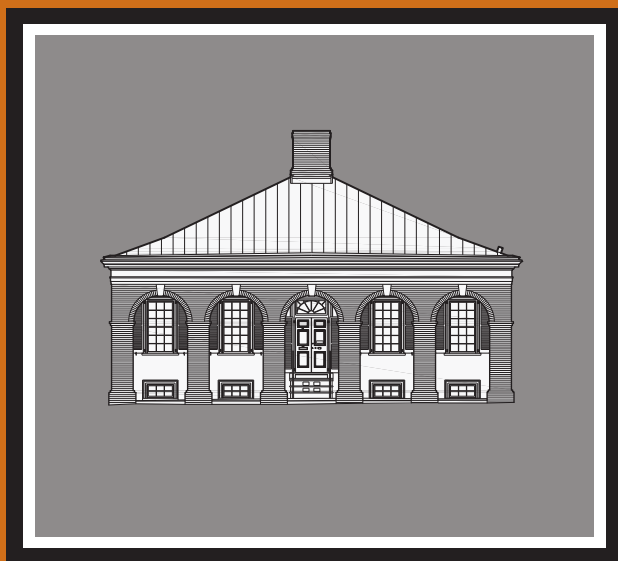


U N I V E R S I T Y O F V I R G I N I A

HOTEL D



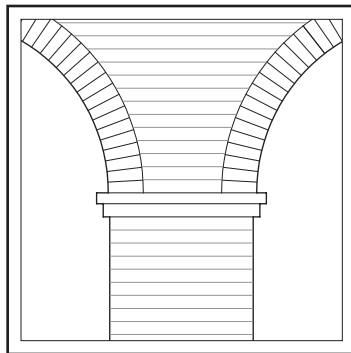
H I S T O R I C S T R U C T U R E R E P O R T

HOTEL D

UNIVERSITY OF VIRGINIA

HOTEL D

UNIVERSITY OF VIRGINIA



HISTORIC STRUCTURE REPORT

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC
2016

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The University of Virginia

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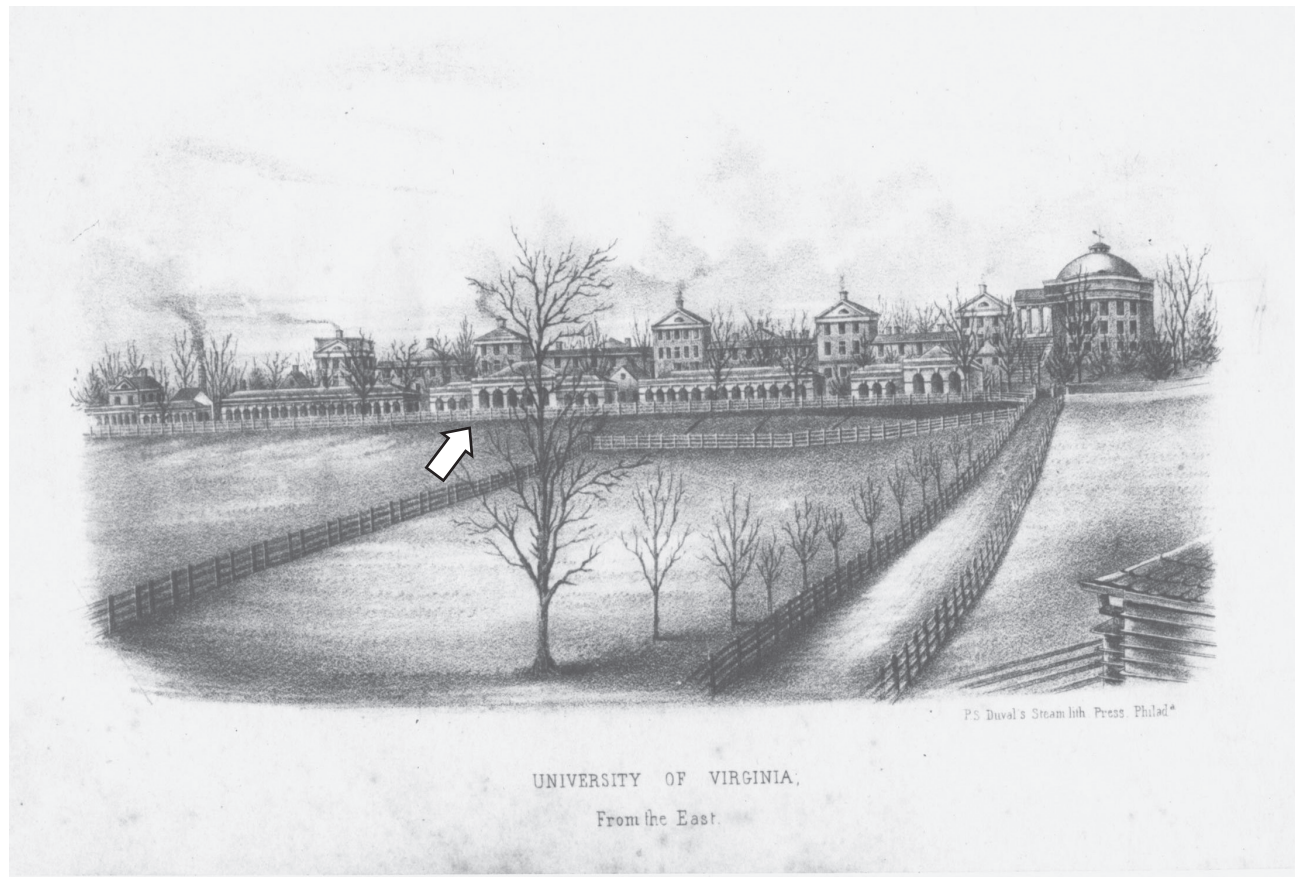
INTRODUCTION

The preparation of the historic structure report for Hotel D is the first step in developing a disciplined approach to the care of the hotel and adjoining student rooms. The Hotel D building enclave is located at the midpoint of the East Range, a group of buildings erected for the express purpose of supporting daily life and the ongoing operations of Jefferson's Academical Village at the University of Virginia.

Jefferson's university consisted of parallel lines of buildings along a greensward or lawn, headed by the Rotunda at the north end and open at the south end to the view of the mountains beyond. The Rotunda served as the school's focus and center of learning, housing the library and classrooms. The rows of buildings along the Lawn consisted of student dormitory rooms and pavilions, or faculty residences with teaching spaces, interconnected by colonnades. There were five pavilions and approximately twenty five student rooms on each side of the Lawn. To the east and west of the Lawn were the buildings of the East and West Ranges. The Ranges were constructed in rows parallel to the Lawn, with hotels, or student refectories, interspersed three to a range, between student dormitory rooms interconnected by arcades.

Jefferson's Academical Village was constructed over a span of approximately ten years, between 1817 and 1828. While the Lawn served as the façade, or formal face of the school, the Ranges provided back-of-house operations, functioning in a service and support capacity. The range buildings had many changes of use over time, with hotels serving as dining and housekeeping facilities, as temporary and long term residences, as meeting spaces and offices, and as storage areas. Similarly, the student rooms abutting the hotels were often conscripted as additions to the hotels. Secondary porches and additions, as well as outbuildings augmented the operations of the hotels. The range buildings were service buildings of a contextual design. As a result, archival records are less definite in reporting change over time. This puts more emphasis on the interpretation of the physical evidence, but the surviving physical evidence is also incomplete, representing many generations of change and use.

HOTEL D



View of the Lawn from the east, by P.S. Duval, 1849.

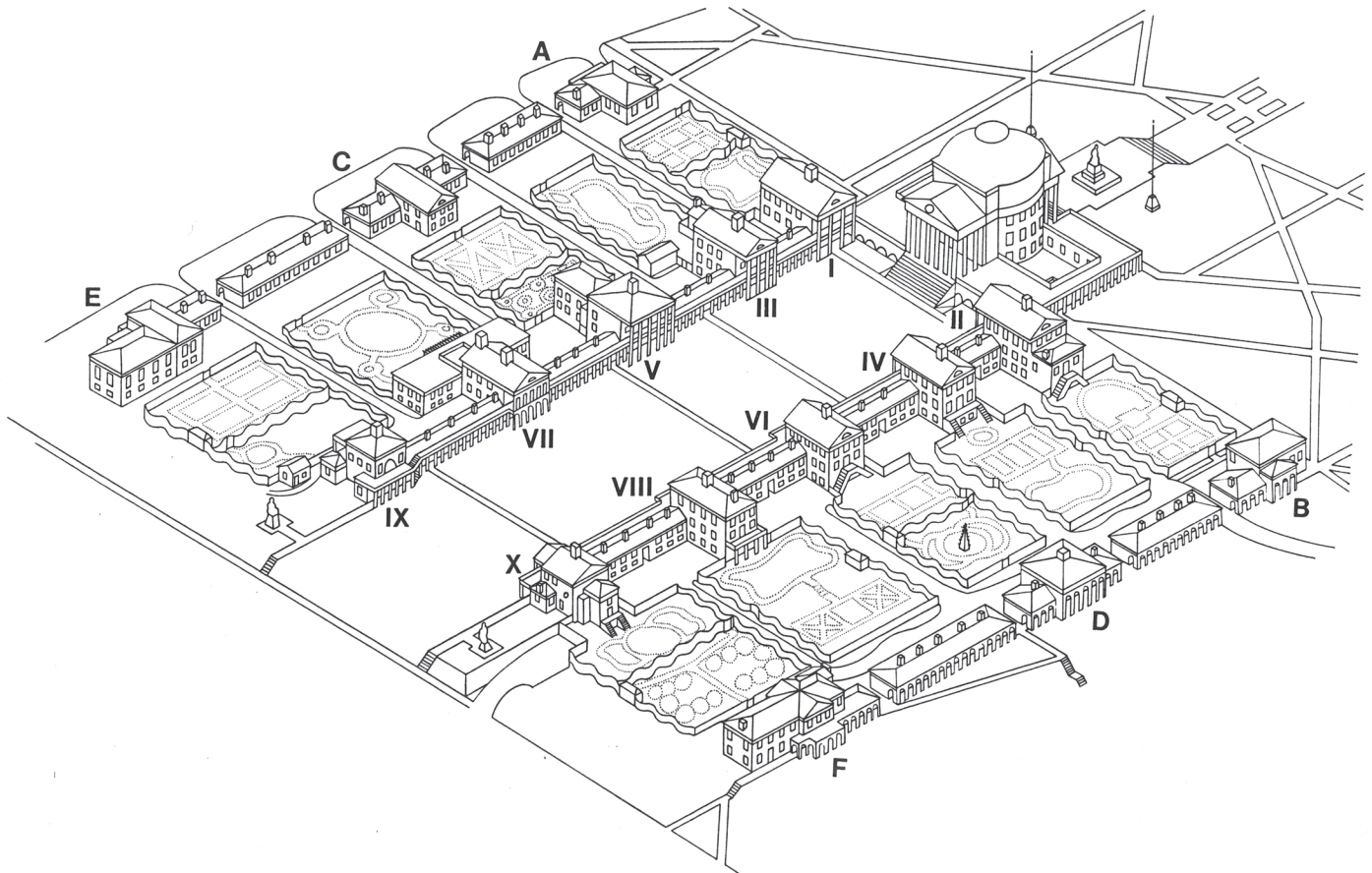
INTRODUCTION

The archival records for Hotel D trace its history as a refectory and residence. The university hired independent contractors to keep the hotel; the hotelkeepers rented the building from the university and were paid from the students' fees for room and board. Hotel D was appropriated for student dances and even as a fencing studio. After the Civil War, it was primarily used as a residence for professors and administrators. Since 1990, the hotel has housed the Teaching Resource Center for the university.

In the spring of 2012, the need to replace the existing roofing led the university to engage John G. Waite Associates, Architects to survey Hotel D and the adjacent student rooms. During that work, the team prepared an exterior study with a building history, a conditions assessment of the exterior building envelope, and measured drawings of the roof, attic, and exterior building elevations. That study was then expanded by the same team to include measured drawings and an evaluation of the building interiors for the full historic structure report.

Despite nearly two hundred years of hard use, and a building site susceptible to poor drainage, Hotel D generally remains in good condition. A well-planned approach to the conservation and reuse of the building will assure its long term survival.

HOTEL D



The Jeffersonian Precinct.

HOTEL D

THE JEFFERSONIAN PRECINCT

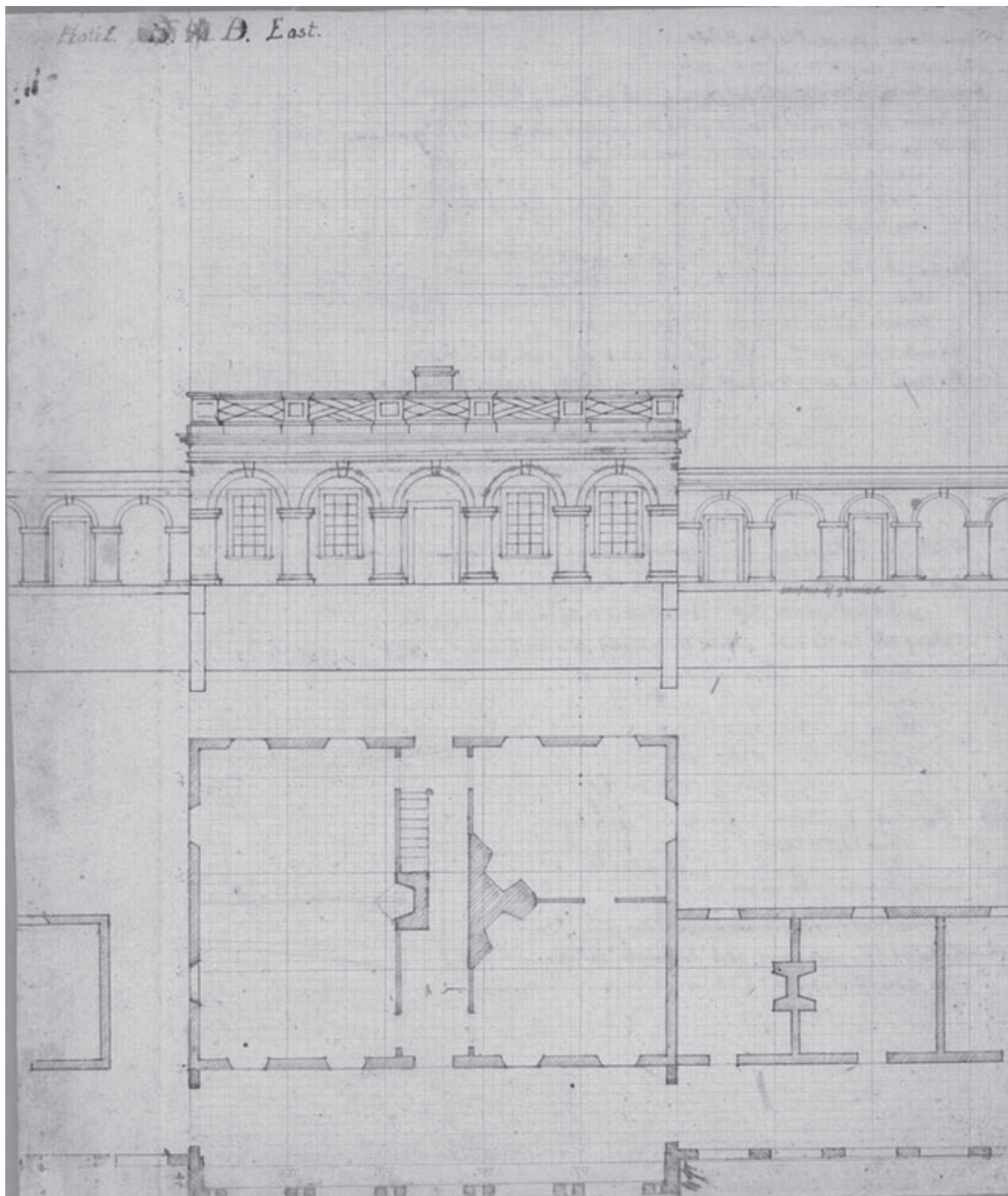
Originally called the Academical Village, the present Jeffersonian Precinct of the University of Virginia occupies a twenty-eight-acre site in the rolling hills just east of the Shenandoah Valley. The original U-shaped complex of buildings is situated on an elevated site that slopes gently down toward the south. The Rotunda, which originally housed classrooms and the library, is located at the heart of the complex at the northern end of the central green space, called the Lawn. Two rows of five pavilions, each with connecting dormitory rooms, form the east and west sides of the Lawn and terminate at the foot of the Rotunda. Behind each row of pavilions is a row of three hotels, which were built as eating facilities, and connecting dormitory rooms. Between these inner and outer ranges are gardens bounded by serpentine walls.

The ten pavilions are numbered I to X; the hotels are lettered A-F. Odd-numbered pavilions are on the west, and even numbered pavilions are on the east. Hotels A, C, and E anchor the West Range, while Hotels B, D, and F are on the East Range. Each of the pavilions originally housed one of the University's ten original, separate schools. The professors lived on the upper floors and taught their classes on the lower floors. The hotels were intended to be used as dining halls, but their uses varied as the University grew.

The pavilions are connected by a continuous colonnade, which offers shelter from the weather and partially screens the utilitarian dormitories from public view. Brick arcades, broken by paths leading to the pavilion gardens, provide the same shelter and screening to the ranges.

Each of the pavilions was designed by Thomas Jefferson with elements drawn from classical models as published by Palladio, Fréart de Chambray, and Charles Errard. Jefferson's designs for the hotels were far simpler.

The Lawn itself measures 740 feet in length and 192 feet in width. Lined with rows of trees, the Lawn is terraced in gradual steps from north to south. The Jeffersonian Precinct is separated from the newer sections of the University by roads on the west, north, and east sides and by a wide walkway on the south.



Thomas Jefferson's 1819 elevation and plan for the building that would be Hotel D.

HOTEL D

HISTORY

THE HOTELS IN THOMAS JEFFERSON'S PLANS FOR THE UNIVERSITY OF VIRGINIA

The buildings that would serve as dining halls for students, known as hotels, were an integral part of Thomas Jefferson's overall plan for the University of Virginia. His "academical village" would be anchored at the north end by the Rotunda, housing the library. Extending south would be two rows of pavilions, each with a classroom and living quarters for a professor. One-story student dormitories would fill the spaces in between the pavilions. Behind the pavilions and dormitories of the West Lawn would be the West Range, a parallel row with three hotels also connected by student dormitories. A similar parallel row, known as the East Range, would run behind the buildings of the East Lawn. The building now known as Hotel D occupies the center of the East Range.

Jefferson had considered the advisability of separating the dining halls from instructional facilities as early as 1810: in a letter written that year to the trustees of East Tennessee College he recommended "a small and separate lodge for each separate professorship, with only a hall below for his class, and two chambers above for himself; joining these lodges by barracks for a certain portion of the students opening into a covered way to give a dry communication between all the schools, the whole arranged around an open square of grass & trees would make it, that it should be in fact an academical village, instead of a large & common den of noise, of filth, & of fetid air."¹ Provided "it can be reconciled with the necessary economy," he continued, it would be his recommendation "to dine them in smaller & separate parties rather than in a large & common mess." Jefferson used similar language in the August 1818 *Report of the Commissioners Appointed to Fix the Scite of the University of Virginia*, also known as the Rockfish Gap report, adding a few details about the hotels for student dining: each would have "a single room for a Refectory, and two rooms for the tenant, necessary for dieting the Students."²

HOTEL D

By the time the Board of Visitors gathered on March 29, 1819, Jefferson had settled on having hotels and additional dormitories be part of a West Range, the row of buildings behind those of the West Lawn. He had illustrated this scheme on a separate sheet of drawing paper inserted into a study for the Lawn that he had drawn earlier that month. In this ground plan for the West Range, the facades of the hotels, dormitories, and the covered walkways faced east, thus overlooking the rear elevations of the pavilions of the West Lawn; the gardens were located further west, behind the hotels.³

However, in a second scheme, developed in April 1819 in response to suggestions made by Visitor Joseph C. Cabell, Jefferson reversed the orientation of the hotels, dormitories, and covered walkways of the West Range so that their facades would face west onto a new “street”; the gardens would then occupy the space between the pavilions and the hotels. In a third revision, prepared by July 1819, Jefferson substituted serpentine garden walls for many of the rectilinear brick walls shown in his April drawing. He explained his thinking in a letter to Arthur S. Brockenbrough, the proctor: Jefferson found the new scheme “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.”⁴

DELAYS IN STARTING CONSTRUCTION OF THE EAST RANGE OF HOTELS, 1819

Jefferson had surveyed the site of the university in July 1817, and the Board of Visitors approved the design of the first pavilion, now known as Pavilion VII, that same month. Its cornerstone was laid that fall. Another pavilion on the West Lawn, the Corinthian Pavilion III, was begun in 1818.⁵

The Board of Visitors of Central College held a special meeting at the end of February 1819 to address their concerns about getting more construction underway during the coming building season; they spoke of the “urgency of the advancing season, & the importance of procuring the workmen before they become generally otherwise engaged for the season.” This board’s successors, the Board of Visitors of the University of Virginia, had been established, but the Central College Visitors decided “to continue the exercise of our former functions, and to fulfill the duties of our successors,” until the University’s Visitors could officially meet a month later.⁶

At that meeting the Visitors resolved that “all the funds of the University, applicable to the services of the present year” remaining after meeting other expenses should “be applied to the providing additional buildings for the accommodation of the Professors, &

Dormitories adjacent to the Halls.

Their covers may be an Arcade.

from center to center of partitions 18f. requires 2 arches of $\frac{f}{7}-6$ each.

The same Tuscan order & height as the Dormitories adjacent to the pavilions

to wit, height of column with its base and Capital $\frac{f}{9}-4 = 112$

entablature $2-7.86 = 27.86$

Order entire $11-7.86 =$

mounted on a sole $1-$
 $12-7.86$

The height of the column being $\frac{f}{9}-4 = 112$

deduct for the key-stone 9

leaves for clear height of arch $8-7 = 103.8$

The arch & Pier are $f-6 = 90$. To wit, pier 26.8 and arch 64.2 wide.

The top to be a simple plinth, without railing or parapet above

Hotel with a Refectory and 2. family rooms. with a flat roof and Chinese railing.

to be Tuscan also, but so much higher than the ad.

adjacent Dormitories that its entablature may be clear above theirs.

taking 16f. for the order entire, the module will be 22.8 and $1' = .33\frac{1}{3}$

The Column $\frac{mod}{7}-0 = 15.4$ or $\frac{f}{12}-10$

architrave . . . $35' = 12.6$

Frieze $26 = 9.3$

Cornice $43\frac{1}{2} = 15.9$

$8-46\frac{1}{2} = 192.3$ or 16f

Pier $33\frac{1}{3}$ f. and Arch 80.2 wide and $\frac{f}{12}-3$ high.

space left for keystone . . . $1-7$
 $12-10$

result. 5. arches of 80 = 400 = 33-4

6 piers of $33\frac{1}{3} = 200 = 16-8$
 $113\frac{1}{3} = 600 = 50.7$ the whole front.

The height of the pier being 95.2 the base & Capital must be 6.8 high each.

Their projection should be $5\frac{1}{2}$ f. & being 2. courses of bricks, each course projects $2\frac{1}{2}$ f.

HOTEL D

for dieting & lodging the students.”⁷ They agreed more specifically to build “one Hotel for dieting the students,” along with two additional pavilions and the associated number of dormitories. A month later, at their March 1819 meeting, the University’s Board of Visitors endorsed the actions of the Visitors of Central College, stating that the “measures adopted by them for the buildings of the present year be approved & pursued.”⁸

However, questions about the design of the hotels soon arose. In early May 1819 Visitor John Hartwell Cocke had proposed, in Jefferson’s words, that the dormitories and dining halls “be combined in massive buildings of 2. or 3. stories high, on the back street.” Jefferson was opposed to this proposal, arguing in a letter to another Visitor, James Breckenridge, that it was completely at odds with the designs for the dormitories that had been accepted ever since Jefferson’s plan for the university was “adopted by the first visitors of the Central college” and subsequently approved by the governor and the legislature “without directing a change.”⁹

Faced with Cocke’s unwanted proposal, Jefferson wrote Breckenridge that he and the committee of superintendence had decided on “suspending the building of any Hotel until the visitors should have an opportunity of considering the subject.” “Instead of building one or two Hotels, as they directed,” Jefferson continued, the committee of superintendence had instead “concluded to begin the Eastern range of pavilions, all agreeing that the ranges [of Pavilions] on each side of the lawn should be finished as begun.” He assured Breckenridge that the committee believed “that the Visitors would not disapprove of this departure from their instructions, as these pavilions can be used for Hotels until wanting for the Professors.” The committee had then proceeded to authorize the construction of three pavilions on the East Lawn to supplement the four pavilions then “built, or to be built” on the West Lawn, thus employing “the whole of our funds on the buildings,” rather than on engaging professors.¹⁰ At their meeting in October 1819 the Visitors reversed their March 1819 decision about building a hotel and agreed with the committee of superintendence to apply those funds to the construction of another pavilion.¹¹

According to the minutes of the October 1819 Visitors’ meeting, one pavilion and 15 dormitories were “as nearly finished as is deemed expedient until wanted for occupation”; another pavilion would be “completed this winter”; five other pavilions were “more or less advanced, each sufficient to accommodate one Professor”; and “about 20. other dormitories” were “in progress.” The Visitors had found that two construction seasons were “generally requisite for the accomplishment of good buildings, the one for their walls & covering, the other for inner finishings.”¹²

At the same October 1819 meeting the Visitors also directed Arthur Brockenbrough, the proctor, to estimate the cost of completing the 10 pavilions, 5 hotels, and the associated

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dormitories.¹³ His compilation, included in the Visitors' 1819 annual report, detailed the construction status and costs of the buildings underway and also estimated the "probable cost" for constructing "five hotels, or boarding houses" at \$3,000 each (the sixth hotel was to become a residence for the proctor).¹⁴ The 1820 annual report summarized the projected cost of building "3 hotels and 25 dormitories, compleating the east back street" at \$19,000. A like amount would be needed for the remaining two hotels, 25 dormitories, and the house for the proctor, all facing the "west back street."¹⁵

THE DESIGN FOR HOTEL D

The Visitors continued with their plan to push forward with construction, rather than opening the university to students, explaining that "it would be most expedient to compleat all the buildings necessary for the accommodation of the Professors and Students, before opening the institution, as the maintenance of that, when opened, by absorbing all its funds, would leave nothing to compleat what might yet be requisite for the full establishment called for by law."¹⁶

In April 1820 the Visitors agreed to apply a portion of the funds from a \$40,000 loan from the Literary Fund to the erection of the remaining three pavilions and their "accessory dormitories." They also agreed to borrow an additional \$20,000 and to use part of that sum "towards the erection of buildings of accommodation on the Eastern Back Street," which would include the construction of Hotel D.¹⁷

At that time the three hotels in the East Range were designated as Hotels A, B, and C, beginning with A at the north end of the Range. Thus, Hotel D, while it was being constructed, was known as Hotel B.¹⁸ Current nomenclature is used in the text below.

Since he had not yet prepared drawings for building the hotels in the East Range, Jefferson decided to recycle the design he had already prepared for the northernmost hotel on the West Range as the design for Hotel B, the northernmost hotel on the East Range.¹⁹ However, the proctor soon encountered difficulties, telling Jefferson in May 1820 that the design in the drawing was too wide to be used on the East Range, assuming that northernmost wall of the hotel were to be "placed in a line with the North flank wall of Pav. No. 1" (known today as Pavilion II). There was a space of only 56 feet between that wall and the alley to the south, and Jefferson's plan showed a hotel 50 feet wide, thus leaving inadequate space to build any dormitories. Jefferson subsequently provided a new drawing for that hotel, which measured 34 feet square in plan. With that change it was then possible to construct two adjoining dormitories between the south façade of Hotel B and the alley.²⁰

HOTEL D

Brockenbrough also needed new plans for the two other hotels on the East Range, asking Jefferson in the same May 1820 letter that “if you have any of the other plans of the Hotels drawn you will oblige by sending them, as it is important the timber should be cut for them as soon as possible.”²¹ The design that Jefferson used for Hotel D was one that he had developed a year earlier, in March 1819, for one of the West Range hotels.

Early in the summer of 1820 Jefferson wrote to his son-in-law John Wayles Eppes, inviting his family to join him at Monticello and visit “our University.” The letter gave an update on the construction and mentioned the hotels. The construction was, he explained,

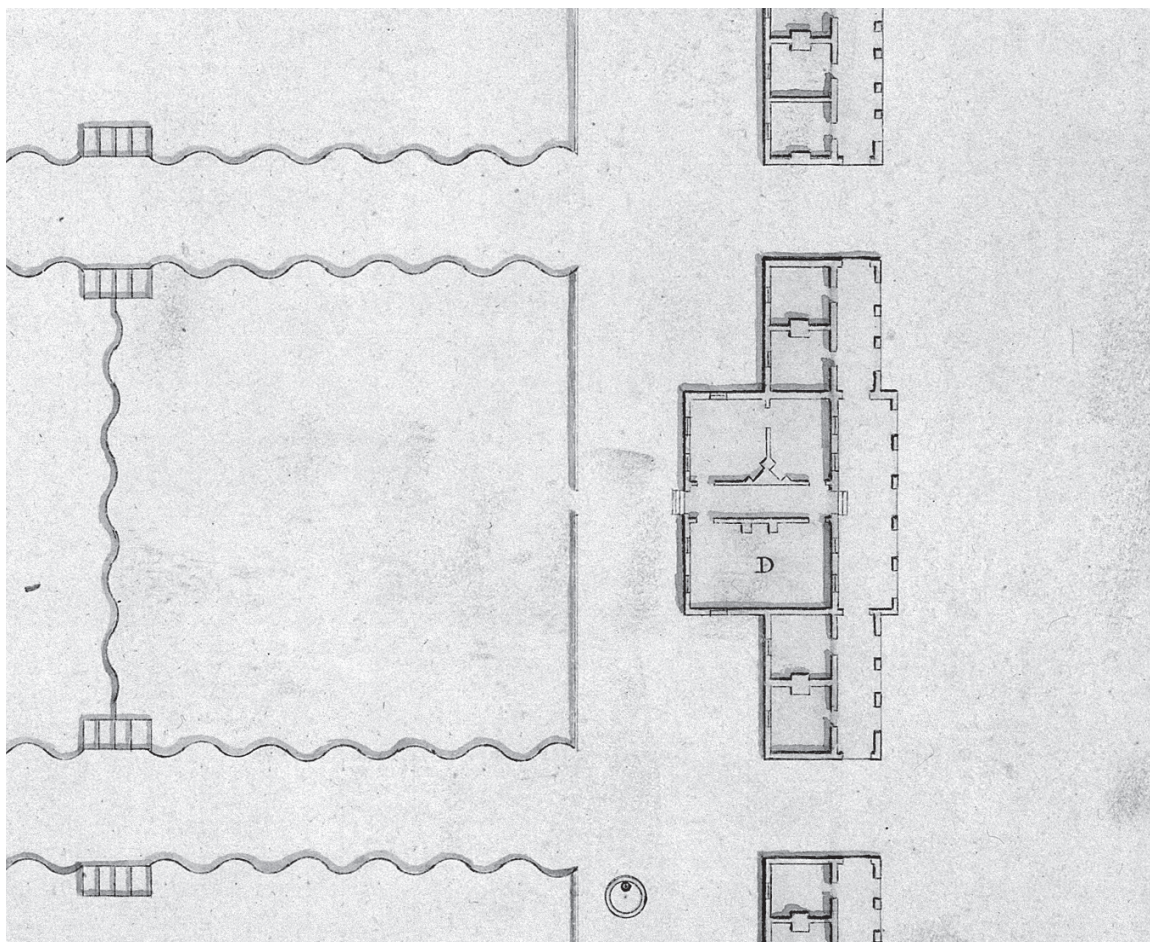
now so far advanced as to be worth seeing. It exhibits already the appearance of a beautiful Academical village, of the finest models of building and of classical architecture, in the U.S. It begins to be much visited by strangers and admired by all for the beauty, originality and convenience of the plans. By autumn 3 ranges of buildings will be erected 600 f[et]. long, with colonnades and arcades of the same length in front for communication below, and terrasses [sic] of the same extent for communication above, and, by the fall of the next year, a 4th range will be done, which compleats the whole (the Library excepted) and will form an establishment of 10 Pavilions for professors, 6. hotels or boarding houses and 100. Dormitories. These will have cost in the whole about 130,000 D[ollars]. There will remain then nothing to be added at present but a building for the Library of about 40,000. D. cost. All this is surely worth a journey of 50. miles, and requires no effort but to think you can do it, and it is done.²²

CONSTRUCTING HOTEL D, 1820–1821

Brockenbrough was planning to award the contract for Hotel B, at the north end of the East Range, to a very capable carpenter, James Oldham, because its “flat roof being so large will be difficult for that reason.” The contracts for the other East Range hotels, “being smaller & consequently less difficult in the management of the roof,” Brockenbrough gave to George Spooner and John Perry, engaging Spooner for Hotel F and Perry and Abia B. Thorn for Hotel D.²³ Thorn, who was from Philadelphia, and Perry were also partners on Pavilion VIII. Perry had owned the land on which the university was now located, and he was a constant presence as construction progressed: he was the “principal carpenter” on Pavilion VII, the first to be built, and he held contracts for brickwork or other construction for the other pavilions, hotels, many dormitories, the garden walls, and the Rotunda.²⁴

At the same time Brockenbrough encountered another problem with the layout of the East Range, this time with the excavation work, and wanted to see Jefferson “before we

HISTORY



Detail of Hotel D from John Nielson's plan of the University of Virginia, circa March 1821.

begin the foundations of the Hotels." He was concerned "as I find if we cut in the bank the depth of Hotel A [B] we shall have a bank 7 feet high & thus the cellar to dig out." "In order to save some labor," Brockenbrough suggested "advancing the buildings a few feet in the street & then throwing the street more to the East." Jefferson acceded to this change.²⁵

Brockenbrough continued to consult Jefferson about construction details as questions arose. In June 1820 he queried Jefferson about the size of the panes of glass for the windows in the hotels, suggesting that the cost could "be very considerably reduced by substituting 10 by 12 Glass for 12 by 12." The larger size, with two coats of paint on the frames, he explained, would cost more than double the smaller size.²⁶ No written response from Jefferson has been located, but 12-by-12-inch lights are in place today on the main level of Hotel D.

