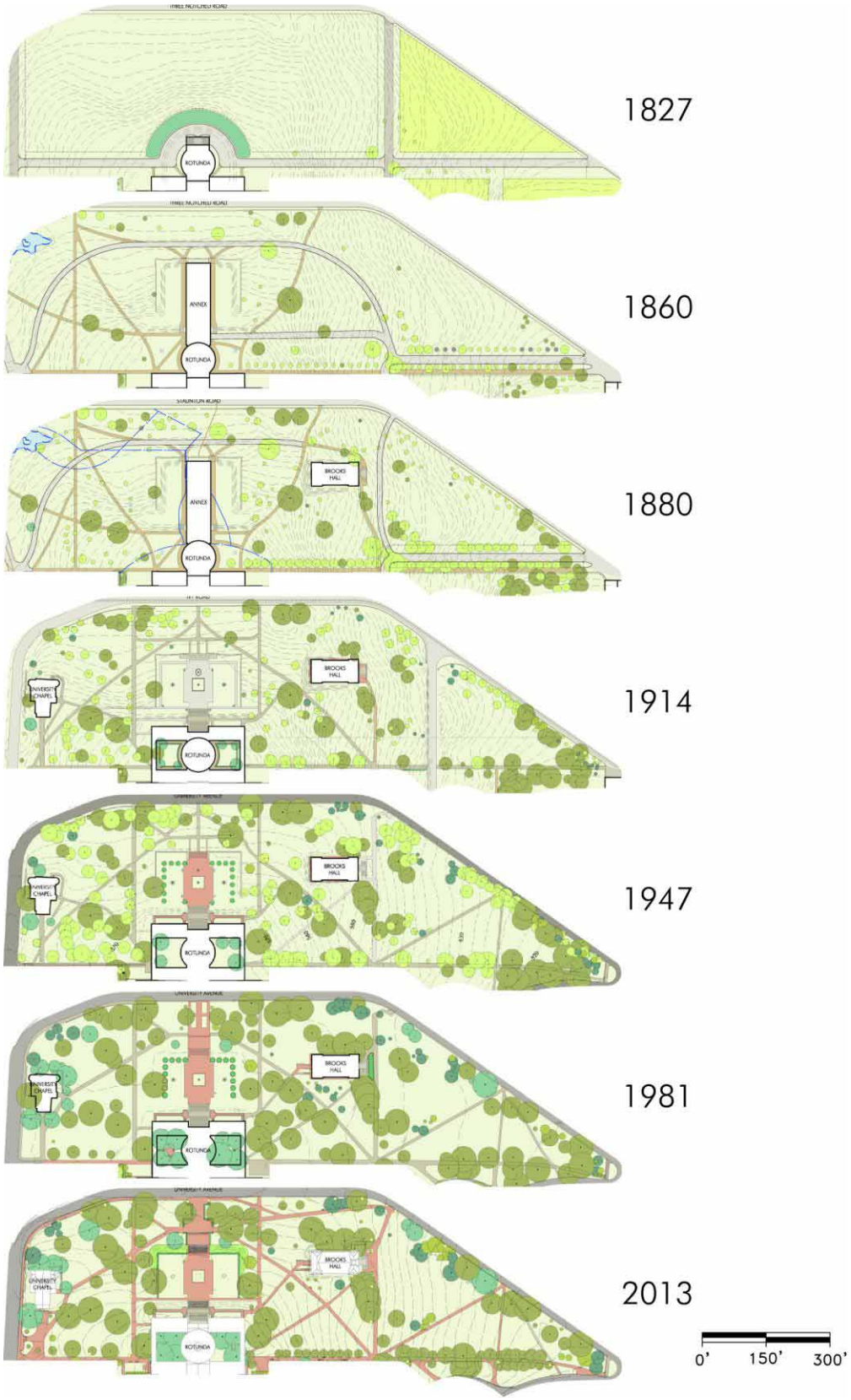



Figure 10.10 The period plan comparison for the North Rotunda Lawn, LCA 2, presents landscape evolution between 1827 and 2013. (R-JAV_HL-CLR-2013-M-2-comparison.jpg)

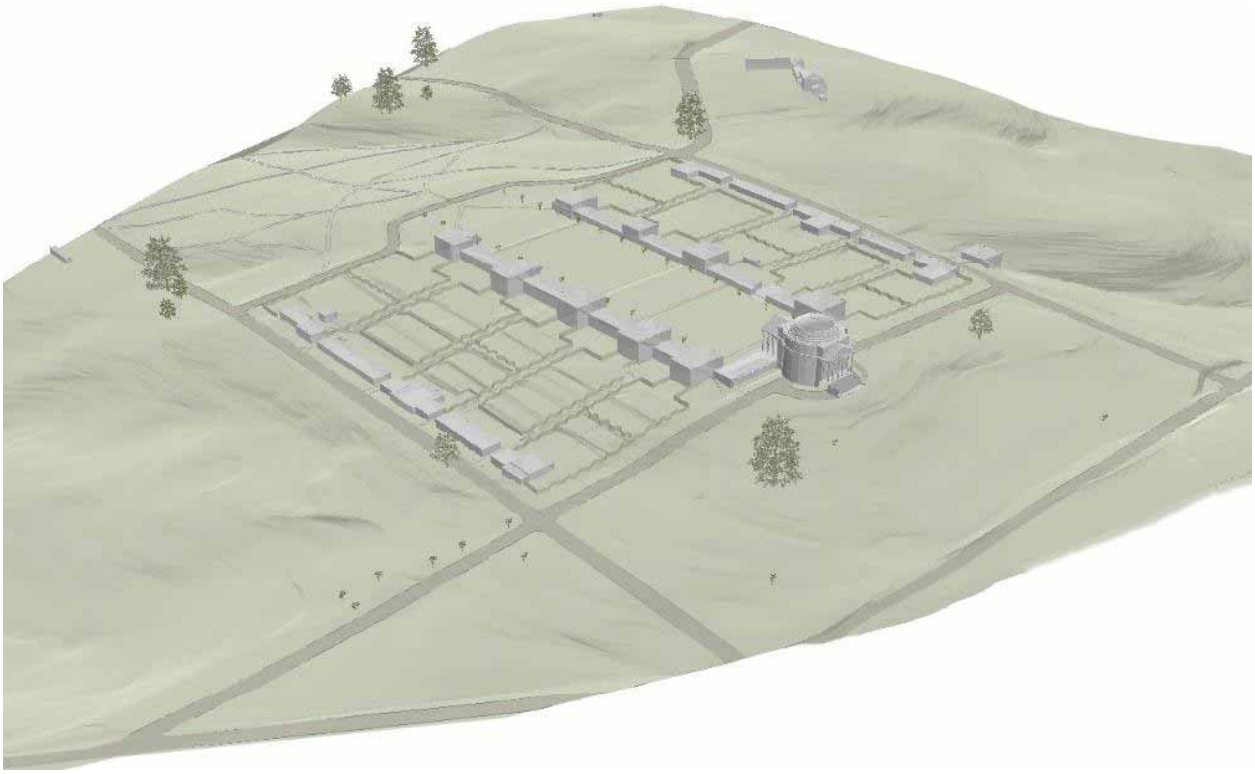


Figure 10.11a 1827 visualization of the North Rotunda Lawn from the northeast. (R-JAV-OA-OA-1827-O-2-3D_Northeast.jpg)

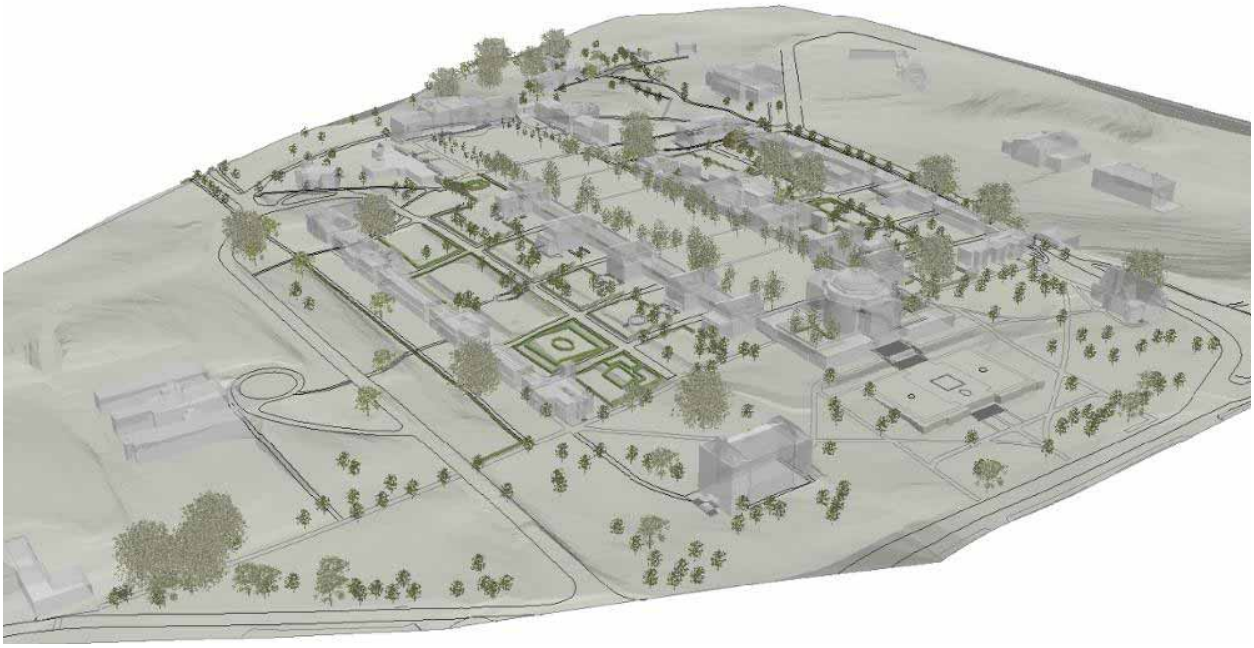


Figure 10.11b 1914 visualization of the North Rotunda Lawn from the northeast. (R-JAV-OA-OA-1914-O-2-3D_Northeast.jpg)

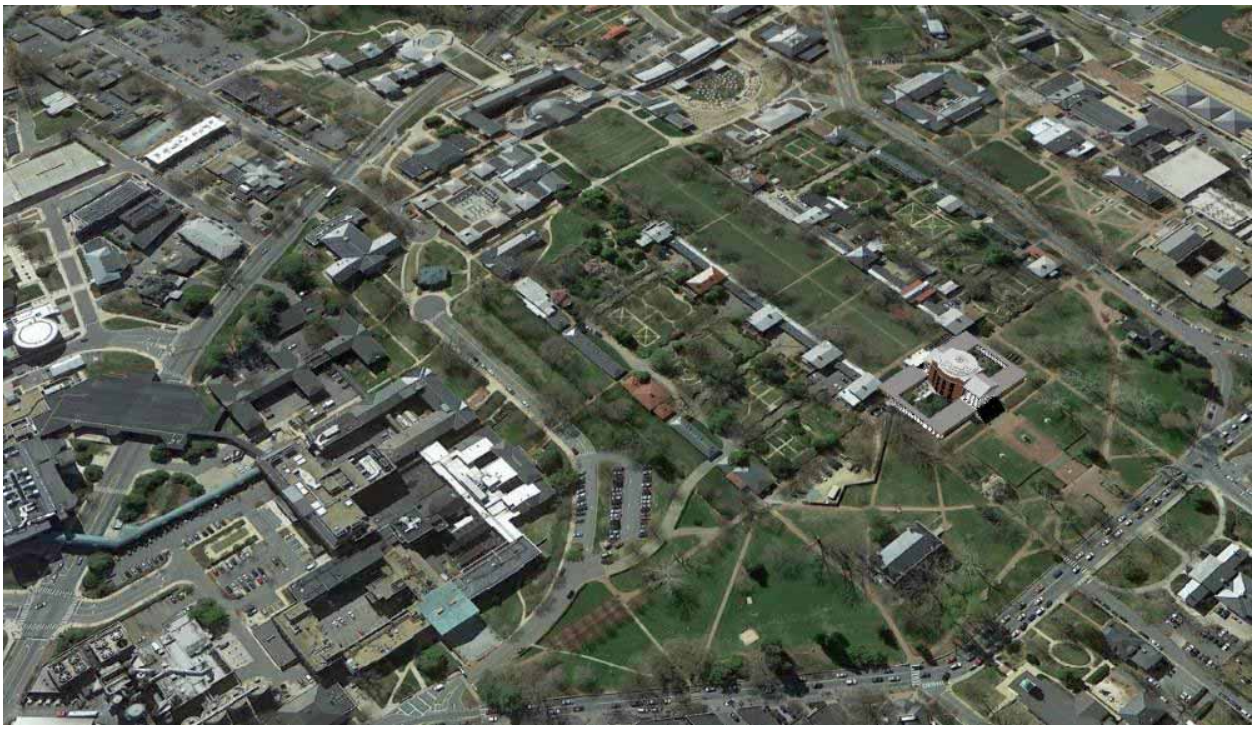


Figure 10.11c The 1827 and 1914 visualizations and the 2013 aerial photograph show that the open, agricultural fields of the early North Rotunda Lawn transformed into an articulated landscape of paths, plazas, and buildings. By 1914, this LCA became the main entrance to the core of the Academical Village, remaining that way to the present. (R-JAV-OA-OA-2013-O-2-3D_Northeast.jpg)

Figure 10.12a (R-JAV-SCL-OVH-1930-prints00171-BW-2-ViewSouthFromMadisonHall.jpg)

Figure 10.12b A repeat photograph of the Rotunda steps from Madison Hall in 1930 shows overall retention of form but changes to accommodate buses, universal access, and increased pedestrian movements. (R-JAV-OA-I13-2013-05-prints00171-C-2-3RP-ViewSouthFromMadisonHall.JPG)

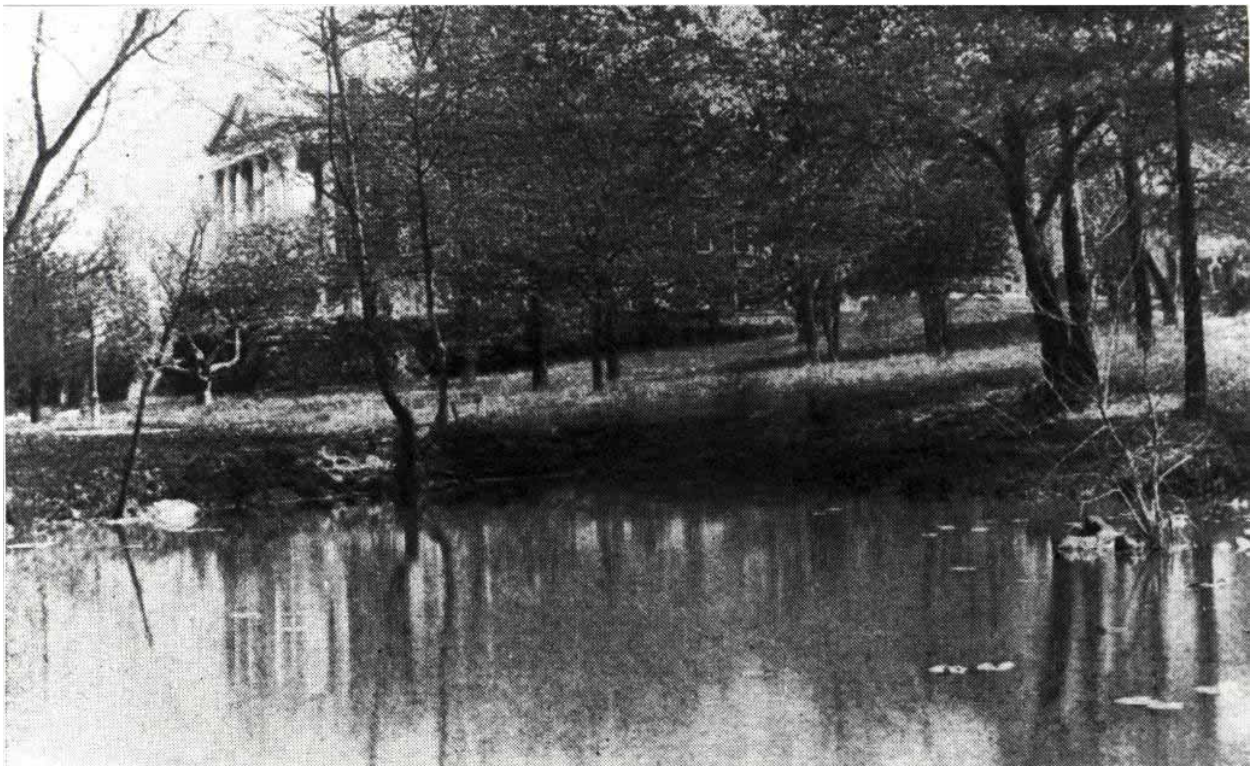


Figure 10.13a (R-JAV-SCL-OVH-1890-prints00097-BW-2-Pond.jpg)

Figure 10.13b Removal of the pond in 1890 created an open lawn on the west that mirrored the lawn across the Rotunda Annex and later terrace to the east. (R- JAV-OA-I13-2013-05-prints00097-C-2-8RP-Pond.JPG)

Figure 10.14a (R-O11-JAV-CAV-CC-nd-1905-AA-712-M1953-Vol5-C-2-Chapel.jpg)

Figure 10.14b  Construction of the University Chapel paired with Brooks Hall and further harmonized the North Rotunda Lawn. Repeat photographs reveal that path systems near the Chapel were simplified between the 1890s and 2013. (R -JAV-OA-I13-2013-05-AA-712-M1953-Vol5-C-2-11RP-Chapel.JPG)

Figure 10.15a (R-JAV-SCL-OVH-1895-prints00034-BW-3-GateViewWest.jpg)

Figure 10.15b (R-JAV-SCL-HSC-nd-c1920-Y09407B-BW-2-SenffGatesSnowViewNE.jpg)


Figure 10.15c Although the primary landscape features of LCA 2 were in place by 1914, notable embellishments include the 1915 Senff Gates, as seen in these repeat photographs of 1895, 1920, and 2013. (R-JAV-OA-I13-nd-2013-06-Y09407B-C-2-23RP-SenffGatesSnowViewNE.JPG)

Figure 10.16a (R-JAV-SCL-OVH-1925-prints00457-BW-2-RotundaWestCourtyard.jpg)

Figure 10.16b This repeat photograph of the 1925 west courtyard shows how the later positioning of the Shannon Terrace between the southern magnolias continues to influence the character of the space in 2013. (R-JAV-OA-I13-2013-05-prints00457-C-2-16RP-RotundaWestCourtyard.JPG)


Figure 10.17 The period plan comparison for the East Gardens, LCA 3, presents landscape evolution between 1827 and 2013. (R-JAV_HL-CLR-2013-M-3-comparison.jpg)

Figure 10.18a 1827 visualization of the Academical Village from the east. (R-JAV-OA-OA-1914-O-0-3D_East.jpg)

Figure 10.18b 1914 visualization of the Academical Village from the east. (R-JAV-OA-OA-1827-O-0-3D_East.jpg)

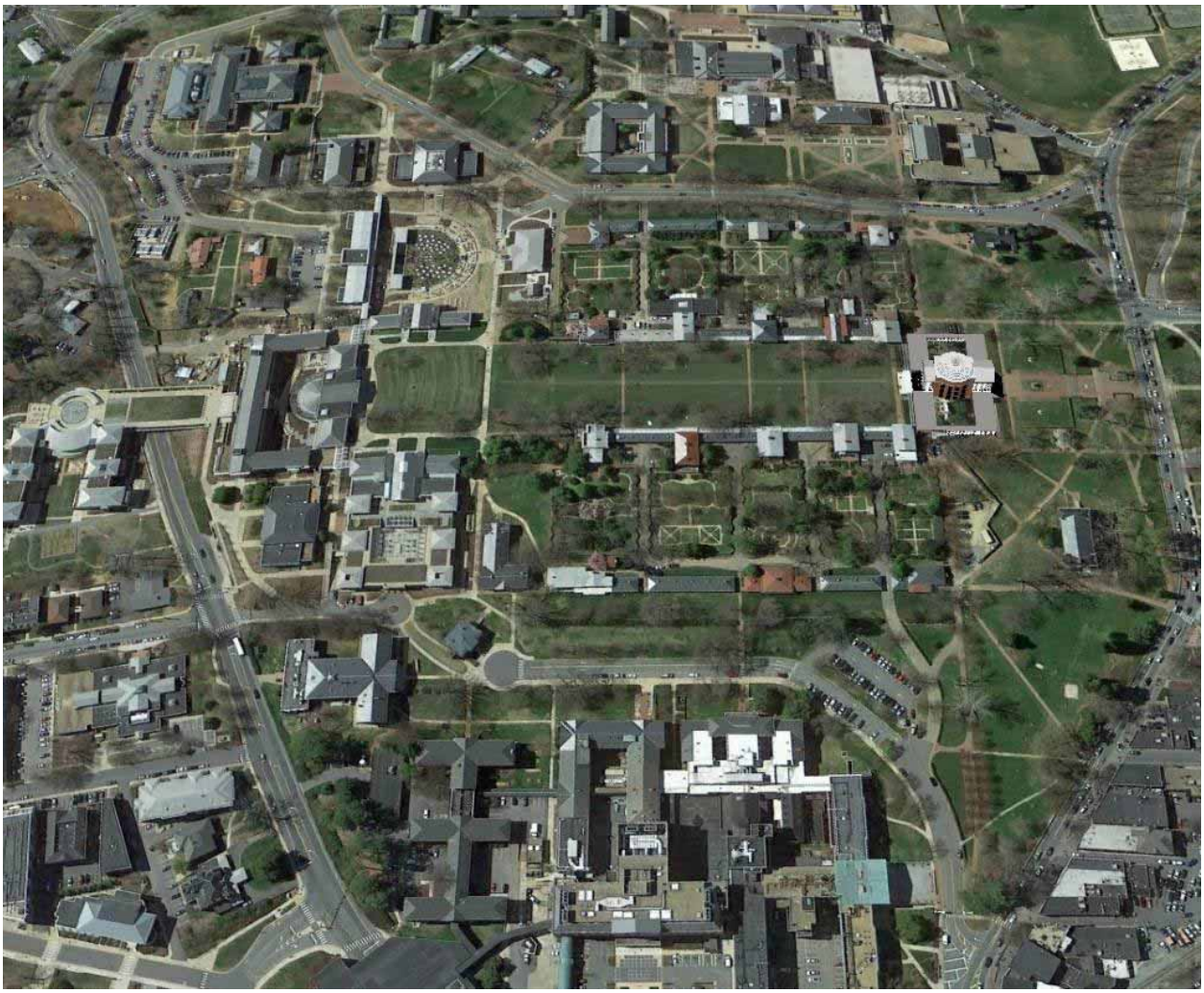


Figure 10.18c These three Academical Village views, dating to 1827, 1914 and 2013, from the east highlight the basic structure of the East Gardens and slopes, within the context of the evolving campus, from relatively open to more intensive, to fully surrounded today. (R-JAV-OA-OA-2013-O-0-3D_East.jpg)

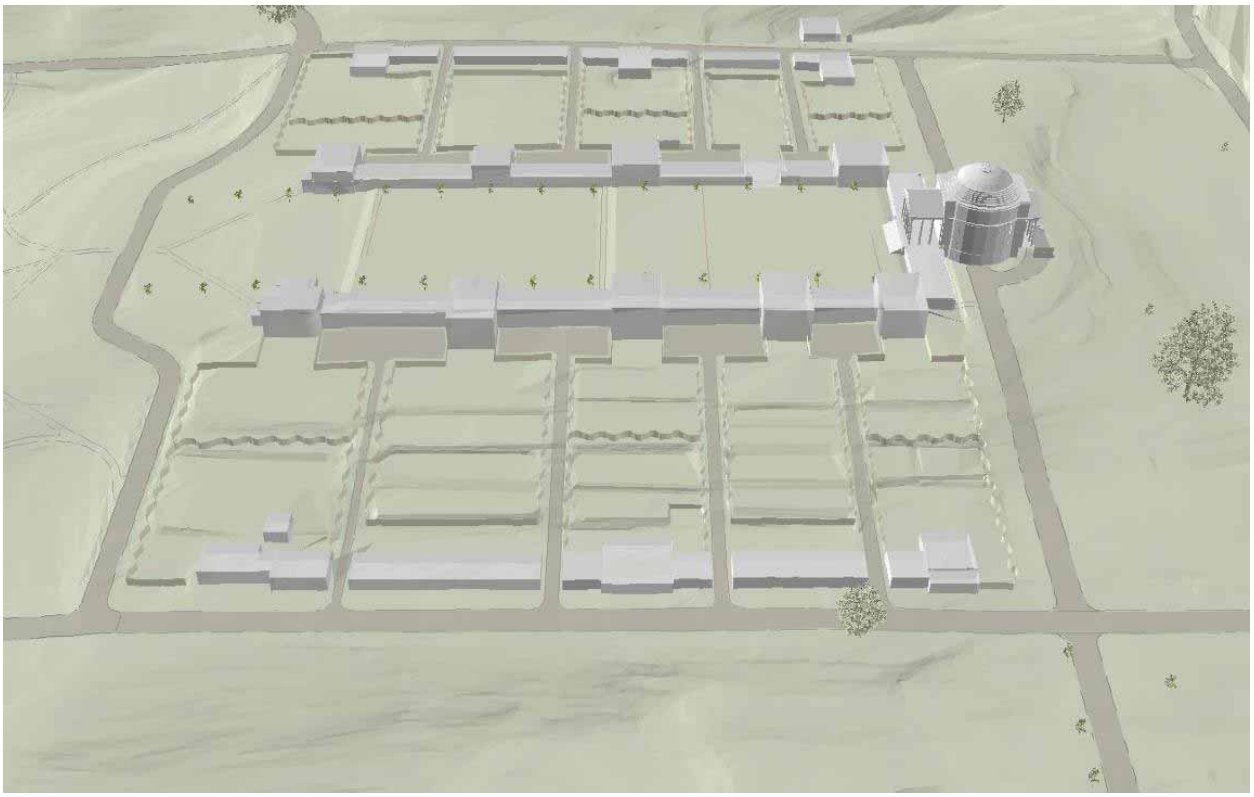


Figure 10.19a 1827 visualization of the East Gardens from the east. (R-JAV-OA-OA-1827-O-3-3D_ EastGardens.jpg)

Figure 10.19b 1914 visualization of the East Gardens from the east. (R-JAV-OA-OA-1827-O-3-3D_ EastGardens.jpg)


Figure 10.19c Comparative visualizations from 1827, 1914, and 2013 reveal that garden chambers between the alleys and architecture remain since construction of the University but that many features and details have changed over time. (R-JAV-OA-OA-2013-O-3-3D_EastGardens.jpg)

Figure 10.20a (R-JAV-SCL-OVH-1880-prints00044-BW-3-ViewWest.jpg)

Figure 10.20b While the East Gardens remain intact in terms of spatial organization and overall landscape pattern, the once open land surrounding the East Gardens is now highly developed as shown by a repeat photograph of a view of the University from 1880. (R-JAV-OA-I13-2013-05-prints00044-C-3-18RP-ViewWest.JPG)

Figure 10.21a (R-JAV-SCL-HSC-nd-c1920s-Y21842B1-BW-3-PavVI+PavVIIIgardens.jpg)

Figure 10.21b A repeat photograph of a 1920s through the Pavilion VIII Garden shows a highly altered landscape with elements that have reestablished the coherency of individual pavilion gardens. (R-JAV-OA-I13-nd-2013-05-Y21842B1-C-3-9RP-PavVI+PavVIIIgardens.JPG)

Figure 10.22a (R-JAV-SCL-OVH-1930-prints01751-BW-3-EastRangeGardens.jpg)

Figure 10.22b  A repeat photograph shows that the current configuration of Pavilion II reflects Jeffersonian redesign rather than the garden features of the 1930s. (R-JAV-OA-I13-2013-05-prints01751-C-3-3RP-EastRangeGardens.JPG)

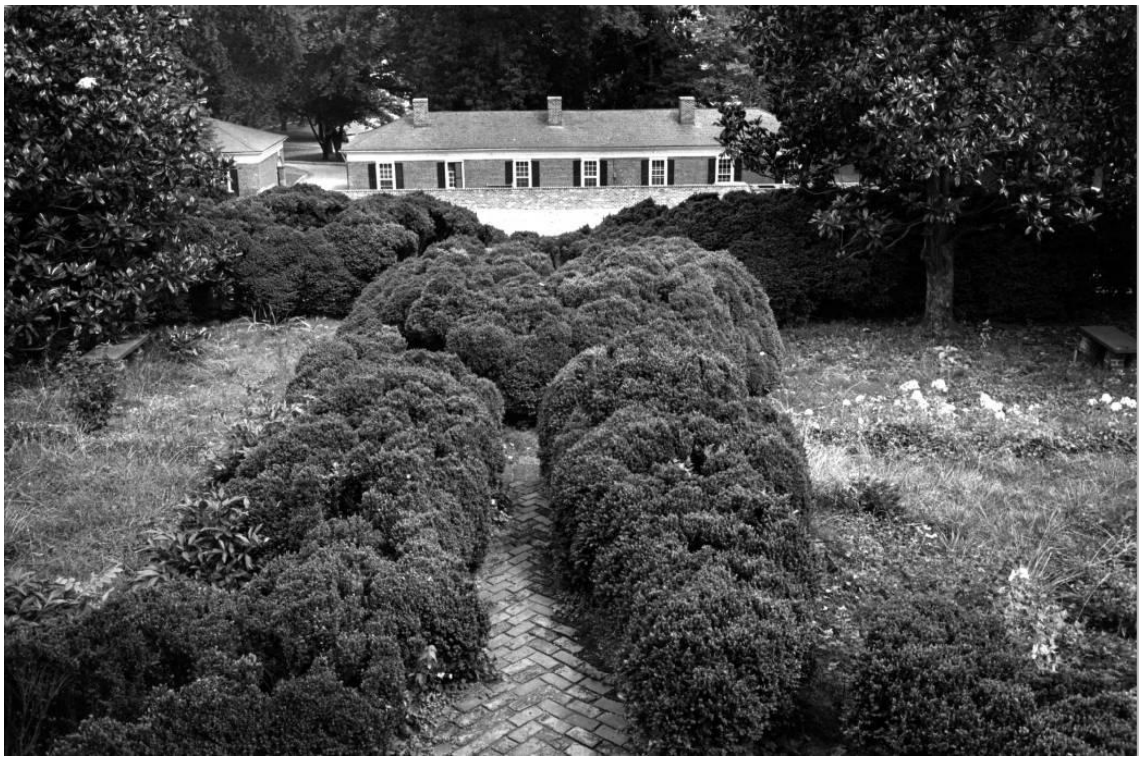


Figure 10.23a (R-JAV-SCL-DSC-1962-07-30-Box44Env1704Neg16-BW-3-GardenIVPreRestoration.jpg)

Figure 10.23b The arrangement of vegetation in the upper Pavilion IV Garden was incorporated into the Jeffersonian redesign, as illustrated by a repeat photograph from 1962. (R-JAV-OA-I13-2013-05-Box44Env1704Neg16-C-3-16RP-GardenIV.jpg.JPG)

Figure 10.24a (R-JAV-SCL-DSC-1968-04-11-Box44Env1709Neg13-BW-3-PavIVeast.jpg)

Figure 10.24b A repeat photograph in the lower Pavillion IV Garden shows overall continuity of landscape features and changes in vegetation between 1968 and 2013. (R-JAV-OA-I13-2013-05-Box44Env1709Neg13-C-3-17RP-PavIVeast.jpg.JPG)

Figure 10.25a (R-JAV-SCL-HSC-nd-c1920s-Y26678EB-BW-3-AlleyDecorativePaving)

Figure 10.25b A repeat photograph of a 1920s view shows the persistence of pattern although several circulation features changed with the removal of an interior service road in the Rotunda Alley. (R-JAV-OA-I13-nd-2013-05-Y26678EB-C-3-2RP-AlleyDecorativePaving.JPG)

Figure 10.26a In the (R-JAV-SCL-DSC-1968-10-Box44Env1715Neg4-BW-3-East GardenAlley.jpg)

Figure 10.26b Continuity of character and the evolution of some landscape features between the Jeffersonian Revival and today marks Green Alley in this repeat photograph. (R-JAV-OA-I13-2013-05-Box44Env1715Neg4-C-3-8RP-East Garden Alley.jpg.JPG)