HOTEL D

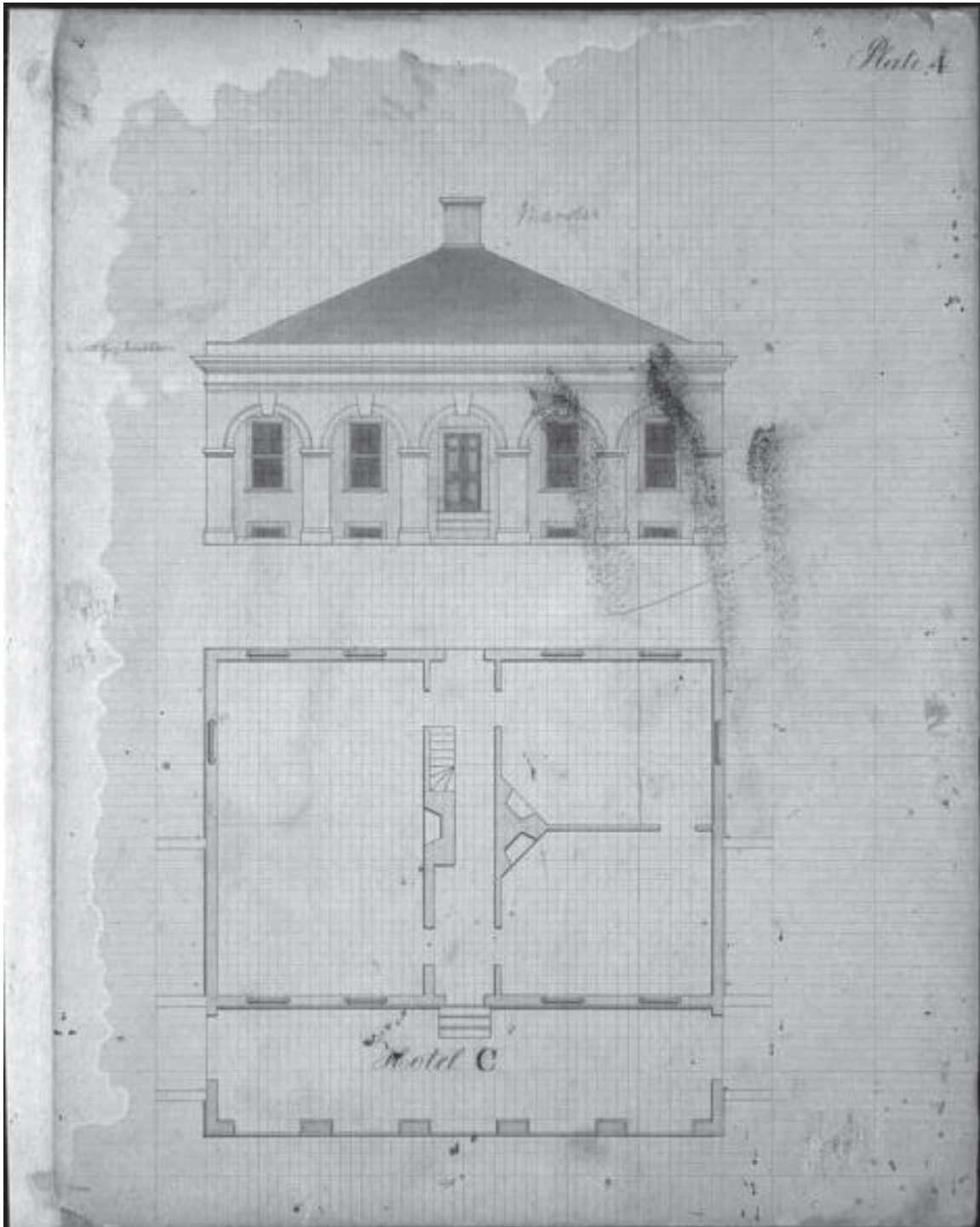
Later that year, in October 1820, Brockenbrough similarly consulted with Jefferson about the wood trim at both Hotel B and Hotel D:

I must beg leave to suggest some few alterations in the arcade in front of Hotel A [B] without altering the height of the building. As the Span of the arch is 6 feet and the arches in front of the adjoining dormitories are only 5.4 ^{7.9} it requires 4 inches more height for the arcade in front of the Hotel than those in front of the dormitories. I think it will look better to let the entablature of the dormitories finish against the arcade of Hotel A [B] as it does at Hotel B [D] and let the arcade of Hotel A [B] rise as at Hotel B [D]—the entablature to rest on the Key stone which is 14 inches high. [T]he arch in the flank walls I think should be of the same span of those of the front as a view of the whole can be taken at once from the road.²⁷

Brockenbrough was able to report on September 30, 1820, that “3 hotels or boarding houses” on the East Range were “now building.” He still expected that they would cost \$3,000 each, but he also anticipated that extra funds would be needed “on account of stone work, digging and removing earth and other unavoidable expenses” in an additional amount of “at least 25 per cent.”²⁸

In April 1821, as Jefferson pushed to proceed with building the Rotunda, the Board of Visitors insisted on an accurate accounting of the funds expended to date on the university’s other buildings, so that they could negotiate a loan for construction of the Rotunda. First, though, they wanted to be sure that the “funds of the University” would be “adequate to the completion of the buildings already begun, and to the building of the Western range of hotels & dormitories.”²⁹

Brockenbrough’s bookkeeping complicated this task, for he had organized his accounts by vendor, rather than by individual buildings, making it difficult to project the amounts needed to finish the construction work still underway. Jefferson explained to Cocke, who had not been able to attend the April 1821 Visitors’ meeting, that Brockenbrough was at that moment “engaged in settling the accounts in such form as will give us the necessary information, and let us see exactly the ground on which we stand, so that proceeding no longer on conjectural estimates, we may have the actual expenses and payments to guide us.” Evidently exasperated with this delay, Jefferson complained that the proctor “does not know whether this will take him a fortnight, or a month, or 6. months.”³⁰ By the end of September 1821 Brockenbrough had “settled” the accounts “for 6. Pavilions, 1. Hotel, and 35 Dormitories,” but Jefferson hoped that the rest of the numbers would be ready by the next meeting of the Visitors.³¹ Meanwhile, though, construction had moved ahead, and Jefferson was able to report to the Visitors that only “1. pavilion and 3. hotels [in the West Range], which alone will be unfinished until this spring.”³²



*John Neilson plan and elevation of what is now Hotel D, circa 1820-1821.
 Neilson's drawing adds a hipped roof behind a low parapet
 (instead of the flat roof and Chinese rail that Jefferson drew).*

HOTEL D

Brockenbrough's original ledgers, preserved at the University of Virginia and with the early accounts being mostly organized by vendor, still make it difficult to determine exactly the costs for building Hotel D, although a close reading does provide some information. The accounts show many entries for John M. Perry, for example, but only a handful are identified as being specifically related to Hotel D: on May 20, 1819, the sum of \$217.12 was allotted to Hotel D and its dormitories; on August 28 another \$209.01 and \$355.49; and on September 14, 1820, two sums— \$159.64 and \$299.14.³³

The proctor's accounts for October 1819 through September 1821 that were published in the Visitors' 1820 annual report indicate that Perry was paid for the "brick and wood work of hotel B [D] with 9 dormitories, lumber included" during that period; he was also paid for work on three pavilions and 40 additional dormitories. The total amount that he received for this work during that period was \$15,205.19.³⁴

Another page of the proctor's ledger shows numerous amounts posted to Hotel D between January 1821 and November 1822, mostly to Perry but also to A. H. Brooks for installing the tin roof and to Blackford, Arthur & Co., an iron foundry in Isabella Furnace, Virginia, which supplied window weights and stoves for the new buildings. (It would appear that the dates below refer to posting or payment dates, not necessarily to the date that the work was complete; the tin roof, for example, would have been installed prior to October 1822, since Hotel D was considered complete in late 1821.)³⁵

Hotel B [D]				
1821				
Jan. 27	37	To	J. M. Perry	[\$] 383.88
Apr. 9	49	"	Perry & Thorn	1670.62
May 21	63	"	Shop	6 –
Dec. 12	29	"	J. M. Perry	1139.09
		"	Same (lumber)	355.49
		"	Same brickwork	136.84
		"	Same lumber	152.33
[18]22				
Oct. 29	79	"	A. H[.] Brooks	179.75
		"	19 Boxes Tin	266.00
	60	"	B. Arthur & Co.	16.47
Nov. 1	82	"	J. M. Perry	[erasure]
"	"	"	Same	3 –
[Nov.] 10	87	"	J. M. Perry	28.47
[1823]				
July 3		"	Stone work	<u>34.18</u>
				4,372.12
Nov. 21		"	John Perry	8.72 ³⁶

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In the proctor's day-by-day accounts in his journals, there is a charge of \$3.00 posted on April 3, 1822, for hearths for Hotel D; \$16.47 for sash weights for the windows on June 20, 1822; and \$456.97 for lumber on October 22, 1822.³⁷ The proctor's journal shows that on September 26, 1823, a payment of \$237.42 was posted for 22,825 bricks for "Garden Walls" and pavement at Hotel D.³⁸ Postings for December 17, 1823, show that stonecutter John Gorman, who had earlier polished marble and laid hearths at Poplar Forest, had provided "Coping stones" measuring 30 feet 9 inches for Hotel D; earlier, in July 1822, Gorman had provided sills and seven keystones for Hotel D. Jefferson held Gorman in high regard, calling him one "of the first class of stone cutters for everything which is not sculpture," who was able "to prepare an Ionic capital all but the last finishing."³⁹ Gorman was, Jefferson stated, "sensible, sober, skillful and industrious," and even "good humored."⁴⁰

As indicated in the tally from the ledger above, the roof of Hotel D was covered with tinplate by A. H. Brooks.⁴¹ In February 1819 the Visitors had formally approved the "propositions for covering with tin sheets the pavilions and hotels hereafter to be covered."⁴² Brooks had earlier covered house roofs with tin in Staunton, Virginia, and in 1818 had provided information about tin roofing to James Dinsmore, Jefferson's principal joiner at Monticello.⁴³

Joseph Antrim was paid for plastering the three eastern hotels between October 1820 and November 1821. In December 1817, Antrim, an Irish immigrant then working in Lynchburg, Virginia, had submitted a proposal to Jefferson for doing the plastering at the university.⁴⁴ In March 1820 Antrim had signed a contract with the proctor stating that he would

do all the plastering, rough casting, &c. at the University Va., the said work to be executed in a masterly manner & as fast as may be reasonably required, the prices of said work to be ap[p]ertained viz what two of the most respectable members of the Master plasterers society of Philadelphia shall say is the customary & fair price at this time in that place. The said Antrim to furnish all the materials for the said work, the measurement of the said work to be agreeable to the Master plasterers price book of Phila. with such allowance for extra work as is therein allowed. The two persons to ap[p]ertain the price to be mutually agreed upon by the subscribers, advances of money to be maid from time to time to the amt. of materials brought into place & half of Workmanship actually done.⁴⁵

A later accounting shows that Hotel D was charged \$413.90 for plastering done by Antrim. Three plasterers wrote their names on the joists in the attic of Hotel D: "James Gibson from Philadelphia Plasterer 1822"; "Jacob Waltman from Loudon County, Va."; and "Wm. [S]helby of the City of Philadelphia."⁴⁶ Jefferson, in a later letter of recommendation, extolled Antrim's work:

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Joseph Antrim has been employed as a plaisterer [sic], to do the plaistering of all the buildings of the University of Virginia which he has executed with fidelity and a skill of the first order. He is moreover of perfectly correct habits and conduct, sober, industrious, faithful, and worthy of any degree of trust which may be reposed in him.⁴⁷

Painting and glazing were done by Edward Lowber, who was from Philadelphia and had arranged for white lead, "colours & Glass" to be shipped from there to the university.⁴⁸ A journal account shows a posting of \$104.10 on September 24, 1823, "For Glass, Glazing & 2 coats Paint on sashes" for Hotel D.⁴⁹ A year later, in 1824, there was another posting under his name for painting in the amount of \$114.88.⁵⁰

In the Visitors' annual report for 1821, submitted on November 30, 1821, Jefferson stated that by that date there were "now complete, and in readiness for occupations six Pavilions, for the accommodation of the Professors; 82 Dormitories for that of the Students, and two Hotels for their dieting"; they had cost together \$8,215.82. However, the proctor's report, prepared at the same time and included in the annual report, stated that three of the "Hotels, or Boarding Houses" were "now complete for the reception of tenants; three more, including the one for the residence of the Proctor, which may be converted into a boarding house in a short time, if circumstances should require it, are so far advanced, that you may calculate on them also by the beginning of autumn; they are calculated to dine about fifty students each." An indication that Hotel D was included among the hotels completed in 1821 is that Perry's fee for the brickwork was settled by the end of November 1821.⁵¹

A year later Brockenbrough provided an overall update in a statement dated October 5, 1822:

I have the satisfaction to state that the ten pavilions intended for the professors are now almost entirely finished, the wood work of them is completed, the plastering and painting of seven of them is done, and the other three will be plastered in a few weeks. The wood work of all six of the hotels is finished, three of them on East street are plastered and painted; the other three on West street are lathed and will be plastered this fall. Of the 109 dormitories 97 are plastered, and the balance are partly lathed and plastered so that there is no question but they will be finished this fall. The serpentine garden walls between the western range of pavilions and hotels will be finished in two weeks, and if the weather permits the garden walls on the opposite side will be run up.⁵²

Jefferson, in his statement on behalf of the Visitors in their 1822 annual report, confirmed Brockenbrough's report. The Visitors, he wrote, "have completed all the buildings proposed" in the commissioners' 1818 report, including the "six hotels for dieting the students, with

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a single room in each for a refectory, and two rooms, a garden and offices for the tenant complete.” In a few dormitory rooms there was “still some plaistering to be done, now in hand, which will be finished early in the present season, the garden grounds and garden walls to be completed, and some columns awaiting their capitals not yet received from Italy.” Only the Rotunda, the university’s centerpiece, remained to be built.⁵³

MANAGING THE HOTELS AND THE HOTELKEEPERS

Once the construction of the hotels was complete, the Board of Visitors turned its attention to their management. The Visitors had placed the responsibility for the physical plant and other practical aspects of university operations in the hands of the proctor. Arthur Spicer Brockenbrough, the first proctor, who had been appointed in 1819 and had, with Jefferson, overseen the construction of the university, would now be responsible for maintaining the hotel buildings and hiring and overseeing the hotelkeepers. To preside over student life, as well as academic matters, the Visitors had created the position of faculty chairman.⁵⁴ Since the function of the hotels was to serve as dining halls for the students, their operations would thus involve both the proctor and the faculty chairman.

Instead of being hired as university employees, the hotelkeepers were independent contractors. They were required to sign an agreement with the university to rent the hotels for a fixed amount; they would then be paid from the fees for room and board that the students had paid directly to the university. The hotelkeepers would also be charged for certain repairs to their buildings, such as broken glass in the windows. The rent for the hotels was set at \$200 per year.⁵⁵

During its October 1824 meeting the Board of Visitors adopted a resolution directing the proctor “to lease the Hotels of the University to such persons, offering, of worthy and proper character, as he shall approve.” The leases were to run for not more than a year and were to include a clause about the “preservation of the houses, inclosures, and appurtenances.” The proctor was to advertise the leasing opportunity after November 15, 1824, so that “all persons may have notice who may desire to apply.”⁵⁶

In the fall of 1824 Jefferson had drafted a model agreement for the proctor to follow in leasing the hotels. Jefferson explained that in legal terms “the form of Articles of agreement will be much better than that of Bonds ... They admit much more conveniently the insertion of all the variety of covenants which may be thought necessary from time to time as circumstances may suggest.” His draft, he explained, contained all the conditions “which at present occur to me as necessary,” but if they were “not exactly right,” then Brockenbrough was free to alter them.⁵⁷

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Jefferson drafted this model agreement as if it were with John Gray (who would become the keeper of Hotel E, the southernmost hotel in the West Range) for a term beginning with first day of the opening of the university through December 31 of that year. Gray was to agree to “employ” the building “as a dieting house for the Students of the University, and for no other persons,” except for “the Professors or Teachers or persons of their families” and the hotelkeeper’s own family. Each hotelkeeper was to “conform himself strictly to the rules and regulations” established by the university and could not assign his lease to another keeper without the university’s permission. He was to “suffer no waste or destruction to be committed of or on the said hotel” and was required to “maintain the same in as good condition and repair, and to render them at the determination [*sic*] of this lease, as that in which he shall have received them, except against gradual decays of time and accidents of fire not happening by his default.”⁵⁸

Apparently the proctor was able to execute a suitable form of lease, for in mid-November 1824 Jefferson reported that “our Hotels are all engaged by housekeepers [*sic*] of the most respectable character, but none of them are yet in place.” Jefferson was trying “to get one to come immediately,” so that as the professors arrived, they could dine at a hotel “until they can fix themselves” in their pavilions.⁵⁹

The Board of Visitors developed regulations relating to the operation of the hotels and clarifying the responsibilities of the proctor, the faculty, and the hotelkeepers; some of these responsibilities may have overlapped to some degree. According to a resolution adopted by the Board of Visitors in October 1826, the hotelkeepers were to “furnish the students not only with diet, but with bedding and furniture for their dormitories, fuel, candles, and washing; also proper attendance of servants for domestic and menial duties.” They were not expected to furnish “luxurious fare to their boarders,” but the food was to be “plentiful, plain, of good and wholesome viands, neatly served and well dressed.” The faculty was authorized “to prescribe the details of the fare.”⁶⁰ The hotelkeepers were responsible for the cleanliness of their buildings, the arcades in front, and the adjoining grounds.⁶¹

Earlier, in October 1824 the Visitors had stated that the students would be “free to diet themselves in any of the Hotels at the University,” so long as no more than 50 were being accommodated at any one hotel; they could also elect to board “elsewhere, other than in taverns, as shall suit themselves.”⁶² The university was “put into operation” on March 7, 1825.⁶³

In October 1826, apparently having the benefit of experience, the Board of Visitors adopted a resolution stating that a student would not be allowed to “choose his quarters at pleasure”; rather, “his hotel & dormitory shall be assigned him by the proctor, under the control of the faculty.” The students were to be assigned so “as to preserve the equality

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of numbers at each, as nearly as convenient.” The “wishes of the student” were to “be respected,” and they were “not allowed to change either their hotels or dormitories, without the consent of the faculty.”⁶⁴ The proctor’s role was also described in this resolution: he was to “superintend the hotels, shall inspect their tables and the furnishings of the dormitories, at least once a month, and whenever else he shall be required” and also “regularly report to the faculty all deficiencies and improprieties which he may observe or of which he may be informed.”⁶⁵

The suggestion of troubles at the hotels and with their keepers surfaces in the minutes of meetings of the Board of Visitors. In April 1826, for instance, the board passed a resolution stating that the hotelkeepers were “expected to be men of discretion and firmness, willing at all times to co-operate with the Faculty and Visitors in executing the laws of the Institution”; the new leases were to state that they had a duty to “freely give evidence upon honor, of all matters within their knowledge touching the conduct of the students.” Another clause stated that if any hotelkeeper willfully violated the university’s laws, he could be removed from his post.⁶⁶

Later that year, at their December 1826 meeting, the Visitors decided that once the current leases expired, the proctor would instead appoint the hotelkeepers, with the approval of the Visitors, and charge them “with the occupation & conduct” of the hotel “and of the dormitories and grounds with their appurtenances.” The hotelkeeper was then required to sign a covenant stating the amount of rent to be paid and to agree to “maintain the repair” of the hotel and “grounds, with their appurtenances, according to the laws of the University.” The hotelkeepers were specifically “charged with the cleanliness, police and good order of the hotel and grounds” and the assigned dormitories, including daily depositing the “sweepings and offal” into the “receptacles for that purpose.” While the proctor was responsible for maintaining the other university buildings (except the professors’ residences), he was not responsible for maintaining the hotels; instead he was just required to inspect them each month and report any “injuries which he shall discover” to the chairman of the faculty.⁶⁷ In the mid-1840s the catalogs of the university carried a notice that the “hotel-keepers are bound to maintain good order among their boarders during meals, and to report all cases of misconduct of which they have knowledge, whether occurring in their own houses or elsewhere.”⁶⁸

Looking back at this system of operating the hotels after two decades of experience, the Board of Visitors explained in its annual report of 1856-1857 that the “professors’ houses, lecture rooms, recitation rooms, society halls, and all other structures designed for the public uses of the university” must of necessity be supported by public funds, without any “direct return in the shape of income.” The dormitories and hotels used as boarding houses,

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however, fell into a different category. Here some “income or profit” might be expected: the Visitors, the annual report stated, “have from time to time indulged the hope that private enterprise and capital would come to the aid of the university.” However, they admitted, “this hope has really been rather a wish growing out of the necessities of the university, than a confident expectation founded upon any experience of the energy and enterprise of the community by which the university is surrounded.”⁶⁹

GEORGE W. SPOTSWOOD, THE FIRST HOTELKEEPER AT HOTEL D

George W. Spotswood, a distant relative of George Washington, had written to James Madison in February 1823 in an attempt to enlist his support for “obtaining a Stewardship,” apparently meaning as a hotelkeeper, at the university. Spotswood had heard that the university would be opening the following year and asked Madison, as a member of the Board of Visitors, to intervene with Jefferson on his behalf. Spotswood had, he explained, “been induced to make this early application, as I have reason to believe there are others, who have in contemplation becoming candidates for a like situation in the College.” Spotswood explained that his “slender fortune” would “not enable him to give, his sons (in his present situation) such an Education as he could wish.” With his appointment at the university, his sons could benefit greatly from the educational opportunities there.⁷⁰ His interest in the position may have been related to the fact that his wife and the wife of the proctor were sisters.⁷¹

Spotswood succeeded in securing a position as a hotelkeeper at the university, but the date of his appointment is not entirely clear. A second letter to Madison clearly states that Spotswood was already running a boardinghouse, or hotel, at the university and that he had called upon Dr. Robley Dunglison for professional assistance with his family’s health. This letter was dated November 29, 1823. However, the university did not open until March 7, 1825, and Doctor Dunglison did not arrive at the university until February 1825. Records show that Doctor Dunglison intervened with the faculty on Spotswood’s behalf regarding their health problems, but not until November 1825. These facts all suggest that the date on Spotswood’s letter to Madison should have been November 1825, not 1823.⁷²

Spotswood is listed in the proctor’s journal as the keeper of Hotel D and as paying rent when the university opened, on March 25, 1825.⁷³ He was also shown in the proctor’s ledgers as paying rent between January 1826 and early June 1827.⁷⁴ Meanwhile, in December 1826 the Visitors had agreed to reduce the number of hotelkeepers from six to four. At that time they confirmed three of those appointments, including that of George W. Spotswood.⁷⁵

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EARLY CONDITIONS AT HOTEL D

Whether or not Spotswood's November 29 letter was misdated, it provides a firsthand account of conditions at Hotel D. Spotswood and his family had not been the first occupants, as he explained to Madison: "The House I now live in, had been occupied by one of the workmen & his family previous to my moving to it."⁷⁶ Spotswood did not provide the name of this workman.

The tenants of Hotel D had been plagued by illness from an early date. The servants of the former occupant, Spotswood reported, had "lived in the lower part" of the building and had been "very unhealthy." Subsequently, Spotswood's own household had suffered after moving into the building. Two of his "most valuable Servants" had died. His wife and children had been spared, but at one point he had "had Eight of my family on the bed of sickness, and with a fever." Doctor Dunglison had come to their aid and arranged for them to live in another location, where, Spotswood hoped, "a change of air, will soon restore them to health." He told Madison that he now remained by himself in the hotel, "to encounter the difficulties of house keeping."⁷⁷ The minutes of the November 6, 1825, meeting of the general faculty carried a recommendation to the rector that Spotswood "be permitted to reside in the Pavilion No. 1 until the causes of sickness shall be removed."⁷⁸

Spotswood fully blamed the illnesses on conditions at the building, telling Madison that "the Health of my family, as well as the range on which I live, depends on the drains being enlarged, my lot wants much done to it, not only to enhance health, but comfort." It was "beyond my purse," he continued, "to make the necessary alterations, but I feel satisfied every thing will be done for me, when my case is laid before the Rector and Visitors," especially with Doctor Dunglison's testimony about health problems.⁷⁹ At their November 1825 meeting, the general faculty agreed with Doctor Dunglison that "from the frequent instances of fever in that quarter, as well as from the character of the disease, it has probably proceeded from local causes, and this probability is increased by the insufficiency of the drains and still more from all those already made having been for some time choked with vegetable and animal substances."⁸⁰ No mention was made of removing the students from the adjacent dormitories.⁸¹

Spotswood was certain, from the prior occupants' health problems, "as well as sad experience, that my Sellers [*sic*] are, and will always be unhealthy[;] had I a cabin built for the reception of my servants, after they had done the dutys of the day to retire to, I should be in more comfort, and my servants healthy."⁸²

The same letter indicates that Spotswood was not pleased with his overall situation nor was he himself comfortable at Hotel D. "It is as necessary," he wrote, "that the occupant

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of one of these buildings, --should be a married man, as it is, that a waggon should have four wheels, for without a wife, in such an establishment, he would have to drag through the year, a wretched existence, meeting with nothing but dissatisfaction, losses, & [illegible][;] you can form a very good Idea of my situation, as you know I have but two rooms, for a numerous family to live in. If it is the will of the Rector, & Visitors, to make us more comfortable, consistent with that necessary Economy, than I know is widely adhered to, I hesitate not, in believing they will do so.” He had suffered losses and distress, as well as “heavy Doctor’s bills, & all owing to the situation of the drains &c.” He hoped that the Visitors would “remit the rent of my Building, for the present year.”⁸³

Another hotelkeeper, John B. Richeson, who operated Hotel B on the East Range, also had trouble with drains in his building, which he detailed in a letter to the Board of Visitors in the fall of 1826:

The cellar to my Hotel is five feet below the surface of the earth; around it is a brick wall four feet off, to give light and air through the cellar windows. Whenever we have a heavy rain, a great deal of water falls between this wall and the cellar, and in consequence of their [*sic*] being no drain to let it off, the cellar floors are frequently covered with water and on one occasion since my residence here, the floors during a heavy fall of rain were shoe deep in water! Every one must be sensible that this makes the kitchen, on such occasions, which is the cellar, almost impracticable at the time to cook in, and in a great degree contributes to make my family sickly. A large drain to let off this water, would in great measure keep the cellar floors dry.⁸⁴

Spotswood continued to be displeased with Hotel D. He sent a strongly worded letter, with an appeal, to the Rector and Visitors in early April 1826, calling their “attention to the uncomfortable tenement I occupy, particularly when I reflect upon the losses in slaves I met with last fall and the great distress of my family from sickness produced from the situation of the yard & drains.” “No alterations of any consequence” had yet been made, and Spotswood felt “a dread of experiencing the same fatal disease this year again in my family.” “The drains are by no means sufficient to take off the water after a hard rain in their present situation,” he explained. He hoped the Visitors would take into account his loss of slaves, “as well as heavy Doctors Bills” that he had had to pay, and then “generously remit my rent for the past year.” Meanwhile, Spotswood had felt it his duty “to economise [*sic*] as far as it was consistent with my situation” in running the hotel, but some of the students complained and left his hotel because he was “not able to support as splendid & abundant Table as one other House at this place.” He thanked the Visitors for providing garden lots in which to grow produce, but he feared he would not be “able to enclose them as the cost of Rails” for fencing was too expensive.”⁸⁵

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In December 1826 the Board of Visitors authorized the executive committee “as soon as the funds of the institution will justify it, to cause venetian blinds to be put to the doors and windows of the pavilions, hotels and dormitories.”⁸⁶ Spotswood would have been occupying Hotel D if that work was in fact undertaken the following spring. A charge of \$22.46 for John Vowels, an English-born painter and glazer, appears on Spotswood’s account in September 1826, apparently for painting that was considered Spotswood’s responsibility.⁸⁷ A tally of damage at the six hotels in c. 1826-1827 shows that considerable glass had been broken at Hotel D; needing replacement were 10 lights measuring 12 by 12 inches, 20 measuring 10 by 12, and 1 each measuring 8 by 10 and 12 by 14; some adjoining dormitories were also damaged.⁸⁸

Spotswood was said to have “excellent social connections,” but he was also “the most tempestuous figure” among the first six hotelkeepers.⁸⁹ University historian Philip Alexander Bruce recounted that “from the beginning” Spotswood had “cultivated very intimate and jovial relations with the young men, even to the extent of drinking and playing cards with them constantly, though punishable under the ordinances; and this led, on several occasions, to violent altercations, in which he claimed that he was so much the innocent party that the offending students should have been expelled.”⁹⁰ A student was granted permission to move from Hotel D in June 1826, “in consequence of a quarrel or misunderstanding between him and Mr. Spotswood.”⁹¹ Other students “complained that he had failed to provide them with beds ... pitchers, washbasins, or andirons in their rooms.”⁹²

Spotswood submitted his resignation in 1827 after claiming that a student had insulted him and was continuing to act in what was described as “the most reckless and extravagant manner.” Rather than acting on his resignation, however, university officials kept him on; he resigned a second time, but his lease was nevertheless extended.⁹³ The proctor’s ledgers indicate that Spotswood was paying rent for Hotel D through June 1827.⁹⁴ Reports also show that Spotswood had received small payments for unspecified charges between April 1826 and March 1827.⁹⁵ Meanwhile, in May 1827 Spotswood appealed for money to John Allan, the foster father of Edgar Allan Poe, who had recently withdrawn from the university. Since each student was “expected to have a servant to attend his room,” Spotswood “had hired a first rate Servant who cost me a high price” to wait on Poe (Spotswood had made this arrangement even though Poe was not taking his meals at Hotel D). Spotswood closed this letter, his third appeal to Allan, with some flattery, saying that “I am informed you are Rich both in purse & Honour.” Given the strained relationship between Poe and Allan, it seems unlikely that Allan would have reimbursed Spotswood for the purchase of the slave.⁹⁶

Spotswood was still at the hotel in February 1828, when he was summoned by the faculty to defend accusations that his boarders were gambling, were not on time for meals,

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and were not properly attended by servants.⁹⁷ In April he put before the faculty a request that he be allowed “in July or August next to move into the Hotel lately occupied by Mr. Chapman,” probably meaning Hotel B, and “asking leave also, immediately to improve the Garden.”⁹⁸ The faculty replied that they “have no power to act in the matter” and advised him to put his request before the Board of Visitors. However, there is no indication in the Visitors’ minutes that Spotswood carried through on this request.

In 1828 the Visitors responded to the need for improved facilities for the hotelkeepers with a resolution directing the proctor, under the supervision of the executive committee of the Board of Visitors, “to cause to be erected additional offices for the accommodation of servants, in connection with the Pavilions and hotels of the University, where they may be desired; not exceeding two apartments to each hotel or pavilion; provided that in no case, shall the expense exceed \$100.”¹⁰⁴ George Spotswood had lobbied for such additional facilities several years earlier in his second letter to James Madison, just as he was embarking on his duties as a hotelkeeper.

Spotswood continued as a hotelkeeper through the end of 1828, probably at Hotel D, but he announced to his students that he intended to leave the university early in January 1829. His proposed departure was not a happy one; he had appeared before the faculty on December 31, 1828, to defend himself against charges brought by the proctor that several of his “boarders were destitute of many of the comforts and conveniences which should have been furnished them by him as Hotel Keeper,” including doing their washing and cleaning their dormitory rooms. Spotswood agreed to stay on for another month and carry out the duties of a hotelkeeper.⁹⁹ In a January 1829 letter to the proctor, Spotswood mentioned that he hoped “some alterations may be made which will probably make the place desirable to one who has so large a family & situated as I am.” It had never been his intention, he continued, “to put the Institution to any inconvenience by quitting as the saying is at the ‘drop of the hat.’”¹⁰⁰

In fact, Spotswood remained at the university through July 4, 1829, when he wrote a long letter to the rector and Visitors, explaining that he would be out of town, “in pursuit of some place to support, and shelter my Family,” at the time of the upcoming meeting of the Visitors. He pointed out that he had “filled for upwards of four years, the humble situation of hotelkeeper.” He, his wife, and daughter had suffered many insults at the university, and he had many “other just causes for leaving.” He had lost three “valuable negroes” to death from fever at Hotel D and felt that he had risked his family’s lives “for the Institution.” He asked for his rent to be refunded.¹⁰¹

Meanwhile, due to illness within the university community, described in one report as an “alarming fever,” the faculty decided in February 1829 to suspend classes until March

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1 and directed the proctor to carry out “a thorough inspection of the buildings and the grounds adjacent, and to remove every cause, if there be any, which can tend to produce disease.” “For greater salubrity” the proctor was to “cause all dormitories & Hotels to be thoroughly cleansed & whitewashed, before the Schools recommence their duties.”¹⁰²

According to one account, the boarders at each hotel gave large dances, and one was held on November 17, 1829, at what was described as Hotel D: “There were sixty students present on this occasion, and as each was granted the privilege of inviting a young lady, there was, with the escorts and members of the professors’ families, a large company in attendance. Only one student appeared on the floor without his uniform, and the entertainment was marked by perfect decorum.”¹⁰³

VACANT HOTELS ON THE GROUNDS

Meanwhile, in December 1826 the Board of Visitors had agreed to reduce the number of hotels to four. Then, in July 1827, the Board passed a more detailed resolution stating that if fewer than 175 students were boarding at the university, the number of hotelkeepers should be reduced from six to five; should the number of students not exceed 140, then one more hotelkeeper should be given notice to leave his post.¹⁰⁵

The number of matriculated students stood at 177 in 1826-1827 but then fell sharply to 131 during the 1827-1828 session, evidently prompting the Visitors’ July 1827 resolution. The number decreased further to 120 in 1828-1829 but then rose to 133 in 1829-1830.¹⁰⁶ Nevertheless, for the 1829-1830 academic year only three, not four, hotels were rented to hotelkeepers.¹⁰⁷ Apparently, once George Spotswood left Hotel D, it was not used for boarding students or was only partly used for that purpose.

More evidence of vacant hotels, probably including Hotel D, appears in a letter to the proctor written during the summer of 1828 by a newly appointed professor, R. M. Patterson, who was preparing to move his family to the university and was concerned about the logistics of getting settled before the academic session began. Patterson asked the proctor for the dimensions of the rooms in his new quarters so that he could “know what furniture it would be proper to take with us.” He also asked whether he could “have the use of one of the vacant hotels, for the purpose of unpacking and arranging” the “several packages of apparatus” that he was planning “to send forward.”¹⁰⁸

Another letter, from the proctor to John Cocke, written just three weeks later, at the end of August 1828, refers to two vacant hotels; one was occupied by an instructor, and a “Mr Wertenbacker” had been “authorized to take the other vacant Hotel” by the Visitors in July 1828, but with the caveat that the proctor “could resume the building whenever it may

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be required for the purposes of the Institution.”¹⁰⁹ This was William Wertenbacker, who in 1825 had been a 29-year-old student studying law when Thomas Jefferson appointed him as the university’s second librarian.¹¹⁰ Wertenbacker would later occupy Hotel D.

More evidence that not all of the hotels were being used as boardinghouses appears in a letter from Cocke dated December 1828, which again mentions a vacant hotel; it was his understanding, he told the proctor, that the student boarders were to be distributed “among the other three [hotels], at least while the numbers do not render it inconvenient or impracticable for the Hotels to accommodate them.”¹¹¹ Apparently more accommodations were needed a year later, in July 1829, when the Visitors agreed that the vacant hotels should “be fitted up” for the purpose of accommodating the students.¹¹² The Visitors’ other proposed uses for vacant hotels included a meeting room for the Patrick Henry Society, spaces for the “Lythographic press” and a lathe, and in 1833 a meeting room for the Academick’s Society.¹¹³

FENCING CLASSES, A TUTOR, AND THE LIBRARIAN AT HOTEL D, 1828–1833

Meanwhile, in July 1828 V. Ferron had applied to the Board of Visitors to secure a place on the university grounds for “his lessons in fencing.”¹¹⁴ The matter was referred to the general faculty, and he appeared before them to explain his plans. The faculty agreed with his proposal, passing a resolution that “it is expedient to assign a place within the University for instructing students in fencing” and recommending that “there be assigned to Mr. Ferron a room in the Hotel occupied during the past session by Major Spotswood.”¹¹⁵ According to historian Philip Bruce, “here he was soon employed in giving lessons in the several arts in which he was so great an expert. This room was named by him somewhat pretentiously ‘salle d’armes.’” Bruce suggests that these “several arts” were fencing, boxing, and possibly “single stick,” or cudgels.¹¹⁶ J. B. Lynch, a student, directed the proctor, to pay \$10.00 to Ferron “as the price of instruction in dancing,” and in 1832 several students paid him for waltzing lessons; another student wrote a draft for \$15 to be paid to Ferron “for fencing &c.”¹¹⁷ Meanwhile, in the late summer of 1828, Lewis S. Carter, a plasterer and painter, submitted a bill for repairs at the university that included two days spent whitewashing Hotel D, perhaps in preparation for occupancy by Ferron.¹¹⁸

Ferron’s tenancy was brief, as he was forced “to vacate the room in Hotel D” in 1830, when “the entire building” was “assigned to Colonel Colonna, the tutor in modern languages.”¹¹⁹ Col. B. Colonna D’Ornano, as he was listed in the proctor’s ledger, remained at the university for only one academic year, from the fall of 1830 through July 1831, be-

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fore returning to Europe.¹²⁰ In his stead, the Board of Visitors appointed John Hervé, a Frenchman then residing in Richmond, and he may have lived in Hotel D.¹²¹ It is not clear whether other individuals may have occupied the other rooms in Hotel D during Ferron's occupancy and possibly during Hervé's. Historian Bruce reported that a "subscription ball" was held in Hotel D in 1831.¹²²

William Wertenbacker was listed as a hotelkeeper in the proctor's ledgers from October 1832 to July 1833, apparently at Hotel D.¹²³ His wife was a sister-in-law of Warner Minor, who was the keeper of Hotel C. Wertenbacker had been appointed as the university librarian by Jefferson, but he had been replaced by William Brockenbrough for three years, beginning in 1832. Wertenbacker's term as a hotelkeeper did not last very long, and he himself may not have resided in the hotel building during that time. The July 1833 minutes state that he had been living in a dormitory and that he was then applying to the Visitors "for accommodation in one of the vacant Hotels"; the proctor was directed "to assign to him, in lieu of his Dormitory, such room, in a vacant Hotel, as he may deem proper."¹²⁴ The October 1833 Visitors' minutes indicate that Wertenbacker was not to be charged rent "after the expiration of his contract as Hotel Keeper."¹²⁵

Bruce stated that Wertenbacker was said to follow the "long established custom of the hotel-keepers," giving 'social parties at which the guests were bountifully supplied with toddy, brandy, and wine.'¹²⁶ Wertenbacker is listed in a later annual report as being the "librarian, secretary of the faculty, and clerk to proctor and patron" (the patron was responsible for receiving and disbursing students' funds).¹²⁷

JOHN N. ROSE AS HOTELKEEPER, 1833-1834

John N. Rose had been appointed by the Board of Visitors as a hotelkeeper at the university in July 1829, probably at Hotel F, but the identity of the hotel was not indicated in the minutes of that meeting.¹²⁸ Four years later, in July 1833, the Visitors specifically granted him "permission to exchange the Hotel now occupied by him for that at present occupied by Wm. Wertenbaker," that is, Hotel D.¹²⁹ A ledger kept by the university patron indicates that this trade took place, for entries in his ledger show Rose as keeper of Hotel D beginning on October 1, 1833.¹³⁰

The same July 1833 resolution of the Visitors directed the executive committee "to cause the cellar room" in Hotel D "to be fitted up for a dining room, and any other small repairs made in or about the said Hotel which the committee may deem essential."¹³¹ The patron's ledger shows that he later charged Rose for two kitchen stoves and pipes and for "another stove & pipes," all of which were purchased in Richmond; the legs of one stove were part

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of a “cast frame.”¹³² The kitchen may have been moved from the hotel itself into a nearby outbuilding.¹³³ In August 1833, perhaps as part of work in the cellar, William Kennedy billed the university \$3.00 for “Whitewashing 3 Rooms at Hotel D.”¹³⁴ In another invoice, also dated August 1833, Kennedy billed \$10 for “whitewashing 6 Rooms & Plaistering at Hotel D,” but deducted the \$3 that he had already been paid for whitewashing of the three rooms that he had earlier invoiced.¹³⁵

Rose was a “member of a wealthy family residing in Nelson and Amherst counties” but he himself had fallen on hard times.¹³⁶ He soon encountered problems carrying out his responsibilities as a hotelkeeper. In May 1834 he was fined \$5.00 “for not visiting dormitories, washing & cleaning Rooms” and \$4.00 “for neglect of table & dormitories.”¹³⁷ He would leave his post later that year. The minutes of the July 1835 meeting of the Board of Visitors directed that a fine that had been imposed by the faculty on John Rose, “late an Hotel keeper be reduced to ten dollars.”¹³⁸

CAPT. DANIEL PERROW’S BRIEF TENURE AS HOTELKEEPER, 1835

The new proctor, William G. Pendleton, in a letter dated December 10, 1834, indicated that John Rose had already given “notice of his intention to resign his place as Hotel Keeper” and that Pendleton had advertised that the position was open. There were by mid-December only two applicants. The first was Colonel Ward, who kept “a public house in Charlottesville,” and the second was Capt. Daniel Perrow, who had operated a tavern at Rockfish Gap, Virginia. Pendleton wanted to make a decision about filling the post by December 15, perhaps because the student population was “rapidly augmenting,” with 205 having been in attendance during the prior academic year of 1833-1834.¹³⁹ The dormitories were nearly full, and the Visitors predicted that unless new buildings were erected, “a considerable portion [of students] will be compelled to seek for lodging beyond the precincts of the university.”¹⁴⁰

Pendleton drafted an analysis of the qualifications of the two applicants. Ward had, he wrote, “more dignity of person and manner” than Perrow, but Perrow was “understood to be wholly free from pecuniary embarrassments whilst Colo. W[ard] is said to be involved.” Ward was a “popular landlord” of a Charlottesville hotel. Finding it hard to decide between the two candidates, the proctor sought advice from the faculty, whose “opinions,” he reported, “inclined to the selection of Cap. Perrow.” The proctor adopted their preference as his recommendation, and Perrow was slated to begin his tenure in Hotel D on January 10, 1835.¹⁴¹ The first ledger entry in Perrow’s account is dated January 23, 1835.¹⁴²

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Perrow would, however, remain in his new post for only a short time. In May 1835 he was charged a \$10 “fine imposed by the Faculty for deficiency in respect of fare and attendance of servants at table and on the dormitories of the students.”¹⁴³ The July 1835 minutes of the Board of Visitors carry a notation that Perrow had been “convicted before the Faculty of a breach of duty; and, as reported by them still failing thereafter to perform the duties required by him”; as a consequence he was to “be removed from his office of Hotel keeper.”¹⁴⁴

In the fall of 1835 both Rose and Perrow were assessed for damages to “Hotel D and to the Cellar room of Hotel F occupied by Capt. Rose and subsequently by Capt. Perrow for the accommodation of the servant[s?] attached to the Hotel.” The faculty directed the proctor “to charge respective occupants,” and these charges appear in the patron’s ledger.¹⁴⁵ An entry dated November 3, 1835, indicates that Rose had been charged for damage “reported today to tenements vacated by you in University” and “for repair of glass broken out of windows,” more specifically 30 panes each measuring 10 by 12 inches and another 13 panes measuring 8 by 10 inches.¹⁴⁶ Perrow was charged for “20 panes glass broken out of Kitchen & Dining room of Hotel D.”¹⁴⁷

UNIVERSITY’S GROWTH PUTS PRESSURE ON MAKING BUILDING REPAIRS, 1835–1840

The pressure to accommodate the growing number of students had become a significant problem by 1835. More than 60 students were boarding in private residences or at boardinghouses in Charlottesville, but those facilities were also becoming full. As a result, students were enrolling in other universities. Meanwhile, even more students were expected in Charlottesville during the next session.¹⁴⁸ The numbers had grown from 211 in 1834-1835 to 238 in 1835-1836.¹⁴⁹

In 1834, with the improved financial situation at the university (in part derived from fees paid by the growing number of students), the university had begun work “to renew upon a desirable plan the extensive roofs of the university, originally constructed of perishable materials, and now in a state of general and rapid decay.”¹⁵⁰ Work began with renewal of the roofs on the pavilions and connecting terraces, and new roofing was planned for the dormitories on both ranges. The exterior woodwork throughout also needed attention.¹⁵¹ Moreover, the 1835 annual report stated, “Some additional accommodations are also much needed at the hotels; none of them affording sufficient room comfortably to lodge a family with the requisite number of servants, and to carry on with convenience the necessary business of the department.” Regretfully, though, no plans had “yet been suggested or estimate formed.”¹⁵² The annual report also stated that there were two dormitory rooms “annexed

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to one of the hotels, to supply the necessary accommodations of the family of the hotel-keeper”; no further identification of the dormitory rooms was provided.¹⁵³

As part of the roofing repair campaign, contractor G. W. Spooner received substantial payments during the 1835-1836 academic year for “re-covering dormitories,” and E. W. Sims received large payments “for slating dormitories.”¹⁵⁴ The university’s annual report for 1837 confirms that the “plan, adopted at a former session of the board of elevating the roofs of the dormitories, and covering them with slate, has been extensively and satisfactorily executed.”¹⁵⁵

By July 1838 the Visitors were able to report that the “repairs to the buildings of the university, commenced with a view to their security and to the saving of future expense, are in a satisfactory course of execution, and will probably be completed in the course of the ensuing year.”¹⁵⁶ The Visitors reported at the close of 1840 that “during these two years the buildings in the university have been put in a good state of repair.”¹⁵⁷ Some roofs were covered with slate, and “double Tin” was purchased, presumably for roofing.¹⁵⁸ No specific references were made to work done at Hotel D, but some repairs may have been included in this campaign. During recent roofing work at Hotel D extensive slate dust and shards of slate were found, suggesting that Hotel D did have a slate roof.

THE WARD FAMILY AS HOTELKEEPERS, 1835–1858

With Capt. Daniel Perrow’s departure, proctor William Pendleton again advertised for candidates to fill the post.¹⁵⁹ On August 3, 1835, he recommended Col. William Ward, of Charlottesville, for the job, presumably the same Colonel Ward who had applied earlier that year. The Visitors immediately approved this appointment, and Ward was “charged with the occupation and conduct” of Hotel D.¹⁶⁰ The first entry for Ward in the patron’s ledger is dated September 29, 1835.¹⁶¹ In June 1836 he was charged \$3.03 for “Fines & assessments for repairs of brick walls of enclosure &.”¹⁶² Two years later he was charged \$2.50 for “Assessments repairing Yard Gates.”¹⁶³

As the hotelkeeper, Ward sometimes encountered problems with the students. Preserved in the university’s archives is a resolution, dating from c. 1837-1838, addressed to the faculty complaining about the food at Hotel D. It was signed by 23 students:

Whereas we the residents of Eastern range, having with all Christian patience endured, until sufferance is no longer a virtue, the imposition of tough beef, spoilt bacon, rotten potatoes, stinking cabbage, half cooked bread, muddy coffee, bitter tea and rancid butter, in consideration of our paying Twelve dollars and a half per month—and having waited in vain for a change for the better, think it our bounden

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duty, for the sake of justice and the preservation of our health, to make a report of the aforesaid treatment of our Hotel keeper Col. Ward, and whereas we have just grounds for believing that the said Col. Ward is influenced in his course of conduct by unworthy advisers, we your petitioners beg leave to suggest the propriety of administering a severe rebuke for this blamable weakness.¹⁶⁴

In another instance, however, Ward's hotel seems to have been preferred by one student, Thomas S. Walker of Albemarle, who wrote to the proctor in August 1838, enclosing twenty dollars and asking the proctor "to secure me a room upon the Lawn"; if that were not available, then he stated that "a room in Colo. Wards [sic] district will be preferred." Walker also wanted the proctor to ask Ward "whether he would like to hire my boy Willis for the comeing [sic] season."¹⁶⁵

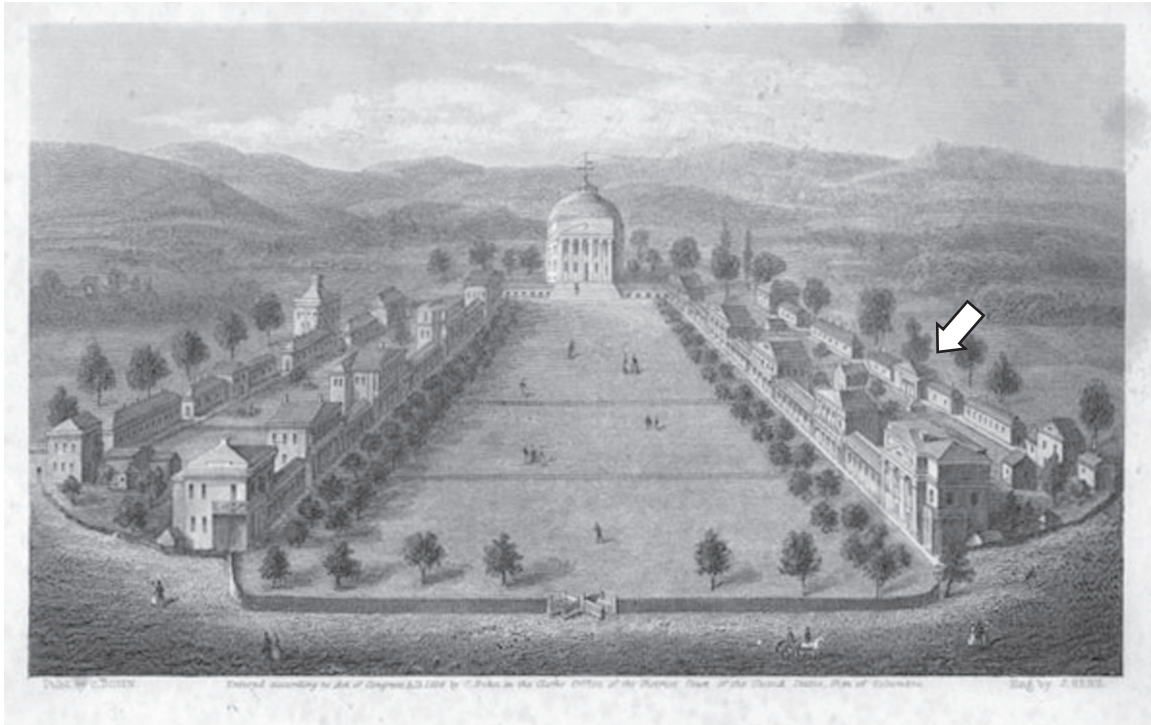
The proctor's records indicate that Ward continued as the keeper of Hotel D for the rest of his life.¹⁶⁶ In August and October 1838 he was paid for boarding a painter named Burwell, presumably a house painter, since there was a major campaign of repairs and improvements then underway; whether or not Burwell's board included sleeping accommodations in Hotel D is not stated.¹⁶⁷ In any case, apparently not all of the rooms in the building were occupied by Ward's family or needed for student dining, for in July 1838 the Visitors passed a resolution stating that "Thomas Woodley be permitted to occupy the room in Hotel D. lately occupied by Mr. Jas: H. Davis."¹⁶⁸

William Ward died early in 1840, and his widow, Margaret C. Ward, continued the business of running Hotel D.¹⁶⁹ A university ledger carries this notice under the date of February 2, 1840: "Col. Ward having this day departed this life, and the Hotel being continued in the name of said Mrs. Ward."¹⁷⁰ Her name appears as the keeper of Hotel D in the university's financial records beginning in September 1840.¹⁷¹ Earlier, by July of that year, however, it appears that she had drawn up an agreement with A. C. Grimm that he would carry out the daily work of hotelkeeper; the proctor and Visitors endorsed this arrangement.¹⁷²

Grimm resigned within the year, and by July 1841 he had been replaced by Thomas L. Swann, who was Margaret Ward's son-in-law.¹⁷³ Beginning in September 1841, the ledgers list Thomas T. Swann as the keeper of Hotel D; the differing middle initial may be a typographical error.¹⁷⁴ Later that year Swann was assessed for the replacement of "4 Window glass 10 x 12".¹⁷⁵ Regular postings to his account appear to end in July 1842.¹⁷⁶

Meanwhile, Professor Davis had been murdered during the 1840-1841 academic session, and as a consequence of his death, Mrs. Ward "had lost sixteen of the boarders assigned to her," apparently because those students were no longer paying their fees. To help alleviate this financial hardship, she appealed to the Board of Visitors to refund her rent for the hotel, but her request was denied.¹⁷⁷

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*Engraving of University of Virginia by J. Serz,
published by C. Bohn, 1856.*

George Spooner billed the university for \$33.05 for constructing a porch, measuring 14 by 6 feet at Hotel D in May 1842; this may have been the simple, pent-roof porch that extended along part of the west façade of the hotel and appears in the 1856 Bohn bird's-eye view of the university. He also billed \$40.00 for five pairs of blinds.¹⁷⁸ In late August 1842 Spooner requested a payment of \$3.40 for painting the porch.¹⁷⁹

Mrs. Ward was successful when she appealed to the Visitors for more space in 1844: at their September meeting the Visitors authorized the proctor "to cause to be erected at some convenient spot on the grounds of the University near the Hotel occupied by Mrs. Ward, a wash house necessary for her additional accommodation."¹⁸⁰ In addition, the financial records show that contractor George W. Spooner was paid \$200 in October 1844 "on account addition to kitchen at hotel D."¹⁸¹ Early in the next year Spooner was paid another \$100 for the kitchen addition.¹⁸²

In a memoir, Charles C. Wertenbaker, son of librarian William Wertenbaker, remembered that during his childhood at the university "Mrs. Ward kept the only hotel on East Range." He noted that Thomas Swann had been a student from South Carolina before

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Detail of 1856 engraving. Note the porch on the west elevation of Hotel D.

marrying Mrs. Ward's daughter and subsequently "taught school on East Range" in two adjoining dormitory rooms.¹⁸³

During 1845 Margaret Ward entered into another agreement, this time with Josiah Bigelow that he would "hold the appointment of Hotelkeeper & discharge its duties"; she would, however, "keep the Hotel now in her possession."¹⁸⁴ Bigelow was listed as the keeper of Hotel D from October 5, 1845, through July 3, 1848.¹⁸⁵ He may be the same Mr. Bigelow who had been teaching music at the university since 1828 and later taught dancing.¹⁸⁶ Bigelow was succeeded by George H. Briggs from October 1848 through July 1849 and then by George W. Briggs (perhaps the same person) from October 1849 through the spring of 1854, a span of nearly five years, apparently the longest tenure as of that date.¹⁸⁷ It appears that Margaret Ward remained in possession of the hotel throughout this period. An entry in the proctor's records shows a payment of \$14.00 made in July 1852 to "Mrs. Ward, for plastering kitchen, per Hawkins."¹⁸⁸

In 1847 the Visitors had passed a resolution limiting the terms of the hotelkeepers to a three-year maximum tenure. The "leases of the present incumbents" were to "end in one,

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two and three years from the first of August next, to be determined among them by lot, drawn by the Faculty.”¹⁸⁹

A listing of disbursements made between July 1846 and May 1847 shows that repairs to the university buildings were being made regularly; this accounting does not specify what buildings were being repaired, but some of the workers may have been assigned to tasks at Hotel D. Included on the list were payments for hiring slaves to lay brick and build stone walls, blacksmith work, repairs to tin gutters, painting and whitewashing, glazing, “making pavements,” and making and repairing pumps.¹⁹⁰ In December 1847 William S. Johnson was paid \$93.26 for “repairing tin gutters in anatomical hall, pavilions, hotels and dormitories;” this work may have included Hotel D.¹⁹¹ A payment of \$25.00, made in July 1849 to Henry Nimmo “on account of railing on eastern range,” may also have included work on Hotel D.¹⁹²

The annual report for 1849 stated that with the growth of the student body, “additional buildings, for the accommodation of students, and for facilitating their exercises and instruction, have become a great desideratum at the university.” The existing dormitories could accommodate only 200 students, but there were 300 students then at the school. “The necessity of sending out so large a proposition of students to seek lodgings in the neighborhood, by causing a difference in accommodation, not only creates murmurs and dissatisfaction, but is unfavorable to the discipline and government of the institution,” the report continued.¹⁹³

William Wertenbaker became the keeper of Hotel D again in October 1854 but held the post only for one academic year. He provided board for the Visitors, presumably at Hotel D, during their July 1855 meeting at the university.¹⁹⁴ He was succeeded in October 1855 by Daniel Ward, who may have been a son of William and Margaret Ward. In August 1858 the Board of Visitors directed the Executive Committee “to cause the Kitchen and cooking arrangements at the Hotel assigned to Mr. Ward to be improved in such manner and to such extent as they think necessary and proper.” Daniel Ward remained at Hotel D through October 1858, except for the summer of 1857, when William McCoy was listed as the keeper of Hotel D.¹⁹⁵

UNIVERSITY-WIDE REPAIR CAMPAIGNS, 1854–1858

The construction of the Rotunda annex between 1851 and 1854 had put financial pressures on the university and diverted attention and resources from maintaining other university facilities. A special report prepared for the Board of Visitors in 1853 stated that there was “great delapidation and injury to many parts of the buildings &c; many of the doors of the

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dormitories have been cut & injured & some of them actually torn down from their hinges. The glass in many of the windows of the offices attached to the Hotels are broken out and defaced.”¹⁹⁶ In response, the state Legislature made a special appropriation of \$25,000 in February 1854 for “improving the buildings of the university, and for supplying it with water.”¹⁹⁷

These general statements undoubtedly applied to the condition of Hotel D, for work was soon underway there. The minutes of the meeting of the Board of Visitors held in June 1854 stated that the work of “roofing with slate” the “Hotel occupied by Mrs. Ward,” Hotel D, was already under contract. The annual report for the session of 1854-1855 stated that the “exterior portions of all the buildings and the interior of the dormitories greatly needed repainting, and that considerable repairs had become absolutely necessary on the cornices of the ranges.”¹⁹⁸ The annual report for 1856-1857 provided additional detail: the “cornices, arcades, terraces, and other portions of the buildings mainly designed for architectural ornament, were found to require complete overhauling and refilling, and the whole exterior wood work repainting.”¹⁹⁹ “All this has been done thoroughly,” the report concluded, “and the buildings are now in good order and preservation.”²⁰⁰ G. W. Spooner was paid \$721.48 between September 11 and December 22, 1856, for “repairs to cornices on ranges,” which presumably included work on Hotel D. T. Taylor did the painting of the cornices. The firm of Goodman and Randolph was responsible for slating the roofs.²⁰¹ A payment of \$300 was made in March 1858 to J. W. Slayton for work that may have included Hotel D; the proctor’s report stated that he was paid “for copper and tin work on rotunda roof and guttering for hotels, &c.”²⁰²

Two views of the university published in 1856 show that a simple, narrow back porch had been added to Hotel D; one of these views, a lithograph drawn by Edward Sasche, shows the porch as having a shed roof supported by four columns.²⁰³ This may be the porch installed by George Spooner in 1842.

Another important university-wide improvement was reported in the Board of Visitors’ annual report for 1856-1857: the installation of pipelines for illuminating gas. The report stated that a “contract for putting up the necessary gas fittings” was in place and that the “work is so nearly completed as to render it certain that it will be ready for use by the beginning of the next session.”²⁰⁵ The financial records show that the gas contractors were paid in full on September 21, 1857.²⁰⁵ The Visitors reported that 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.”²⁰⁶

During the 1857-1858 session so many students contracted typhoid fever and measles that classes were suspended for six weeks and the students were sent home. To help cor-

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rect conditions at the university, the “drainage and sewerage of the buildings and grounds and the ventilation of the basements and cellars” was investigated, and an “architect was at once employed to proceed with a large force to overhaul the buildings and grounds in every particular, as to which the medical faculty could suggest it might affect health.” This project was undertaken during the recess and the summer vacation of 1858.²⁰⁷

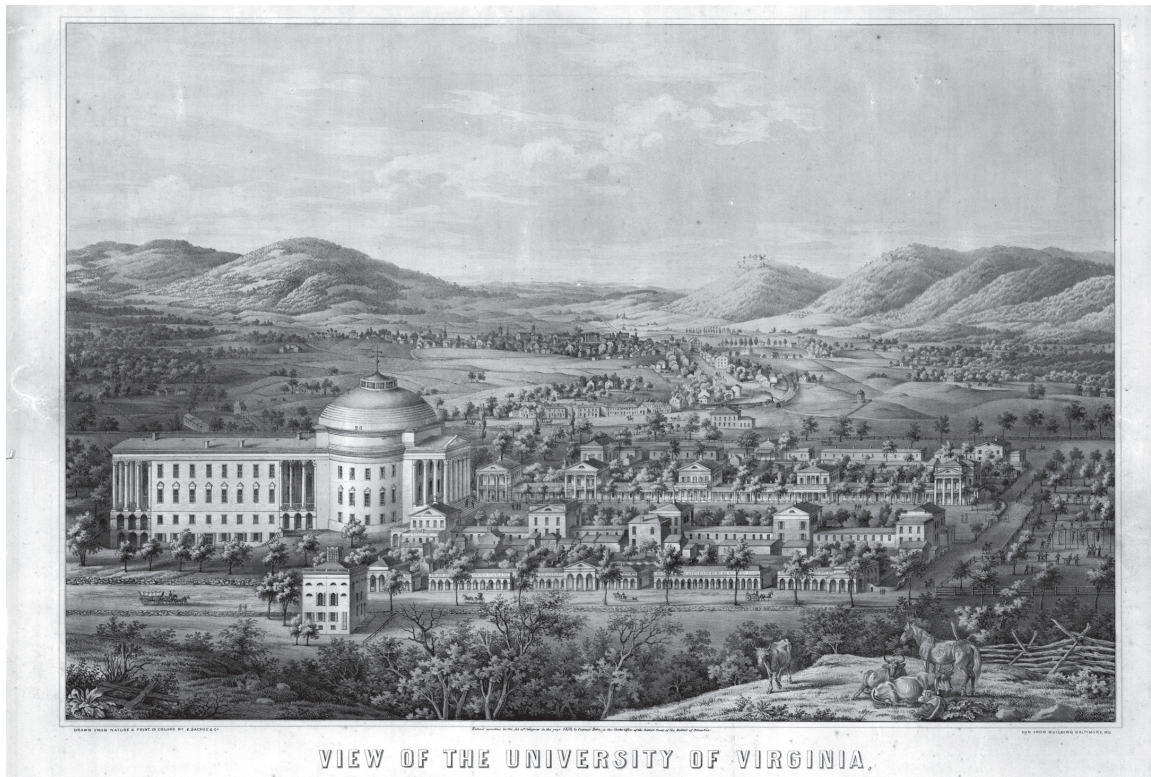
Meanwhile, as the university grew, more dining space was needed. In February 1857 the Board of Visitors directed the executive committee to investigate “a plan for enlarging the Dining rooms of the several Hotels within the University, so as to afford convenient accommodations for as many as 100 students in each, if practicable.”²⁰⁸ Perhaps as a result of this investigation, changes were made at Hotel D. The nature of these changes is not clear, but they were apparently significant, for the Visitors’ minutes of September 1858 state that the “changes made in the Hotel occupied by Col Ward rendering it unsuitable as a Hotel[,] Col Ward is transferred to the Hotel lately occupied by Mr. Brock,” Hotel A.²⁰⁹ This change was made as the “new” hotel, Hotel F, was being enlarged. Daniel Ward’s name appears in a list of three hotelkeepers still at the university in 1860-1861, apparently continuing at Hotel A.²¹⁰

The epidemic of 1857-1858 had also prompted other changes. The Visitors appointed a superintendent of buildings and grounds, who was “required to keep them constantly in a condition of neatness and repair.”²¹¹ Two members of the medical faculty were appointed as health officers; their responsibilities included inspections of student rooms to avoid overcrowding. As a direct result of the epidemic, the Visitors also agreed to the construction of “large, airy and comfortable dining halls for the students, as substitutes for the basement and cellar rooms in which they had been accustomed to eat” at the hotels; in addition “provision” was “made for constructing kitchens among the most approved modern plans to ensure their being supplied with well prepared and wholesome food.” Nevertheless, the longer-range goal was “to leave the boarding of all the students to the competition of private enterprise, and thus greatly to simplify and improve the government of the university.”²¹²

THE COLUMBIAN SOCIETY AT HOTEL D, 1856-1859

Meanwhile, the Columbian Society, a debating group organized in 1854, had held its initial meetings in the Rotunda and then in Temperance Hall; one of its activities was the sponsorship of a valedictory oration, which in 1856 was given by Taylor Beatty of Louisiana.²¹³ By the 1856-1857 session student enrollment had grown to 645, and student groups needed more space. The annual report for that year stated that the “literary societies . . . which have become most important and valuable agencies both of education and police, have no halls

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Engraving of University of Virginia (top) and detail of Hotel D (lower image) by J. Serz, published by C. Bohn, 1856; a shed-roofed porch extends across the west facade.

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for their meetings, except such as have been fitted up by themselves in buildings of the university intended and now much needed for other purposes.”²¹⁴

The Columbian Society subsequently approached the Board of Visitors about securing another meeting space. In March 1856 the Visitors directed its secretary to “inform the Columbian Society that the Board of Visitors have under consideration their application to the Board to be furnished with a Hall, in which to hold their meetings”; the matter was referred to the executive committee, and the use of part of Hotel D was evidently approved.²¹⁵ The society again petitioned the university for more comfortable accommodations, and in September 1858 the Visitors authorized the Proctor “to cause two of the rooms in the Hotel on the Eastern range lately occupied by Mr. Ward to be thrown into one in the case the Society desire it.”²¹⁶ The Society occupied the space in Hotel D only briefly, though, for the group had been dissolved by June 1859.²¹⁷

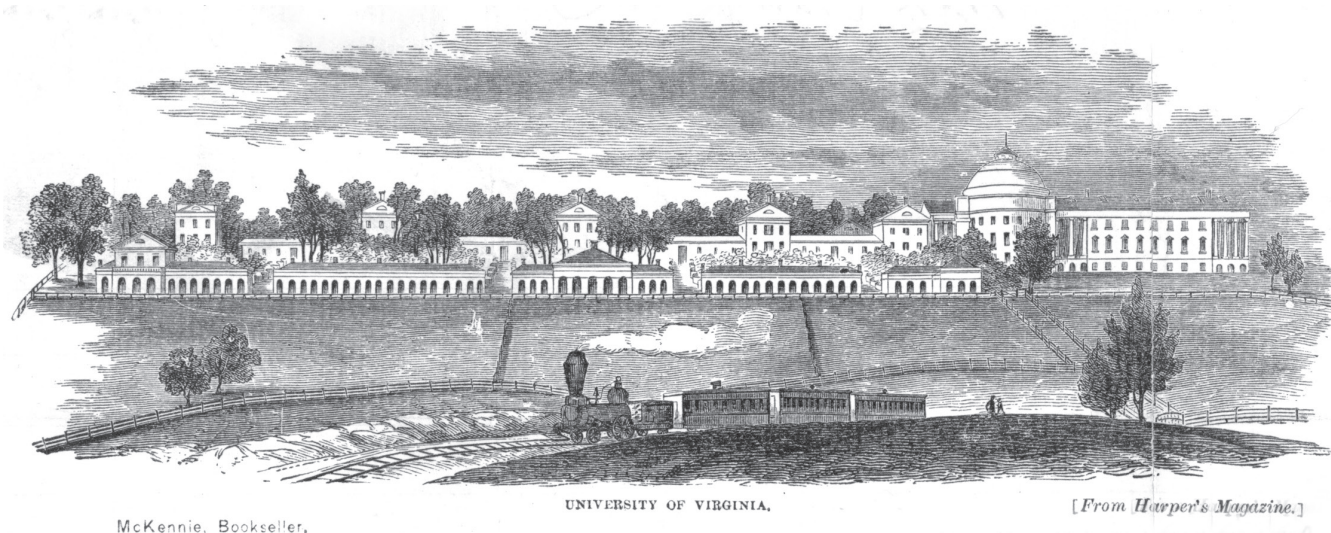
HOTEL D AS THE HOME OF THE SUPERINTENDENT OF BUILDINGS AND GROUNDS, 1859–1865

With the dissolution of the Columbian Society, Hotel D was “appropriated for the future to the superintendent of buildings and grounds” in September 1859.²¹⁸ The man in this post was William A. Pratt, who had been hired by the university to oversee an ambitious series of improvements. Born in England in 1818, Pratt emigrated to the United States in 1832 and about 1844 moved to Richmond. An inventor of new daguerreotype processes, he designed a spectacular photography studio for his business in Richmond, where he lived in a stunning Gothic Revival mansion. In 1856 he had helped the university secure a copy of Raphael’s *School of Athens* for the Rotunda. He was the architect of the new infirmary, later known as Varsity Hall, and probably the supervising architect and contractor for the new gymnasium. With his appointment as superintendent of buildings and grounds in 1858, Pratt drew up plans for new walkways, drives, and new plantings and oversaw lecture-room alterations and improvements to the water system.²¹⁹

It is possible that Pratt made changes to Hotel D to create more comfortable or convenient living quarters for himself. The financial records for 1859 include many thousands of dollars in payments made to Pratt as superintendent of buildings and grounds, but the location and nature of the improvements were not identified, so it is not possible to know what work may have been done at Hotel D.²²⁰

The Board of Visitors passed a resolution in June 1860 stating that at the end of the next session, in the spring of 1861, the hotels were to be vacated; the proctor would then “receive proposals for renting them thereafter.” Students would be allowed to negotiate for

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The University of Virginia, 1856; unsigned, attributed to Porte Crayon. From "Virginia Illustrated: Adventures of Porte Crayon and his Cousins," in Harper's New Monthly Magazine, August 1856.

board at any hotel.²²¹ As the Civil War intensified, the Visitors authorized the executive committee "to rent the Hotels attached to the University upon the best terms for the interest of the institution."²²² Hotel A, which had been run by Colonel Ward after his transfer from Hotel D in 1858, was closed before Christmas 1861 with the approval of the university since he had had no boarders. He was allowed "to put away his furniture in certain room of the hotel, at his own risk."²²³ Buildings were conscripted for hospital purposes, and tents were erected to shelter even more wounded soldiers. Bruce states that "there were no hotel-keepers at the University while the war was in progress."²²⁴ A list of disbursements made between July 1863 and June 1864 indicates that some repairs were being made during the war. A slave named Willis worked as a carpenter, and a substantial amount of tinwork was undertaken, perhaps in conjunction with roof repairs. William Pratt was paid for such building materials as putty, nails, brushes for whitewashing, and glazing, and for food for the "hands"; payments were made to others for "hooks for window blinds," planks, and nails.²²⁵

Pratt apparently remained the occupant of Hotel D through July 1865, when his position was eliminated. At the same time the now-combined position of proctor and patron was also eliminated because of the "financial condition of the University"; the holder of that post, Robert R. Prentiss, had made a plea to the Visitors to reinstate him, but his petition was not granted; he was, however, "allowed to occupy" until January 1, 1866, the "house in

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which Wm. A. Pratt now resides,” which was, presumably, Hotel D.²²⁶ The Visitors assigned the responsibilities of the proctor to the faculty.²²⁷

POST-CIVIL WAR YEARS AT HOTEL D, 1866–1868

In the summer of 1866 the office of the superintendent of buildings and grounds and the office of the proctor were combined into one position to conserve funds, and a notice was placed in newspapers advertising the post.²²⁸ In August 1866 Col. John E. Johnson was appointed to that position and may have been entitled to reside in Hotel D.²²⁹ Johnson resigned in December 1867 and was succeeded by Major Green Peyton.²³⁰

During the war and then during the post-war years, buildings throughout the university suffered from a lack of maintenance. The annual report for 1865 stated that the “necessary and indispensable repairs of the buildings” were expected to “absorb the revenues arising from rents of dormitories, matriculation fees, etc.,” leaving the university without resources to pay professors’ salaries or to cover the interest due on debts.²³¹ The chairman of the faculty presented a list of suggestions for moving forward; among them was a suggestion that the university be put “in the best order possible, and to rent out such of the hotels as may be thought sufficient, on the best terms, so as to secure for the students comfortable accommodations at the lowest rates.” To ensure the greatest income for the university, returning students were required “to occupy rooms and to board within the precincts,” except in special cases.²³² Hotel D, however, apparently was not put into service as a student dining facility, remaining instead a residence for university staff.

The annual report for 1866 painted a slightly better picture of what had emerged after changes had been made during the prior year. The student population stood at 268, “far greater” than anticipated, and the “more important and pressing repairs of the buildings had been executed.”²³³ The chairman of the faculty, Socrates Maupin, served as acting proctor. His report, filed in June 1866, stated that the extensive work undertaken over the past year had included roofs on two buildings that had been “entirely re-constructed; seven covered anew with tin or shingles, and several others repaired. All the tin gutters and conductors have been repaired. Several new floors have been laid, and a large amount of miscellaneous repairs, (including windows, blind, doors, locks, &c. of dormitories and other buildings accomplished.” “More than 1,000 panes of glass” were installed in the windows. Fencing was repaired. Presumably Hotel D benefitted from some of this repair work.²³⁴

At their summer 1868 meeting, the Visitors nevertheless passed a resolution stating that “in view of the depressed condition of the Finances of the University the Board of Visitors are compelled to refuse the numerous applications on the part of Professors and



The earliest photograph of the east range, 1868.