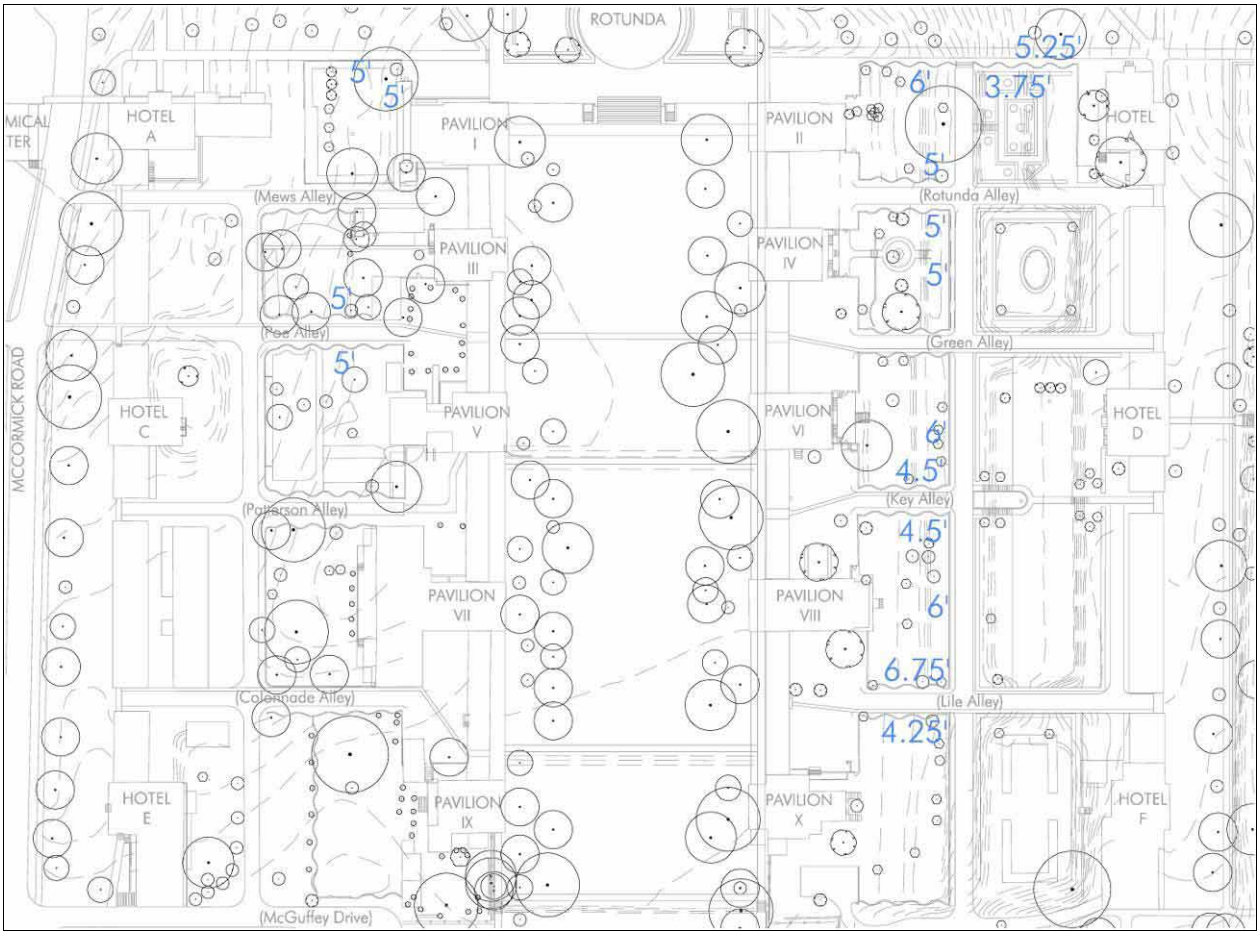



Figure 10.27 Garden wall heights ranging from 3.75 to 6.75 feet for the 1880 to 1914 period were determined by Office of the Architect interns and recorded on this 1914 period plan. (R-JAV-OA-I13-1914-M-0-WallHeights.JPG)


Figure 10.28 The period plan comparison for the West Gardens, LCA 4, presents landscape evolution between 1827 and 2013. (R-JAV_HL-CLR-2013-M-4-comparison.jpg)

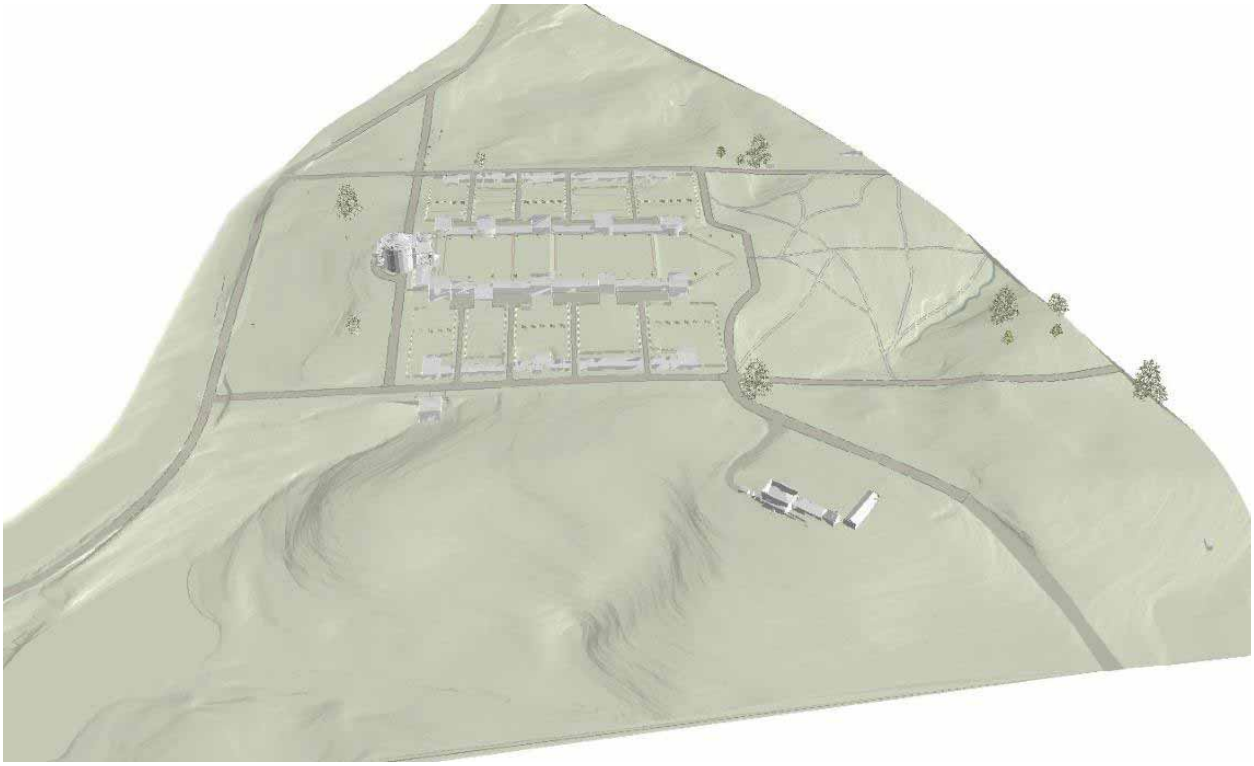


Figure 10.29a 1827 visualization of the Academical Village from the west. (R-JAV-OA-OA-1827-O-0-3D_ West.jpg)

Figure 10.29b 1914 visualization of the Academical Village from the west. (R-JAV-OA-OA-1914-O-0-3D_ West.jpg)


Figure 10.29c Shifts in circulation, density of tree plantings, and peripheral development are apparent in comparative visualizations of the West Gardens from 1827 and 1914 3D models and 2013 aerial photograph from Google Earth. (R-JAV-OA-OA-2013-O-0-3D_West.jpg)

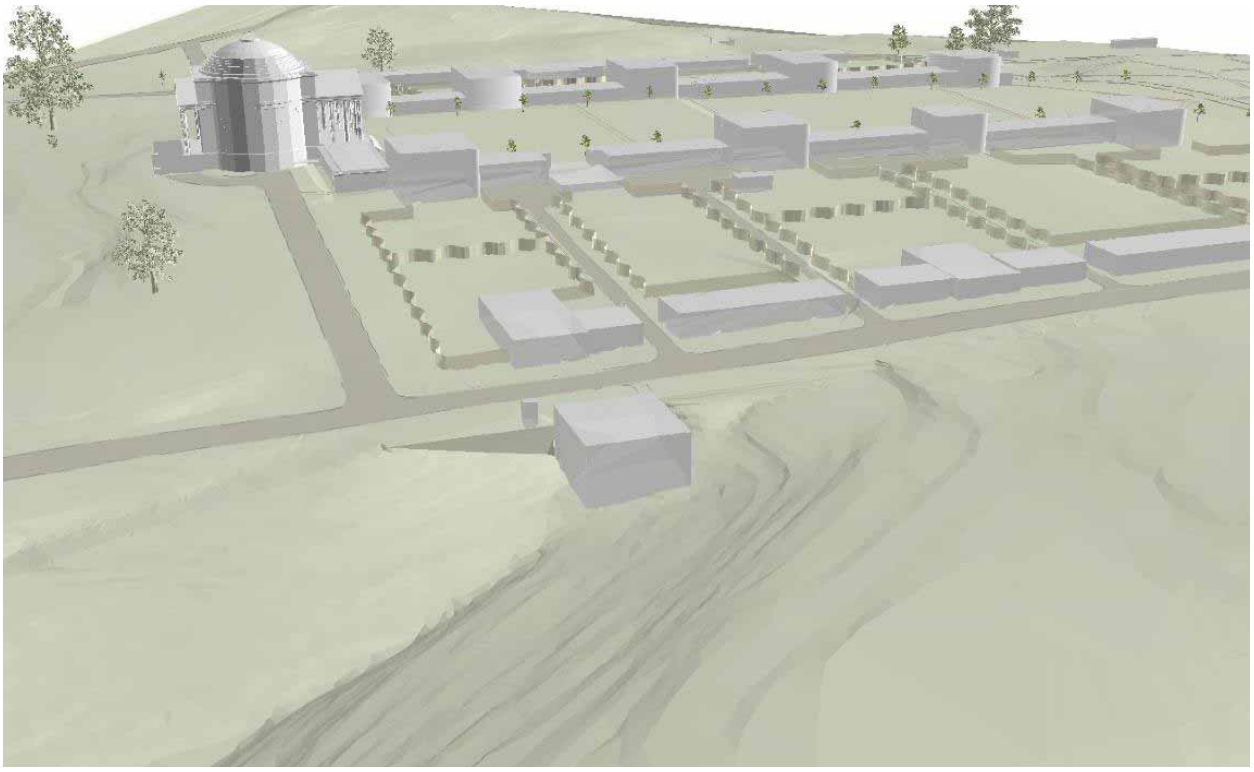


Figure 10.30a 1827 visualization of the West Gardens from the northwest. (R-JAV-OA-OA-1827-O-4-3D_ Anatomical.jpg)

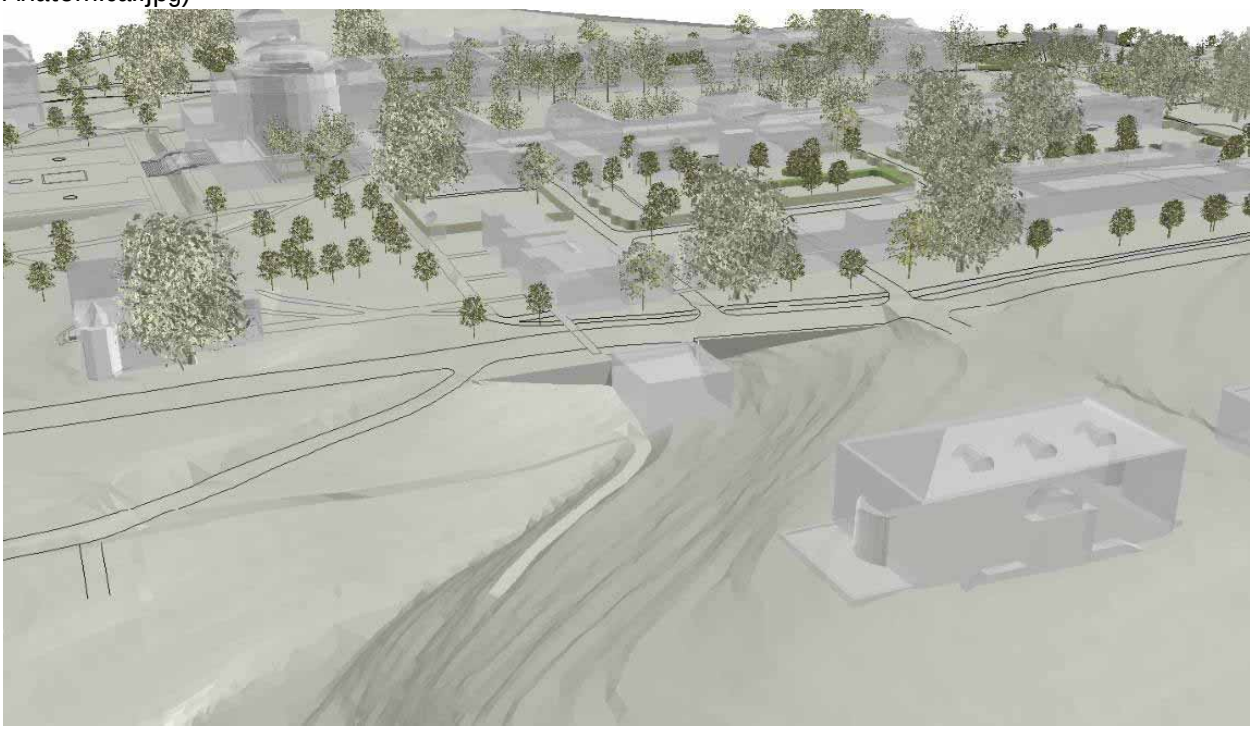


Figure 10.30b 1914 visualization of the West Gardens from the northwest. (R-JAV-OA-OA-1914-O-4-3D_ Anatomical.jpg)

Figure 10.30c In a comparison of views of the West Gardens from the northwest from 1827, 1914, and 2013, changes in vegetation and circulation are evident.(R-JAV-OA-OA-2013-O-0-3D_ Anatomical.jpg)

Figure 10.31a (R-JAV-SCL-OVH-1895-prints00126-BW-4-ViewWestFromTopRotundaBarringerAlbum.jpg)

Figure 10.31b A repeat view over the Pavilion I Garden reveals that tall deciduous trees have filled the West Gardens since 1895. (R-JAV-OH-I13-2013-05-prints00126-C-4-4RP-ViewWestFromTopRotundaBarringerAlbum.jpg)

Figure 10.32a (R-JAV-SCL-DSC-1966-Box44Env1713-BW-4-PavIgarden.jpg)

Figure 10.32b Since the redesign of the Jeffersonian Revival in the 1950s, landscape features of the Pavilion I Garden like spatial patterns, vegetation, and circulation have persisted with minor alteration. (R-JAV-OH-I13-2013-05-Box44Env1713-C-4-1RP-PavIgarden_2.jpg)

Figure 10.33a (R-JAV-SCL-DSC-1968-10-Box44Env1715-BW-4-PoeAlley.jpg)

Figure 10.33b The overall configuration of Poe Alley remains despite minor modifications in vegetation, paving, and edge details. (R-JAV-OH-I13-2013-05-Box44Env1715-C-4-5RP-PoeAlley copy.jpg)

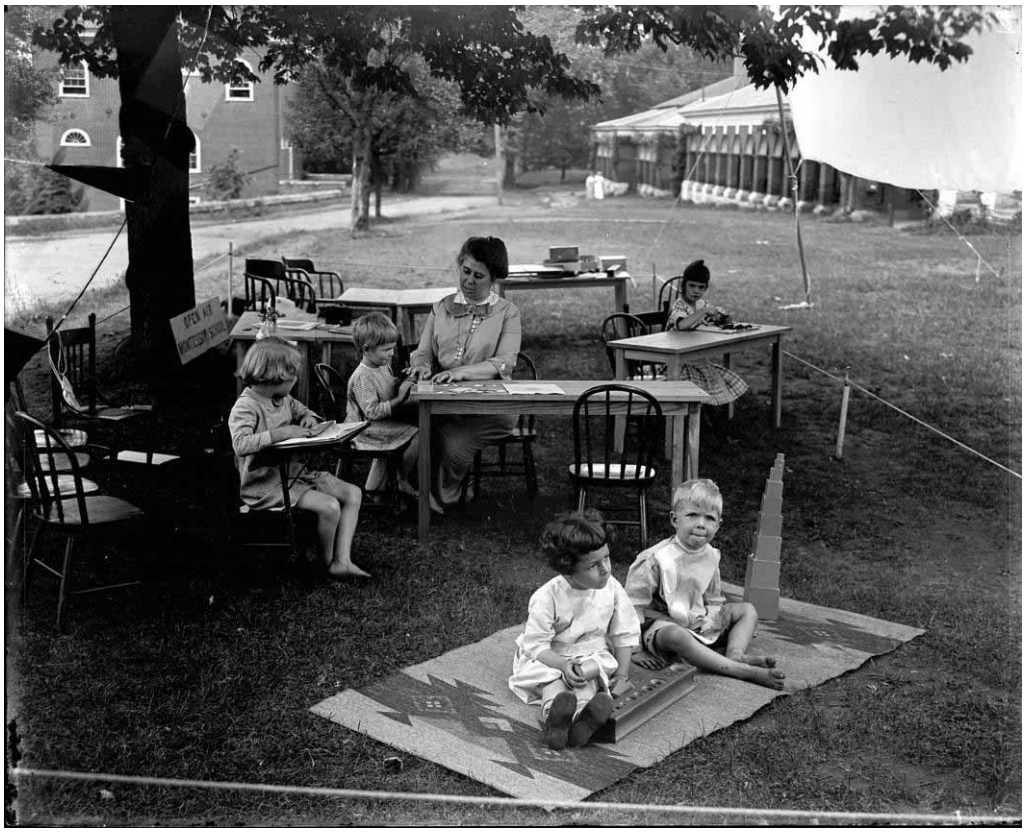


Figure 10.34a (R-JAV-SCL-HSC-nd-pre1938-X00418BB-BW-4-WestRangeAnatomicalMontessori.jpg)

Figure 10.34b This repeat photograph shows that the move of West Road along the ranges farther west accounted for the since-removed Anatomical Theater but still allowed space for a level lawn against the hotels that remains today. (R-JAV-OH-I13-2013-05-X00418BB-C-4-7RP-WestRangeAnatomicalMontessori.jpg)

Figure 10.35a (R-JAV-SCL-OVH-1900-prints01693-BW-4-WestRangeHotelE.jpg)

Figure 10.35b The layout of McCormick Road became clarified with sidewalks between 1900 and 2013, as shown in a repeat photograph. (R-JAV-OH-I13-2013-05-prints01693-C-4-6RP-WestRangeHotelE.jpg)

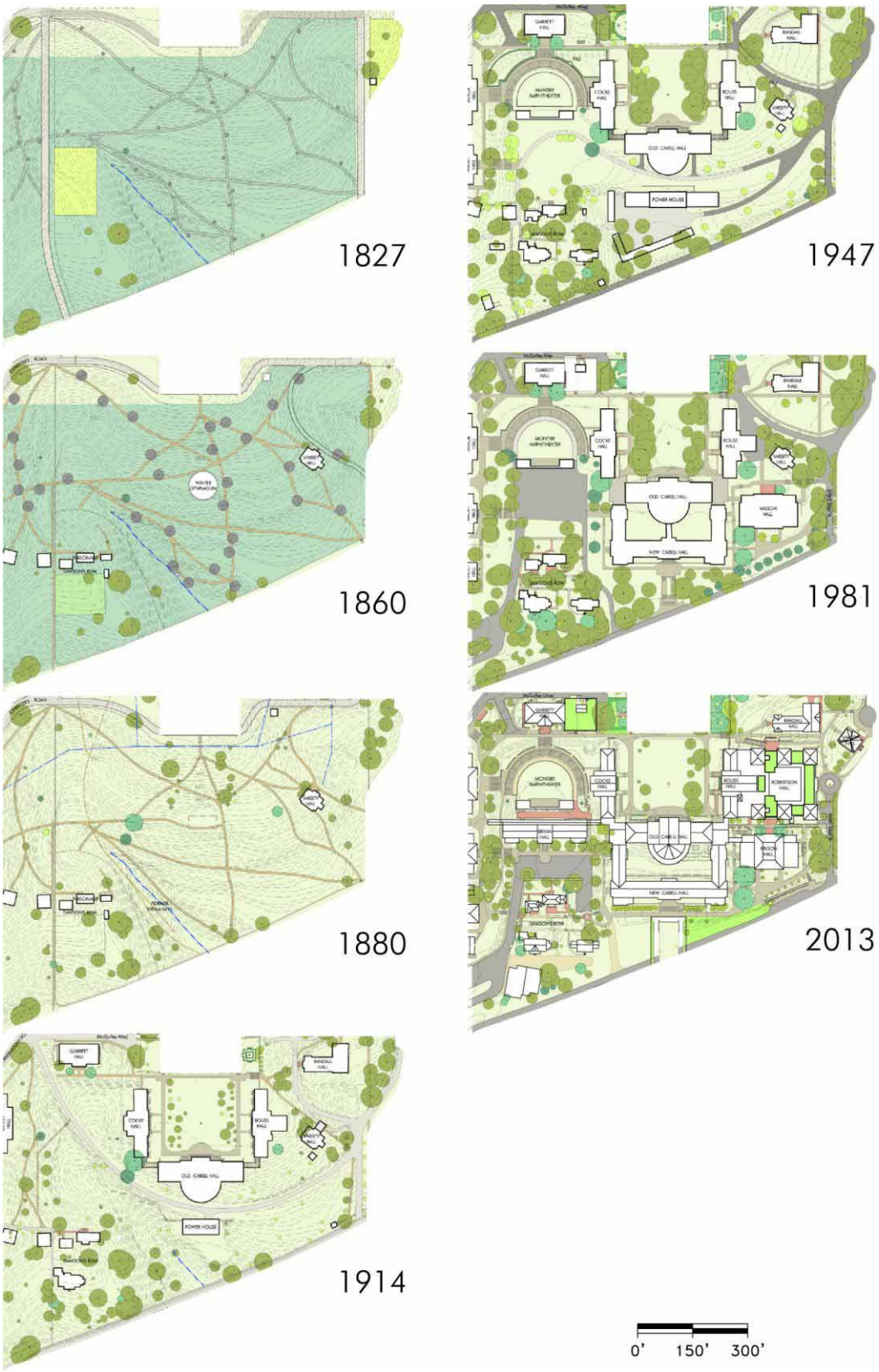



Figure 10.36 The period plan comparison for the South Lawn and Slopes, LCA 5, presents landscape evolution between 1827 and 2013. (R-JAV_HL-CLR-2013-M-5-comparison.jpg)

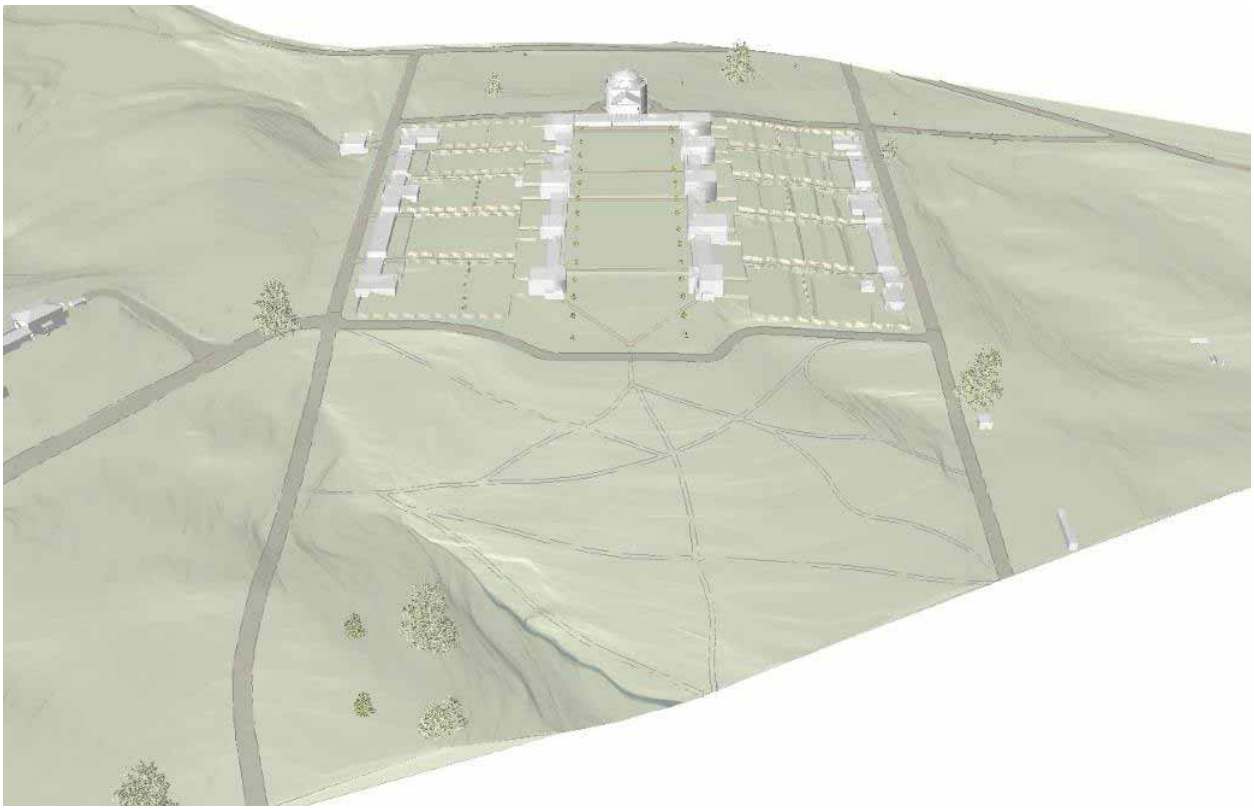
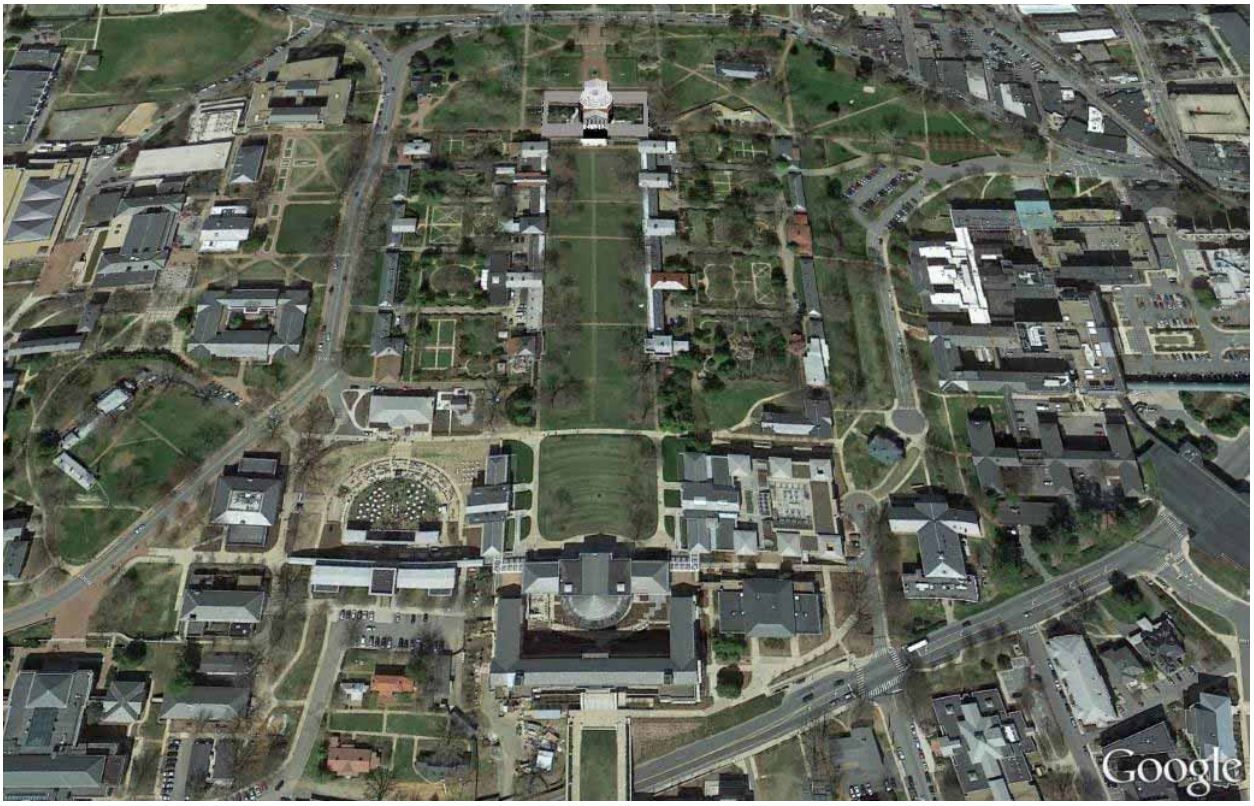


Figure 10.37a 1827 visualization of the Academical Village from the south. (R-JAV-OA-OA-1827-O-0-3D_South.jpg)

Figure 10.37b 1914 visualization of the Academical Village from the south. (R-JAV-OA-OA-1914-O-0-3D_South.jpg)




(Figure 10.37c 1914 visualization of the Academical Village from the south. (R-JAV-OA-OA-2013-O-0-3D_ South.jpg)

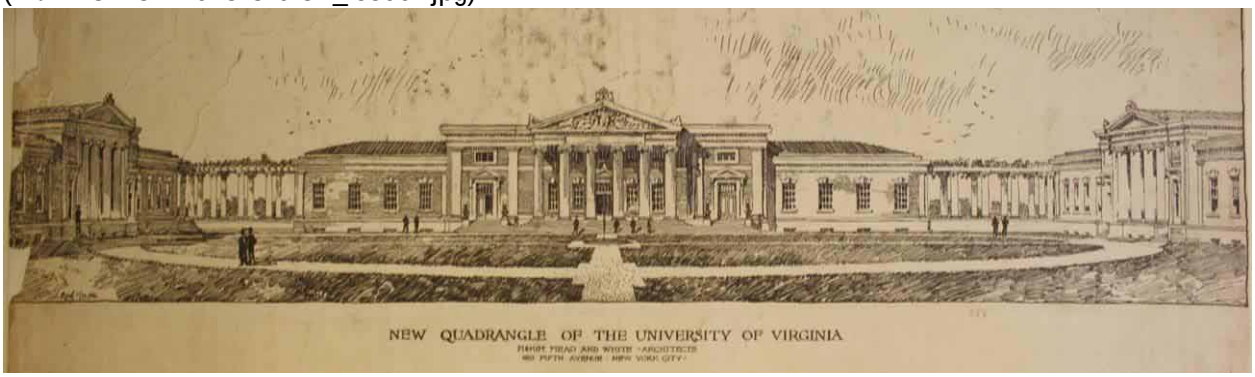



Figure 10.38a (R-JAV-CAV-CC-nd-c1895-AA-712-M195-Vol4-D-5-MMWSketch.jpg)

Figure 10.387b A repeat photograph of an 1890s sketch for the South Lawn by McKim, Mead & White shows that a lawn plane framed by architecture was built but that a new pattern of walks was not carried out. (R-JAV-OA-I13-nd-2013-05-AA-712-M195-Vol4-C-5-4RP-MMWSketch.jpg)

Figure 10.39a (R-JAV-SCL-HSC-nd-c1920s-Y09543B-BW-5-JeffersonStatueSnow.jpg)

Figure 10.39b Side gardens between the Lawn and the South Lawn remain in place today with modifications in some garden features as seen in this repeat photograph of a 1920s view toward the Jefferson statue. (R-JAV-OA-I13-nd-2013-05-AA-712-M195-Vol4-C-5-4RP-MMWSketch.jpg)

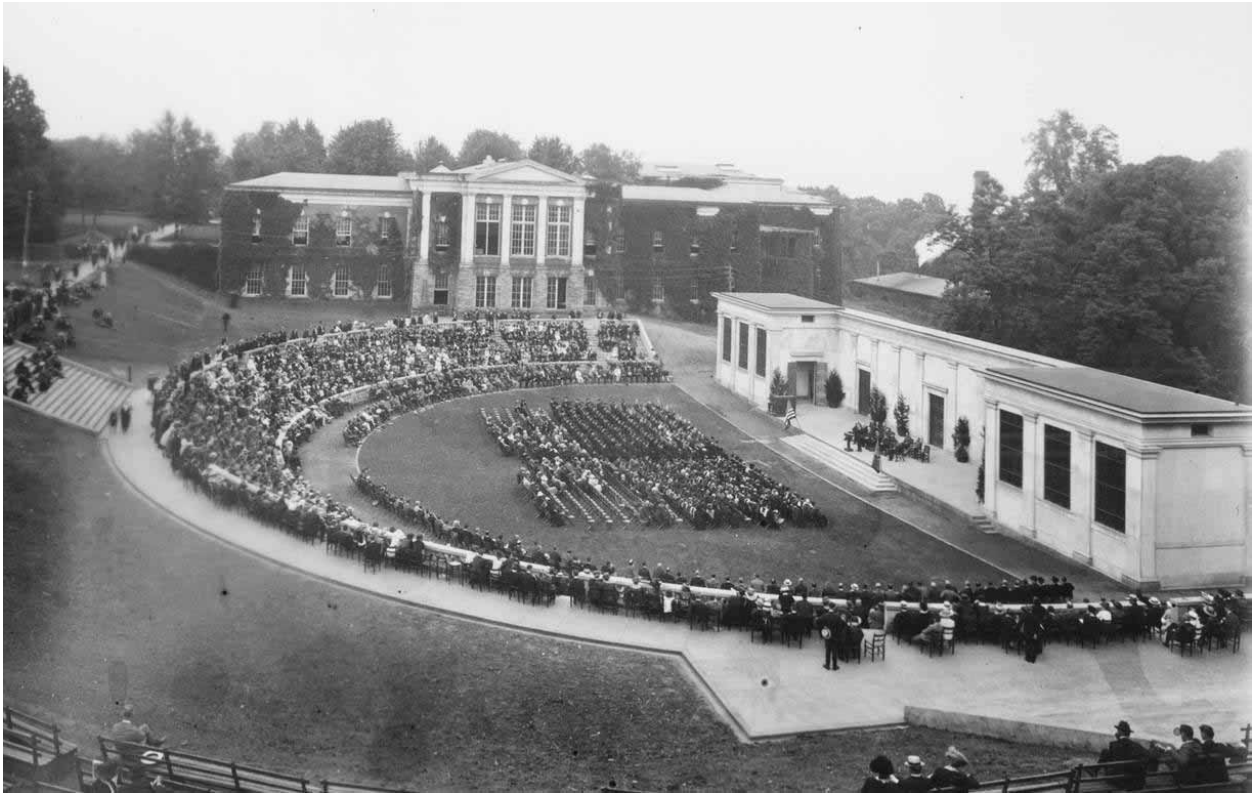


Figure 10.40a (R-JAV-SCL-HSC-nd-c1930s-Y09798EB-BW-5-AmphitheaterViewEfromMinorHall.jpg)

Figure 10.40b  A repeat photograph of a 1930 view shows that the McIntire Theater remains a distinct space within the LCA. (R-JAV-OA-I13-2013-05-Y09798EB-C-5-1RP-AmphitheaterViewEfromMinorHall.jpg)