Hotel Keepers for repairs and improvements—and they deem it due to candor to state that these repairs and improvements when not of an extraordinary character should be borne by the Professors and Hotel Keepers themselves.” At the same meeting the committee on grounds and buildings reported that “all the roofs of the Rotunda” were leaking and that the “roofs of the Professors Houses, the Hotels and dormitories are said to nearly all leak more or less.”²³⁵

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MAJ. GREEN PEYTON AND HIS FAMILY AT HOTEL D, 1868–1897

Maj. Moses Green Peyton (known as Green Peyton) would serve as proctor for three decades and would occupy Hotel D, with his family, longer than any other tenant. Peyton was born in Culpeper County in 1828 and as a young man studied at the university for three years, graduating with a B.A. in 1846 and then returning in the 1850s for an engineering degree.²³⁶ The son of General Bernard Peyton and Julia Green Peyton, Green Peyton married 20-year-old Martha Champe Carter in 1850. He practiced as a civil engineer and then served in the Confederate army from 1861 through 1865. Not long after Peyton was appointed proctor and superintendent of buildings and grounds in 1868, the couple's two teenage sons became students at the university, one earning a BS in 1872, as well as CE, ME, and MA degrees, and the other, a medical degree in 1876. There were, in addition, four Peyton daughters in the household, including Champe Carter Peyton, who would die unmarried in 1890 "after a lingering illness of several weeks"; she most likely would have been living in Hotel D with her parents.²³⁷ Mrs. Peyton had probably given birth to her two younger daughters, Julia (born 1869) and Imogene (born c. 1876), at Hotel D.²³⁸

Historian Phillip Bruce described Peyton as an "accomplished engineer and skilful [sic] financier, who was to prove to be the most useful incumbent that ever held" both offices of proctor and superintendent of buildings and grounds; he was a "gallant soldier, an outspoken man, and a most faithful and competent official."²³⁹ Among his accomplishments at the university was the construction of a dam on Observatory Mountain in order to increase the amount of fresh water.²⁴⁰ He used his engineering expertise to conduct extensive topographical surveys and transform them into a highly detailed wall map of Albemarle County, published in 1875. Peyton also served on a committee that "drafted a new constitution and a new set of by-laws" for the Alumni Association; this work was necessary after General Sheridan's soldiers had seized and removed that group's papers.²⁴¹ Over his years as proctor, according to another historian, Peyton "became well and favorably known to hundreds of the graduates of his Alma Mater, who came under the influence of his character, integrity, and kindly spirit."²⁴²

When the Readjuster Party came into power in Richmond, Peyton was forced out of office for three academic sessions, beginning in 1882. During that time he became the cashier of the Bank of Albemarle. Peyton was reinstated to his original position in 1885; however, in 1892, when he was 64 years old, his position was divided again into two posts. Peyton remained as proctor, but adjunct professor W. H. Echols became the superintendent of buildings and grounds.²⁴³

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College Topics, the college newspaper, reprinted a notice from a March 1897 issue of the *Washington Post* that Peyton would, “on account of ill health, resign the office [of proctor], to take effect at the close of the session.”²⁴⁴ He died before then, just six weeks later, on April 16. An obituary stated that his death “was not entirely unexpected since he had been in failing health for some time and of late had frequently been confined to his room for days at a time.”²⁴⁵ His funeral service was held at the university chapel, and he was buried beside his daughter Champe and his eldest son in the university cemetery.²⁴⁶ He had, Bruce recalled, “successfully managed the financial affairs of the institution in a period of extraordinary perplexity on account of the South’s impoverishment.”²⁴⁷ The Board of Visitors adopted the following resolution as a tribute to him:

For a period of more than twenty-five years, he was a faithful and trusted officer of the University, giving to the discharge of the duties of the office he so ably filled all the energy and talents with which he was so remarkably endowed.

In his intercourse with this Board as a wise counselor and friend in the matters of University finance he exhibited an interest, an ability, and a kindly consideration that were as marked as they were acceptable to the Visitors. In his death the University has lost an admirable and efficient officer, and each member of the Board a personal friend. His work is ineffaceably stamped upon the history of the University as most beneficent and valuable; and his memory will live in the hearts of all those with whom he was ever brought in personal contact.²⁴⁸

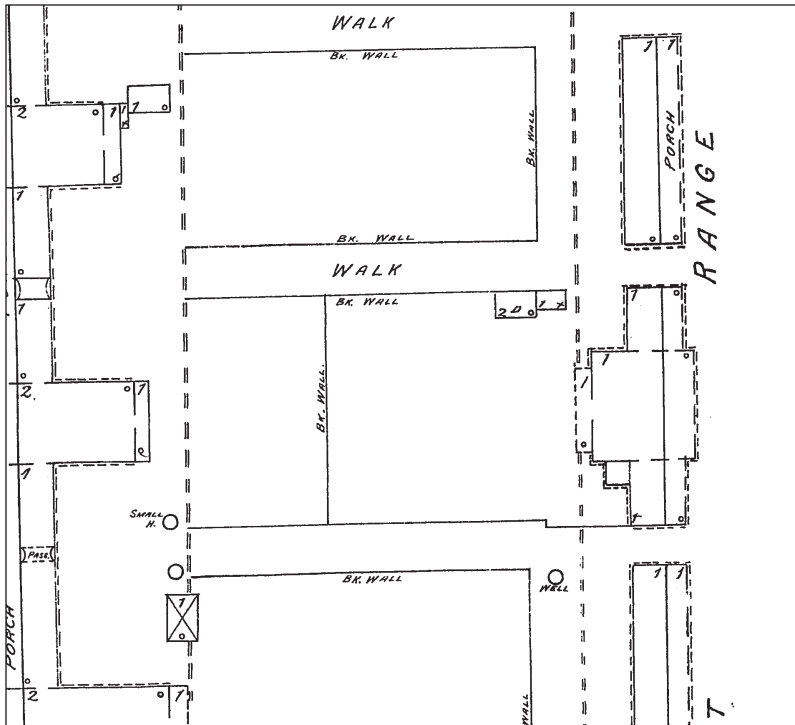
Few of Peyton’s papers are preserved in the university’s archives. His successor as proctor, Thomas H. Carter, wrote that Peyton had “left no correspondence, for he felt the need of none. His cash books and ledger were his letter-press and letter-file.”²⁴⁹

Peyton’s widow, Martha Champe Carter, survived him, but it is not known how long she remained in Hotel D. It was probably only briefly, for on June 14, 1897, two months after his death, the Board of Visitors voted to convert Hotel D into student dormitories and then in June 1898 decided instead to use it as a home for the Alumni Association.

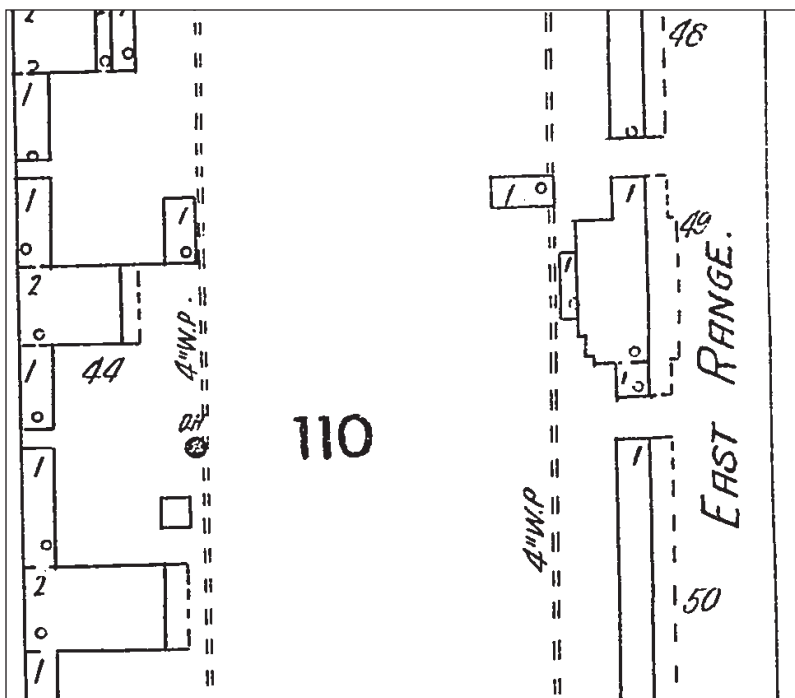
REPAIRS TO HOTEL D, 1875–1897

During the mid-1870s, while Green Peyton and his family occupied Hotel D, the Visitors requested that an estimate be “made of the amount which would be necessary to replace the worn out pavements, paint the buildings, add to the accommodation of some of the pavilions which are too small for the accommodation of any but very small families, and put the public property at the University in thorough repair, which has not been done since some years before the late war.” The estimate for this work was set at \$25,000 in 1875.²⁵⁰ As a

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Detail of Hotel D from Sanborn map of the Law, 1891, showing the one-story porch across the west facade and a small addition in the southwest corner.



Detail of Hotel D from Sanborn map of the Law, 1896.

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basis of comparison, less than \$2,000 had been spent on repairs during the prior academic year.²⁵¹ Presumably Major Peyton, as proctor and superintendent of buildings and grounds, would have been closely involved in the preparation of this estimate.

The Board of Visitors' annual report for 1877 included a recapitulation of the original expenditures and subsequent repairs for the individual buildings of the university. At this time only three of the original six hotels were operating—Hotels A, E, and F. The original cost of Hotel D, listed here as the “Proctor’s residence,” was \$6,266.09. Subsequent entries show the cost of additions to various other buildings, but there are no entries for additions or changes to Hotel D. There were, however, major infrastructure improvements made between 1832 and 1865 that would have included Hotel D; these include new waterworks and gas lines and fixtures. The tally for the period between 1865 and 1877 includes the sum of \$3,200.00 for “Water fixtures in 16 residences,” which may well have included fixtures for Hotel D. Another \$1,500 was spent on “New water-closets.” In addition, the sewers and drains were extended, and an addition was made to the water works.²⁵²

As proctor, Peyton submitted a report each spring to the Visitors, which was, in turn, included in the official annual report of the Board of Visitors. In his report for 1879 Peyton made note of some improvements that may have pertained to the vicinity of Hotel D or to its actual fabric. “Most of the pavements, which, after the lapse of more than half a century, were in a dilapidated condition,” he explained, had “been renewed at a cost of about \$1,500.” In addition, the “entire exterior wood-work of the buildings” had “been repainted, at a cost of \$1,500.”²⁵³

Peyton mentioned in his annual report filed on June 1, 1882, that the kitchen of Pavilion III had been enlarged and a “double portico” added to the back of Pavilion VII. “So much time was consumed in these jobs, and in work on the mountain reservoir,” he continued, that he had “deferred until spring [of 1882] the enlargement of the proctor’s house, directed by the Board.” Then, “finding that this necessitated the removal of my family for two months, at great personal inconvenience and expense, I determined, after collecting some material, to postpone further action until the approaching vacation.”²⁵⁴ His delay, however, probably forestalled any work on the addition, for the Readjuster Party governor, William E. Cameron, made new appointments at the university, and Major Peyton was forced out of his job. It is not known whether he and his family remained at Hotel D during this interval.

The new administration immediately identified many problems with the physical plant. Its first annual report, filed in 1883, noted that the buildings were “greatly in want of repairs, the water supply inadequate, and the system of drainage and sewerage most defective.” Some repairs were made, and consulting sanitary engineer Ernest W. Bowditch was hired to design a “system of water supply, drainage and sewerage.”²⁵⁵

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Work began during the 1884-1885 academic year with an appropriation “for the construction of a complete system of sewers with the necessary house connections.” As that work was underway, the “extreme dampness of the basements” throughout the university became apparent; these conditions, according to the report, had “existed since their first construction” and “had caused a most wasteful decay of materials with serious results as to the health of the community and with threatening consequences as to the integrity of the entire structures.” The buildings where families resided, presumably including Hotel D, had “no means of drainage” and “no water-proof courses . . . laid in the foundations”; consequently, the basement rooms “became nests for the generation and development of diseases caused by soil dampness, and were also largely influential in intensifying the malignity of imported infectious fevers.”²⁵⁶ Once an adequate supply of water was obtained, the new sewers could be used advantageously. Bowditch, in the course of his reporting, mentioned that “attractive gardens separate the buildings on the ranges from those on the lawn.”²⁵⁷

Another important improvement to the university’s infrastructure was inaugurated in 1888, when electric lighting was introduced, first to the “grounds and public buildings and dormitories.”²⁵⁸ Both gas and electricity were used for lighting through at least 1899.²⁵⁹ Meanwhile, in 1889, a “limited repair fund” was used for only “absolutely necessary repairs, for the most part to roofing (in extent several acres) which at the end of sixty years has more or less given away,” rather than for the badly deteriorated walkways and roads.²⁶⁰ In 1895 the Visitors directed that the “exterior woodwork of the University” be repainted.²⁶¹

A fire-insurance map published in July 1891 shows that Hotel D was connected to at least one dormitory room on both the north and south sides of the building by a doorway, thus suggesting that the proctor’s family had the use of those spaces. The map also shows a narrow porch extending nearly the full width of the west façade and a small square structure filling the corner where Hotel D abutted the south dormitory wing. Behind the hotel, rectilinear brick walls extended from the southwest corner of the south dormitory wing west about 140 feet, then north about 100 feet and east to the rear of a small two-story outbuilding with a one-story addition.²⁶² A December 1896 fire-insurance map suggests that at that time there were still connections between Hotel D and the adjacent dormitory rooms.²⁶³

HOTEL D AS ALUMNI HALL, 1898–1900

Whether or not the Board of Visitors’ 1897 directive to convert Hotel D to student dormitories was implemented has not been determined.²⁶⁴ However, a year later, in June 1898, the Visitors passed another resolution stating that “the building formerly occupied by the late

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Major Peyton be set aside for the use of the Alumni under the direction of the Proctor & Superintendent of Grounds & Buildings and that he be authorized to make such expenditure as may be necessary to furnish and keep said building ready for the use and occupancy by our Visiting Alumni.”²⁶⁵ This was to be only a temporary home, however, as the Alumni Association had plans “to erect on these grounds an Alumni Memorial Hall which shall be used not only for preserving memorials of distinguished Alumni but as a place where visiting Alumni may meet and for such purposes as the Alumni may prescribe.”²⁶⁶

In the university’s catalogue of 1898-1899, the Alumni Association reported that

One of the University Buildings [on East Range] has been recently set aside by action of the Board and fitted up for the accommodation of visiting Alumni. Here they will find comfortable lodging and sitting rooms as well as someone ready to show them around the University and introduce them to professors or students. This is merely a temporary provision for the accommodation of the Alumni, until the necessary funds can be collected for the erection of a permanent Alumni Hall, subscriptions for which are now being taken. It is hoped that this will form headquarters for those of the Alumni who from time to time visit the *alma mater*. Many have already taken advantage of it.²⁶⁷

The university’s announcements for 1900–1901 repeated that “Some alumni have already taken advantage” of the facility.²⁶⁸

On October 10, 1899, the Visitors authorized the proctor “to permit the General Athletic Association to use and occupy the basement rooms and one room on the principal floor of the Alumni Building, also the kitchen room of the house in the yard of said building.” Additionally, the proctor was to “make such provision & regulations as he thinks proper for the control of the use of said rooms.”²⁶⁹

During the Board of Visitors meeting held on June 11, 1900, the proctor, Thomas Carter, proposed that “another story” be added “to the present Alumni Hall, affording a large hall and several rooms.” Further, he said, “The greater portion of the money for this purpose is in hand, and a conference with the architect, Mr. Paul J. Pelz, shows the plan to be entirely feasible. Should the Alumni Association approve of the plan, it will be at once submitted to you during this session for your approval.”²⁷⁰ The minutes of the meeting do not indicate whether the Board approved of the plan or not, but that work was clearly not undertaken. The Alumni Association may have continued to use the building the following year.²⁷¹

Hotel D appears on several fire-insurance and utility maps dating from between 1891 and 1902. The map published in July 1891 shows a one-story porch running nearly the full length of the west façade. The roofs on the porch, the hotel, and the dormitories are shown as being made of a noncombustible material. Openings in the north and south walls

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Detail of Hotel D from 1907 Sanborn map of the Lawn.

of Hotel D indicate that its occupants may have also had use of the adjacent dormitory rooms. A small addition filled the space where the west portion of the south wall of Hotel D abutted the dormitory. A 3-inch water line ran from Hotel B south to Hotel D, abutting its back porch, and then south past Hotel F to the infirmary.

At that time rectangular brick walls enclosed all three sides of the yard behind Hotel D and the attached dormitories, except for an opening at the northeast corner of the yard; these walls replaced the earlier serpentine walls and may have been erected after the installation of new sewer, gas, and water lines, which would have involved trenching and damage to the existing walls. Immediately west of the opening in the wall was a small two-story dwelling with a one-story extension having a wood-shingle roof.

An 1895 utility map, however, shows a garden wall enclosing the Hotel D garden along its east side, leaving the area at the southwest corner of Hotel D open as far as Key Alley. This map shows utility piping entering through the southwest corner addition of Hotel D. This map also shows the small dwelling beyond the northwest corner of the hotel and a

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small outbuilding at the southwest corner of the garden behind the hotel; these outbuildings were connected to the water pipe.

A December 1896 fire-insurance map depicts Hotel D much as it appears in the 1891 map; however, the north wall separating the hotel from the dormitory room is not indicated, but the south wall is shown with an opening connecting it to the adjoining dormitory room. The small dwelling now appears as having just one story. The information for Hotel D on a September 1902 map is identical to that on the 1896 map, except that a new 4-inch water pipe had been installed running east-west immediately north of Hotel D.

In 1916 the General Alumni Association and the Colonnade Club joined together “in erecting the Alumni Hall adjoining the Colonnade Club House;”²⁷² the club had been located in Pavilion VII on the Lawn from about 1908.²⁷³ In 1936 the Alumni Association took over a house located opposite Memorial Gymnasium on U.S. Route 29 and formerly occupied by the Zeta Beta Tau fraternity as the new Alumni Hall.²⁷⁴

BENNETT W. GREEN, 1900–1913

Bennett W. Green, a physician, occupied Hotel D from about 1900 until he died in 1913.²⁷⁵ Born in Warwick, Virginia, Dr. Green graduated from the medical school at the University of Virginia in 1855.²⁷⁶ He had been

a surgeon in the Federal Navy before the War of Secession; had been a zealous supporter of the Confederate cause during the war; had subsequently accumulated a handsome fortune in the Argentine Confederation; and after his return to the United States, had led the life of a retired scholar. He was a man of salient characteristics; was ardently devoted to Virginia, his native State; and was exceptionally loyal to his alma mater.²⁷⁷

In his will Dr. Green left almost four thousand books to the University library. The collection was described as being

made up of more recent titles, but it had been chosen with extraordinary discernment. It was particularly rich in works on Virginia and American history, and on the topic of philology, in which his interest had been that of a highly discriminating student. Dr. Green, like Mr. [Edward Wilson] James, was a wealthy bachelor, who had the disposition of a cultivated recluse, with no other interests to distract his attention from the pursuit of the only genuine recreation of his life - the enjoyment of books; and in that department, his judgment was at once solid and refined. No volume bearing upon any of the subjects which appealed most strongly to his thoughtful mind remained unpurchased; and it followed that the collection which he gradually

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formed after his retirement from the practice of his profession, represented, in the line of his special leanings, a small library of conspicuous merit.”²⁷⁸

A 1912 manuscript catalog entitled “Book list from Bennett Wood Green’s library” is preserved in the Albert and Shirley Small Special Collections Department of the University of Virginia Library.²⁷⁹ Presumably at least some of the listed books were housed in Hotel D during Dr. Green’s occupancy. In his will Dr. Green also bequeathed to the University of Virginia bonds and bank stock to establish scholarships for two students at the university.²⁸⁰

To a niece, Betty Young, Dr. Green bequeathed his watch and the furniture in his living quarters in Hotel D:

if she is unmarried I give her the furniture in my room[s] at the University. In the Library, the library chair, the writing desk, and contents, except books. The carpets on the floors of the two rooms and rugs. In the bed room, the brass bedstead, mattress and bedding, the wardrobe and contents, except books, the bureau and contents, a packing trunk and contents, a travelling trunk, and contents, except books, valise, hand bag. Books are excepted in all cases, as they are to go to the University Library ...²⁸¹

Dr. Green died at the University of Virginia hospital on July 31, 1913.²⁸² In October 1913 the Board of Visitors appropriated the sum of \$600 to catalog the departmental libraries of the university, along with the library of Dr. Green. The Rector and Visitors passed a resolution expressing their

deep appreciation of the noble bequest which comes to the University under the will of that worthy and affectionate son of Alma Mater, Dr. Bennett Wood Green. It is difficult to estimate the great good which will accrue to the Institution through future years from this foundation. In particular, the General Library, which will receive the benefit of the bulk of the bequest, will, as the “heart” of the University, pulse ever hereafter with new vigor, sending generous and powerful streams of vitality to all members of the institutional body.²⁸³

Meanwhile, in June 1905, during Dr. Green’s occupancy, the installation of additional granolithic walks had been recommended around the Lawn by the proctor, Thomas H. Carter:

Granolithic Walks North of Rotunda, 1024 yards, can be finished at \$1.00 a yard. I recommend that it be done at once, both for economy and for appearance. Afterwards the walks South of the Rotunda, extending from residence of Prof. Lile on East Lawn, around the Quadrangle to the residence of Prof. Fitz-hugh on West Lawn, about 1320 yards, should follow. The walks were begun in 1895, two years before I entered upon my duties here, and were laid around the Lawn, only to Prof. Lile’s and to Prof.

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Fitz-Hugh's, and Ranges, and from the Rotunda to the Post-Office. They should be continued to Monroe Hill and Dawson's Row, and to the Hospital, and elsewhere, regularly, until fully completed.²⁸⁴

Following the fire in the Rotunda in 1895, the firm of McKim, Mead and White oversaw its restoration and designed three new academic buildings, which were soon built at the south end of the lawn. An 1898 plan shows not only the new buildings but also orderly, rectangular plans for the gardens behind the pavilions and hotels, which were to be separated by the existing east-west alleys and by new north-south roadways. These roadways had been constructed by 1909, probably during Dr. Green's tenancy, for they appear on a topographical map of that date.²⁸⁵ The work of creating the roadways was apparently linked with substantial regrading and the creation of new, artistically designed and planted gardens between the pavilions and the hotels during the first decade of the twentieth century.²⁸⁶

The 1909 map also shows the footprint of Hotel D, including the porch on the west façade and another small addition on the west façade south of the porch. The 1909 map, as well as a 1907 fire-insurance map, indicates that the small dwelling behind Hotel D had been removed by that time, perhaps as part of the landscaping work. The north wall of the hotel does not appear to have an opening into the adjacent dormitory room, but the south wall appears to have an opening into its adjacent dormitory. An insurance map dated November 1913 appears to show the north and south walls both being solid, without openings; the solid south wall may reflect the fact that Doctor Green had died in February of that year and that the university may have closed the opening before the next tenant moved in.²⁸⁷

REV. BEVERLEY D. TUCKER, JR., CIRCA 1914–1918

On March 28, 1914, the Board of Visitors decided that the rooms formerly occupied by Dr. Bennett W. Green be rented to the Rev. B. D. Tucker, Jr., at the same rate at which they were rented to Dr. Green.²⁸⁸

Beverley D. Tucker, Jr., was born in Warsaw, Virginia, in 1882 to Beverley Dandridge Tucker and Anna Maria Washington.²⁸⁹ In 1902 he graduated from the University of Virginia and in 1905 from Virginia Theological Seminary at Alexandria.²⁹⁰ A Rhodes scholarship enabled him to study at Christ Church College in Oxford, England, where he received a bachelor's degree in 1908 and a master's in 1912.²⁹¹ He was ordained as an Episcopal deacon by his father, the Rev. Beverley D. Tucker, D.D., in 1908 and became a priest the following year.²⁹² He was one of the ministers listed for the university's 1910 school session.²⁹³ After serving as rector in parishes of Mecklenburg County, Virginia, in 1911, he was appointed as rector of St. Paul's Memorial Church at the University of Virginia, a position he held

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until 1920.²⁹⁴ St. Paul's Memorial Church was envisioned as a temporary spiritual home for Episcopal students at the university.²⁹⁵ In 1915 the Rev. Tucker, then residing in Hotel D, was married to Eleanor Lile, daughter of William Minor Lile, the dean of the university's law school. Dean Lile recorded in his diary that

I have made no note of Eleanor's marriage on April 20, 1915, to the Rev. Beverley D. Tucker, of the Diocese of Southern Virginia. The fortunate young man is Rector of Saint Paul's Memorial Church here at the University, and the young couple since the marriage have resided in the former Proctor's House on East Range, a very happy arrangement for all of us.²⁹⁶

While residing in Hotel D, the Tuckers became the parents of a daughter, Maud Carson Tucker, born on August 25, 1916.²⁹⁷

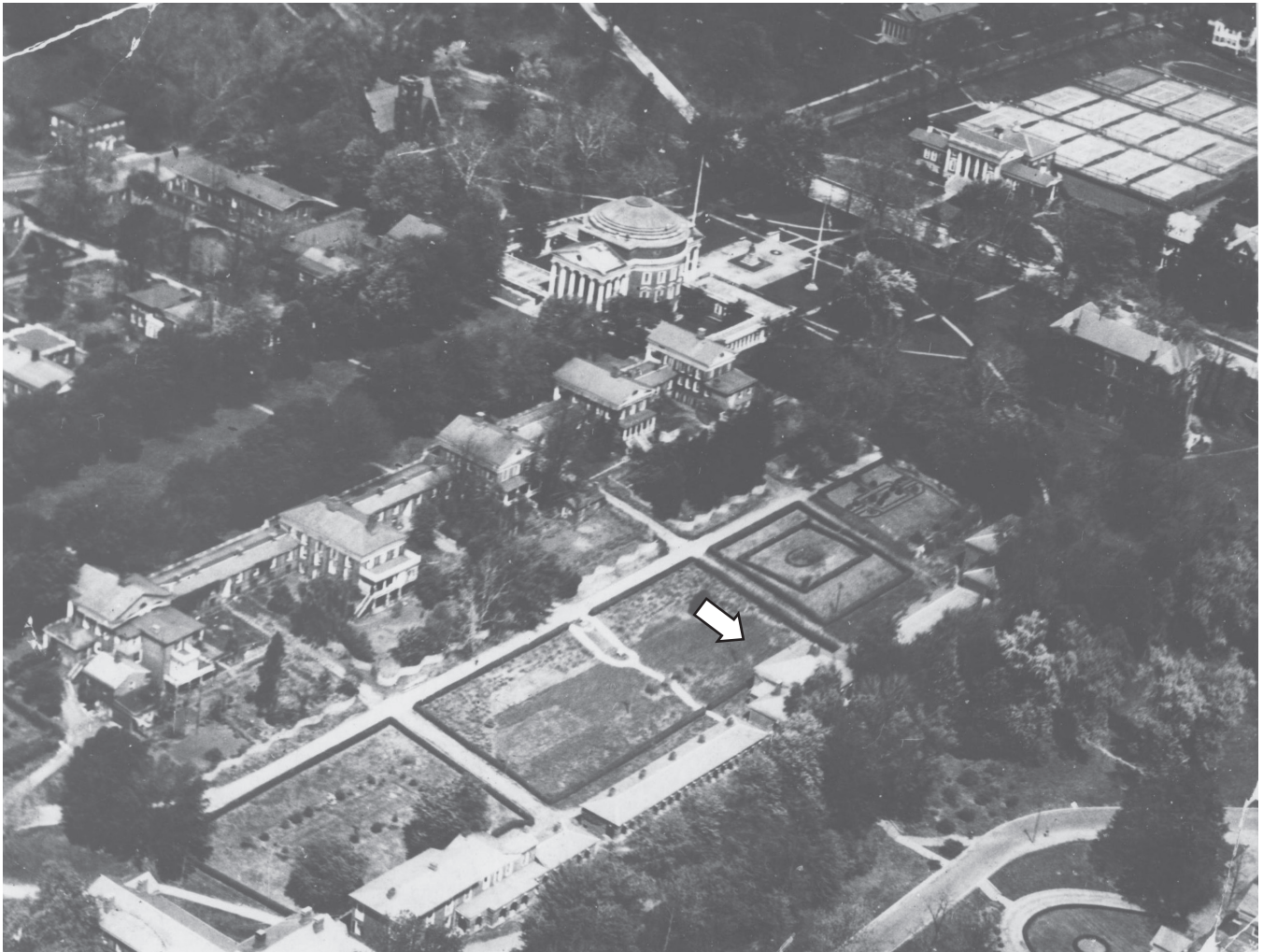
A year later, on August 25, 1917, Lile wrote that his son-in-law then held a commission as chaplain with the rank of captain and expected to go abroad with the University of Virginia Base Hospital Unit.²⁹⁸ Tucker served overseas as an Army chaplain from 1918 through 1919.²⁹⁹ His family apparently vacated Hotel D in 1918, as a 1919 map in the *University Record* identifies Hotel D as the Carruthers residence.³⁰⁰ A son, Beverley Dandridge Tucker, III, was born on November 26, 1918, while his father was in France.³⁰¹

In 1920 Tucker became professor of practical theology at Virginia Theological Seminary and then in 1923 assumed the rectorship of St. Paul's Church at Richmond.³⁰² After 15 years in Richmond, he left for Cleveland, Ohio, in 1938 to become a bishop-coadjutor.³⁰³ He died there in June 1969.³⁰⁴

ELMER I. CARRUTHERS, 1918–1947

Elmer I. Carruthers and his family moved into Hotel D in 1918.³⁰⁵ Born in Loudon County, Virginia, in 1874, Elmer Carruthers had graduated from the Columbia College of Commerce in Washington, D.C., in 1893.³⁰⁶ In 1900 he married Ellie R. Jordan of Haymarket, Prince William County, Virginia, where he began his business career. He was later employed by Charles King and Son, a wholesale grocery firm in Charlottesville, and in 1906 became a teller at the Bank of Albemarle.³⁰⁷

In 1912 Carruthers was chosen to be the bursar of the University of Virginia and also served as the secretary to the Board of Visitors.³⁰⁸ He taught at the university and organized the university's first course in accounting in 1918, when some U.S. Army soldiers needed training. He continued as an instructor in accounting through 1924.³⁰⁹ He later became



The roof of the southwest addition can be seen in this 1920 aerial view of the Jeffersonian Precinct.

treasurer of the General Athletic Association of the university, as well as treasurer and board member of the University Y.M.C.A.³¹⁰

Carruthers tendered his resignation as bursar and secretary of the Board of Visitors in 1947, after more than 35 years of service to the University. The minutes of the Board of Visitors record that “in these two capacities,” as secretary and bursar, “he served the University faithfully and well, and devoted all of his mind and body to the service of that institution.”³¹¹

Carruthers Hall at the university was named in his honor. At the dedication of the building in June 1981, Vincent Shea, who had succeeded Carruthers as university bursar in 1947, noted that his career at the university was longer than that of anyone who had held a major administrative position. Among Carruthers’ many contributions were keeping the



Two views of Hotel D, circa 1930.

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university budget balanced through two world wars and the Great Depression and seeking funds to provide student loans.³¹²

The Carruthers family had lived on East Jefferson Street from 1903 until 1918, when they moved to Hotel D. They stayed there until 1947, when Elmer Carruthers retired.³¹³ Carruthers' son reportedly lived at Hotel D with his children.³¹⁴ Elmer Carruthers died in 1951 at the age of 77.³¹⁵

A 1920 insurance map depicts Hotel D the same as it appeared in 1913, with solid north and south walls. However, another map, issued in 1929, shows the south wall with an opening into the adjacent dormitory; that room, in turn, opened into the south-most dormitory room and into the room filling the corner between the hotel and the adjoining dormitory room. A small porch, much smaller than the previous one, sheltered the west entrance to the hotel.

In 1938 a map prepared by another fire underwriter shows conditions during the Carruthers family's occupancy. The south wall of Hotel D had two openings. One doorway led to the adjoining dormitory room, which in turn opened in the next dormitory room. The other opening in the south wall of the hotel proper opened into an L-shaped room, which in turn had doorways into the two dormitory rooms (this map evidently erroneously shows a third dormitory room on the south end of this block). The two rooms on the north half of the hotel were linked by a doorway in the north-south wall. The west porch was not shown. The yard behind Hotel D was part of the long open space to the west of the East Range; there were no dividing brick walls.³¹⁶

Documentation of the "University of Virginia, Pavilions and Hotels," including a photograph of Hotel D's front facade, was compiled after 1933 and submitted to the Historic American Buildings Survey.³¹⁷

DR. CARLISLE S. LENTZ, CIRCA 1948-1951

In January 1948 the Buildings and Grounds Committee of the Board of Visitors reported that Hotel D had been assigned to Dr. C. S. Lentz.³¹⁸

Dr. Carlisle S. Lentz had been born in Omaha, Nebraska, in 1894. He graduated with a bachelor's degree from Creighton University in 1914. After he received his medical degree from Johns Hopkins in 1918, Lentz served as first lieutenant in the army medical corps. In 1919 he returned to The Johns Hopkins Hospital as assistant superintendent and was elected a member of the Association of Military Surgeons of the U.S.³¹⁹

In 1921 Lentz accepted the superintendency of the University Hospital at Augusta, Georgia, and taught a class in hospital administration.³²⁰ Ten years later, in 1931, he accepted

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the same duties at the University of Virginia Hospital and at the university's School of Medicine.³²¹ That same year he received a medal from the Carnegie Hero Fund Commission for having saved a man and a woman from drowning in the ocean off Fort Moultrie, South Carolina, in 1930.³²² Lentz became a member of the Albemarle, Virginia, and American Medical Associations and the Virginia Hospital and the American Hospital associations.³²³

In 1951, after twenty years as superintendent, Lentz became a consultant for the university hospital.³²⁴ He apparently moved out of Hotel D at about this time, for on February 8, 1952, the chairman of the Buildings and Grounds Committee "recommended that Hotel D be assigned to Dr. David C. Wilson, professor of neurology and psychiatry," and this change was approved.³²⁵

DAVID C. WILSON, 1952–1959

David C. Wilson occupied Hotel D beginning in 1952, when he was 60 years old. He was married to Elizabeth Jackson of Louisburg, North Carolina, and had four children. No information has been found on whether any of the children also resided at Hotel D.³²⁶ Wilson was born in St. Elmo, Tennessee, in 1892 to Henry Benjamin and Nellie Cole Wilson.³²⁷ He graduated from the McCallie School in Chattanooga, Tennessee, in 1909. He was awarded a bachelor's degree by the University of Virginia in 1912 and entered the university's School of Medicine in 1915.³²⁸ He completed his medical degree in 1919 and his internship in 1920, both at the university.³²⁹ An obituary from the university's medical center described the early years of his career:

He later trained at Peter Bent Brigham Hospital in Boston, the Phipps Clinic of the Johns Hopkins University and the University of Pennsylvania, where he studied with Dr. Adolf Meyer, one of the early major figures in American psychiatry.

From 1921 to 1928, Dr. Wilson was on the staff of the Clifton Springs Sanitarium in New York. He formed the department of neurology and psychiatry there and began to take residents in training in 1923. He joined the medical faculty at the University of Virginia in 1929 as associate professor of neurology and was promoted to professor of neurology by 1935.³³⁰

From about 1935 through 1956 Dr. Wilson headed the university's department of neurology and psychiatry.³³¹ Occupational therapy got its start at the university when Wilson included it as part of the treatment of patients in his department.³³² In 1938 he established the medical school's first psychiatric ward and its first department of psychiatry.³³³ Another of

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Dr. Wilson's interests was the treatment of returned veterans with mental maladjustment.³³⁴ Throughout his career he led various local, state, and national medical organizations.³³⁵

In February 1952 Hotel D was assigned to Dr. Wilson.³³⁶ After he resigned from the faculty on July 1, 1956, the Committee on Buildings and Grounds assigned his house to Thomas K. Fitzpatrick, dean of the School of Architecture.³³⁷ However, three months later, Dr. Wilson's resignation was cancelled, and he continued to occupy Hotel D.³³⁸ The following year Dr. Wilson became professor emeritus at the university.³³⁹ He was elected vice-president of the American Psychiatric Association in May 1958.³⁴⁰ He listed his business address in 1959 as "University of Virginia Hospital, Charlottesville" and his residence as "24 East Range, University of Virginia."³⁴¹ Apparently during Doctor Wilson's occupancy a small porch or stoop was added to the west entrance of the building; the porch does not appear on a 1938 map, but it does appear on a 1956 map.³⁴²

Dr. Wilson received many important tributes. In 1959 the David C. Wilson Society was formed by faculty and staff of the department of neurology and psychiatry to establish the annual David C. Wilson Lectures. The Society also presented his portrait by Edwin Fox of Bluefield, West Virginia, to the School of Medicine.³⁴³ He had been on the medical faculty for 30 years. The School of Medicine established the David C. Wilson chair of psychiatry in 1978, and a neuropsychiatric hospital in Charlottesville was named for him.³⁴⁴ Wilson died in Charlottesville on October 30, 1980, at the age of 88.³⁴⁵

OCCUPANTS AND VISITING PROFESSORS, 1960s–1970s

The following policy was agreed upon by the Rector and Board of Visitors on June 10, 1960, regarding "the assignment of pavilions, hotels, and residences to members of the faculty," including Hotel D, by the Buildings and Grounds Committee:

That housing upon the Lawn, the Ranges, Monroe Hill, and the Dawson's Row area, as available in the future for assignment to members of the faculty, be assigned upon the following basis

- (a) The Deans of each school (excepting Deans who are not full professors) and the Chancellor for Community Colleges shall have first priority according to the seniority of their respective schools or office.
- (b) Subject to (a), full professors shall have priority, irrespective of their school, in accordance with their seniority as full professors.
- (c) Part-time professors shall not qualify for assignment under (b).