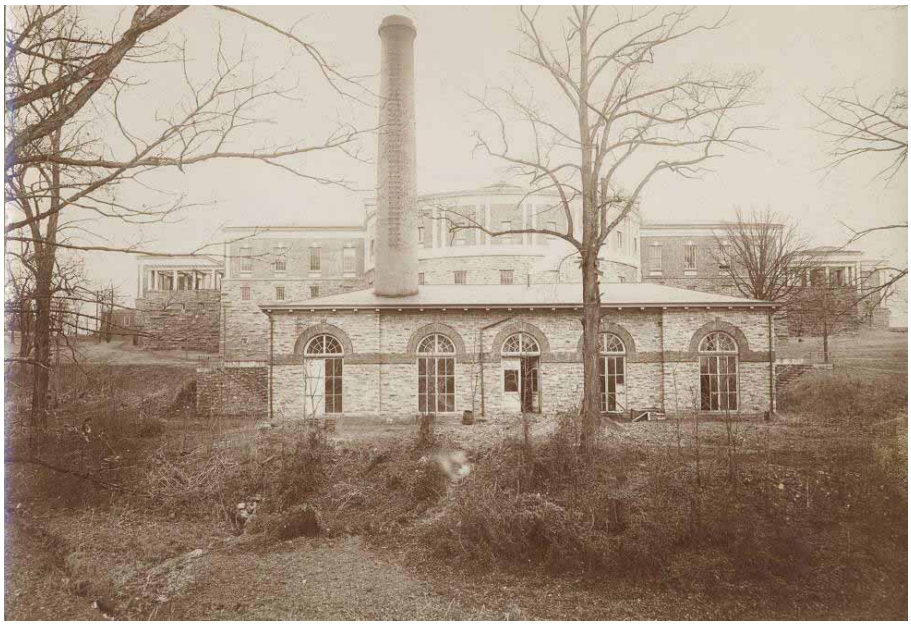


Figure 10.41a 1910 view of the Power House and Old Cabell Hall looking north. (R-JAV-SCL-OVH-c1910-prints07726-BW-5-PowerOldCabell.jpg)

Figure 10.41b New South Lawn Bridge spanning Jefferson Park Avenue, while the image below shows under this bridge. (R-JAV-OA-I13-nd-2013-05-AA-712-M1953-Vol5-C-5-10RP-CabellPower.jpg)

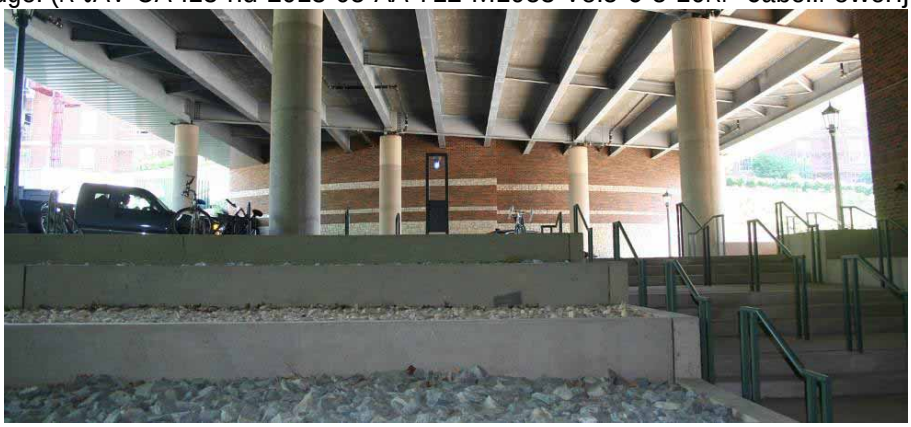


Figure 10.41c The South Slopes were severed from the rest of the Academical Village with the construction of the South Lawn and surrounding architecture in 1896. Since then, as seen in these repeat photographs, the landscape has become increasingly developed and recently includes a pedestrian bridge with turf. (R-JAV-OA-I13-2013-05-prints07726-C-5-9RP-PowerOldCabell.jpg)

Figure 10.42a (R-JAV-SCL-HSC-1918-X07187B-BW-5-RoussHallViewNSouthLawnTerrace.jpg)

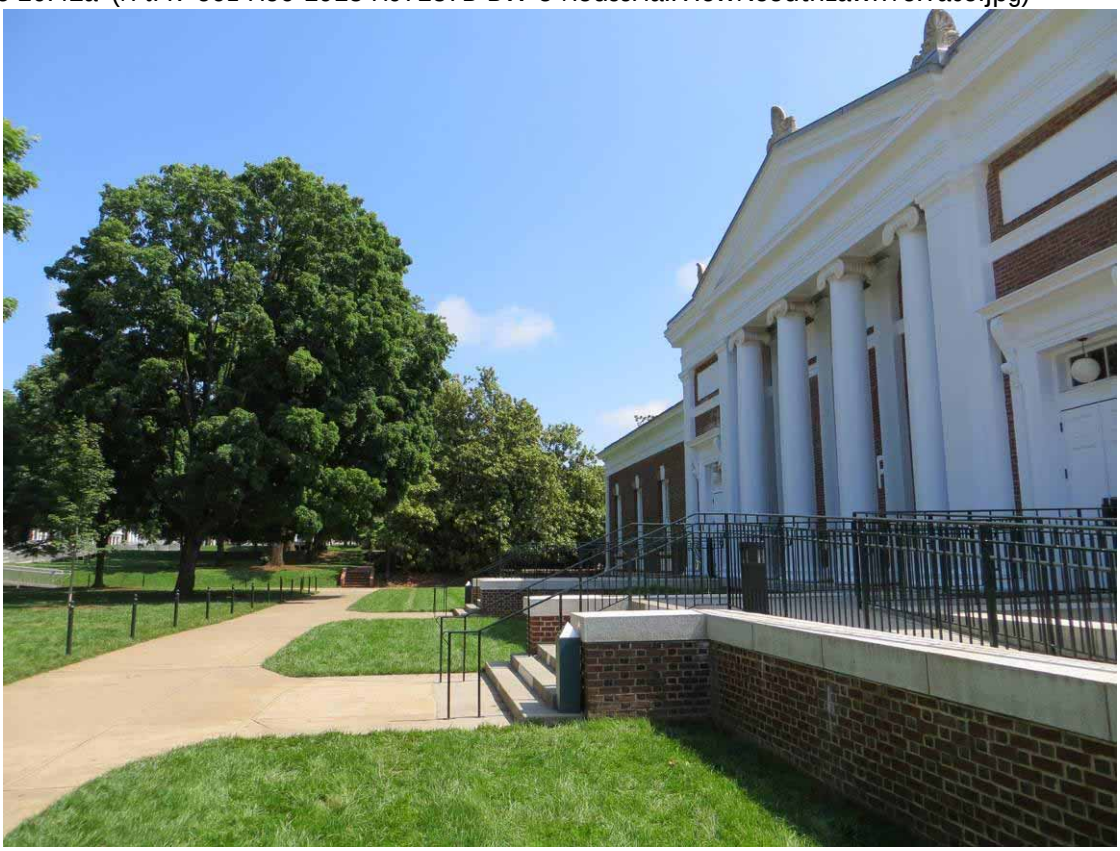


Figure 10.42b The landscape between the East Lawn and Rouss Hall retains historic character as seen in this repeat photograph of a 1920s view. (R-JAV-OA-I13-2013-05-X07187B-C-5-7RP-RoussHallViewNSouthLawnTerrace.jpg)

Figure 10.43a (R-JAV-SCL-HSC-1919-X07821B-BW-5-RandallHall.jpg)

Figure 10.43b A repeat photograph of a 1919 view east from the corner of Rouss Hall toward Randall Hall shows steps, ramps, and the newly constructed and relocated academic buildings of Robertson and Varsity Halls.(R-JAV-OA-I13-2013-05-X07821B-C-5-6RP-RandallHall.jpg)

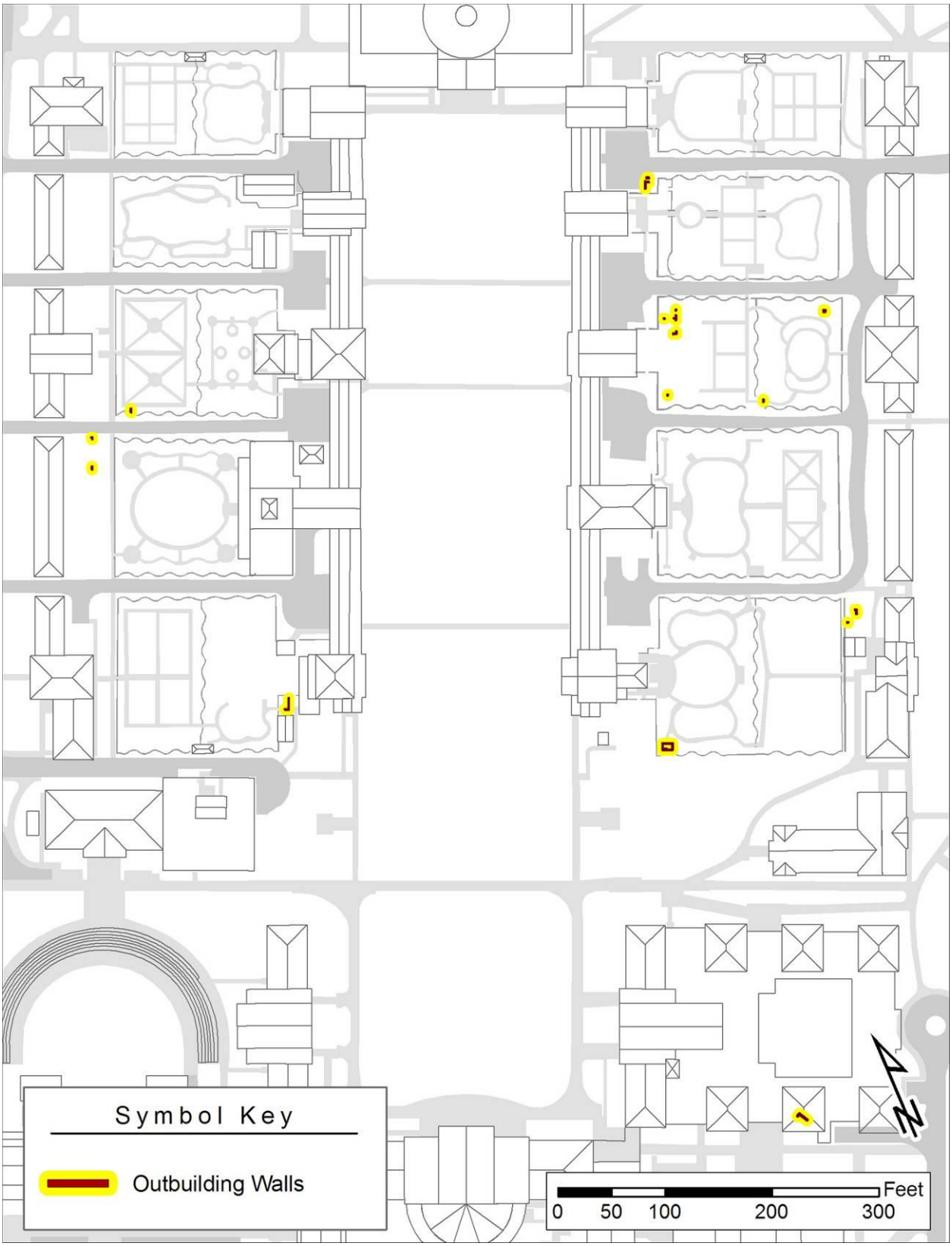



Figure 10.44 This plan shows archaeologically located outbuilding walls in the pavilion gardens. (R-JAV-RAS-CLR-2013-xA-M-0-OutbuildingWalls.jpg)

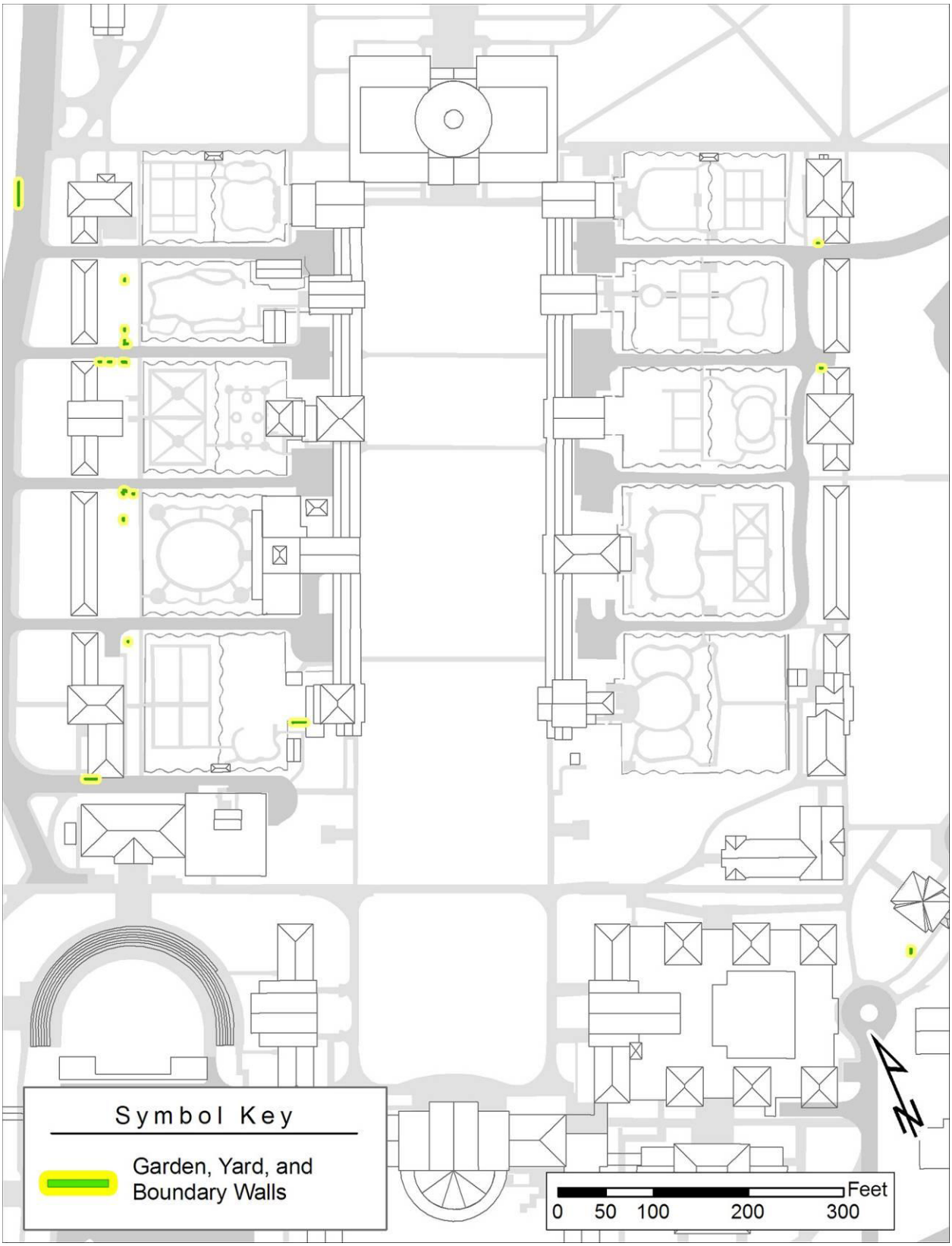



Figure 10.45 This plan shows archaeologically located garden, yard, and boundary walls in the Academical Village (R-JAV-RAS-CLR-2013-xB-M-0-GardenBoundWalls.jpg)

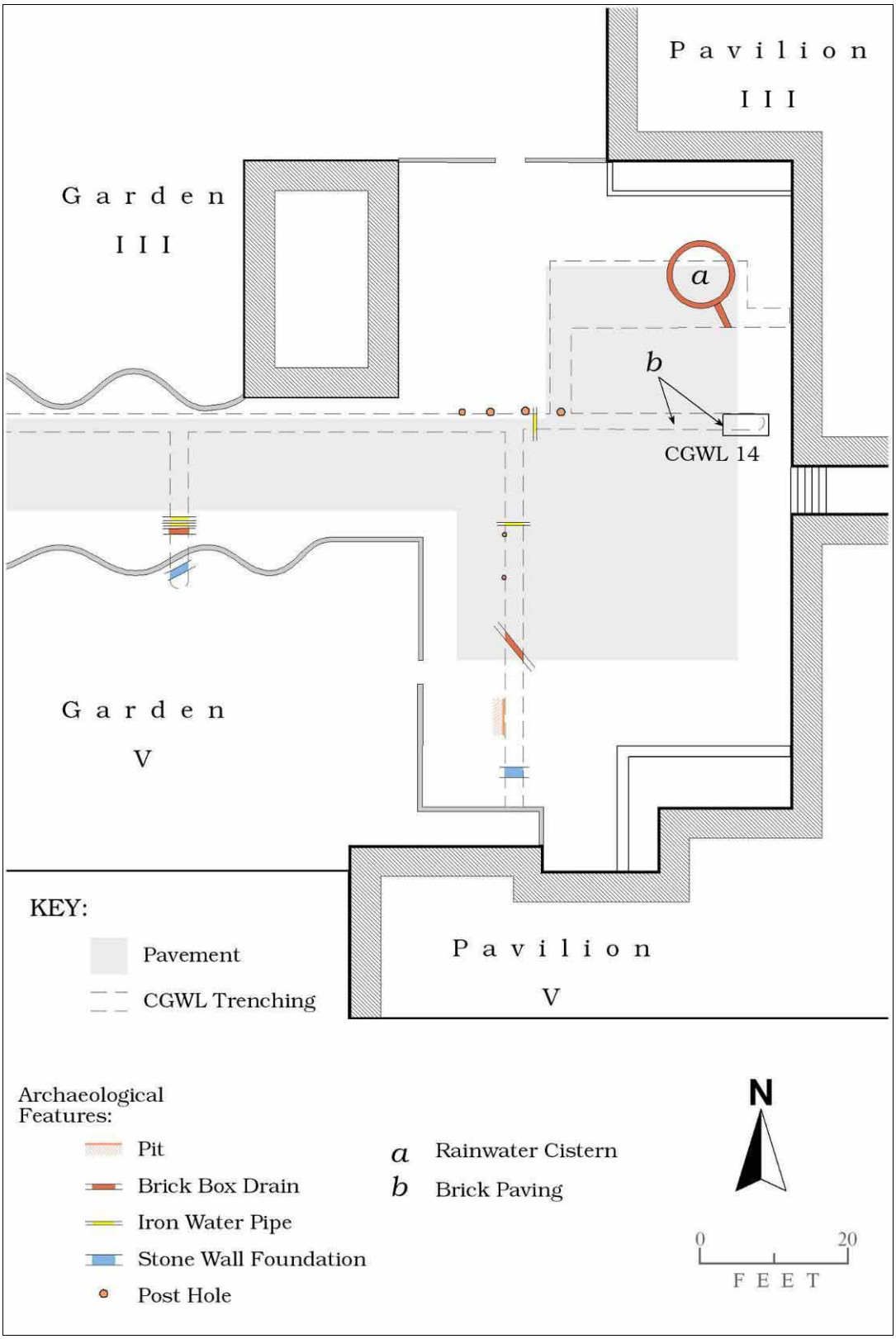



Figure 10.46 This plan of the Poe Alley courtyard shows archaeologically located features including a pit, drains, foundations, post holes, a cistern, and paving. (R-JAV-RAS-CLR-2013-xC-M-4-PoeFeatures.jpg)

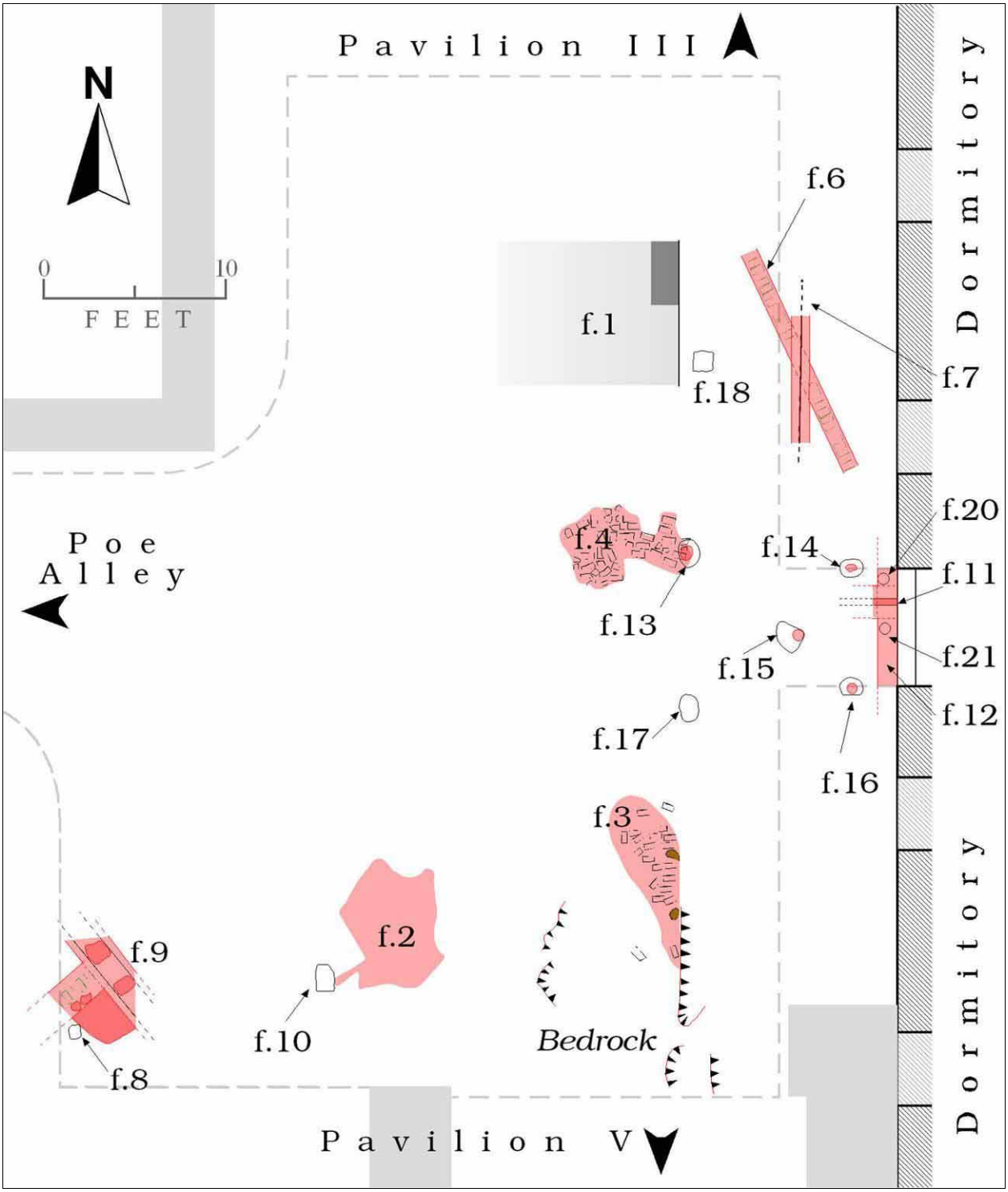



Figure 10.47 This plan of the Poe Alley courtyard shows archaeologically located post holes and other features (R-JAV-RAS-CLR-2013-xD-M-4-PoeAlleyPostHoles.jpg)

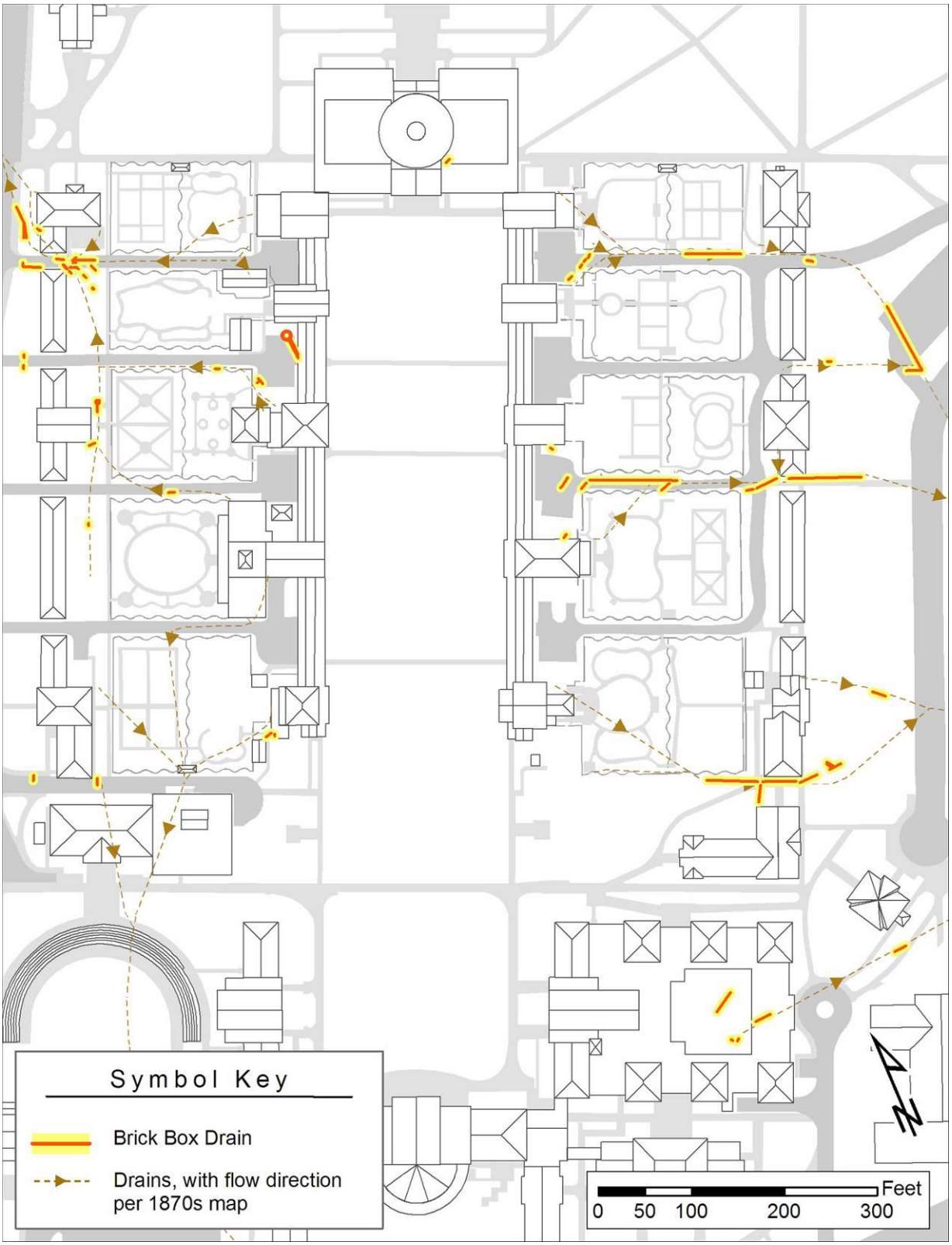



Figure 10.48 This plan shows archaeologically located brick-box drains and drain lines with flow directions from the ca. 1875 Anonymous Map of the Academical Village (R-JAV-RAS-CLR-2013-xE-M-0-BrickBoxDrains.jpg)

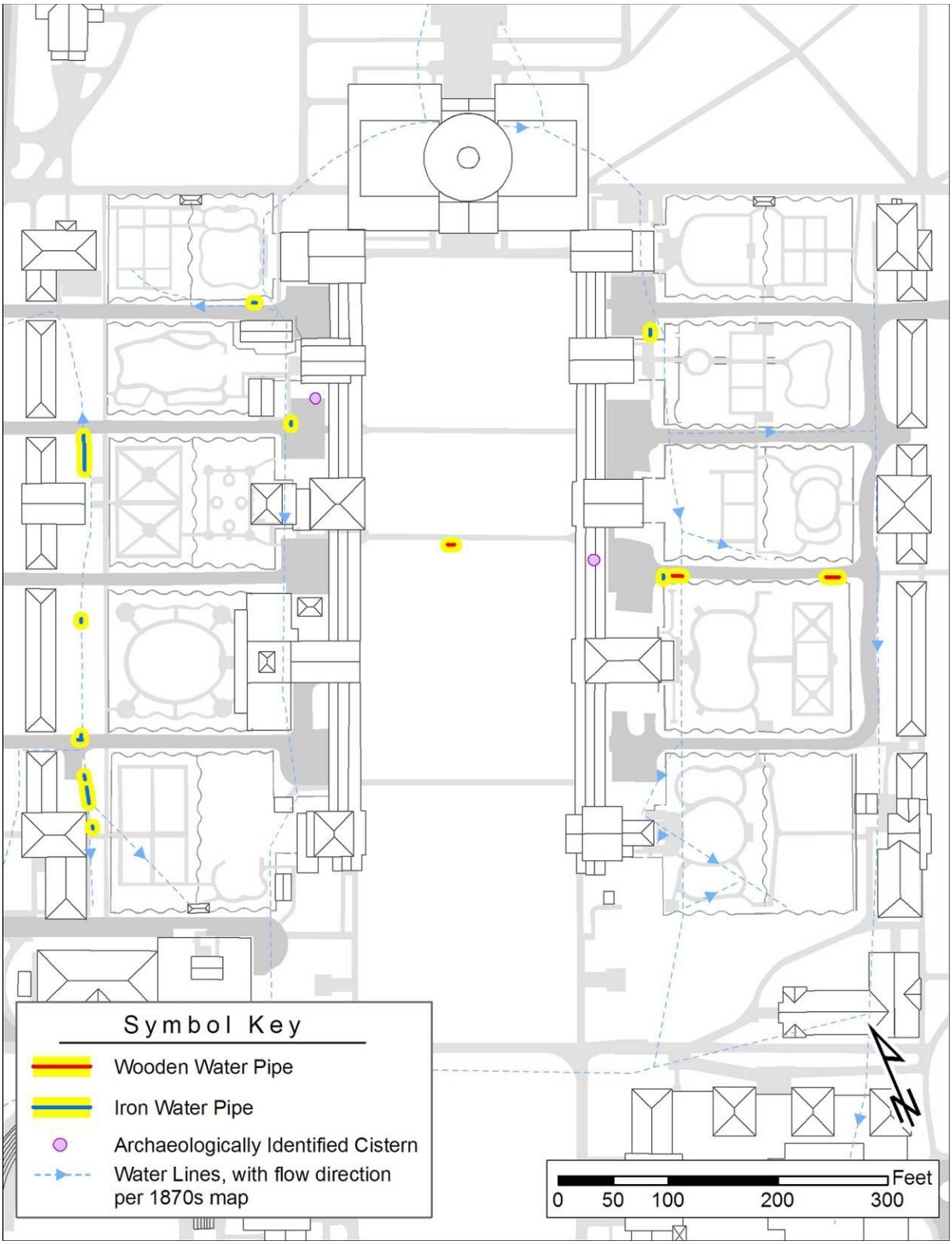



Figure 10.49 This plan shows archaeologically located wooden and iron water pipes, cisterns, and water lines with flow directions from the ca. 1875 Anonymous Map of the Academical Village (R-JAV-RAS-CLR-2013-xF-M-0-WoodIronPipes.jpg)

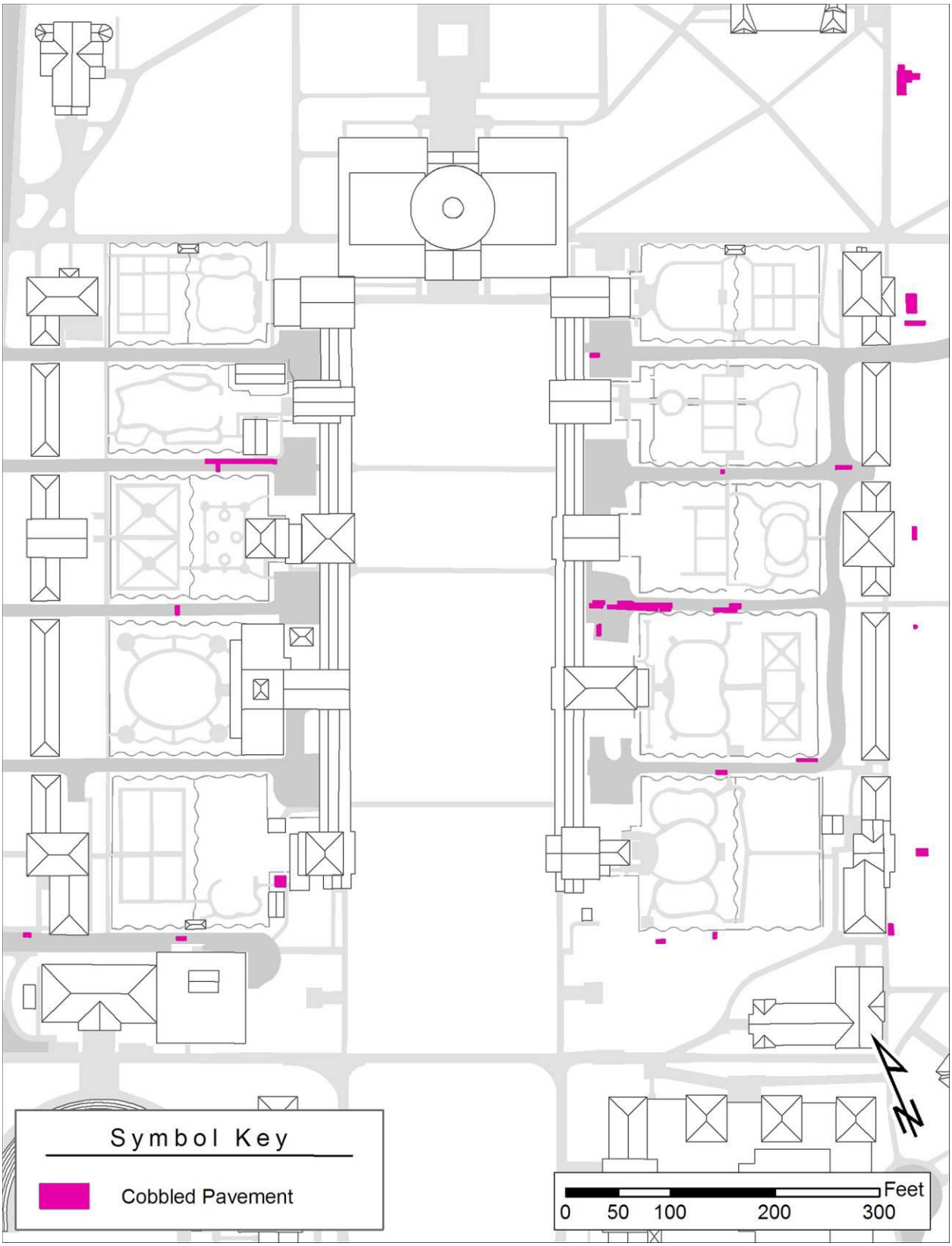



Figure 10.50 This plan shows archaeologically located cobbled pavement in the Academical Village (R-JAV-RAS-CLR-2013-xG-M-0-CobblePavement.jpg)