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Professors having less than five years tenure before retirement or professors without families shall not qualify for assignment under (b).³⁴⁶

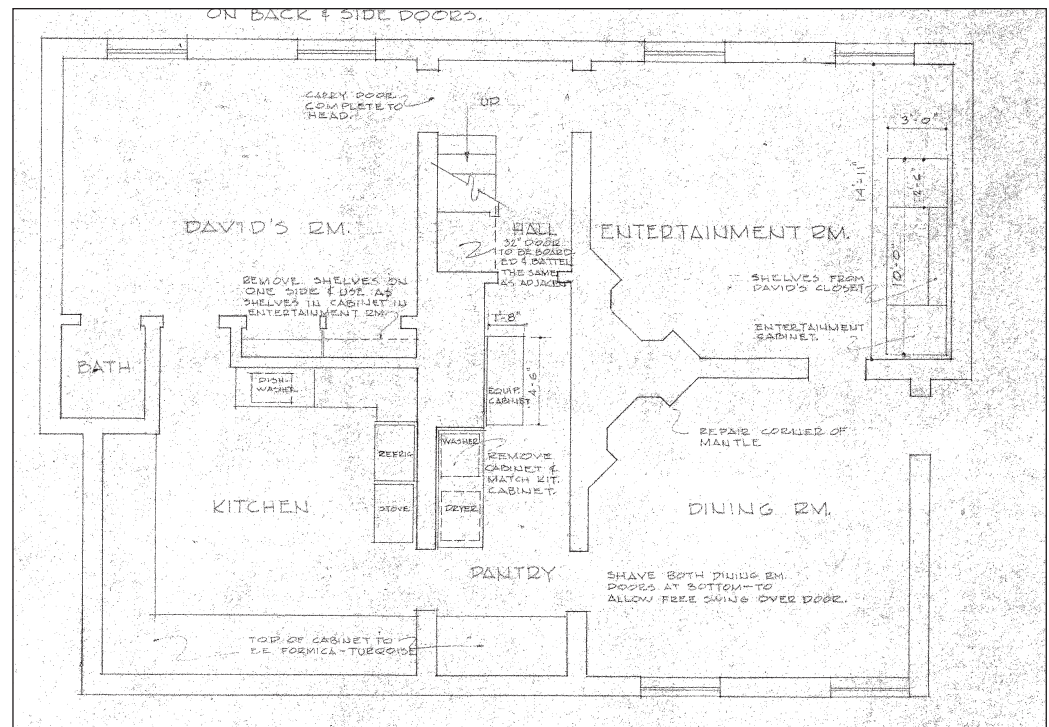
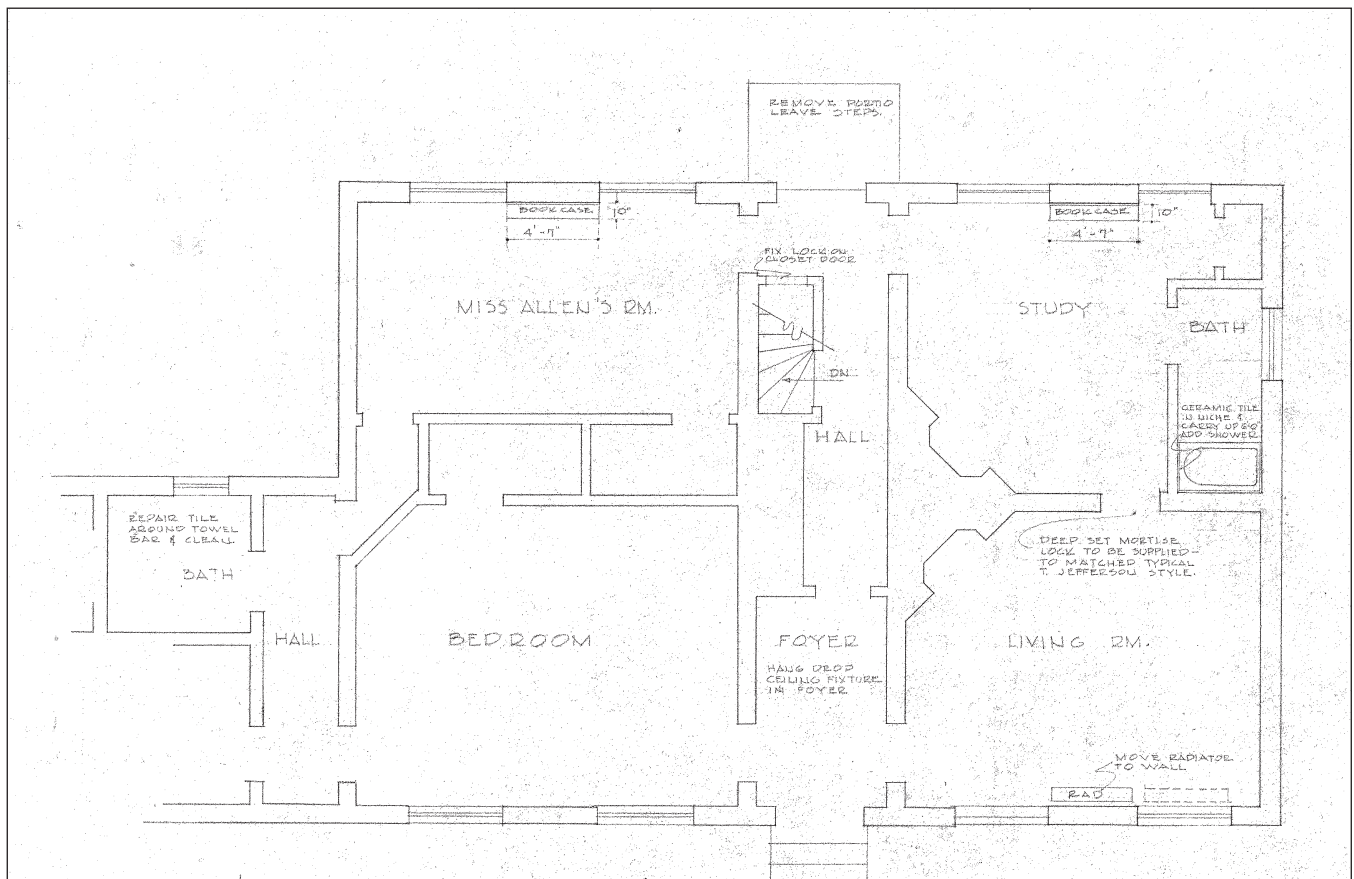
No records on how Hotel D was used during the 1960s were found, except for a passing reference stating that before it was used to accommodate visiting professors, a Dr. Allan, an orthopedist, had lived in Hotel D, evidently Dr. John Hamilton Allan who was elected professor of orthopedics and chairman of the School of Orthopedics effective July 1950. He resigned as chairman of the department and taught on a part-time basis effective August 31, 1967.³⁴⁷

In March 1970 the president of the university, Edgar F. Shannon, Jr., drafted a letter to the academic deans on "Guest Houses for Visiting Professors" stating that

Assignment of No. 24 East Range [Hotel D] will be made on the same basis as the assignment of Morea. That is, it will be assigned to the Dean who first advises me in writing that he has received an acceptance from a prospective visiting professor (identified by name) for a specific semester or session. If two applications should be received simultaneously, preference will normally be given to the request for a full session. It will probably be advantageous in making an application to request assignment of Morea or No. 24 East Range. It is hoped that the East Range house may be available for occupancy by September 1970.³⁴⁸

Evidently in preparation for the use of the building by visiting professors, an inventory and appraisal of the furnishings, mostly antiques, of Hotel D were prepared in April 1971 for the treasurer of the university by Frederick D. Nichols, professor of architecture. On the south wall of the entrance hall was a Chinese altar table, and on the north wall of the center hall was a "Scotch antique Chippendale settee." The master bedroom was furnished with a pair of single beds, four chairs, a drop-leaf card table, a secretary, a chest of drawers, and a six-panel Coromandel screen. The southwest bedroom on the first floor had an "antique four-poster Empire bed," an "inlaid Louis Philippe writing desk," a "small Empire table, with 2 drawers," a chaise longue and three chairs. In the northeast sitting room were a pair of love seats, a pair of lounge chairs, a Ming stool, a pair of low Chinese side-tables, a drop-leaf walnut table, a pair of Italian antique tables, a six-sectioned Coromandel screen, and a two-sectioned one. The northwest sitting room had three chairs, three love seats, a Ming stool, an antique mahogany corner cupboard, a painted cabinet, and a Chinese flat-top desk. On the first floor there was also a hall leading to the bathroom.³⁴⁹

Located in the basement were the southwest bedroom, the northwest sitting room, the dining room, a hall, and a kitchen. The bedroom was furnished with an "antique three-quarter spool bed," a night table, a Hepplewhite desk, two Chippendale side chairs, and four "vermilion pigskin Chinese travel trunks on stand." The sitting room had an Empire



Frederick Nichols' drawings for renovations at Hotel D in 1960.

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sofa, a Victorian rocking chair and four other chairs, an Empire desk, an “antique Queen Anne table,” a pair of end tables and an “antique painted tile Franklin stove.” The dining room was furnished with a painted dining table, a rosewood Ming table, a side-table, and six side chairs; the hall, with a modern “walnut drop-leaf dining table.” The kitchen was equipped with a “circular table, white plastic top,” two chairs, a refrigerator, stove, and dishwasher.³⁵⁰

JOHN W. WHEELER-BENNETT, SEPTEMBER 1971–JANUARY 1972

John W. Wheeler-Bennett (1902-1975) was a widely known British historian and biographer, as well as a political observer.³⁵¹ Born in Kent, England, in 1902, Wheeler-Bennett studied at Malvern College and Christ Church College, Oxford. An appointment in 1924 to the staff of the Royal Institute of International Affairs started his career in international law and international relations.³⁵² In 1924 he founded the *Bulletin of International News* and served as its editor until 1942. His first works focused on the international problems of the inter-war years. He spent years of study in Germany and lectured at the University of Virginia in the late 1930s.³⁵³ In 1938 Wheeler-Bennett was named lecturer of international law and relations at the university.³⁵⁴

At the time of his marriage in 1945, he had been residing in Albemarle County for several years and travelling to Europe at times.³⁵⁵ Ruth Risher, his wife, was a 28-year-old registrar at the University of Virginia’s summer school when they met. During World War II she served in the American Red Cross in Alexandria, Egypt.³⁵⁶ In 1960 Wheeler-Bennett received the honorary degree of doctor of civil law from Christ Church College, Oxford.³⁵⁷

In April 1971 Wheeler-Bennett was one of 17 people re-elected to the faculty of the University of Virginia. He was to be a scholar-in-residence in history, government, foreign affairs, and law for one semester, effective September 1, 1971.³⁵⁸ Thus, he was attached to the history department, the School of International Studies, and the law school. This was his second term as a visiting scholar.³⁵⁹

The Wheeler-Bennetts were assigned to Hotel D from September 1971 through January 1972.³⁶⁰ John Wheeler-Bennett called it “a most delightful small house.”³⁶¹ The “dining room, kitchen, Wheeler-Bennett’s study, in which he held his seminar sessions, and a spare bedroom were all located” in the basement.

“The only ‘marring’ incident,” his biographer Victoria Schofield quoted him as saying, was “when, ‘if you please cold sober and at four o’clock in the afternoon,’ he fell up some steps and broke his left ankle, ‘requiring a plaster cast, crutches and a wheel chair.’” “To negotiate an oblique spiral stair is difficult at any time,” he continued, “but it becomes

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increasingly so when encumbered by a plaster cast! However I became adept at negotiating it . . . pulling myself up sideways one step at a time.” He used a clothesline to bring his crutches up or down. “It worked perfectly,” he wrote.³⁶² He also commented that “If Mr. Jefferson may be said to have one fault as an architect it is that he despised staircases. He regarded them as unnecessary, uneconomical and merely using up space which could be otherwise better employed.”³⁶³

LEWIS MUMFORD, FEBRUARY–JUNE 1972

Lewis Mumford was born in Flushing, New York, in 1895. He attended the New School for Social Research, the City College of New York, and Columbia University. Although he never held an advanced degree, he became well known for his writings on cities, architecture, technology, literature, and modern life.³⁶⁴ His 1924 book entitled *Sticks and Stones: A Study of American Architecture and Civilization* was one of the first to recognize the importance of American architects Louis Sullivan and Frank Lloyd Wright.³⁶⁵

In 1923 Mumford co-founded the Regional Planning Association of America and was later involved in planning Sunnyside Gardens in Queens, New York, and Radburn in Fair Lawn, New Jersey. In 1931 he joined *The New Yorker*, writing “The Sky Line” and “The Art Galleries” columns. Five years later he settled in Amenia, New York, with his wife, Sophia Wittenberg.³⁶⁶ Mumford moved to California to teach at Stanford University and to help design a new humanities program in 1942. He returned to New York City six years later. In between writing books he was a visiting professor at various institutions including the University of Pennsylvania, the Massachusetts Institute of Technology, and the University of California, Berkeley. In 1962 he moved back to Amenia to work on his autobiography and a two-volume history of technology and human development.³⁶⁷

On December 11, 1971, Lewis Mumford was elected to the faculty of the University of Virginia as a Thomas Jefferson Memorial Foundation Visiting Scholar in Architecture for one semester, starting February 1, 1972.³⁶⁸ Hotel D was assigned to him from February to June of that year.³⁶⁹ Mumford, who was recognized for his ability to cross disciplinary lines, was expected to conduct a seminar entitled “The City in History” for students of city planning, landscape architecture, architecture, and architectural history.³⁷⁰ Mumford was also awarded the Thomas Jefferson Medal in Architecture by the University of Virginia in 1972, in recognition of his interest in “rehabilitating urban life through progressive and thoughtful planning” and for his work as an architectural historian. Mumford received the National Medal for Literature in 1972 and the National Medal of Arts in 1986. He died in Amenia on January 26, 1990, at the age of 94.³⁷¹

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After Mumford's occupancy, Hotel D continued to be used by a succession of short-term occupants. It was assigned to Hamilton Myers for the month of June 1972, but no records were found to indicate his involvement with the University of Virginia or his stay at Hotel D.³⁷²

ROBERT D. CROSS, JULY 1972

Robert D. Cross, a native of Grinnell, Iowa, received his bachelor's and master's degrees in history and literature, as well as his doctorate in the history of American civilization, from Harvard University. From 1952 to 1959 he taught history at Swarthmore College and from 1959 to 1967 at Columbia University. He served as president of Hunter College from 1967 to 1969, then of Swarthmore from 1969 to 1972.³⁷³ Between 1960 and 1967 he had been editor of the *Columbia Studies in Social Science* and a contributing editor of *Immigration Digest*. He had served on a committee of the College Entrance Examination Board and on the boards of institutions in New York including The Professional Children's School, the Metropolitan Hospital, and the Dalton School. Cross had written books and articles for the *Yale Review* and the *American Catholic Historical Review*.³⁷⁴

On February 3, 1972, Robert D. Cross was elected professor of history and appointed dean of the Faculty of Arts and Sciences at the University of Virginia for a term of five years, effective July 1, 1972.³⁷⁵ Hotel D was assigned to him for the month of July; he subsequently resided with his family at Pavilion VI until 1989.³⁷⁶ He retired in 1994 and died in Charlottesville in 2003 at the age of 79.³⁷⁷

On July 6, 1972, the assistant to the president, Francis L. Berkeley, reminded Vincent Shea that Morea, another property owned by the university, might be vacant for the entire school session and Hotel D for the first semester. He asked whether the academic deans should be "circulated again."³⁷⁸ Twelve days later Berkeley sent Vice-President David Shannon a memorandum on "empty guest houses and the need for a circular notice and a committee." He wrote:

Morea, as you know, is now vacant and apparently will be vacant throughout the 1972-73 session and the foreseeable future. Hotel D, East Range, will be vacant through the fall semester, but occupied in the spring by Professor Labatut. The Architecture School has tended of late to dominate the use of these two guest houses for its Jefferson Foundation Professors. Here are two suggestions.

With a number of new deans and chairmen now in office, it may be well for you or for the President to issue a new circular letter to remind them of the existence of the guest houses and the conditions under which they are made available.

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Perhaps a more important suggestion (made to me just now by Mr. Shea) is that a standing committee on visiting scholars might be established to watch over this matter ...

A standing committee would have as its function the search for outstanding visiting scholars and the fullest use of the potential asset we have in these guest houses ...³⁷⁹

PROF. AND MRS. DAVID LEVIN, SEPTEMBER–OCTOBER 1972

David Levin was born in York, Pennsylvania, in 1924. He served in the Army Air Force during the Second World War and completed his bachelor's, master's and doctoral degrees at Harvard University between 1947 and 1955. A leading scholar of American literature and history, as well as a biographer and poet, he was particularly known for the literary analysis of historical writing and for his approach to historiography.³⁸⁰ In 1959 he became an associate professor at Stanford University.³⁸¹

In April 1971 Levin was elected Commonwealth Professor of English, effective September 1, 1971, by the Rector and Visitors of the University of Virginia. He was also appointed as a member of the Center for Advanced Studies for three years.³⁸² David Levin and his wife were expected to occupy Hotel D only briefly, from late September 1972 until October 30, 1972.³⁸³

In November 1972, after the end of their stay at Hotel D, Mrs. Levin wrote Francis Berkeley, assistant to the president, to thank him for the accommodations. She attached an inventory of the east and west parlors, hall, east and west bedrooms, downstairs hall and bedroom, dining room, downstairs living room, bathroom, hallway, kitchen, the closet off the dining room, and linen closet. In the east parlor were three settees, three chairs, two marble-topped tables, one drop-leaf table, two small end tables, and one Coromandel screen. In the west parlor were two love seats, six chairs, a "table with drawers and chair," one end table, one corner cupboard, one "painted chest –bookshelf," and one Chinese fireplace screen. In the hall were a hall table and a wooden bench. In the east bedroom were two twin beds, one end table, one "inlaid table with folding top," one "desk-bookcase," one chest-of-drawers, two chairs, and another Coromandel screen. In the west bedroom were a four-poster bed, a large chest-of-drawers, a "bed table," two desks, a chair and a chaise longue. The "downstairs bedroom" had a "¾ spool bed," a desk, two chairs, and "a set of 4 Chinese wedding trunks." The dining room had "1 table, 6 chairs, slip-covered," "2 Chinese carved tables," and a small buffet table.

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Mrs. Levin suggested that repairs be made on a “chaise in the bedroom” and that the “armchairs in the west parlor” be upholstered. She also recommended that exterminators be called in to inspect “for cock-roaches, especially the closet off the dining-room,” before the next visitors arrived. “The exterminators came soon after we did and showed me where they were nesting – up above the top drawers of all desks, dressers, kitchen cabinets etc.,” she wrote. “We proceeded to do a more thorough job while we were here, but they will find these nice, warm, dry places to nest, especially if the building is vacant.”³⁸⁴ In December, Francis Berkeley gave instructions to a Mr. Main and Mr. Presley to address these issues.³⁸⁵ David Levin apparently continued teaching at the university with the title of Thomas Jefferson Professor of Arts and Sciences until January 1992, when he retired as a chairholder and was elected professor emeritus.³⁸⁶

Meanwhile, Hotel D had been offered to Jean Labatut, who in February 1973 had been elected as Thomas Jefferson Memorial Foundation Scholar-in-Residence in Architecture for one semester.³⁸⁷ He declined the offer of Hotel D, and both guest houses, Hotel D and Morea, were vacant for the year.³⁸⁸

WILLIAM B. SPONG, MARCH 22–31, 1973

A memorandum from Francis L. Berkeley, Jr., the assistant to the president of the university, dated March 3, 1973, indicated that Morea and Hotel D would be occupied that spring for periods ranging from a few days to a month by three families: U.S. Senator and Mrs. William Spong of Virginia; U.S. Senator and Mrs. Hubert Humphrey of Minnesota; and Peter Walne, a British historian and archivist, and his family.³⁸⁹ Apparently the Humphreys were assigned to Morea, and the Spongs and Walnes to Hotel D.

William B. Spong was born in Portsmouth, Virginia, in 1920 and graduated from Hampden-Sydney College. He served in Europe during World War II, then studied law at the University of Virginia and at the University of Edinburgh. In 1954 he won election to the Virginia House of Delegates and two years later entered the State Senate. He served as a state senator for ten years. Spong was elected to the U.S. Senate in 1966, serving a single term.³⁹⁰

At the University of Virginia, Hotel D was assigned to him for one week, from March 22 to March 31, 1973.³⁹¹ Later that year he was elected Scholar-in-Residence for one semester, effective September 1.³⁹² Spong became a professor of law and dean of the Marshall-Wythe School of Law at the College of William and Mary in 1976, where he remained until 1985.³⁹³ In January 1987 he was elected the John A. Ewald, Jr., Distinguished Visiting Professor of

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Law at the University of Virginia for one semester and again in 1989. He resigned to accept the presidency of Old Dominion University.³⁹⁴ William Spong died in October 1997.

PETER WALNE, APRIL–MAY (?) 1973

On January 11, 1973, Donald Jackson, editor of the George Washington Papers, wrote to Peter Walne about Walne's forthcoming stay at the university and his occupancy of Hotel D:

Accommodations: We are in luck here. When Jefferson designed the University he built several "hotels" as well as pavilions. One of these, Hotel D on the East Range, has been reserved by President Shannon for your use for the month of 10 April to 10 May. It is a fine house of perhaps ten rooms, including three bedrooms, two baths, and a large, modern kitchen with dining facilities. Indeed, it is one of the two houses maintained by the University for visiting professors, and it is our good fortune that it is vacant next summer. There will be no charge to you or the Washington Papers except perhaps for incidentals such as long-distance calls or laundry of linen. I think that Lesley will be relieved to know she has a place to feed and care for the children in privacy, if she wishes, and you will be glad to know that you can come and go during the whole time of your stay, at your leisure. We have Frank Berkeley to thank for this most convenient arrangement.³⁹⁵

The assistant to the president, Francis L. Berkeley, Jr., followed up with a letter to Walne stating that "Hotel D is less grand than the pillared pavilions, but it is fully equipped for housekeeping and convenient to everything, including our house. Its occupants of last year, Sir John and Lady Wheeler-Bennett, liked it better than the larger house they had when here several years ago."³⁹⁶

Peter Walne and his family were expected to arrive from England on April 10 or 11 and stay for approximately one month. As a visiting faculty member, Walne was to be a consultant to both Professor Donald Jackson, editor of the Papers of George Washington, and Professor George E. Reese, director of the Center for Humanistic Sources.³⁹⁷

JEAN FABRE, SEPTEMBER 1973– JANUARY 1974

On June 1, 1973, Jean Fabre, professor of eighteenth-century French literature, was elected to the faculty of the university. He was to be a visiting professor for one semester, effective September 1. Hotel D was assigned to him from September 1973 through January 1974.³⁹⁸ On September 6, 1973, the day before Jean Fabre and his wife arrived from France, Francis Berkeley, Jr., wrote Ralph Main that

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President Shannon greatly appreciates your laying on a crash program to clean the house and have it in good order, since he had been under an impression (until this morning's message was received) that the Fabres would not arrive until late September or early October.

The Fabres will be met at the airport by professor Denommé, who is authorized to receive the key and turn it over to the Fabres.³⁹⁹

ANDERSON TODD, FEBRUARY-JUNE 1974

Anderson Todd acquired his master's degree in architecture from Princeton University in 1949. While a student at Princeton, Ludwig Mies van der Rohe served as his architectural and philosophical mentor.⁴⁰² Another mentor, Jean Labatut, was his inspiration as an educator. Labatut later recommended Todd for a teaching job at Rice University; he later became director of the school and shaped the architectural legacy of Houston.⁴⁰¹

On March 3, 1973, Francis Berkeley had written a memorandum stating that from February through June 1974 Hotel D would be occupied by Todd, as the visiting Thomas Jefferson Foundation Professor of Architecture.⁴⁰² A formal request for accommodations was made on January 24, 1974, when the dean of the school of architecture, J. Norwood Bosserman, wrote the university president Edgar Shannon that "During the second semester of the 1973-74 session we expect to have Professor Anderson Todd of Rice University in residence as the Thomas Jefferson Professor of Architecture. I would like to request that one of the University's guest facilities, either Morea or Hotel D, be made available."⁴⁰³

Anderson Todd was elected to the faculty of the university on January 16, 1974.⁴⁰⁴

Hotel D was assigned to him from February through June 1974.⁴⁰⁵ However, no further records were found to indicate whether or not he actually stayed here.

In a memorandum of June 1974 Shannon again explained the conditions at Morea and Hotel D with regards to university guests:

Dogs and other pets are prohibited in both houses ... Towels and linen are provided in both houses, but the Tenant is responsible for laundering costs. Tenants must also pay for long distance telephone charges. Local telephone service and all utilities are provided by the University ... only one parking space is available for Hotel D. It is reserved for the Tenant without charge. There is ample parking in the grounds of Morea.⁴⁰⁶

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PETER FROST, SEPTEMBER–DECEMBER 1974

Professor emeritus of finance and business economics at the University of Washington, Peter Frost received his bachelor's degree from Occidental College in 1959 and his master's and doctoral degrees from University of California, Los Angeles, in 1961 and 1966, respectively. He was an assistant professor at Carnegie-Mellon University from 1964 through 1969 and had a position at the University of Washington beginning in 1969; he was director of the doctoral program from 1990 through 1996, chairman of the Department of Finance and Business Economics from 1981 through 1990, and editor of the *Journal of Financial and Quantitative Analysis* from 1987 through 1989.⁴⁰⁷

On August 16, 1974, acting president David A. Shannon confirmed the assignment of Hotel D to Frost as visiting professor of economics for the first semester of the 1974-1975 session. Shannon reminded Edwin E. Floyd, dean of the faculty of arts and sciences, that Hotel D was still available for assignment for the second semester of the session.⁴⁰⁸

JOHN BROOME, SPRING SEMESTER, 1975

John Broome acquired his bachelor of arts degree in mathematics and economics from Trinity Hall, Cambridge University, in 1968 and his doctorate in economics from the Massachusetts Institute of Technology in 1972. The following year, he completed a master's degree in philosophy from the University of London. From 1972 through 2000 he taught at the University of London, University of Bristol, and University of St. Andrews. He also held visiting professorships in Australia, Canada, Sweden, and the United States.⁴⁰⁹

On January 10, 1975, Broome was elected as visiting associate professor of economics at the University of Virginia for one semester, effective January 16, 1975.⁴¹⁰ Hotel D was assigned to him for the spring semester of 1974-1975.⁴¹¹ However, no records have been found to confirm that he actually lived there.

The January 1980 minutes of the Board of Visitors include charts that record the increase in residential housing rates at the university. For 1980-1981 the following information was listed for Hotel D, which was at that time described as a two-bedroom facility:

Utilities Furnished by U. Va. At Present – Water/Sewer, Electricity, Heating Plant

Rents 1979-80 Per Month – [none]

Amount of Increase - \$150

Percent of Increase – N/A

Proposed Rents 1980-81 Per Month - \$150

Proposed Utilities To Be Assumed By Occupant (UVa) – [none]⁴¹²

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In 1980 the south half of the main floor of the building was returned to its original configuration as “one large room.” A report from 1993 stated that “within the past few decades a large kitchen has occupied one quarter of the basement level and full bathrooms have been fitted into the basement and the former student room just south of Hotel D.”⁴¹³

JAQUELIN TAYLOR ROBERTSON, CIRCA 1981–1990

Jaquelin T. Robertson received his bachelor of arts degree in political science from Yale University in 1955. Two years later, as a Rhodes scholar at the University of Oxford, he was awarded a master’s degree in politics, philosophy, and economics. He earned a second master’s degree, in architecture, from Yale University in 1961. Robertson began his career as director of the New York City Mayor’s Office of Midtown Planning and Development. He later formed a partnership with architect Peter Eisenmann and in 1979 with Alexander Cooper, forming Cooper, Robertson & Partners in New York.⁴¹⁴

In June 1980 Robertson was elected professor of architecture, effective July 1, 1980, at the University of Virginia.⁴¹⁵ The following year, as incoming dean of the School of Architecture, he expressed interest in occupying Hotel D. He wrote vice president and provost David A. Shannon that

Given our Founder’s interests it seems only appropriate that the Architecture School be “in residence on the Lawn” so to speak. I think the benefits of being able to receive and entertain visitors, faculty, students, and others within Mr. Jefferson’s precinct are immeasurable. In a very special way this complex of buildings, the finest in America, are the School’s strongest drawing card (particularly in the international architectural community). It is our symbol and should, if possible, also be a part of our day-to-day setting.⁴¹⁶

Shannon replied that Robertson could occupy Hotel D “at least until June 30, 1982.” He added:

It seems to me it would be a good idea for you to discuss your housing situation for beyond a year from now with Ray Bice and President Hereford. For the last several years we have had two residences available for visitors, but I myself see no strong reason why these should be Hotel D and Morea. I have talked about this matter with Mr. Bice, but since this is my last day in this office and President Hereford has not yet returned from vacation nothing definitive can be determined now for beyond a year from now.

As you know, Hotel D is a little gem. I hope you enjoy it.⁴¹⁷

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In a follow-up letter to the president, Frank H. Hereford, Robertson wrote:

Naturally, I am really delighted with the news that Hotel D is available, but more importantly I am most anxious that this be for a period longer than one year, preferably for the term of my appointment, so that I can truly consider it my residence...

... I would try to make of Hotel D much more than a home for myself, but a residential base for the school and to all those interested in Mr. Jefferson's architecture -- of which there is a growing number. I think with some of my own (period) furniture, books, paintings, rugs -- now spread between New York, Richmond, and East Hampton -- Hotel D could become both an extraordinarily attractive home for the School, and a most appropriate Dean's residence. Living as I have been, "between meals" as it were, has been frustrating and has prevented me from entertaining and participating more actively in the social and cultural life of the University. I'd like now to feel that Hotel D was really going to be "home" for the next four years.⁴¹⁸

In response to Robertson's request, Raymond C. Bice, then secretary to the Board of Visitors, submitted some background Information on Hotel D to the president of the university, stating that

The President (not the Board) oversees the assignment of Hotel D. Since Dr. All[a]n (Orthopedics) moved out, the President has assigned Hotel D to visiting professors. You delegated that function to the Provost.

David Shannon entered into an exchange agreement that we would house exchange professors from Downing College (Cambridge) and he has kept Hotel D available for such exchange, but nothing in the agreement says we must use Hotel D. The exchange professor could be housed elsewhere. There will be no exchange professor this year.⁴¹⁹

Six days later the president wrote Robertson:

I have discussed your letter of July 16 with Ed Floyd and Avery Catlin, and we are of the unanimous opinion that Hotel D on East Range should be assigned to you for the term of your appointment as Dean and for any term deriving from your reappointment.

They share my confidence that Hotel D will become more attractive than ever, and we share your sentiment that it is appropriate for the Dean of the School of Architecture to live on Mr. Jefferson's grounds.⁴²⁰

Robertson responded,

Your letter with respect to Hotel D has made me the happiest (and luckiest) Dean of Architecture in the entire United States. Huzzah [sic]!

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This is wonderful news for the School and, having just spent a weekend on the East Range, even better for me. I'm really thrilled and thank you for restoring Architecture to Mr. Jefferson's academical village. I'll try to give that wonderful little house the kind of life and spirit he expects.

I'm counting on you and Anne being there as often as I can get you. Certainly you'll be my first official guests.⁴²¹

For 1982-1983 the rental information for Hotel D was as follows:

Utilities Furnished by U. Va. At Present – Water/Sewer, Electricity, Heating Plant

Rents 1981-82 Per Month – \$165

Amount of Increase - \$15

Percent of Increase – 9%

Proposed Rents 1982-83 Per Month - \$180

Proposed Utilities To Be Assumed By Occupant (UVa) – [none]⁴²²

In April 1984 a work order was approved for lowering and repairing a Waterford chandelier at Hotel D, perhaps the one now in the east hall.⁴²³

Jaquelin T. Robertson was re-appointed as dean of the School of Architecture for five years, effective July 1, 1985.⁴²⁴

Records now housed in the Geospatial Engineering Services Archives of the university indicate that in the spring of 1986 electrical problems at Hotel D were posing a danger. Water intrusion through the west wall of the basement had affected outlets and switches; Murray Howard, the Architect for the Historic Buildings and Grounds at the university, directed that the masonry around the basement windows be repointed and that the damaged switches, outlets, and conduits be replaced and encased in waterproof plaster (similar problems had been reported in 1977). As part of this emergency work, an exterior light was to be installed on the wall near the bottom of the exterior basement stairs. There was also a roof leak in the dressing vestibule at the southeast corner of the building where it was connected to the dormitories.⁴²⁵

Interior plaster repairs were to begin in July 1986 and be finished before the beginning of fall classes. The Robertsons resided in the basement during the summer; one downstairs room was used as a bedroom and another as a study. Plaster repairs were to be made in those two rooms and the upstairs dressing room while the Robertson's were away for eleven days in July.⁴²⁶

When the flooding from surface water runoff continued to be a problem, the university hired the engineering and landscape firm of Patton Harris Rust and Associates of Bridgewater, Virginia, in June 1986 for a "major engineering study and bid documents program"

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in anticipation of undertaking alterations. The scope of work was to include “the regrading of alleyways proximate to Hotel D and the regrading of attendant landscape to channel water into existing drains while preventing routine flooding.”⁴²⁷ Plans were developed for a temporary asphalt curbing to be installed in the fall of 1986 and permanent stone curbing the next spring, along with some “brickwork at front door and basement areaway.”⁴²⁸ The asphalt work was scheduled for the second half of November 1986. Interior basement walls were not scheduled for repair until the summer of 1987, in order to allow time for the water to exit through the wall.⁴²⁹

However, Robertson was not at all pleased with the design or implementation of the initial work and in late November 1986, finally out of patience, sent a scathing letter to Murray Howard complaining about conditions at Hotel D, both inside and outside:

Having waited patiently for three years for the University to properly address the serious flooding and leakage problems at Hotel D, having endured five floods and continuous moisture intrusion with damage to both University and personal property as well as an extensive but inadequate and ineffective interior patch-up job over last summer (that resulted in more personal property damage and involved some preposterously incompetent workmanship on the part of the University B&G crew and its non-supervisor); and finally having witnessed outrageous destruction of the muse in front of my front door (including the totally unnecessary tearing up of the Leriopie border that my wife and I had planted and nourished)—I have decided to stop being patient and reasonable ... and am now going to be impatient and unreasonable.⁴³⁰

Robertson demanded that corrective steps be taken with the landscape issues within a fortnight and that a schedule of work on Hotel D itself be presented to him by the first of the year.⁴³¹ Some remedies were made in November: brick curbing was installed; replanting was done; the landing and top of the wall to the basement entrance was raised by one brick course, and broken bricks on the stairs were repaired; and more repointing and caulking was done at the basement windows and on the west façade above the basement. Exterior trim, doors, and shutters also needed repainting, but a lack of state funding was cited as the cause of the continued delay.⁴³²

Meanwhile, work to improve security at the building after the Robertsons were robbed was carried out in January 1987, including adding dead-bolt locks on the basement entry door and the upstairs bedroom door, as requested by the Robertsons.⁴³³ Also in January it was decided to paint “the outside of the pair of doors facing the hospital” (the east elevation); they were to be “painted the dark greenish-black color ... used at Carr’s Hill”; the “set at the driveway that is white” (the west elevation) was to “remain white.”⁴³⁴ The exterior shutters were scheduled in February 1987 to be painted “the dark green-black, not brown,”

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but it is not clear whether all of this work was done.⁴³⁵ The outside steps had a two-tone color scheme: the sides of the steps and the risers had been painted a “brick red,” and the treads were a “dark brownish color, perhaps a bit darker than the shutter color”; initially, these same colors were to be maintained, but then it was decided that the paint on the treads should be removed and that they should be refinished with a clear, satin-finish varnish.⁴³⁶

Water-infiltration problems continued into 1987. Repairs made to the walls and basement ceiling in 1986 were failing; needed again were plaster repairs “on the west side of the main floor, the scraping skim coating and painting of the basement office ceiling, and two areas on the exterior to be checked and pointed up as necessary.” The exterior repointing had not matched the color of the existing mortar, and there was concern that portland cement was being incorporated into the mortar mix.⁴³⁷ However, the Robertsons planned to be away during much of the summer of 1987 and were “very concerned about the safety of contents in Hotel D”; as a result, they requested that no work be undertaken during their absence.⁴³⁸

Surviving files are not clear about whether this work was carried out.

During his leave, Robertson and his family were, however, allowed to continue living at Hotel D.⁴³⁹ Meanwhile, though, he planned to vacate Hotel D during the early spring of 1989 but subsequently moved the date back to September 1989.⁴⁴⁰ The building again needed plaster repair and painting in December 1989, apparently after the Robertsons departed.⁴⁴¹

Robertson was elected professor emeritus on March 30, 1990.⁴⁴² In 1998 he was awarded the Thomas Jefferson Foundation Medal in Architecture by the University of Virginia.⁴⁴³

After the Robertsons’ departure, initial plans called for Hotel D to “revert to its previous use as a faculty guest house,” beginning in the fall of 1989. It was anticipated that “minor refurbishing and the purchase of furnishings” would be needed.⁴⁴⁴ However, these plans were set aside when the provost, Hugh P. Kelly, determined that the first floor of Hotel D would be used “on a temporary basis to meet our desperate need for three offices and for a room for their secretaries.” The basement level would “remain available as a three-bedroom apartment for faculty visitors.” Once the university’s “space emergency” eased, then Hotel D would be returned to residential use.⁴⁴⁵

In response, the Jeffersonian Restoration Advisory Board passed a resolution acknowledging the “limited space available in the Historic Grounds, the proposed future growth by the University, and the ever increasing demands on the prime space of the Academical Village” but also expressing the board’s “concern at any further erosion of traditional use of such space” and urging “that such use be only as a last resort, that it be viewed as only a temporary solution, and that no irreversible structural changes be inflicted.”⁴⁴⁶

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THE TEACHING RESOURCE CENTER, 1990–PRESENT

The Teaching Resource Center was created in 1990 after receiving support from the Graduate Dean of Arts and Sciences and a grant from the Virginia State Council of Higher Education Funds for Excellence.⁴⁴⁷ Its purpose was to promote excellence in teaching at the university.⁴⁴⁸ *The Cavalier Daily* announced in October 1990 that after its first few months of operation, the Teaching Resource Center was working to improve the quality of teaching assistants at the University and that the Center was located in Hotel D.⁴⁴⁹ Currently the Center offers a number of services and resource materials to enhance the teaching abilities and professional development of both faculty and teaching assistants at the university. It continues to occupy Hotel D.⁴⁵⁰

A report dating from August 1993 stated that the Women's Studies Center and the Asian Studies Center also had offices in Hotel D at that time.⁴⁵¹ There was continuing concern about the building's "modest electrical capacity," its "antiquated wiring system," and possible fire danger, especially since the building was being used for office functions that typically required more electrical and communications capacity than residential uses.⁴⁵² Another memorandum issued at this time described the building as being "in serious shape, especially in regard to electrical and service matters as well as overall decrepitude."⁴⁵³ An inspection of the electrical service at Hotel D, made in August 1995, described a host of continuing problems, including "insufficient receptacles, extension cords as permanent wiring, and excessive use of multiple outlet plugs," defective switches, broken sockets, and compromised fire-protection devices. The main electrical service was reported to be "seriously undersized," and the service panel and other components were not properly grounded. Much of the wiring and many conductors were said to overheat, and there was also a risk of electrical shock.⁴⁵⁴

In 1997 the Board of Visitors adopted a vision statement for the planning and design of the University of Virginia buildings and grounds. Its goal was "to restore the Founder's vision of the reciprocity between the academic and the physical plan of the University." Further,

The rotunda, the pavilions, the hotels, the ranges, the alleys, gardens, lawn and terraces fit together to function efficiently and provide an inspiring setting. Each of these elements has a role to play in the overall scheme of things. It is not a collection of individual buildings. It is a composition, an ensemble, of buildings and the spaces between, all of them completely interdependent.

As it is with the physical setting so too is it with the academic scheme; schools, degree programs, academic departments, research programs, courses and tutorials; the

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classrooms, student residences, libraries . . . all these are brought into a thoughtfully composed unity to serve the purposes, both largest and most various, of the university.

What can be said of the physical elements can also be said of the academic components: the whole is greater than the sum of the parts. Both the academic ensemble and the ensemble of facilities are composed of discrete units capable of being justified by citing the contribution each one makes to the purpose of the whole. And the composition is contrived, revised and reworked as new circumstances and opportunities arise, but always according to criteria of rationality and clarity of purpose.⁴⁵⁵

John G. Waite Associates, Architects was issued a service order by the university in October 2012, in conjunction with an existing 2009 term contract for architectural and engineering services, to complete an Exterior Building Report for Hotel D. The work included measured drawings (roof plan; attic plan; four exterior building elevations; one longitudinal section through the East Range arcade, looking west; and two partial building sections with attic elevations) of Hotel D and the adjoining student rooms. Also included were documentary research and a written history of Hotel D, a physical investigation and condition assessment of the roofing and exterior elevations, and a written architectural description of the exterior building envelope of Hotel D and the adjoining student rooms. A draft of the report was submitted to the university in August 2013.

The restoration of the East Range roofs, guided by the findings of the Hotel D exterior building report, included the loggia roof of Hotel B, the roof covering the Hotel B student dormitories, the roof covering the north dormitory block, and the roofs of Hotel D and the adjoining student rooms. The university issued a service order in October 2013 for the East Range Dorms Roof Replacement II project (Phase I of the East Range dormitories roof replacement project had been completed during the summer of 2012; it included the roof of the south dormitory block and of the Hotel F student dormitories). Tin-coated stainless-steel shingles, replicating Jefferson's original tin-plate shingles, replaced the existing painted terne sheet-metal roofing on Hotel D. The design of the Jefferson-era roofing was confirmed through a series of building probes conducted as part of the exterior building study. Evidence for original iron brackets, discovered during the probes, confirmed the existence of a circa 1821 wood parapet at the perimeter of the Hotel D roof. The roof restoration at Hotel D was carried out in 2014–2015 by university roofing and carpentry crews, in conjunction with roofers from W. A. Lynch Roofing Company of Charlottesville (see the Roof Restoration section of this report).

In September 2013, the university tendered a request for proposal for a full historic structure report of Hotel D, and then issued a service order to John G. Waite Associates, Architects in February 2014 for the completion of the Hotel D Historic Structure Report.

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NOTES

Abbreviations used in the notes

AB	<i>Alumni Bulletin</i>
ASB	Arthur Spicer Brockenbrough
AN	<i>Alumni News</i>
AR	Annual Report
BV	Board of Visitors, University of Virginia
CD	<i>Cavalier Daily</i>
CT	<i>College Topics</i>
GESA, MH Files	Geospatial Engineering Services Archives, University of Virginia, Files of Murray Howard, Architect for the Historic Buildings and Grounds
PJ	Journals maintained by the Proctor of the University of Virginia, Record Group 5/3/1.961
PL	Ledgers maintained by the Proctor of the University of Virginia, Record Group 5/3/2.961
PP	Papers of the Proctors of the University of Virginia, UVSC, Record Group 5/3/1.111
TJ	Thomas Jefferson
TJP	Jefferson Papers of the University of Virginia, UVSC
UVSC	University of Virginia Library, Special Collections

1. TJ to trustees of East Tennessee College Lottery," May 6, 1810, LC.
2. *Report of the Commissioners Appointed to Fix the Site of the University of Virginia* (Richmond: John Warrock, 1818), 4.
3. Richard Guy Wilson, ed., *Thomas Jefferson's Academical Village, The Creation of an Architectural Masterpiece*, rev. ed. (Charlottesville and London: Univ. of Virginia Press), 30, 34-36.
4. Wilson, 30, 34-36. TJ to ASB, July 8, 1819, TJP. TJ to Breckenridge et al, July 8, 1819, TJP.
5. Richard Guy Wilson and Sara A. Butler, *The Campus Guide, University of Virginia* (New York: Princeton Architectural Press, 1998), 29-41.
6. BV, Minutes, Feb. 26, 1819.
7. BV, Minutes, Feb. 26, 1819.
8. BV, Minutes, March 29, 1819.
9. TJ to Breckenridge et al, July 8, 1819, TJP.
10. John H. Cocke to TJ, May 3, 1819, TJP. TJ to Breckenridge et al, July 8, 1819, TJP. See also Alexander Garrett to ASB, May 12, 1819, PP, Box 1, Folder 14.
11. BV, Minutes, Oct. 4, 1819.
12. BV, Minutes, Oct. 4, 1819.
13. BV, Minutes, Oct. 4, 1819.
14. BV, AR, 1819, p. 23.
15. BV, AR, 1820, p. 6.
16. BV, AR, 1820, p. 5.
17. BV, Minutes, April 3, 1820.
18. The hotels in the West Range now known (from north to south) as Hotels A, C, and E were earlier identified as follows: Hotel A as AA and D, Hotel C as BB and E, and Hotel F as CC and F.
19. Wilson, 41-42.
20. ASB to TJ, May 1, 1820, TJP. Wilson, 42.
21. ASB to TJ, May 1, 1820, TJP.
22. TJ to John Eppes, June 30, 1820, TJP.
23. ASB to TJ, May 1, 1820, TJP.
24. K. Edward Lay, "Jefferson's Master Builders," *AN*, Vol. 80, No. 1 (Oct 1991), 18.
25. ASB to TJ, May 1, 1820, TJP. Wilson, 43.
26. ASB to TJ, June 7, 1820, TJP.
27. ASB to TJ, Oct. 19, 1820, TJP.

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28. BV, AR, 1820, 5, 12.
29. BV, Minutes, April 2, 1821.
30. TJ to Cocke, April 9, 1821, TJP.
31. TJ to BV, Sept. 30, 1821, TJP.
32. TJ to BV, Sept. 30, 1821, TJP.
33. Account for Capt. John M. Perry, PL, Vol. 1 (1817-1822), p. 24.
34. BV, AR, 1820, p. 10.
35. BV, AR, 1821, p. 32.
36. Account for Hotel B [D], PL, Vol. 1 (1817-1822), p. 59; the column to the right of the date column apparently provided a cross reference to other information in the ledger. For confirmation of these amounts, see also ledger accounts for Perry, pp. 106 and 124, and account for tin, p. 122. For tin, see also accounts for Oct. 29, 1822, and Nov. 25, 1822; PJ, Vol. II (1819-1828), pp. 149, 160. For brick and lumber, see PJ, Vol. II (1819-1828), p. 160. For another tally of work by all trades, see Hotel B [D], Building accounts for original buildings, PP, Box 17, File 1819-1822.
37. Accounts for April 3, 1822; June 20, 1822; Oct. 29, 1822; PJ, Vol. 2 (1819-1828), pp. 123, 132, 151.
38. Account for Sept. 26, 1823, PJ, Vol. II (1819-1828), p. 258.
39. Account for Dec. 17, 1823, PJ, Vol. II (1819-1828), p. 280. Hotel B [D], Building accounts for original buildings, PP, Box 17, File 1819-1822.
40. TJ to ASB, July 29, 1819, and Aug. 17, 1819, TJP.
41. BV, AR, 1821, pp. 33-35.
42. BV, Minutes, Feb. 26, 1819.
43. James Dinsmore to TJ, Nov. 10, 1819, TJP.
44. Account for Sept. 13, 1824, PJ, Vol. II (1819-1818), p. 327.
45. ASB and Joseph Antrim, contract, March 22, 1820, PP Box 1, Folder 88.
46. Account for Sept. 13, 1824, PJ, Vol. II (1819-1818), p. 327. Waltman is shown as working with with Antrim at the university in the 1823 Annual Report: BV, AR, 1823, p. 36.
47. TJ, Sept. 25, 1824, TJP.
48. BV, AR, 1821, pp. 33-35.
49. Account for Sept. 24, 1823, PJ, Vol. II (1819-1828), p. 257.
50. Account for Sept. 11, 1824, PJ, Vol. II (1819-1828), 325; an adjustment of \$99.13 was made on Feb. 8, 1825, p. 352.
51. BV, AR, 1821, pp. 3, 34.
52. ASB, draft report for 1822 annual report, quoted in John S. Patton, *Jefferson, Cabell and the University of Virginia* (New York and Washington: Neale Publishing Co., 1906), 179-180.
53. BV, AR, 1821, pp. 3, 32. BV, AR, [1822], p. 3.
54. Marie Frank, "It Took an Academical Village: Jefferson's Hotels at the University of Virginia," *Magazine of Albemarle County History* 59 (2001), 38.
55. BV, Minutes, Oct. 4, 1824. Frank, 39.
56. BV, Minutes, Oct. 5, 1824.
57. TJ to ASB, Dec. 5, 1824, TJP (doc. TB-2113).
58. TJ, draft articles of agreement between ASB and John Gray, enclosed with TJ to ASB, Dec. 5, 1824.
59. TJ to Francis Walker Gilmer, Nov. 21, 1824, TJP.
60. BV, Minutes, Oct. 2, 1826.
61. BV, AR (special report), 1827, 12.
62. BV, Minutes, Oct. 4, 1824. BV, AR, 1825, p. 9.
63. AR, 1825, p. 3.
64. BV, Minutes, Oct. 2, 1826.
65. BV, Minutes, Oct. 2, 1826.

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66. BV, Minutes, April 3, 1826.
67. BV, Minutes, Dec. 5, 1826.
68. *Catalogue of the Officers and Students of the University of Virginia*, 1844-1845, p. 27; the catalogs for 1845-1846 through 1849-1850 carried similar wording.
69. BV, AR, 1857, 49.
70. George W. Spotswood to James Madison, Feb 17, 1823 [*sic*], online at The James Madison Papers, Library of Congress (accessed Feb. 21, 2013).
71. Franke, 39.
72. George W. Spotswood to James Madison, Nov. 29, 1823 [*sic*], online at The James Madison Papers, Library of Congress (accessed Feb. 21, 2013). The letter is identified and indexed by the Library of Congress as written to John H. J. Browere, an American sculptor with ties to Madison, but the content of the letter makes clear that it was intended for Madison. Marie Frank noted that the date of this letter was most likely 1825; she also identified the recipient as Madison; Frank, 60.
73. PJ, Vol. 2, 1819-1828, p. 359.
74. PL, Vol 3, 1826-1832, p. 54. BV, AR, 1827, 19. BV, AR, 1827, p. 30.
75. BV, Minutes, Dec. 5, 1826.
76. George W. Spotswood to James Madison, Nov. 29, 1823 [*sic*].
77. George W. Spotswood to James Madison, Nov. 29, 1823 [*sic*].
78. General Faculty, Minutes, Nov. 6, 1825.
79. George W. Spotswood to James Madison, Nov. 29, 1823 [*sic*].
80. General Faculty, Minutes, Nov. 6, 1825.
81. General Faculty, Minutes, Nov. 6, 1825.
82. George W. Spotswood to James Madison, Nov. 29, 1823 [*sic*].
83. George W. Spotswood to James Madison, Nov. 29, 1823 [*sic*].
84. John B. Richeson to BV, Oct. 2, 1826, Mss. 11925, UVSC.
85. George W. Spotswood to Rector and Visitors, April 3, 1826, BV, Correspondence, reports, petitions, and resolutions relating to the construction, staffing, diploma requirements and governance of the University, RG-1/3/3.801.
86. BV, Minutes, Dec. 5, 1826.
87. PL, Vol. 3, p. 54.
88. [Proctor?] to Chairman of Faculty, n. d., PP, Box 16, File N. D. Letters and Receipts; there is also a separate list of the sizes of glass damaged.
89. Bruce, Vol. 2, 30, 222. This account states that he "occupied the hotel standing at the southeast end of the East Range," but the proctor's journals list him as being at Hotel D.
90. Bruce, Vol. 2, 222. General Faculty, Minutes, Dec. 21-22, 1826.
91. General Faculty, Minutes, June 26, 1826.
92. Bruce, Vol. 2, p. 223.
93. Bruce, Vol. 2, pp. 223-224.
94. PL, Vol. 3, 1826-1832, p. 54. Earlier, he was recorded having paid rent for Hotel D in March 1826; PJ, Vol. 2, 1819-1828, p. 417.
95. Includes \$11.96 "for George Tucker" and \$10.50 "for A. S. Brockenbrough," both in April 1826; BV, AR, 1826, p. 18.
96. George Spotswood to Allan Poe, May 1, 1827, photostatic copy in Correspondence, reports, petitions, and resolutions relating to the construction, staffing, diploma requirements and governance of the University, RG-1/3/3.801; original letter is in Library of Congress. Edgar Allen Poe Society of Baltimore, Biography of John Allan, www.eapoe.org/people/allanj/htm (accessed May 28, 2014).
97. General Faculty, Minutes, Feb. 14, 1828; Feb. 29, 1828.

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98. General Faculty, Minutes, April 23, 1828.
99. General Faculty, Minutes, July 28, 1828; Dec. 31, 1828. The proctor had filed a report dated Dec. 12, 1827, with the chairman of the faculty regarding repairs that the hotelkeepers needed to attend to but the specifics regarding Hotel D were not identified; General Faculty, Minutes, Jan. 89, 1828; this report was not located.
100. Spotswood to Proctor, Jan. 26, 1829, PP, Box 8, File Correspondence 1829.
101. George Spotswood to Rector and BV, July 4, 1829, Accession #11958, UVSC.
102. General Faculty, Minutes, Feb. 6, 1829. BV, AR, 1829, 4.
103. Bruce, Vol. 2, pp. 324-425.
104. BV, Minutes, Oct. 1, 1828.
105. BV, Minutes, July 10, 1827.
106. BV, AR, 1828, p. [3]. BV, AR, 1829, 3. BV, AR, 1830, 3. BV, AR, 1831, 3. BV, AR, 1833, 2. A total of 123 students had been matriculated in 1825-1826; there were 140 in 1831-32, and 157 in 1832-33. In December 1834 there were "198 students, and a fair prospect of exceeding the number of last session"; W. G. P[erendleton] to W. C. Rives and John Cocke, Dec. 10, 1834, RG-5/3, PP, Box 10.
107. BV, AR, 1830, p. 8.
108. R. M. Patterson to Arthur Brockenbraugh, Aug. 6, 1828, RG-5/3, PP, Box 7, File 827.
109. BV, Minutes, July 10, 1828. ASB to John H. Cocke, Aug. 27, 1828, Cocke Papers, Mss. 640, Box 56, UVSC. N. P. Frist, Copy of resolution, n. d., PP, Box 16, File N. D. Letters and Receipts.
110. "Wertenbaker Became 'Father of the Library' at University," *Charlottesville Progress*, March 10, 1955, Deceased Alumni Files, RG-24/11/12.061, Box 71, File William Wertenbaker.
111. John H. Cocke to ASB, Dec. 1, 1828, RG-5/3, PP, Box 7, File 864.
112. BV, Minutes, July 10, 1829.
113. BV, Minutes, July 10, 1829. BV, Minutes, July 10, 1833.
114. BV, Minutes, July 10, 1828. The initial of his first name, "V." appears on the student drafts cited below.
115. General Faculty, Minutes, July 28, 1828.
116. Bruce, Vol. 2, p. 339. Patton et al, pp. 25-26.
117. Draft for \$10.00, J. B. Lynch, March 23 [no year given]; draft for \$15.00, n.d., PP, Box 16, File N. D. Letters and Receipts. The waltzing lesson receipts are in PP, Box 8, , File Correspondences Oct. 1832.
118. Invoice, Lewis S. Carter, June 22-Sept. 12, 1828, RG-5/3, PP, Box 7, File 881. Listing for Carter in http://www.uvamblogs.com/jeffersons_academical_village/?cat+13, accessed June 20, 2013.
119. Bruce, Vol. 2, pp. 160, 339-340. The announcement about the terms of the tutor's engagement appear in the BV, AR, 1830, p. 3.
120. Bruce, Vol. 2, p. 160. PL, Vol. 3, 1826-1832, p. 168.
121. BV, AR, 1831, p. 3. BV, AR, 1833, p. 2. BV, Minutes, July 11, 1831.
122. Bruce, Vol. 2, p. 325. According to the archeological report for the garden at Pavilion VI, an "office" was to be constructed "'in the rear' of the Hotel assigned to the fourth Hotel-Keeper"; this may have been a reference to an outbuilding at Hotel D, but it is not clear whether Hotel D was being used as a hotel at that time; Rivanna Archaeological Services, *Archaeological Investigations in the Pavilion VI Garden, University of Virginia, Charlottesville*, Report to Office of the Architect, University of Virginia, VDHR File Number 2006-0197, May 2008, p. 10. Frank, 49.
123. PL, 1832-1833, RG-5/3/2.961, p. 135.
124. BV, Minutes, July 10, 1833.
125. BV, Minutes, Oct. 2, 1833. There is an entry in the proctor's ledger for June 30, 1830, for \$.25 for a "lock at Wertenbaker," but the name of the

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building was not indicated; RG-5/5/2.961, PL, Vol. 3, p. 80.

126. Bruce also stated that the Wertenbackers had resided at Hotel D for "some years"; Bruce, Vol. 2, pp. 197-199, 281.

127. BV, AR, 1839-1840, 12; this entry is dated Oct. 1838.

128. BV, Minutes, July 10, 1829. Frank, 63.

129. BV, Minutes, July 10, 1833. Bruce states (Vol. 2, p. 229) that Rose took over from Spotswood; however, this entry in the minutes and entries in the patron's ledger suggest that he was not at Hotel D until 1833.

130. Account for John N. Rose, Patron's Ledger, RG-5/5/2.981, 1833-1834, p. 166.

131. BV, Minutes, July 10, 1833. For a description of the patron's duties, see Bruce, Vol. 2, p. 54-55.

132. Account for John N. Rose, Patron's Ledger, RG-5/5/2.981, 1834-1835, p. 203. Charles M. Mitchell to proctor, Oct. 10, 1833, PP, Box 10, File 1833 Correspondence.

133. Frank, 49, note 34. Rivanna, 12. One stove and the stove pipes are mentioned in Charles M. Mitchell to proctor, Sept. 28, 1833, PP, Box 10, File 1833 Correspondence.

134. William Kennedy, Invoice and receipt, August 1833, PP, Box 10, File 1833 Bills and Accounts.

135. William Kennedy, Invoice and receipt, August 1833 (second invoice), PP, Box 10, File 1833 Bills and Accounts.

136. Bruce, Vol. 2, p. 229.

137. Account for John N. Rose, Patron's Ledger, RG-5/5/2.981, 1833-1834, p. 180.

138. BV, Minutes, July 2, 1835.

139. William G. Pendleton to W. C. Rives and John Cocke, Dec. 10, 1834, RG-5/3, PP, Box 10 [no folder number]. Bruce, Vol. 2, p. 229. BV, AR, 1834, p. 4.

140. BV, AR, 1834, p. 3.

141. William G. Pendleton, draft of letter, Dec. 16, 1834, RG-5/3, PP, Box 10, [no folder number]. Bruce, Vol. 2, p. 229. Ward was also reported to be an assistant to Wertenbaker, the librarian; Bruce, Vol. 2, 200.

142. Account for Daniel Perrow, Patron's Ledger, 1834-1835, p. 207.

143. Account for Daniel Perrow, Patron's Ledger, 1834-1835, p. 207.

144. BV, Minutes, July 2 1835.

145. General Faculty, Minutes, Nov. 6, 1835.

146. Account for John N. Rose, Patron's Ledger, 1834-1835, p. 203.

147. Account for Daniel Perrow, Patron's Ledger, 1834-1835, p. 207.

148. BV, AR, 1835, p. 5. Nevertheless, the financial records suggest that only three buildings were being used as hotels; BV, AR, 1834, p. 6.

149. BV, AR, 1835, p. 9.

150. BV, AR, 1834, p. 3. The proctor had purchased tin, sheet lead, and sheathing paper through an agent in Richmond in 1833; Charles M. Mitchell to proctor, Jan. 6, 1833; Jan. 25, 1833; Aug. 22, 1833; PP, Box 10, File 1833 Correspondence.

151. BV, AR, 1835, p. 7.

152. BV, AR, 1835, p. 7.

153. BV, AR, 1835, p. 8.

154. BV, AR, 1836, p. 9-10.

155. BV, AR, 1837, p. 3.

156. BV, AR, 1838, p. 14. Numerous letters from Edward Sims from the fall of 1837 recount the difficulties he was experiencing in shipping slate by water to the university because the water level was very low; he was able to resume shipping in the early spring, and his slaters were to begin covering roofs at the end of April 1838; PP, Box 11, File 1837 Correspondence, File 1838 Correspondence.

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157. BV, AR, 1839-1840, p. 3.
158. See, for instance, various letters from Edward Sims about slate and slaters in 1837-1838 in PP, Box 11, File 1837 Correspondence, File 1838 Correspondence. Also invoices from the New England Crown Glass Co., April 5, 1837; Worthham McGruder & Co. for sheet lead, tin, and marble, April 25, 1837; March 26, 1838; May 21, 1838; June 22, 1838; July 20, 1838; PP, Box 11, File 1837 Correspondence, File 1838 Correspondence.
159. BV, Minutes, July 2, 1835.
160. William G. Pendleton, nomination statement, Aug. 3, 1835, RG-5/3, PP, Box 10, Folder Correspondence, 1835. Cocke sent a letter from Bremo on August 2, 1835, approving the nomination of Ward for the post; John H. Cocke to Pendleton, Aug. 2, 1835, PP, Box 10, File 1835 Correspondence.
161. Account for William Ward, Patron's Ledger, 1835-1836, p. 245.
162. Account for William Ward, Patron's Ledger, 1835-1836, p. 254.
163. Account for William Ward, Patron's Ledger, 1837-1838, p. 325.
164. Student petition to the Faculty of the University of Virginia, c. 1837-1838, Papers Relating to the University of Virginia, Mss. 8553, UVSC.
165. Thomas S. Walker to Colo. Woodly, Aug. 20, 1838, PP, Box 11, File 1838 Correspondence.
166. Account for William Ward, Patron's Ledgers, 1835-1836 through 1839-1840.
167. BV, AR, 1839-1840, p. 12.
168. BV, Minutes, July 1, 1838.
169. Frank, 60. BV, Minutes, July 1, 1841.
170. Listing of hotelkeepers, Patron's Ledger, 1839-1840, p. XVIII.
171. Account for Margaret C. Ward, Patron's Ledger, 1840-1841, pp. 378, 381, 387. At this time another woman, Mrs. Carter Gray, was running Hotel E; *ibid.*, 387.
172. BV, Minutes, July 4, 1840. The BV minutes for July 1, 1841, list Grimm as Christian Grimme.
173. BV, Minutes, July 1, 1841. Frank, 61.
174. Account for Thomas T. Swann, Patron's Ledger, 1841-1842, p. 317.
175. Account for Thomas T. Swann, Patron's Ledger, 1841-1842, p. 317.
176. Account for Thomas T. Swann, Patron's Ledger, 1841-1842, p. 318.
177. BV, Minutes, July 1, 1841.
178. George W. Spooner, Invoice, 1841-1842, PP, Box 14, File 1841 Bills and Accounts.
179. George W. Spooner, Invoice, Aug. 29, 1842, PP, Box 14, File 1842 Bills, Accounts and Receipts.
180. BV, Minutes, Sept. 10, 1844.
181. BV, AR, 1845, p. 12.
182. BV, AR, 1845, p. 12.
183. Charles Christian Wertenbaker, "Early Days of the University," *The Alumni Bulletin*, O.S. Vol. 4, No. 1 (May 1897): 21-23.
184. BV, July 1, 1845.
185. Account for Josiah Bigelow, Patron's Ledgers 1845-1845 through 1847-1848.
186. Bruce, Vol. 2, pp. 126-127; Vol. 3, pp. 161-162.
187. Accounts for George H. Briggs and George W. Briggs, Patron's Ledgers, 1848-1849 through 1853-1854. Catalogue, 1853-54.
188. BV, AR, 1853-54, p. 27.
189. BV, June 25, 1847.
190. Disbursements During the year Ending June 1, 1847, PP, Box 15, File 1847 Disbursements for Year Ending June 1.
191. BV, AR, 1848, p. 15.

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192. BV, AR, 1849, p. 13.
193. BV, AT, 1849, p. 64.
194. BV, AR, 1856, p. 19.
195. BV, Minutes, June 26, 1855. Account for Daniel Ward, Patron's Ledgers, 1855-1856 through 1857-1858, 1860-1861. Catalog, 1854-1855. BV, Minutes, Aug. 7, 1858, transcript of minutes, in GESA, MH Files, Box 4, File Hotels-BOV Minutes; however, the online version of the minutes does not reference a meeting held on this date.
196. BV, Minutes, June 25, 1853.
197. BV, AR, 1857, pp. 49, 63.
198. BV, AR, 1855.
199. BV, AR, 1857, p. 46.
200. BV, AR, 1857, p. 46.
201. BV, AR, 1857, p. 63. These charges also appear in Bursar's Accounts, RG-5/2/1.121, Vol. 1, p. 147.
202. BV, AR, 1858, p. 10.
203. Edward Sasche, *View of the University of Virginia, Charlottesville and Monticello, Taken from Lewis Mountain* (Washington, D.C.: Casimir Bohn, 1856). J. Serz, engraver, *University of Virginia* (Washington, D.C.: C. Bohn, 1856).
204. BV, AR, 1857, p. 46.
205. BV, AR, 1858, p. 14.
206. BV, AR, 1859, p. 37.
207. BV, AR, 1859, p. 38.
208. BV, Minutes, Feb. 11, 1857. The large additions at Hotel E and Hotel F were constructed as a result of this planning; the addition at Hotel A followed later.
209. BV, Minutes, Sept. 1, 1858. Frank, 61.
210. Account for Daniel Ward, Patron's Ledgers, 1855-1856 through 1857-1858, 1860-1861.
211. BV, AR, 1859, p. 38.
212. BV, AR, 1859, p. 39.
213. Bruce, Vol. 3, 176. Columbian Society, invitation to valedictory oration, June 24, 1856, Broadside, Mss. 856.U749, UVSC.
214. BV, AR, 1857, p. 47.
215. BV, Min, March 26, 1856.
216. BV, Minutes, Sept. 1, 1858. The work of combining the two rooms appears not to have been done at this time.
217. BV, Minutes, June 27, 1859.
218. BV, Minutes, June 27, 1859.
219. The biographical information on Pratt is taken from "The Retreat for the Sick Students: The Original Infirmary at the University of Virginia," History Section of the Historic Structure Report for Varsity Hall, University of Virginia, prepared by Mount Ida Press for John G. Waite, Associates, Architects, April 3, 2003.
220. BV, AR, 1859, pp. 66-67.
221. BV, Minutes, June 30, 1860.
222. BV, Minutes, July 16, 1861.
223. BV, Minutes, Sept. 11, 1862.
224. Bruce, Vol. 4, p. 71.
225. Superintendent's Report for year ending June 24, 1864, PP, Box 20, File 1863-69 Reports on University.
226. BV, Minutes, Sept. 16, 1865. A year later he was appointed commissioner of accounts; BV, Minutes, Sept. 8, 1866.
227. BV, AR, 1866, p. 3.
228. BV, Minutes, June 27, 1866. AR, 1864, p. 4.
229. BV, Minutes, Aug. 15, 1866.
230. BV, Minutes, Dec. 3, 1867.
231. BV, AR, 1865, p. 5.
232. BV, AR, 1865, p. 12.

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233. BV, AR, 1866, pp. 3-4, 8.
234. BV, AR, 1866, p. 15. PL, 1861-1865, pp. 408-410, show many payments being made for building repairs, but they do not identify specific buildings where improvements were made.
235. BV, Minutes, June 27, 1868.
236. Entry for Gen. Moses Green Peyton, <http://arlisherring.com> (accessed June 11, 2013). Merrow E. Sorley, *Lewis of Warner Hall, the History of a Family* (1935; reprint Baltimore: Genealogical Publishing Co., 2000), 687. Sorley gives a birth date of 1828, but arlisherring.com gives 1826. *College Topics*, April 24, 1897; the dates in the *College Topics* article are somewhat different from those in Sorley.
237. Sorley, 687-688. *College Topics*, Jan. 29, 1890.
238. Entry for Gen. Moses Green Peyton, <http://arlisherring.com> (accessed June 11, 2013).
239. Bruce, Vol. 4, 187, pp. 197-198.
240. Bruce, Vol. 4, p. 191.
241. Bruce, Vol. 4, pp. 200-201.
242. Sorley, 687.
243. Bruce, Vol. 4, 187. BV, AR, 1892, p. 13.
244. *College Topics*, March 6, 1897.
245. *College Topics*, April 24, 1897.
246. *College Topics*, April 24, 1897. Sorley, 688.
247. Bruce, Vol. 4, p. 282.
248. BV, AR, 1897, p. 3.
249. BV, AR, 1897. In 1930 a few of his financial papers were rescued from a trash bin and survive as MSS 1577-q in UVSC.
250. BV, AR, 1875, p. 4.
251. BV, AR, 1875, 6. This sum does not include special repairs required after a violent storm in August 1874.
252. BV, AR, 1877, p. 26-27.
253. BV, AR, 1879, p. 3.
254. BV, AR, 1882, pp. 5-6.
255. BV, AR, 1883, p. 8.
256. BV, AR, 1885, p. 3.
257. Ernest W. Bowditch, "Recent Sanitary Work at the University of Virginia," paper read April 15, 1885, at the [Boston Society of Civil Engineers].
258. BV, AR, 1888, p. 112.
259. BV, AR, 1898, p. 70.
260. BV, AR, 1889, p. 11.
261. BV, Minutes, June 10, 1895.
262. Sanborn-Perris Map Co., *Charlottesville, Albemarle Co., Va.* (New York: Sanborn-Perris Map Co., 1891), p. 6.
263. Sanborn-Perris Map Co., *Charlottesville, Albemarle Co., Va.* (New York: Sanborn-Perris Map Co., 1896), p. 10.
264. Thomas H. Carter, who succeeded Major Green Peyton as Proctor, was to occupy the pavilion on the Lawn then occupied by Mrs. Cocke. A Guide to the Papers of the Proctor of the University of Virginia, 1917-1828 (Arthur Spicer Brockenbrough), 1817-1828, UVSC. BV, Minutes, June 14, 1897. Frank, 61.
265. BV, Minutes, June 13, 1898.
266. AA Minutes, June 15, 1898. Frank, 61.
267. *University of Virginia: Catalogue 1898-1899, Announcements 1899-1900* (Roanoke: Stone Printing and Manufacturing Co., 1900), n.p. The location of the building "on East Range" was specified in the *University of Virginia: Catalogue 1899-1900, Announcements 1900-1901*.
268. *University of Virginia: Catalogue 1898-1899, Announcements 1899-1900* (Roanoke: Stone Printing and Manufacturing Co., 1900), n.p. The location of the building "on East Range" was specified in the *University of Virginia: Catalogue 1899-1900, Announcements 1900-1901*.