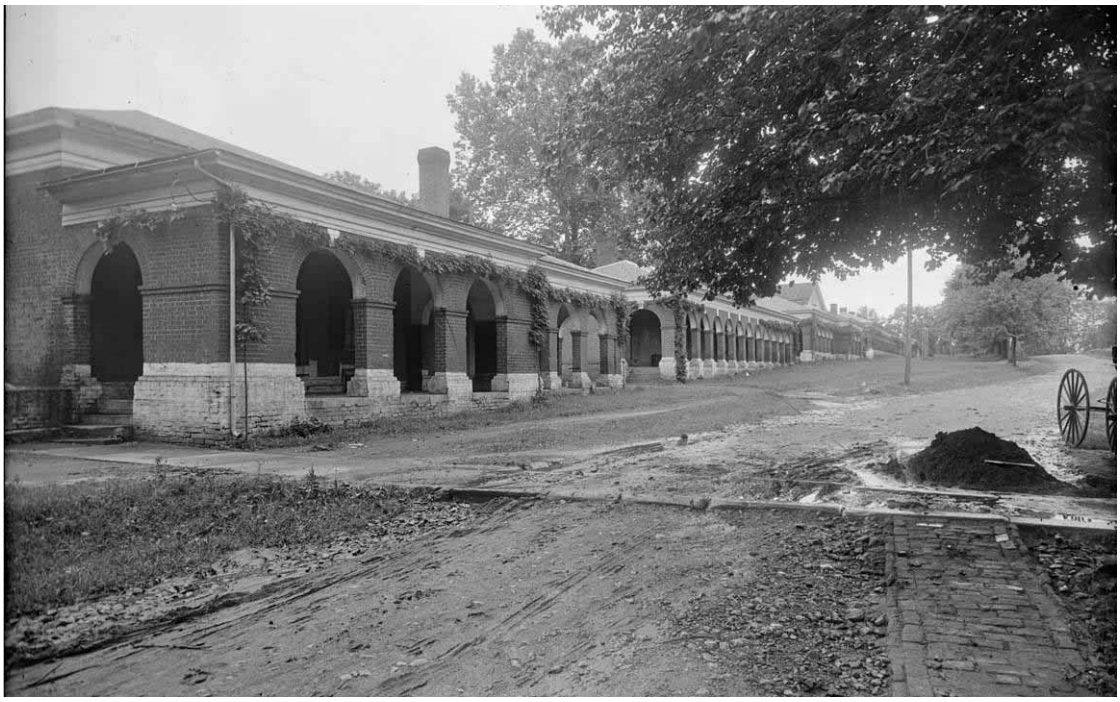


Figure 10.51 A historic photograph of the Mews Alley intersection with East Road shows a diagonal brick walk connecting the Academical Village to William Pratt's Chateau Front and Back. (R-JAV-SCL-HSC-c1895-RASxHtbd-B-4-MewsAlleyBrickWalk.jpg)

Figure 10.52 A photograph for construction monitoring documents layers of deposition over historic brick walks outside of the East Range. (R-JAV-RAS-CLR-2013-xI-C-4-PoeAlleyBrickWalk.jpg)

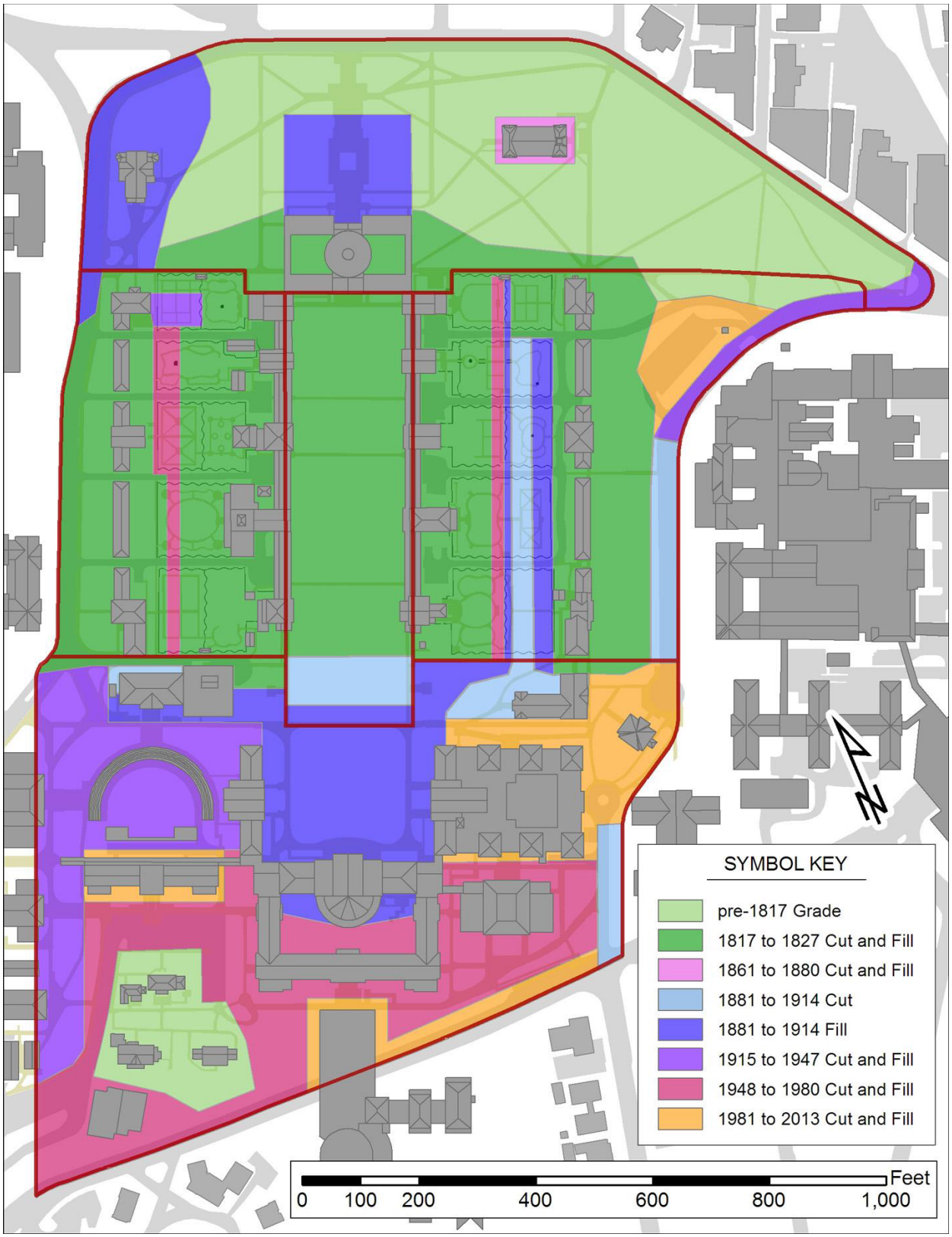



Figure 10.53 This plan shows areas of original grades and areas of cut and fill from the beginning of the University to the present in the Academical Village. (R-JAV-RAS-CLR-2013-xJ-M-0-GroundDisturbance .jpg)

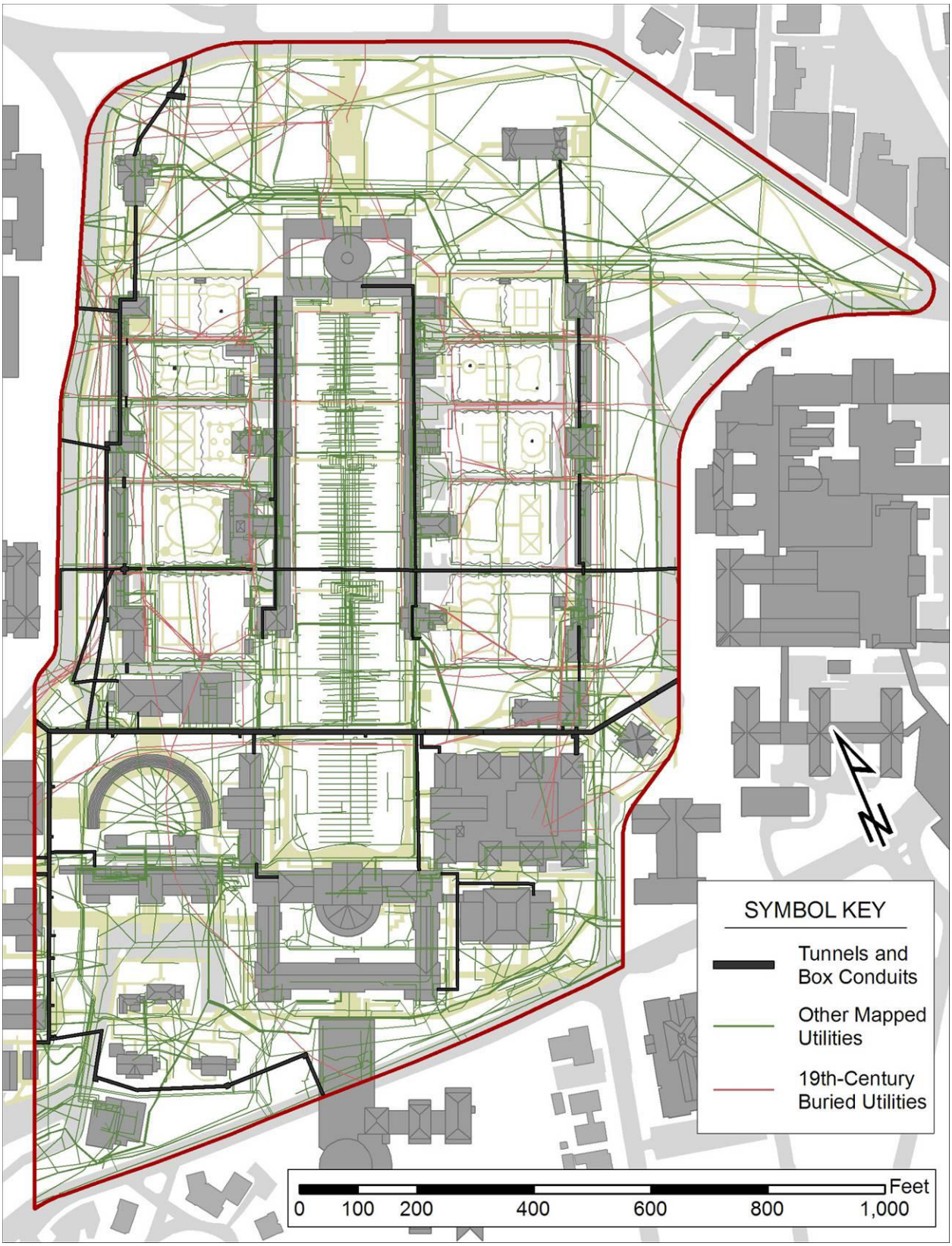



Figure 10.54 This plan shows tunnels, box conduits, buried nineteenth-century utilities, and other subsurface utilities in the Academical Village. (R-JAV-RAS-CLR-2013-xK-M-0-SubsurfaceUtilities.jpg)

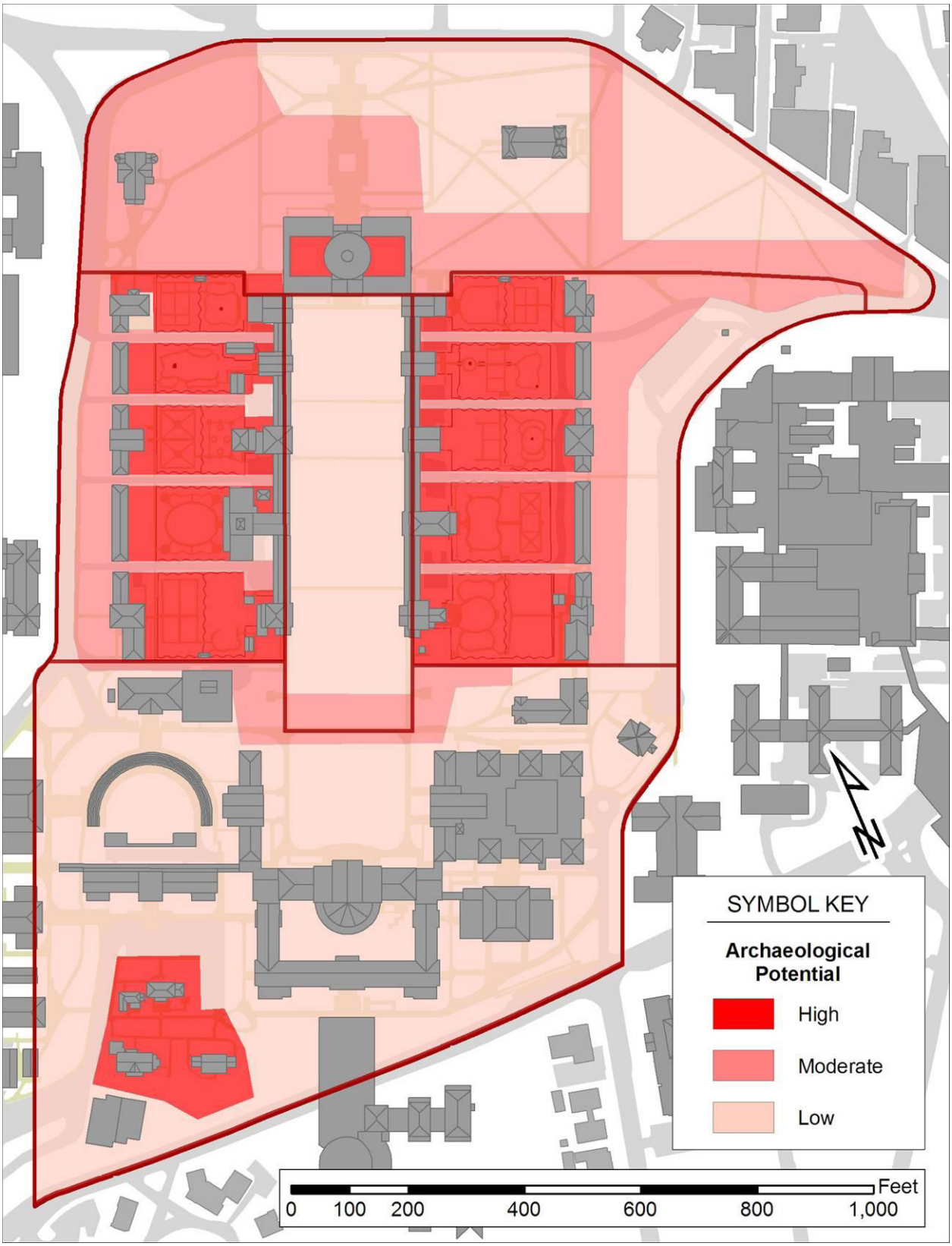
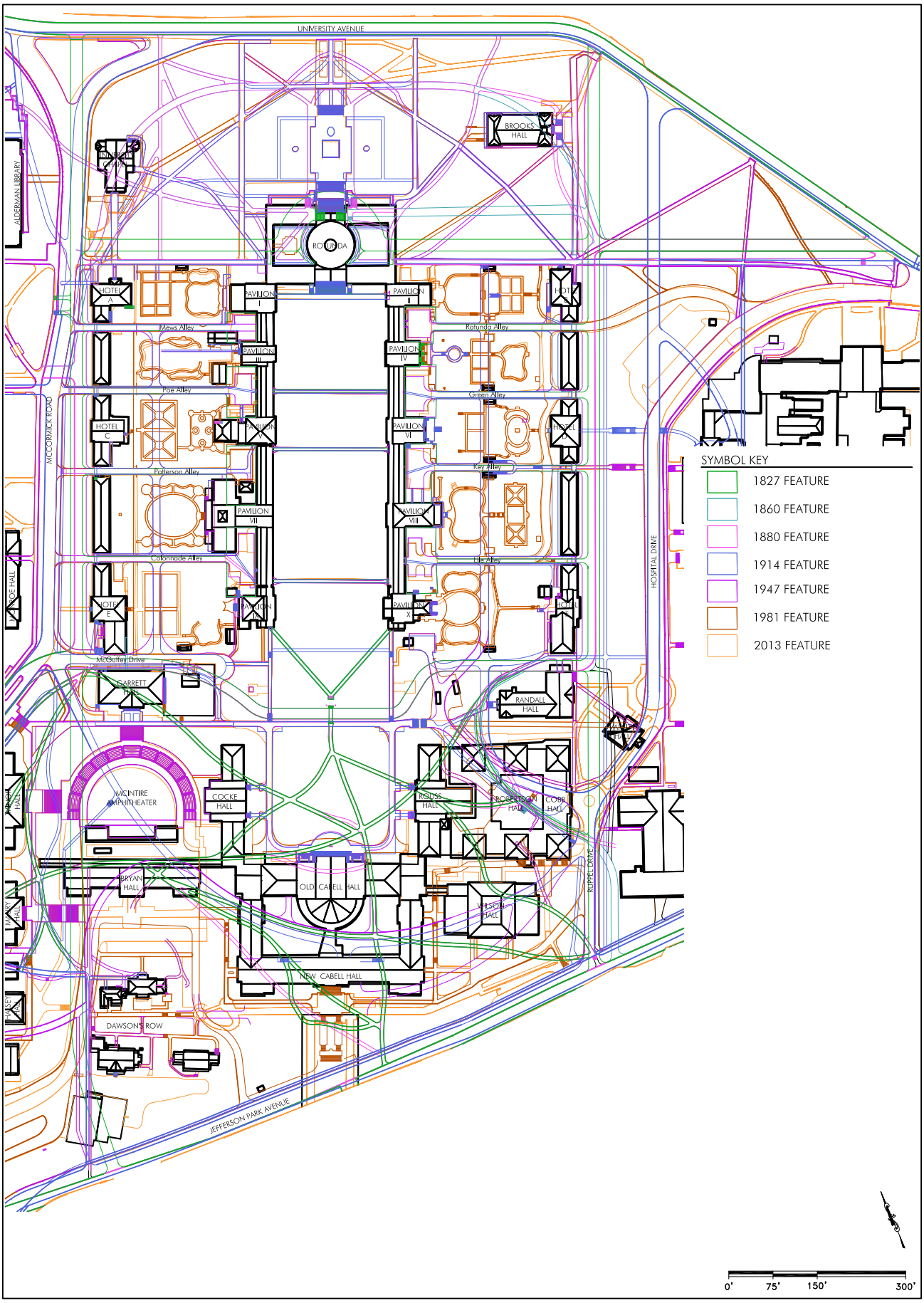