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269. BV, Minutes, Oct. 10, 1899.
270. BV, Minutes, June 11, 1900.
271. The anticipated receipts for the academic year of 1901-1902 included \$400 to \$420 "from Rents of Alumni Hall"; BV, Minutes, June 10, 1901.
272. *AB*, Vol. 9, No. 2 (April 1916), 340.
273. *University of Virginia Record*, Vol. 2, No. 2 (Feb. 1909), 270.
274. *AN*, Vol. 24, No. 7 (April 1936), 147; Vol. 26, No. 7 (Sept.-Oct. 1937), 11.
275. Alexander Gilliam, email to Brian Hogg, Dec. 3, 2012.
276. *Daily Progress*, "Veteran Dies at University," Aug. 2, 1913.
277. Philip Alexander Bruce, *History of the University of Virginia, 1819-1919: The Lengthened Shadow of One Man*, Vol. 5 (New York: The MacMillan Co., 1922), 168.
278. *Ibid.*, 226-227.
279. Book List from Bennett Wood Green's Library, 1912, MSS 38-326, 38-326-a, UVSC.
280. Bennett Wood Green (1835-1913), Will with Codicils and Probate Record, 1890-1914, MSS 7111, UVSC.
281. *Ibid.*
282. Deaths Section, *Virginian-Pilot and the Norfolk Landmark*, Aug. 3, 1913. *Daily Progress* of Aug. 2, 1913, however, reported that he died on August 1, 1913.
283. BV, Minutes, Oct. 27, 1913.
284. BV, Minutes, June 12, 1905.
285. Laird and Jackson, *Map Showing Topography and Detail of the University of Virginia*, 1909, reproduced in Rivanna, 20.
286. Rivanna, 20-23.
287. Laird and Jackson, reproduced in Rivanna, 20. Sanborn Map Co., *Insurance Maps of Charlottesville, Albemarle County, Virginia* (New York: Sanborn Map Co., 1907), p. 21. Sanborn Map Co., *Insurance Maps of Charlottesville, Albemarle County, Virginia* (New York: Sanborn Map Co., 1913), p. 26.
288. BV, Minutes, March 28, 1914. Gilliam, email to Brian Hogg, Dec. 3, 2012.
289. Deceased Alumni Files, RG – 24/11/12.061, Box 68, File: B. D. Tucker, UVSC.
290. "Bishop Tucker, 87, Dies at Ohio Home," [unidentified newspaper clipping], July 5, 1969. Deceased Alumni Files, RG – 24/11/12.061, Box 68, File: B. D. Tucker, UVSC.
291. *Ibid.*
292. *Ibid.*
293. *University of Virginia: Catalogue 1899-1900, Announcements 1900-1901* (Roanoke: Stone Printing and Manufacturing Co., 1899). *University of Virginia: Catalogue 1910-1911, Announcements 1900-1901* (Roanoke: Stone Printing and Manufacturing Co., 1911).
294. "Rev. Beverly D. Tucker: Enters on His Charge Tomorrow as St. Paul's Curate," *CT*, Feb. 4, 1911. "Bishop Tucker, 87, Dies at Ohio Home," [unidentified newspaper clipping], July 5, 1969.
295. "Bishop Tucker Coming," *CT*, March 4, 1914, 1. St. Paul's Memorial Church at the University of Virginia, <http://stpaulsmemorialchurch.org/uva-mission/history-of-chaplaincy-mainmenu-94.html> (accessed Feb. 27, 2013).
296. Kristin H. Jensen, ed., *The Diary of a Dean: Excerpts from the Private Journal of William Minor Lile* (Charlottesville: Univ. of Virginia Law Library, 2011), 129. Gilliam, email to Brian Hogg, Dec. 3, 2012.
297. Jensen, 129.
298. Jensen, 135, 137.
299. "Bishop Tucker, 87, Dies at Ohio Home," [unidentified newspaper clipping], July 5, 1969.

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399. Frank, 61.
301. Jensen, 142.
302. "Bishop Tucker, 87, Dies at Ohio Home," [unidentified newspaper clipping], July 5, 1969. "Bishop Tucker," *A Matter of Opinion* [unidentified newspaper clipping], Deceased Alumni Files, RG – 24/11/12.061, Box 68, File: B. D. Tucker, UVSC.
303. [untitled newspaper clipping], *News Leader*, Oct. 6, 1938. Deceased Alumni Files, RG – 24/11/12.061, Box 68, File: B. D. Tucker, UVSC.
304. "Bishop Tucker, 87, Dies at Ohio Home," [unidentified newspaper clipping], July 5, 1969.
305. Program and Remarks by Vincent Shea at the Dedication of Carruthers Hall, June 4, 1981, RG-30/9/4.811, UVSC.
306. Ibid.
307. BV, Minutes, July 11, 1947. "E. I. Carruthers Retiring Bursar," *AN*, Oct. 1947. "E. I. Carruthers Dies at Age 77," [unidentified newspaper clipping], July 5, 1969, Deceased Alumni Files, RG – 24/11/12.061, Box 12, File: E. I. Carruthers, UVSC. Carruthers succeeded Isaac K. Moran; BV, Minutes, July 11, 1947. "E. I. Carruthers Retiring Bursar," *AN*, Oct. 1947, 4. BV, Minutes, July 11, 1947.
308. Program and Remarks by Vincent Shea at the Dedication of Carruthers Hall, June 4, 1981.
309. Dabney, 268. *University of Virginia Record*, May 1, 1920. BV, Minutes, July 11, 1947.
310. BV, Minutes, June 10, 1929. "E. I. Carruthers Retiring Bursar," *AN*, Oct. 1947, 4.
311. BV, Minutes, July 11, 1947.
312. "Vincent Shea is New Bursar," *AN*, Oct. 1947, 4. Program and Remarks by Vincent Shea at the Dedication of Carruthers Hall, June 4, 1981.
313. Ibid.
314. Gilliam, email to Brian Hogg, Dec. 3, 2012.
315. "E. I. Carruthers Dies at Age 77," [unidentified newspaper clipping], July 5, 1969, Deceased Alumni Files, RG – 24/11/12.061, Box 12, File: E. I. Carruthers, UVSC.
316. E. F. Jordan, Engineer for the South-Eastern Underwriters Association, detail of map of the University of Virginia, 1938, Univ. of Va., Dept. of Facilities Management Resource Center, Document Barcode 64166, reproduced in Rivanna, 24.
317. Built in America, American Memory, The Library of Congress, http://memory.loc.gov/cgi-bin/query/D?hh:4:./temp/~ammem_GGo0 (accessed Jan. 17, 2013).
318. BV, Minutes, Jan. 9, 1948. Frank, 61.
319. Dr. Carlisle S. Lentz photograph description, RG – 30/1/10.011, Univ. of Virginia Visual History Collection, Historical Collections and Services, Claude Moore Health Sciences Library, Univ. of Virginia. "Association Notes," *The Military Surgeon* 44 (1919), 535.
320. Ibid. "Medical News," *The Journal of the American Medical Association* 76 (Jan.-June 1921), 735.
321. A Guide to the Papers of the University of Virginia Medical Alumni Association, 1939-1975, Historical Collections, Claude Moore Health Sciences Library, Univ. of Virginia. Dabney, 350. "Nine Professors Join University Teaching Staff," *CT*, Oct. 1, 1931, 1.
322. "Dr. Lentz Receives Carnegie Medal for Recent Heroic Act," *CT*, Nov. 6, 1931, 1-2.
323. Dr. Carlisle S. Lentz photograph description, RG – 30/1/10.011, Univ. of Virginia Visual History Collection, Historical Collections and Services, Claude Moore Health Sciences Library, Univ. of Virginia.
324. Dabney, 350. Dabney writes that Lentz also became medical director at the university hospital; this information has not been confirmed.
325. BV, Minutes, Feb. 8, 1952.
326. Deceased Alumni Files, RG – 24/11/12.061, Box 73, File: David C. Wilson, UVSC.

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327.Ibid.

328.Ibid. In 1917 he was listed as a Phi Beta Kappa initiate. See "Final Exercises," *AB*, July 1917, 236.

329.Deceased Alumni Files, RG – 24/11/12.061, Box 73, File: David C. Wilson, UVSC.

330.Ibid.

331.Dabney, 412.

332.A Guide to the University of Virginia Hospital Occupational Therapy Collection, 1942-1987, UVSC.

333."Medical Class Gift Honors Dr. Wilson," *AN*, Sept.-Oct. 1978, 13.

334."To Establish Clinic for Returned War Veterans," *CT*, April 20, 1945, 2.

335."What though the Tide of Years May Roll," *AN*, April 1941, 134. "Departmental and Otherwise," *AN*, July 1943, 24. "Departmental," *AN*, Dec. 1946, 20.

336.BV, Minutes, Feb. 8, 1952. Frank, 61.

337.Consequently, the assignment of Dr. David C. Wilson's house on East Range to Dean Fitzpatrick was rescinded; BV, Minutes, June 16, 1956.

338.BV, Minutes, Sept. 15, 1956.

339.Medical Class Gift Honors Dr. Wilson," *AN*, Sept.-Oct. 1978, 13.

340."Psychiatrists Elect David C. Wilson as Vice-President," *CD*, May 15, 1958, 1.

341.Individual Biographical Blank of Alumni of the University of Virginia, Deceased Alumni Files, RG – 24/11/12.061, Box 73, File: David C. Wilson, UVSC.

342.Water Lines, University of Virginia, Charlottesville, 1956, based on 1955 aerial photograph, Univ. of Va., Dept. of Facilities Management Resource Center, Document Barcode 00004/806, reproduced in Rivanna, 24. This porch may also appear in the plans of archeological excavations carried out in 1960;

Rivanna, 25-27. Sanborn Map Co., *Insurance Maps of Charlottesville, Va.* (New York: Sanborn Map Co., 1929), corrected to 1959, p. 57.

343."David Wilson, University Psychiatrist, Honored by Medical Banquet, Portrait," *CD*, May 12, 1959, n.p. File: Wilson, Dr. D. C., Vertical Files, Alderman Library, Univ. of Virginia. "Portrait Presented," *Daily Progress*, May 15, 1959.

344."Psychiatry Chair Honors Professor," *Daily Progress*, May 25, 1978.

345."Psychiatry Leader at U. Va. Dies," [unidentified newspaper clipping], Oct. 31, 1980, Deceased Alumni Files, RG – 24/11/12.061, Box 73, File: David C. Wilson, UVSC.

346.BV, Minutes, June 10, 1960.

347.Raymond C. Bice to the President, July 17, 1981. BV, Minutes, Feb. 10, 1950; Oct. 13, 1967. The doctor's name was incorrectly spelled "Allen" in the first reference.

348.Edgar F. Shannon, Jr. to the Academic Deans, March 2, 1970, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.

349.Frederick D. Nichols to the Treasurer of the University, April 16, 1971, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.

350.Ibid.

351.Dabney, 179. Victoria Schofield, *Witness to History: The Life of John Wheeler-Bennett* (New Haven: Yale Univ. Press, 2012), text on inside flap of book jacket.

352."British Scholar, Lecturer Dies," *Daily Progress*, Dec. 13, 1975.

353.Ibid. Dabney, 460.

354.Dabney, 179. "Four New Professors, Sixteen Assistant Professors Appointed for Session, Three on Leave," *CT*, Sept. 16, 1938.

355.Dabney, 180. "J. Wheeler-Bennett Wins High Praise," *CT*, Oct. 29, 1937. "University Opens

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- 115th Session with Record Enrollment and Many Additions to the Faculty," *AN*, Oct. 1938-Aug. 1939.
356. Raymond Curtis Bice, "Historical Note on Lady Wheeler-Bennett," Dec. 9, 1991, RG-30/3/5.9.11, UVSC.
357. "British Scholar, Lecturer Dies," *Daily Progress*, Dec. 13, 1975.
358. BV, Minutes, April 3, 1971.
359. Schofield, 255.
360. Morea and Hotel D Assignments for 1971-1975, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.
361. Schofield, 255.
362. Ibid.
363. Ibid.
364. Halton, Eugene, "A Brief Biography of Lewis Mumford (1895-1990)," <http://www3.nd.edu/~chalton/mumfordbio.html> (accessed March 1, 2013).
365. University of Virginia School of Architecture, *The Thomas Jefferson Foundation Medal in Architecture: The First Forty Years (1966-2005)* (Charlottesville: Univ. of Virginia School of Architecture, 2007), 22.
366. Halton, Eugene, "A Brief Biography of Lewis Mumford (1895-1990).
367. Chronology of Mumford's Life, Lewis Mumford Center, http://mumford.albany.edu/mumford/chronology_lm.htm (accessed March 1, 2013).
368. BV, Minutes, Dec. 11, 1971. Dabney, 460.
369. Morea and Hotel D Assignments for 1971-1975, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.
370. "Board Elects Mumford to Position," *CD*, Dec. 13, 1971.
371. Chronology of Mumford's Life, Lewis Mumford Center. http://mumford.albany.edu/mumford/chronology_lm.htm (accessed March 1, 2013).
372. Morea and Hotel D Assignments for 1971-1975, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.
373. He resigned from Swathmore after realizing that being a college president was not his strength. "Robert D. Cross, 79, President of 2 Colleges," *New York Times*, June 5, 2003. "Swarthmore President Cross Named to Become New Dean of Faculty," *CD*, Feb. 4, 1972.
374. "Swathmore President Cross Named to Become New Dean of Faculty," *CD*, Feb. 4, 1972.
375. BV, Minutes, Feb. 3, 1972.
376. Morea and Hotel D Assignments for 1971-1975, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.
377. "Robert D. Cross, 79, President of 2 Colleges," *New York Times*, June 5, 2003.
378. Frank Berkeley to Mr. Shea, July 6, 1972, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.
379. F. L. Berkeley, Jr. to Vice-President Shannon, July 18, 1972, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.
380. "The Alger Hiss Story: Search for the Truth," <https://files.nyu.edu/th15/public/home.html> (accessed March 1, 2013). Mark L. Krupnick, "Summer School Faculty Profile: Stanford Professor David Levin," *Harvard Crimson*, July 6, 1961, <http://www.thecrimson.com/article/1961/7/6/summer-school-faculty-profile-stanford-professor/> (accessed March 1, 2013).
381. Krupnick, Mark L. "Summer School Faculty Profile: Stanford Professor David Levin," *Harvard Crimson*, July 6, 1961.
382. BV, Minutes, April 3, 1971.

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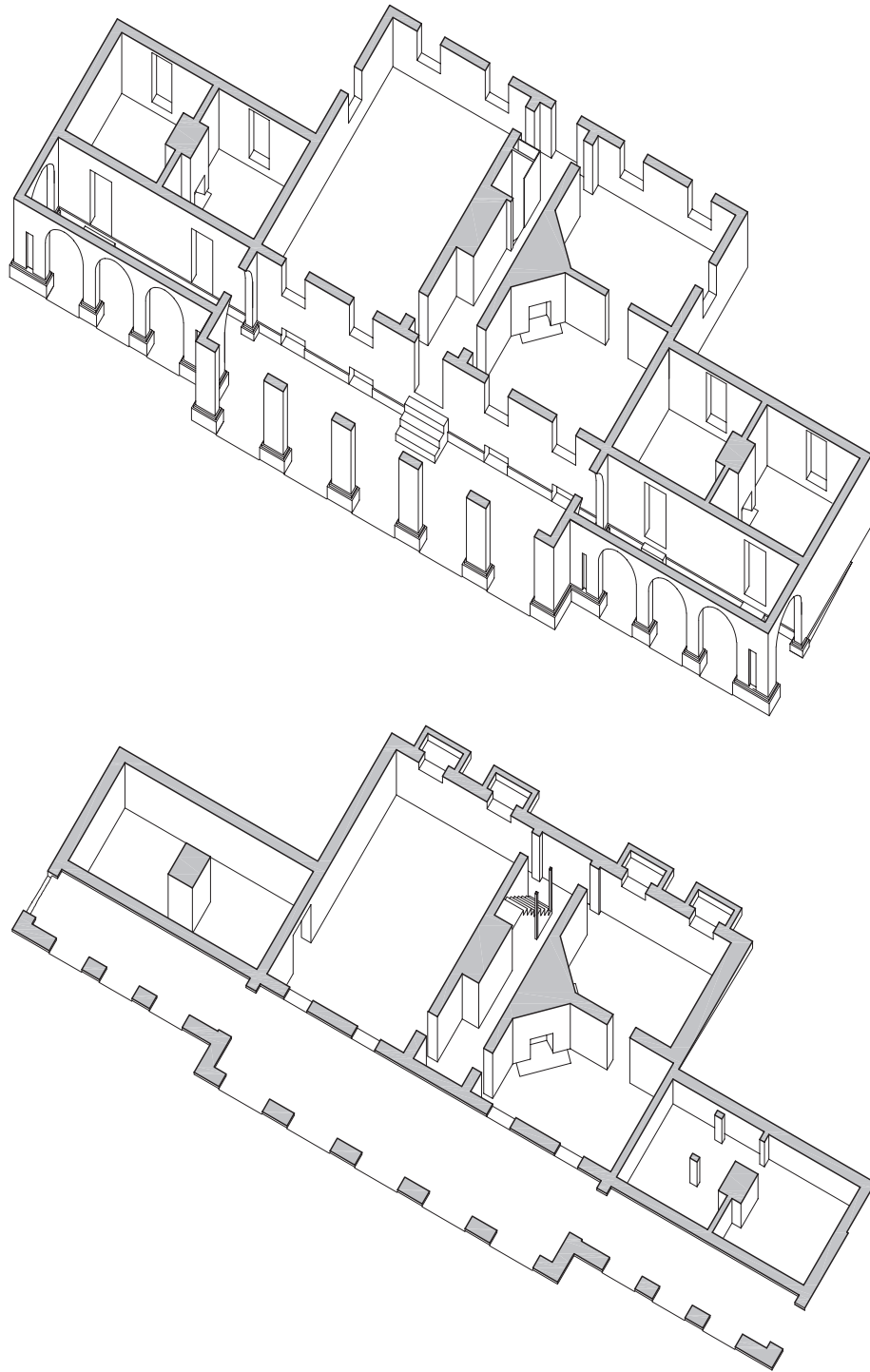
383. Edgar F. Shannon to Ralph E. Main, Sept. 15, 1972, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.
384. Mrs. David Levin to Mr. Berkeley, received at the President's Office on Nov. 29, 1972, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.
385. F. L. Berkeley, Jr. to Mr. Main and Mr. Presley, Dec. 12, 1972, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.
386. BV, Minutes, Jan. 23, 1992.
387. BV, Minutes, Feb. 2, 1973.
388. Edgar F. Shannon, Jr. to Mr. Jo. Norwood Bosserman, Dec. 4, 1972, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.
389. F. L. Berkeley, Jr. to the Vice-President and Provost, March 3, 1973, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.
390. Dr. William B. Spong, Jr., Presidents of Old Dominion University, <http://www.lib.odu.edu/exhibits/odupresidents/spong.html> (accessed March 7, 2013).
391. Morea and Hotel D Assignments for 1971-1975, President's Papers, RG-2/1/2.821, Box 31, File: Morea-Hotel D, University Houses, UVSC.
392. BV, Minutes, April 6, 1973.
393. Biographical Directory of the United States Congress, <http://bioguide.congress.gov/scripts/biodisplay.pl?index=S0000739> (accessed March 7, 2013).
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HOTEL D

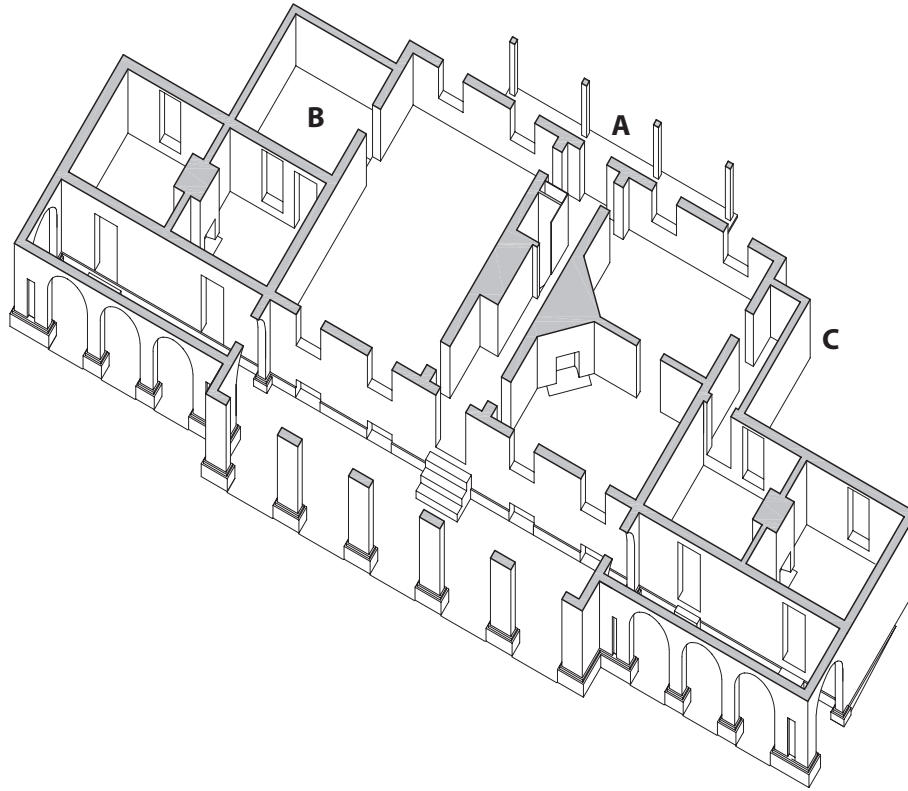
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*First floor (upper image) and basement (lower image)
after the completion of the hotel.*

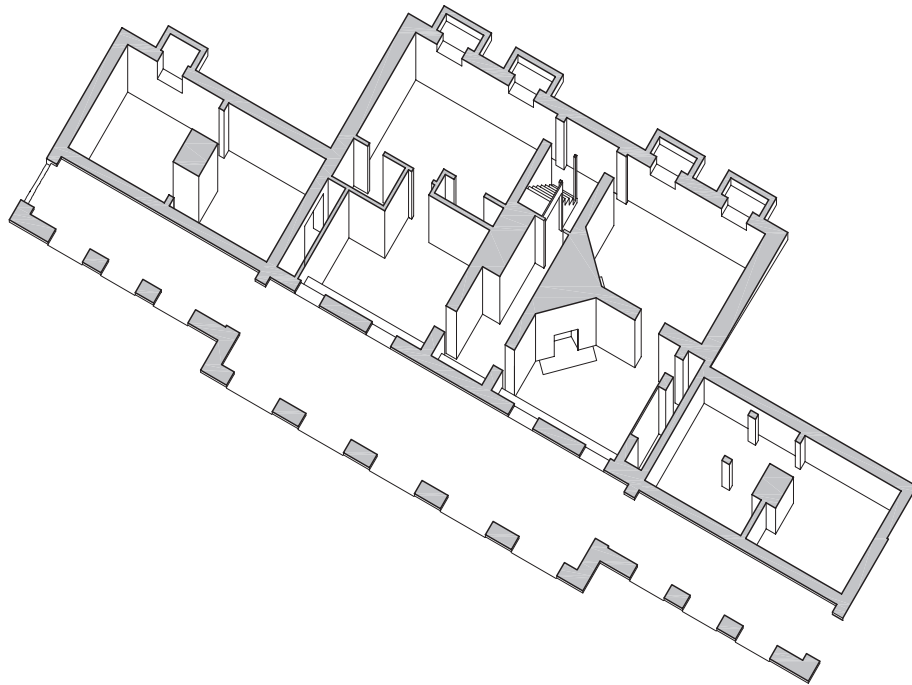
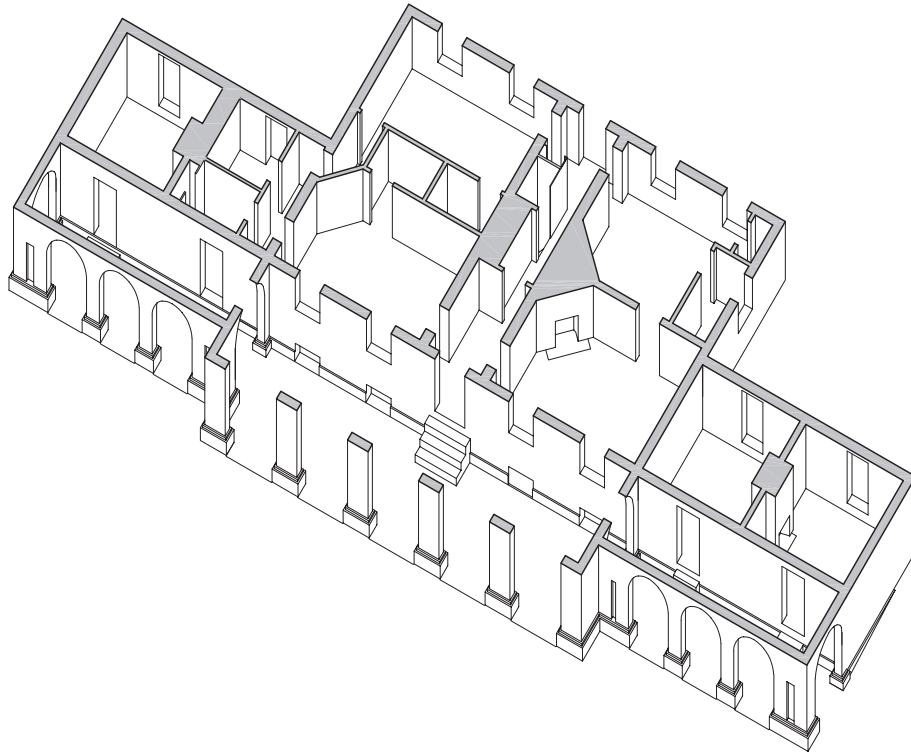


The first floor of Hotel D, showing the additions added in the nineteenth century. It is not known when these additions were added or when they were removed.

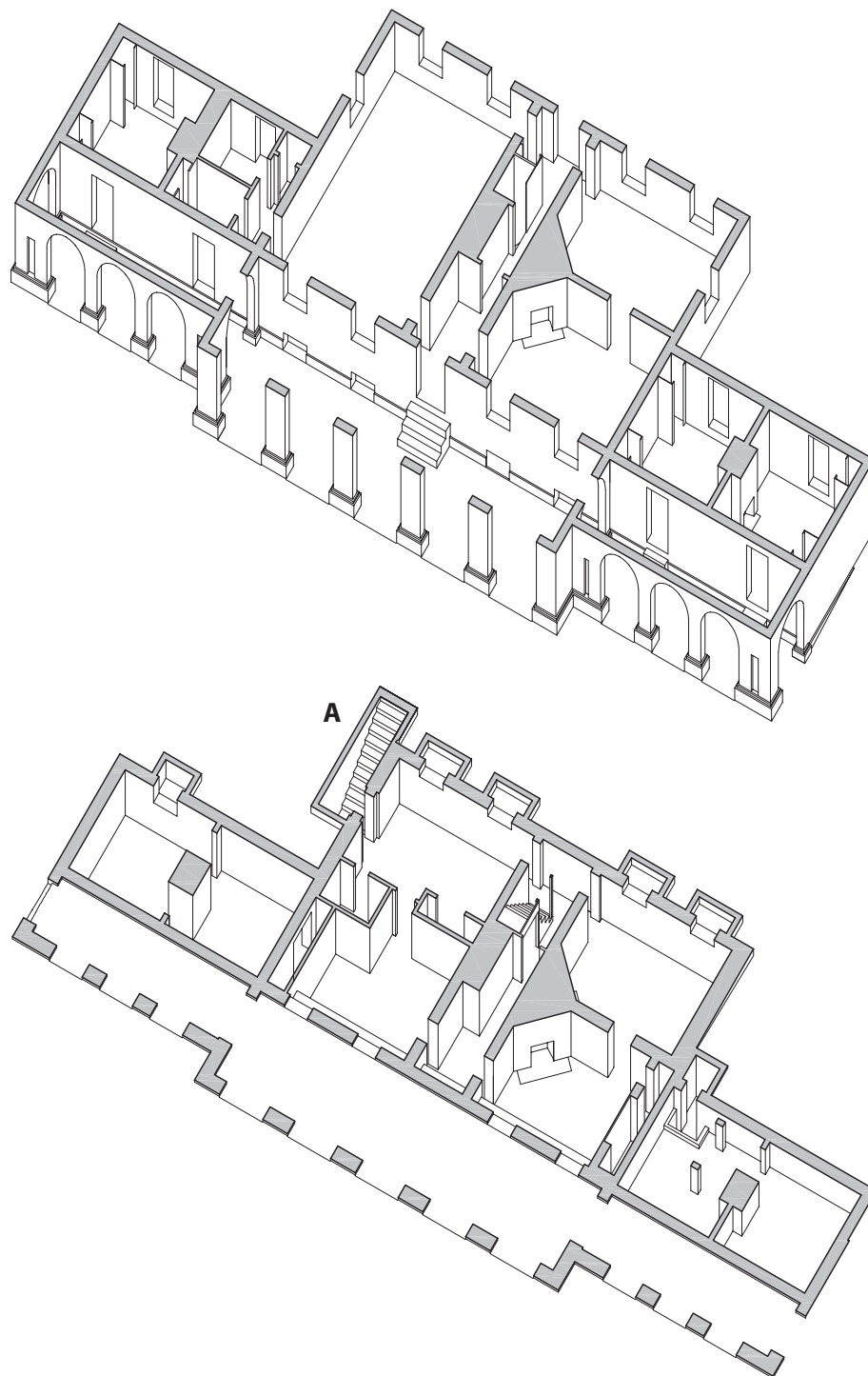
A. George Spooner built a porch in May of 1842. Nineteenth-century photographs and the insurance maps show a porch on the west facade as early as 1856 and as late as 1929; physical evidence remains on the brick surface of the facade for a porch roof. The porch deck (if one existed) would have interfered with the basement light wells.

B. Insurance maps show an addition in the southwest corner of the hotel. It was in place as late as 1920, when it appears in an aerial photograph. Based on physical evidence on the brick facades, doorways were inserted in the west wall of student room 24 and in the south elevation of the hotel.

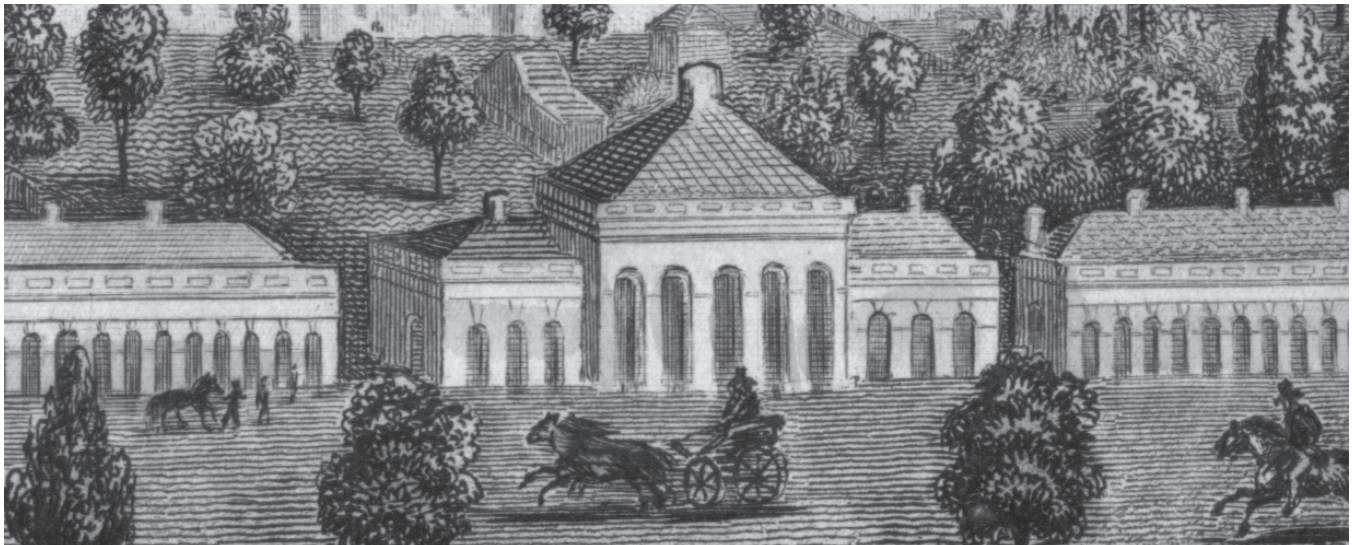
C. Evidence in the brick of the west wall of student room 22 and on the north elevation of the hotel indicate that a narrow addition was added onto the northwest corner.



*First floor (upper image) and basement
(lower image) as shown on the Frederick Nichols 1960 drawing.*



*First floor (upper image) and basement (lower image) in 2014.
The exterior stair (A) was added between 1960 and 1986.*



*View of the University of Virginia from the east, published by C. Bohn, 1856,
and detail of Hotel D from that image.*

HOTEL D

ARCHITECTURAL DESCRIPTION

The architectural investigation of Hotel D by a team of architects and historians began in 2013 with an exterior study that included a history and analysis of exterior conditions. Those findings informed the subsequent roof replacement and provided the basis of the interior and exterior investigations for the historic structure report. The architects studied historic documents, visually inspected each room, and produced a full set of record drawings that include plans, elevations, sections and selected details.

A finishes investigation analyzed samples from painted surfaces to determine the sequence and color of the paint layers. This information helped reveal the architectural and decorative evolution of the interior spaces.

VISUAL SOURCES

The plan and exterior appearance of Hotel D is documented by a few nineteenth-century visual sources. The earliest drawing, Jefferson's 1819 sketch of the front (east) elevation and the first floor plan, shows a passage between the hotel and the south student rooms behind a continuous brick arcade. He included a wood Chinese balustrade along the edge of the roof. John Neilson's 1821 plan of the university, and his drawing of the east elevation and first floor plan of the hotel, record the building as constructed, with fully connected south student rooms and a plain roof parapet above the cornice.

A series of engravings and lithographs record the east range from 1849 (as seen in P.S. Duval's engraving) to 1856 (in the Sachse-Bohn lithographs). In those images, and in the earliest photograph of the east range, taken in 1868, the parapet is clearly shown. By the time of the early twentieth century images, the parapet is missing.

HOTEL D

EXTERIOR

Jefferson's design for what would become Hotel D was a simple concept: a one-story building, five bays wide, with a flat roof and an arcade extending across the front facade, crowned with a deep entablature and a Chinese rail. John Neilson's elevation shows the completed version as actually constructed with a hipped roof covered in tinplate. The five-bay-wide, two-bay-deep structure is one story high above a basement. The hipped roof rises behind a plain, low parapet to a central chimney. The hotel stands higher than the student dormitories to the north and south as Jefferson envisioned: "so much higher than the adjacent Dormitories that its entablature may be clear above theirs." Each dormitory has two rooms. A brick arcade extends across the east elevation of the hotel and student wings. Together, the hotel and its student wings form a symmetrical composition separate from the rest of the East Range.

The 3' 0" high wood entablature at the top of the hotel walls includes a two-fascia architrave (two fascia and a fillet) and a frieze. The cornice above the frieze begins with a bed molding (made up of a cavetto, fillet, and quarter-round molding) and culminates in the cymatium (projecting frieze, fillet, and cyma recta). Originally, a plain, low parapet was positioned above the entablature on all four elevations.

Standing-seam, terne-coated steel sheet metal covers the hipped roof, extending down to a built-up gutter made up of a 2x4 set on edge, lined with membrane. At the center of the roof is a broad brick chimney breast that rises fourteen courses from a brick base and ends in a four-course corbelled cap; the chimney includes seven flues.

Pieces of the original tinplate roof remain in the attic space beneath the eaves; these pieces are in their original position, and do not appear to have been reused or moved. Board of Visitors' minutes suggest that the hotel roof was recovered in slate in the mid 1850s, and broken slates were found during the 2014-2015 reroofing project, when a standing seam metal roof was replaced with tin-coated stainless steel shingles.

Arcade: A brick arcade, the full height of the east elevation, supports the east end of the hipped roof to create a covered walkway. It projects out 4' 0" further east from the student wing arcades as it passes in front of the hotel.

Stretcher voussoirs, forming semi-circular arches, spring from 2' 9" wide by 1' 0-½" deep brick piers. The arches culminate at keystones, painted white, that extend up to the building entablature. The 2½" by 8" by 3¾" to 3⅞" bricks of the piers and spandrels are laid up in a common bond such that ten bricks are 2' 5" high (including mortar joints). The piers have two-course-high corbels at the springline, and five-course-high bases.

ARCHITECTURAL DESCRIPTION



Hotel D from the northeast, after 2015 installation of roof and parapet.

The walls terminate in a deep plaster cornice and the ceiling is finished in plaster on original wood lath. An incandescent fixture is centered on the ceiling.

A standing-seam metal roof covers the arcade.