Figure 10.55 This plan shows areas of high, moderate, and low archaeological potential in the Academical Village. (R-JAV-RAS-CLR-2013-xL-M-0-ArchPotential.jpg)




# University of Virginia
# Academical Village
## Cultural Landscape Report Part 1

*Client:*
University of Virginia
Office of the Architect
Charlottesville, Virginia

*Landscape Architect:*
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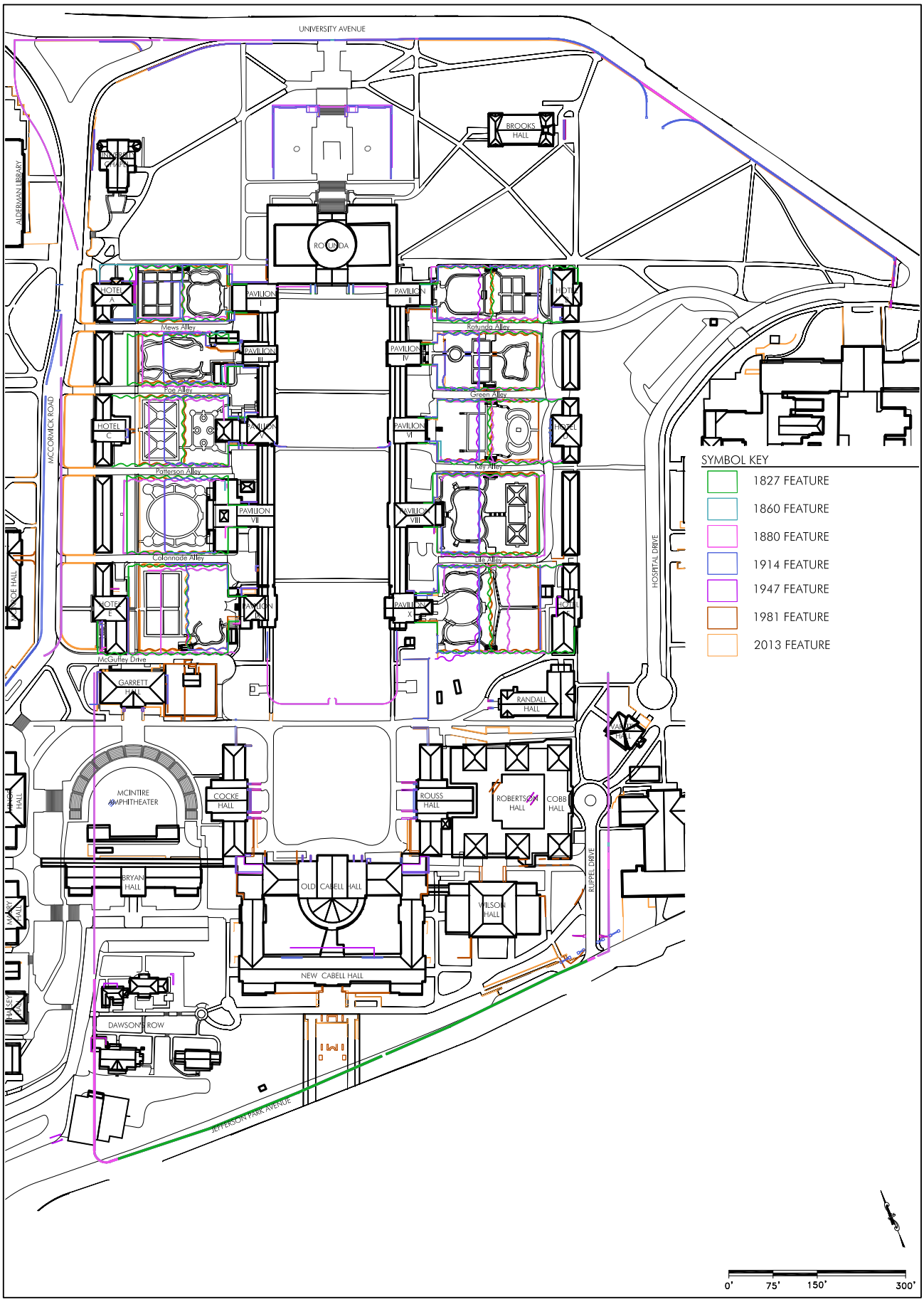
Charlottesville VA 434.293.3108



*Drawing Title:*
Circulation Overlay Plan

*Date:*
December 2013

*Drawing Number:*
19

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# Academical Village
## Cultural Landscape Report Part 1

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University of Virginia
Office of the Architect
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*Drawing Title:*
Walls Overlay Plan

*Date:*
December 2013

*Drawing Number:*
20

TREE LIST

| CODE | SCIENTIFIC NAME | COMMON NAME |
|---|---|---|
| DECIDUOUS | | |
| Aa | Ailanthus altissima | Tree of Heaven |
| Ab | Acer buergeranum | Trident Maple |
| Aca | Acer campestre | Hedge Maple |
| Af | Acer x freemanii | Freeman Maple |
| Ah | Aesculus hippocastanum | Common Horsechestnut |
| Ap | Acer pseudoplatanus | Planetree Maple |
| Ao | Aesculus octandra | Yellow Buckeye |
| Ar | Acer rubrum | Red Maple |
| As | Acer saccharum | Sugar Maple |
| Asi | Acer saccharinum | Silver Maple |
| Asp | Acer species | Maple |
| Ass | Acer saccharinum 'Skinner' | Cutleaf Silver Maple |
| Bp | Broussonetia papyrifera | Paper Mulberry |
| Cas | Carya species | Hickory |
| Ci | Carya illinoinensis | Pecan |
| Co | Celtis occidentalis | Common Hackberry |
| Cs | Catalpa speciosa | Northern Catalpa |
| Dv | Diospyros virginiana | Common Persimmon |
| Eu | Eucommia ulmoides | Hardy Rubber Tree |
| Fa | Fraxinus americana | White Ash |
| | Fraxinus americana biltmoreana | Biltmore Ash |
| | Fraxinus americana 'Autumn Applause' | Autumn Applause Ash |
| | Fraxinus americana 'Autumn Purple' | Autumn Purple Ash |
| | Fraxinus americana 'Rosehill' | 'Rosehill' Ash |
| Fe | Fraxinus excelsior | European Ash |
| Fg | Fagus grandifolia | American Beech |
| Fn | Fraxinus nigra | Black Ash |
| Fp | Fraxinus pennsylvanica | Green Ash |
| Fq | Fraxinus quadrangulata | Blue Ash |
| Fr | Fraxinus profunda | Pumpkin Ash |
| Frs | Fraxinus species | Ash |
| Fs | Fagus sylvatica | European Beech |
| Fsp | Fagus species | Beech |
| Gb | Ginkgo biloba | Ginkgo |
| Gd | Gymnocladus dioicus | Kentucky Coffeetree |
| Gt | Gleditsia triacanthos | Honeylocust |
| Gti | Gleditsia triacanthos inermis | Thornless Honeylocust |
| Jn | Juglans nigra | Black Walnut |
| Ld | Larix decidua | European Larch |
| Ls | Liquidambar styraciflua | Black Tupelo |
| Lt | Liriodendron tulipifera | Tulip Poplar |
| Mo | Maclura pomifera | Osage Orange |
| Mr | Morus rubra | Red Mulberry |
| Msp | Morus species | Mulberry |
| Mz | Melia azaderach | Chinaberry |
| Ns | Nyssa sylvatica | Black Tupelo |
| Pa | Platanus x acerifolia | London Planetree |
| Pa | Populus alba | White Poplar |
| Po | Platanus occidentalis | American Sycamore |
| Pto | Paulownia tomentosa | Royal Paulownia |
| Qa | Quercus alba | White Oak |
| Qac | Quercus acutissima | Sawtooth Oak |
| Qb | Quercus bicolor | Swamp White Oak |
| Qc | Quercus coccinea | Scarlet Oak |
| Qf | Quercus falcata | Southern Red Oak |
| Ql | Quercus palustris | Pin Oak |
| Qm | Quercus muehlenbergii | Chinquapin Oak |
| Qma | Quercus macrocarpa | Burr Oak |
| Qn | Quercus nigra | Water Oak |
| Qo | Quercus robur fastigiata | Upright English Oak |
| Qp | Quercus phellos | Willow Oak |
| Qr | Quercus rubra | Red Oak |
| Qs | Quercus stellata | Post Oak |
| Qsh | Quercus shumardii | Shumard Oak |
| Qsu | Quercus suber | Cork Oak |
| Qu | Quercus laurifolia | Swamp Laurel Oak |
| Qv | Quercus variabilis | Oriental Oak |
| Rp | Robinia pseudoacacia | Black Locust |
| Rv | Robinia viscosa | Clammy Locust |
| Sa | Sassafras albidum | Sassafras |
| Sl | Salix alba | White Willow |
| Sm | Styphnolobium japonicum | Japanese Scholar Tree |
| Ta | Tilia americana | American Linden |
| Tco | Tilia cordata | Littleleaf Linden |
| Td | Taxodium distichum | Bald Cypress |
| Th | Tilia heterophylla | Beetree Linden |
| Tsp | Tilia species | Linden |
| Tt | Tilia tomentosa | Silver Linden |
| Ua | Ulmus americana | American Elm |
| Uh | Ulmus x hollandica | Dutch Elm |
| Ur | Ulmus rubra | Slippery Elm |
| Up | Ulmus pumila | Siberian Elm |
| Ut | Ulmus thomasii | Rock Elm |

| CODE | SCIENTIFIC NAME | COMMON NAME |
|---|---|---|
| BROADLEAF EVERGREEN | | |
| Ia | Ilex x attenuata 'Savannah' | Savannah Holly |
| Io | Ilex opaca | American Holly |
| Is | Ilex species | Holly |
| Mg | Magnolia grandiflora | Southern Magnolia |
| EVERGREEN | | |
| Abs | Abies species | Fir |
| Av | Abies veitchii | Veitch Fir |
| An | Abies nordmanniana | Nordmann Fir |
| Cd | Cedrus deodara | Deodar Cedar |
| Ch | Chamaecyparis species | Falsecypress |
| Cj | Cryptomeria japonica | Japanese Cryptomeria |
| Cl | Cedrus libani | Cedar of Lebanon |
| Jv | Juniperus virginiana | Eastern Redcedar |
| Pab | Picea abies | Norway Spruce |
| Pic | Picea species | Spruce |
| Pin | Pinus species | Pine |
| Ppg | Picea pungens glauca | Colorado Blue Spruce |
| Ps | Pinus strobus | White Pine |
| Psy | Pinus sylvestris | Scotch Pine |
| Pt | Pinus taeda | Loblolly Pine |
| Pw | Pinus wallichiana | Himalayan Pine |
| Tb | Taxus baccata | English Yew |
| Tc | Tsuga canadensis | Canadian Hemlock |
| | Tsuga canadensis 'Pendula' | Weeping Canadian Hemlock |
| Tho | Thuja occidentalis | Eastern Arborvitae |
| To | Thuja orientalis | Oriental Arborvitae |
| Tu | Taxus cuspidata | Japanese Yew |
| ORNAMENTAL | | |
| Ac | Amelanchier canadensis | Shadblow Serviceberry |
| Ams | Amelanchier species | Serviceberry |
| Ag | Acer griseum | Paperbark Maple |
| Aj | Albizzia julibrissin | Mimosa |
| Al | Amelanchier laevis | Allegheny Serviceberry |
| Ca | Carpinus caroliniana | Muscelwood |
| Cc | Cercis canadensis | Eastern Redbud |
| Cf | Cornus florida | Flowering Dogwood |
| Ck | Cladrastis kentuckea | American Yellowwood |
| Cko | Cornus kousa | Kousa Dogwood |
| Cm | Cornus mas | Corneliancherry Dogwood |
| Cp | Crataegus phaenopyrum | Washington Hawthorn |
| Cr | Cornus x rutgersensis | Rutgers Dogwood |
| Csp | Cornus species | Dogwood |
| Cv | Crataegus viridis 'Winter King' | Winter King Hawthorn |
| Ht | Halesia tetraptera | Carolina Silverbell |
| Kp | Koelreuteria paniculata | Goldenrain Tree |
| Li | Lagerstroemia indica | Crape Myrtle |
| Lw | Laburnum x watereri | Goldenchain Tree |
| Ma | Malus species | Crabapple |
| Mc | Malus coronaria 'Charlotte' | Charlotte Sweet Crabapple |
| Md | Magnolia denudata | Yulan Magnolia |
| Mp | Malus pumila | Common Apple |
| | Malus pumila 'Albemarle Pippin' | Albemarle Pippin Apple |
| Ms | Magnolia species | Magnolia |
| Mso | Magnolia soulangiana | Saucer Magnolia |
| Mt | Magnolia tripetala | Umbrella Magnolia |
| Mv | Magnolia virginiana | Rosebay Magnolia |
| Mx | Malus x domestica 'Cox Orange' | Cox Orange Apple |
| | Malus x domestica 'Grimes Golden' | Grimes Golden Apple |
| Oa | Oxydendrum arboreum | Sourwood |
| Pra | Prunus americana | American Red Plum |
| Pc | Prunus cerasifera | Cherry Plum |
| | Prunus cerasifera 'Atropurpurea' | Pissard Plum |
| Pd | Prunus domestica 'Shropshire' | Shropshire Plum |
| | Prunus domestica institittia | Damson Plum |
| | Prunus domestica italica | Green Gage Plum |
| | Prunus domestica 'Yellow Egg' | Yellow Egg Plum |
| | Prunus domestica 'Reine Claude' | Reine Claude Plum |
| Pe | Prunus serrulata | Japanese Flowering Cherry |
| Ph | Prunus subhirtella 'Pendula' | Weeping Higan Cherry |
| Pm | Prunus mahalab | Mahalab Cherry |
| Pn | Populus nigra 'Italica' | Lombardy Poplar |
| Pyc | Pyrus communis | Common Pear |
| Pp | Prunus persica | Common Peach |
| Pr | Parrotia persica | Persion Parrotia |
| Prp | Prunus padus | European Birdcherry |
| Psp | Prunus species | Cherry |
| Pv | Prunus avium | Sweet Cherry |
| | Prunus avium plena | Double Sweet Cherry |
| Py | Prunus x yedoensis | Yoshino Cherry |
| Sb | Salix babylonica | Babylon Weeping Willow |
| Sm | Stewartia monadelpha | Tall Stewartia |
| Sr | Syringa reticulata | Japanese Tree Lilac |
| Vp | Viburnum prunifolium | Blackhaw Viburnum |
| Ws | Wisteria species | Wisteria |



*Drawing Title:*
UVa Academical Village Tree List, Botanical & Common Names, 1827 to 2013

*Date:*
December 2013

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# Academical Village

## Cultural Landscape Report Part 1