EAST ELEVATION

The five-bay-wide east facade of the hotel is recessed beneath the arcade. The original hand-made, oil-struck red brick (of variable quality) is laid in Flemish bond. The bricks vary in size ($7\frac{5}{8}$ " to $7\frac{3}{4}$ " long by $3\frac{1}{2}$ " wide by $2\frac{3}{8}$ " to $2\frac{1}{2}$ " high). The bricks are laid so that the height of ten courses, including joints, is approximately $2' 5\frac{1}{4}$ ". The mortar in the narrow joints is tooled and double-struck. The entire wall surface retains the original red linseed oil stain application, and the mortar joints are penciled in white. At the base of the wall, the bricks project $1\frac{3}{4}$ " to 2" to form a water table; the bricks in the water table, and the course directly above the projection, bear traces of white paint.

The twentieth-century concrete pavement between the arcade and the east facade is diagonally scored to form $2' 1\frac{1}{2}$ " square "pavers" with a $1' 5\frac{1}{2}$ " border at the facade and a $1' 9\frac{1}{2}$ " deep border beneath the piers of the arcade.

HOTEL D



East elevation, looking north.

East entrance: The original doorway at the center of the east elevation sits approximately 3' 2" above the arcade floor. The original 9" high stone threshold includes a bullnosed tread above a fillet and a fascia, flanked by plain plinths. A twentieth-century wood stair with three risers is positioned directly below the threshold and is secured by screws through two original wrought-iron brackets let into the brick mortar joints. The second and third risers include pairs of mesh ventilation panels that provide air to a small square opening in the foundation wall. Simple twentieth-century iron handrails, supported by plain square posts, flank the stair.

The original 7¾" wide two-fascia architrave (two fascia, a cyma recta, and a fillet) that frames the doorway and its transom extends up to the entablature. The doorway holds a pair of original leaves, each with three raised panels. The north jamb and the north por-

ARCHITECTURAL DESCRIPTION



Hotel D entablature.



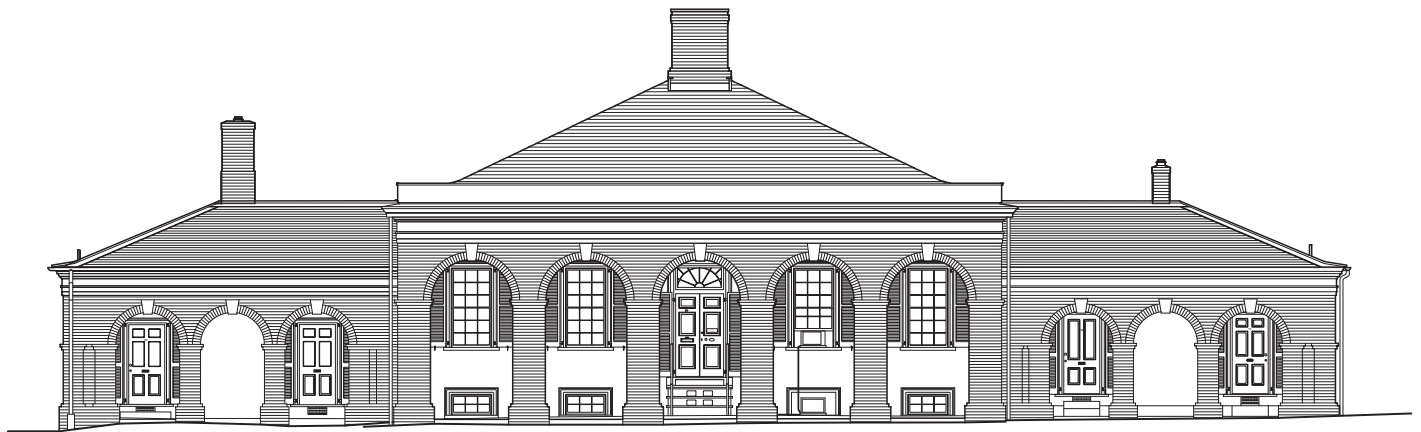
Hotel D chimney.

tion of the architrave have push button door bells. The outer one covers the position for a nineteenth-century mechanical bell pull.

Above the doorway, a crown molding extends across the transom level of the opening. The space between the molding and the door is screened. Similar moldings, positioned directly above the door and continuing onto the door jambs, are original features. The outer molding and the screen insert are later additions that form the upper enclosure for the louvered door shutters when closed. An original fifteen-light fanlight fills the transom.

Louvered blinds, each with two panels of louvers, are hung on each side of the door; the interior face of each blind is screened. The hardware at each leaf includes pairs of 2½" to 2¾" high wrought-iron hinges and "J" holdbacks. There is a surface-mounted iron slide bolt on the north leaf, a keeper on the south leaf, and brass knobs on the exterior face of each blind.

Windows: The two bays to the north of the main entrance, and the two bays to the south, each have a basement window opening and a first story window opening. A small, square basement opening positioned beneath the central doorway is concealed by the wood steps.



0 5 10 20 FEET

*Top, east elevation with 2015 roof and parapet.
Bottom, section through colonnade looking towards east elevation in 2013.*

ARCHITECTURAL DESCRIPTION



East entrance.



Arcade, looking south.

The four visible original basement windows are framed by 6½" wide two-fascia architraves (Type T-13) and have later six-light horizontal wood sash and wood-framed screens. The sills sit directly on the arcade's concrete floor. The sash and screen in the opening immediately north of the entrance has been replaced with an air-conditioning unit and a wood infill. The small center opening below the doorway is closed with a wood panel.

The four original first story window openings have 6¾" wide two-fascia architraves (fillet, two fascia, cyma recta, fillet) (Type T-13) and plain wood sills. They hold original 9/9 sash, with a later screen over the lower sash. An air-conditioning unit has been inserted into the opening north of the doorway.

Nineteenth-century paired blinds, each with two louvered panels, flank the windows. Each leaf is supported by a pair of 1' 6" long wrought-iron strap hinges on iron pintles attached to the face of the architrave. The pintles at the two south openings have shanks

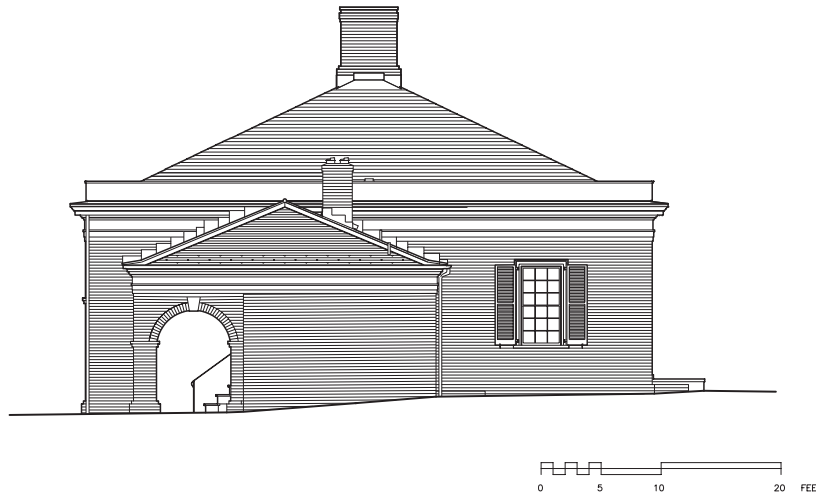
HOTEL D



Hotel D from northwest, 2013 (before installation of new roof and parapet).



ARCHITECTURAL DESCRIPTION



North elevation with 2015 roof and parapet.

that are driven into the architrave. The north pintles have back plates with three screws that attach to the architrave. Wrought-iron, “J”-shaped holdbacks secure the blinds open.

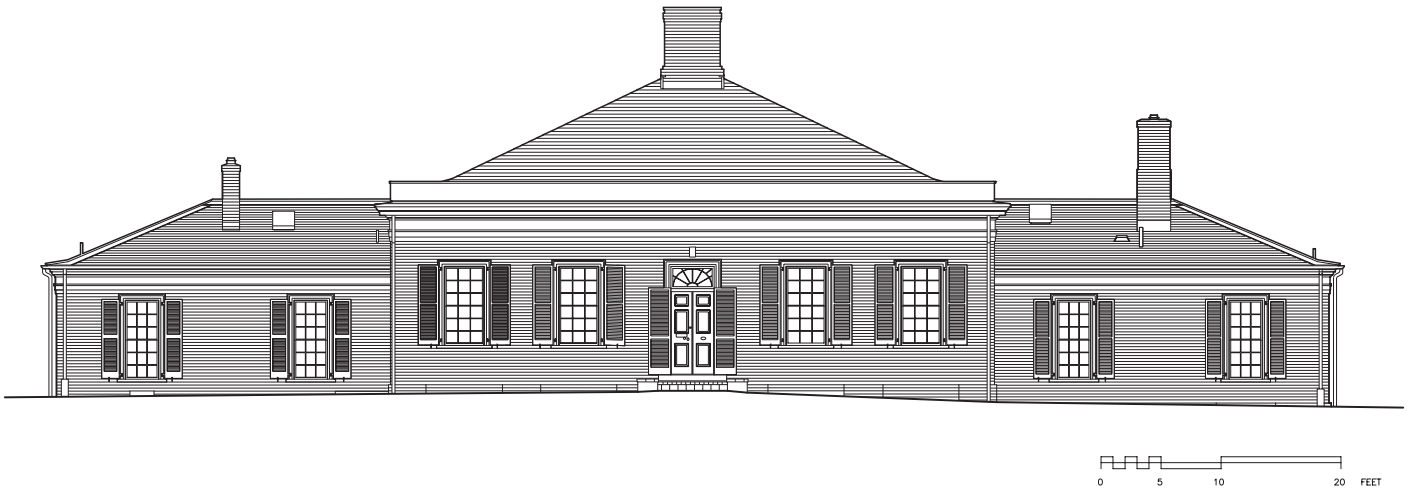
NORTH ELEVATION

The north facade of the hotel is two bays wide. The north student wing covers all but the west end of the brick facade. There is one first-story window opening with typical 6½" wide two-fascia trim (Type T-13), a 9/9 sash, and louvered shutters. The brick below the opening was rebuilt, indicating that at some time in the late nineteenth century, the window was converted into a doorway that may have opened to a passage that connected to student room 22.

The pair of shutters at the window match those on the rear (west) facade. The iron pintles are the back plate type, and its strap hinges are the three-screw short form.

Where the north student wing and Hotel D meet, a concrete block areaway is faced with brick; an aluminum grate rests on the brick curb. Inside, a metal ladder is fastened to the north wall of the areaway.

HOTEL D



West elevation with 2015 roof and parapet.

WEST ELEVATION

The composition of the west elevation is similar to the east facade, with a central doorway flanked by pairs of first-story windows. The basement windows are concealed in deep wells.

The brick of the west elevation is laid up in common bond, with one header course every five stretcher courses. The bricks are $7\frac{3}{4}$ " long by $3\frac{3}{4}$ " wide by $2\frac{1}{2}$ " high; ten courses, with mortar joints, are approximately $2' 4\frac{3}{4}$ " high.

Paint ghosting, approximately three brick courses below the entablature, is evidence for the roof of a one-story porch; the marks extend to the windows in the outer bays. Replaced bricks at one brick course below the entablature relate to the porch roof framing. A porch was built onto the hotel in May of 1842 for George Spooner, and a porch on the west facade appears in an 1856 lithograph drawn by Edward Sasche as a shed roofed-structure supported by four columns. Fire insurance maps show the porch in place until 1929, when a smaller porch appeared; by the 1938 map, the porch was gone.

West entrance: The original west entrance sits two courses above the water table, with a twentieth-century brick stoop stepping down to grade. Brick pavers, installed in 1992, form a border and path that curve out from the stoop.

An original 7" wide two-fascia architrave (two fascia, a cyma recta, and a fillet) (Type T-1) frames the doorway and its transom. Above the door opening, an original $3\frac{1}{2}$ " high

ARCHITECTURAL DESCRIPTION

crown molding supports a wood panel that separates the entrance from the transom. The molding above the door and extending onto the jambs is original. The shelf and plain board at the front are twentieth-century additions to form an upper enclosure for a screen door.

The doorway holds a pair of original leaves, each with three raised panels (like the east entrance). A fifteen-light fanlight that matches the east doorway fanlight fills the transom.

The recent replacement louvered blinds that flank the entrance doorway differ from those on the east facade. These have a large louvered panel (with thirty-six louvers) above smaller panels (with twenty louvers). They are hung on old 2½" to 2¾" high iron pintle hinges. The north two sets of hinges are old, as is the south upper pintle attached to the jamb; the other hinges are modern replacements. Recent hooks-and-eyes hold the blinds open. There are locations on each side of the opening, twenty-one bricks above the threshold, for the positions of earlier hooks or holdbacks.

Windows: The original basement windows are set in deep wells, with 8" thick brick walls and concrete floors with inset drains. The upper edge of the brick wells align with the top of the watertable, as do the 6½" wide, two-fascia architraves (Type T-13) framing the windows. The openings are fitted with 3/3 wood sash. There is an air-conditioning unit in the southernmost opening.

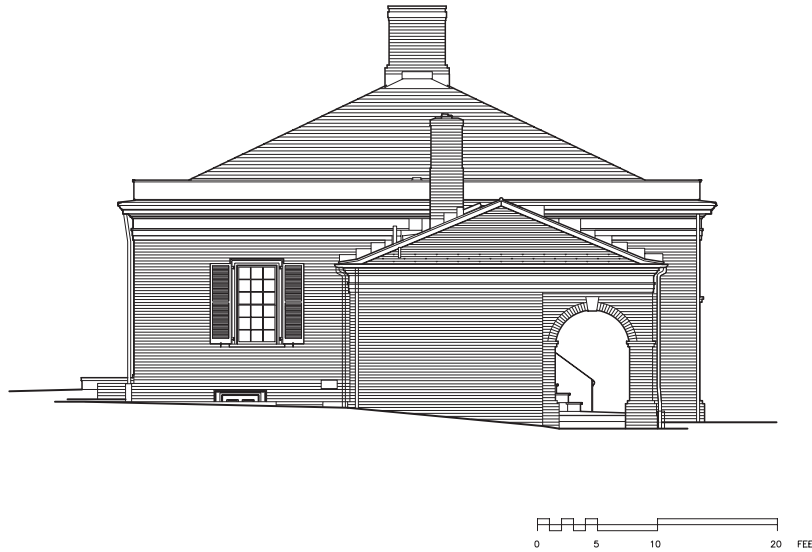
The four original first-story window openings are similar to those of the east facade, with 6½" wide two-fascia architraves (Type T-13), 9/9 sash, and aluminum half screens. An air-conditioning unit has been inserted into the window north of the doorway. Each opening retains a pair of blinds that dates to the nineteenth century. As on the front (east) elevation, the shutter pintles of the two south opening are driven into the architraves, while those of the north openings have backplates and are screwed to the architrave. The north iron strap hinges are shorter, secured with three screws, while the longer south straps have four screws. All openings have the same wrought-iron "J" holdbacks found on the east facade; one is broken.

A late twentieth-century incandescent lantern is mounted to the facade, above the doorway.

SOUTH ELEVATION

The south elevation mirrors the north facade: the south student wing covers much of the facade, with one bay exposed at the west end. The first-story window is similar to the windows on the west and north elevations, with a 6½" two-fascia architrave (Type T-13), a 9/9 sash, and louvered nineteenth-century shutters. The hinge pintles are the plate type. An

HOTEL D



South elevation with 2015 roof and parapet.

air-conditioning unit has been inserted into the upper section of the window. A wood nailer extending across the opening supports the base of the upper sash.

The reconstructed brick work below the opening indicates that at some point the window was converted into a doorway. This work occurred when an addition was constructed in this location in the nineteenth century.

An exterior stair, constructed sometime between 1960 and 1986, descends to the basement within a 7' 10" high brick retaining wall. From the wall, there is one step down to the stairs, then ten risers east to the concrete floor. The brick risers are 7½" high, and the brick treads 11¾" deep. There is a drain at the center of the floor.

The basement door is framed by an 8" wide two-fascia architrave at the sides, and a 6" high architrave at the top. The recent door is 3' 1" wide by 6' 8" high. Its hardware includes three 4½" high butt hinges, and a 2¼" cylinder lockset with an exterior lever knob.

There is a lantern mounted to the south facade, west of the basement doorway.

ARCHITECTURAL DESCRIPTION



North student wing arcade, looking south.



North student wing, northeast doorway.

NORTH STUDENT DORMITORY WING

The original two-bay-wide, one-bay-deep north student dormitory wing is set behind an arcade that is three bays wide. The wing is significantly lower than the hotel; the ridge of the later hipped roof approximately aligns with the bottom edge of the hotel roof.

The 2' 4" high wood entablature includes a two-fascia architrave, a fillet, a frieze, a cavetto, a cyma recta, a projecting fascia/scotia, and a cyma recta. Slate shingles, installed in 2014, cover the roof, which is supported by the 1830s framing.

The chimney for the north dormitory has been rebuilt; the current chimney is smaller than the original. Within the attic (accessed through a ceiling hatch), a section of the original 1820s roof framing and the 1830s roof framing has been cut out and removed, and twentieth-century framing scabbed on. Remnants of the original "flat" ridge-and-furrow roof survive within the attic.

The bricks of the arcade are laid up in common bond, with one header course every six stretchers. The arcade abuts the east facade.

HOTEL D



North student wing, north elevation, 2013.

Behind the arcade, the student wing's east facade has brick laid in Flemish bond. The brick retains the original red linseed oil surface and evidence of penciled mortar joints, painted white.

Doors: The two doorways are each framed by a 6¾" wide two-fascia architrave (Type T-8). At the south door there are two concrete steps with 7" high risers and 10½" deep treads. The north doorway has one concrete step. Small foundation vents below the thresholds are inset with metal grilles.

Each nineteenth-century stile-and-rail door is 3' 1" wide by 6' 8" high, and has a bronze knob, a key cylinder, and a polished brass letter slot on the exterior face. Small oval brass plaques are engraved with the names of the occupants and the room numbers. The doorways are flanked by louvered shutters secured on iron strap hinges.

ARCHITECTURAL DESCRIPTION



North student wing, west elevation, 2013.

An inscription on a mortar joint north of the door to room 22 states, “L.C. Harrison 1901/W.” Perhaps the “W” indicates the winter term.

NORTH STUDENT DORMITORY WING: NORTH AND WEST ELEVATIONS

The north and west elevations of the north student dormitory are laid up in common bond, with a header course every five to six stretcher courses. The bricks are $2\frac{5}{8}$ " by 8" by $3\frac{3}{4}$ "; ten bricks are 2' $5\frac{3}{4}$ " high.

The north elevation includes the arch for the arcade opening to the east.

Windows: Two original window openings in the west elevation have typical $6\frac{1}{2}$ " wide, two-fascia trim (Type T-14) and 9/9 wood sash with aluminum half screens. Flanking the windows are nineteenth-century louvered shutters, each with two panels of twenty-six louvers.

HOTEL D

In the closed position, the pairs of shutters do not meet at the center, indicating that they do not belong in this location. The shutters are hung on 1' 3" long strap hinges and are held open by "J"-shaped holdbacks. The iron pintles have back plates; two have a larger plate and the rest have a small back plate.

At the south end of the west wall, there is an extensive portion of the brick that appears to be reconstructed where a door was inserted then removed (at an undetermined date). This undertaking may relate to the modifications of the nearby window in the north wall of the hotel into a doorway.

Another feature is found on the west wall immediately south of the window of student room 22. A vertical line is scribed into the brick wall surface, 5" from the south edge of the brick opening. This line may relate to the construction of an enclosed passage in this area; this structure is the reason for the former door openings in the adjacent south and west walls.

A small foundation vent below the northwest window is inset with a metal grille.

SOUTH STUDENT DORMITORY WING

The south student wing mirrors the north wing.

On the east elevation of the south wing, there is one concrete riser at the southeast door; the door hardware matches the hardware of the north wing doors. The north door varies in detail from the door to room 26. It is fixed shut, and there is no step or riser at the threshold. The room beyond this door is now accessed from the hotel. The exterior hardware, except for an ornamental cast-bronze letter slot, has been removed from the door. Both doors have typical shutters and strap hinges.

The brick wall surface immediately north of the door to room 26 is marked with early penciled inscriptions, including ones reading, "May 8th 1856 Thursday," and "Bernard Michall all round session 1855-56."

The west elevation retains evidence for a doorway north of the bathroom window. The opening was probably inserted when an addition was constructed in this location in the later nineteenth century. A similar condition is found at the nearby south window of the hotel. That opening was converted into a doorway to provide access to the addition. Further evidence for the addition is found on the west facade of the student wing in the form of a scribed vertical line in the brick, located about 12' 10" from the northeast corner where the hotel and student wing meet. Various insurance maps record this addition as early as 1891.

On the west elevation, the glazing of the northwest window has been replaced with pressed pattern glass (for the bathroom). The pairs of blinds are of recent origin. The hinge

ARCHITECTURAL DESCRIPTION



(Above) South student wing from southeast, 2013.



(Left) South student wing, east arcade, looking north.

HOTEL D



South student wing from southwest in 2013.

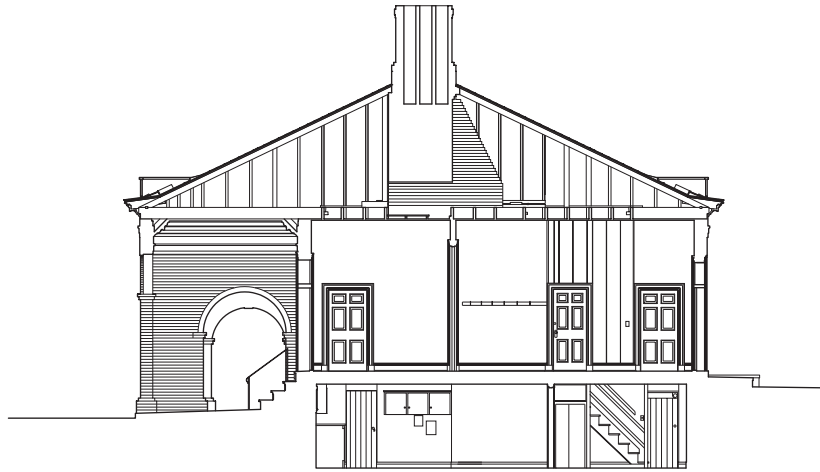
pintles have small back plates. An opening to a crawlspace below the wing is set in a brick areaway; the opening has a dimensional lumber frame and a plywood access door.

The south dormitory attic is accessed through a roof hatch. Like the north attic, it still has sections of the original ridge-and-furrow roof. The chimney was extended to raise it over the later hipped roof; it was reduced in height in 2012.

INTERIOR

The following description and analysis of interior conditions is based on a room-by-room investigation carried out in 2014. Due to the occupied and fully furnished condition of the various spaces, a thorough inspection was not possible, and no intrusive probing was undertaken. At such time that the building is unoccupied and unfurnished, more evidence may be revealed.

ARCHITECTURAL DESCRIPTION



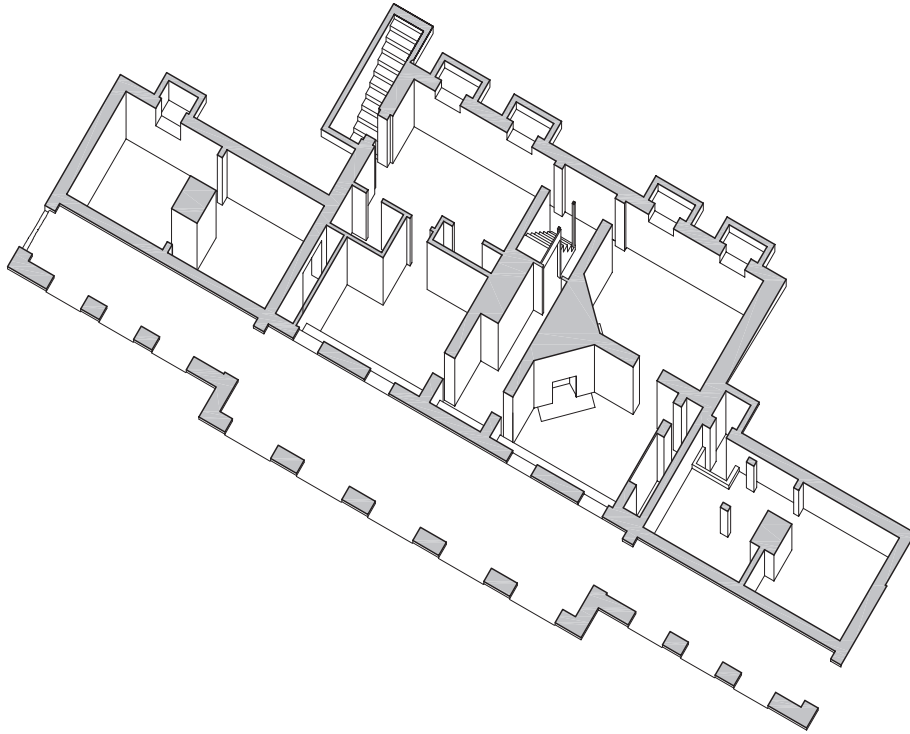
Transverse section looking south, with 2015 roof and parapet.



0 5 10 20 FEET

Longitudinal section looking west, with 2015 roof and parapet.

HOTEL D



BASEMENT

There is no known Jefferson drawing for the basement. As constructed, the basement plan matched his first floor layout: a central hall extending east/west with a staircase along the south wall, with two rooms to the north and one large room (the kitchen) to the south. The kitchen featured an ample cooking fireplace on the north wall. Partitions to create mechanical spaces, closets, and a bathroom were added by the 1960s.

C001 STAIR HALL

The original 7' by 31' stair hall duplicates the hall shown on Jefferson's first floor plan: it extends east-west across the center of the basement and includes pairs of doorways in the north and south walls and a stair that rises against the south wall. A partition with a door opening dividing the hall into two separate spaces may not have existed in the nineteenth century.

Floor: The twentieth-century concrete surface

is covered in 1' 0" square vinyl tiles, arranged in a black and white checkerboard pattern with a black tile border.

Walls: All four walls and the chimney foundation projecting from the south wall are original brick masonry walls finished in plaster. The twentieth-century framed partition extending from the west end of the chimney foundation to the north wall is finished in plaster on lath.

A recent gypsum board enclosure along the base of the east wall conceals the university's heating

ARCHITECTURAL DESCRIPTION



Stair to basement.



C001, looking west.

system pipe.

Ceiling: The plaster ceiling is 7' 0" above the floor.

Baseboard: A 4" high vinyl base, contemporary with the floor tiles, partially covers the 6" high wood splashboard.

Doors: The pairs of original doorways in the north and south walls have no trim; the plain wood frames are set inside the original masonry openings. The opening in the dividing partition is framed by a 3½" wide single-fascia twentieth-century architrave (Type T-12).

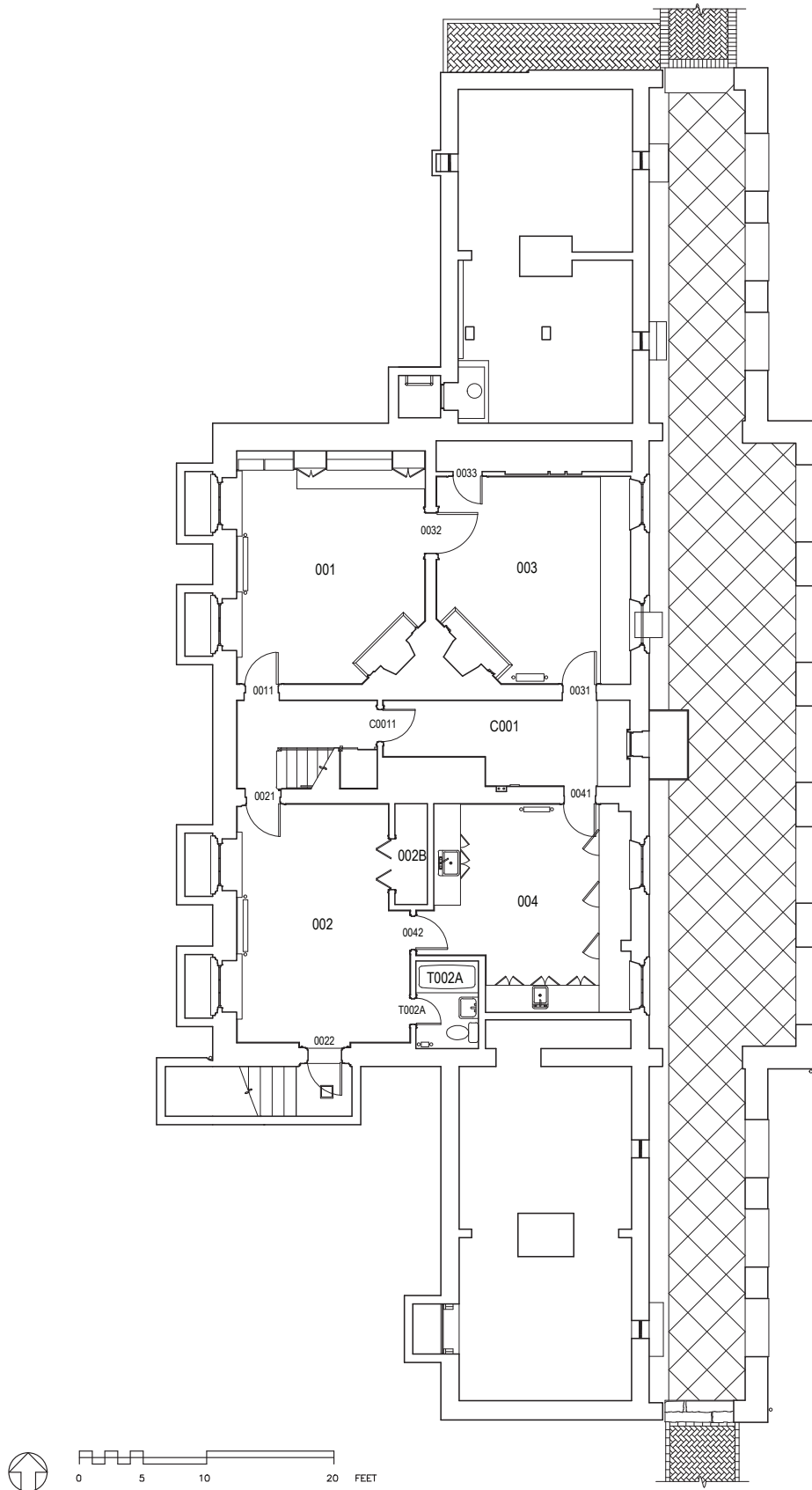
No. C0011: This door is not from the earliest period, but it is the oldest type of door currently surviving in the basement. The 2' 5½" wide by 6' 7" high board-and-batten door is made up of 6" wide, 1½" thick, tongue-and-groove beaded boards fastened to three horizontal beveled-edge battens. Hardware: The door hardware includes a pair of

4" high iron half-surface butt hinges; a 3⅝" by 4" cast-iron rim lock on the west face with round brass knobs; and a rectangular iron keyhole escutcheon on the east face. This late nineteenth-century rim lock is the oldest type surviving in the basement.

Stairs: The stair location and configuration are original. Some elements, such as the posts and railings, date to the nineteenth-century and are possibly original, but the staircase structure is a twentieth-century restoration.

The wood stair to the first floor begins on the south wall and ascends seven risers east, then turns north with four winders to reach the first floor. The varnished bullnosed treads are 11½" deep and the risers 9¼" high. A plain wood fascia forms the stringer along the south and east walls.

A floor-to-ceiling wood post at the northwest corner of the stair acts as a newel post. A plain painted intermediate rail and a varnished hand-



Basement plan.

ARCHITECTURAL DESCRIPTION



001, looking south.

rail extend up from the post along the open side of the stair. Near the top of the stair, a curvilinear, twentieth-century, wrought-iron handrail is mounted to the north partition of the stairwell. A twentieth-century varnished wood handrail on the south wall is supported by metal brackets.

Heating: A metal panel in the face of the east enclosure allows access to the insulated hot water pipe from the university heating system. A radiator pipe extends north/south at the west end of the ceiling (between rooms 001 and 002).

Lighting/electrical: The west half of the corridor is lit by a lantern-like ceiling fixture; recessed square ceiling fixtures light the east half. Other electrical elements include a *Square D* electrical panel with thirty circuits on the north wall; switches near the northeast doorway and the opening in the center dividing partition; duplexes on the north wall (connected by wire mold); a junction box near the southwest doorway with wire mold

extending over to the north wall; and a plate for a receptacle on the south wall, in the laundry area. There is also a duplex receptacle in the east partition of the closet below the stair.

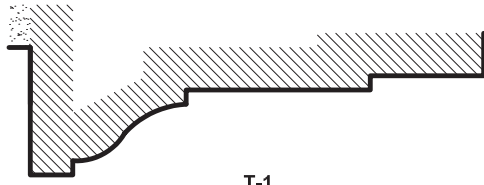
Plumbing: The plumbing lines for a washing machine remain in the south wall, east of the chimney foundation.

Equipment: A fire extinguisher is mounted to the east face of the chimney foundation.

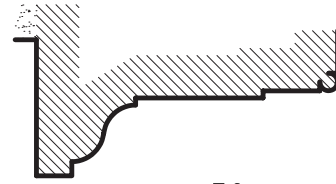
Furnishings and fittings: The space below the stair is finished in plaster and trimmed with a plain fascia baseboard. The circa 1960 doorway in the north partition has a pair of flush plywood sliding doors with recessed pulls.

Two twentieth-century cupboards—one in the northeast corner, and one in the southeast corner—have plain doors hung on pairs of small butt hinges.

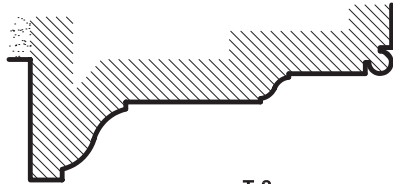
When the hotel was used as a residence in the late twentieth century, the east end of the corridor functioned as the laundry. The equipment has



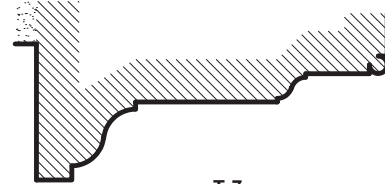
T-1



T-6



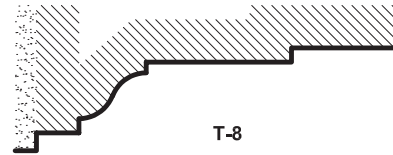
T-2



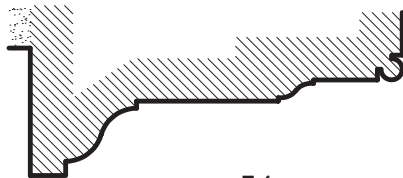
T-7



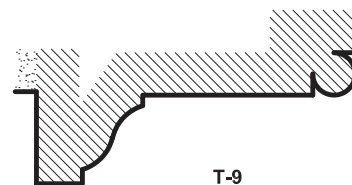
T-3



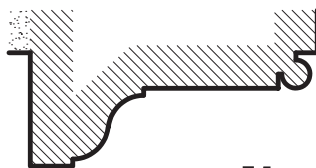
T-8



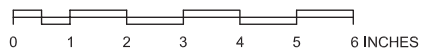
T-4



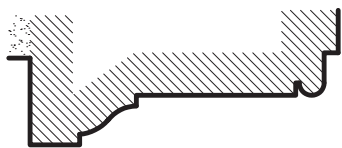
T-9



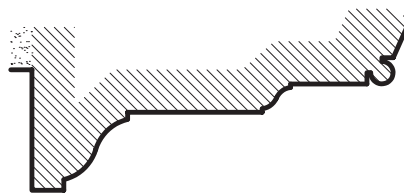
T-5



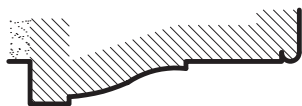
Typical trim profiles at Hotel D.



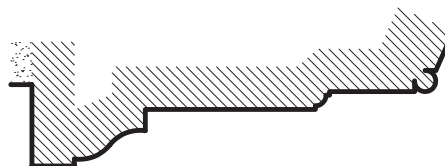
T-10



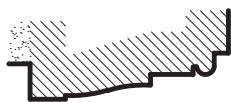
T-15



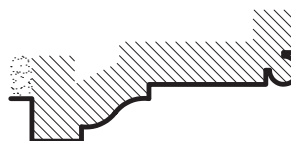
T-11



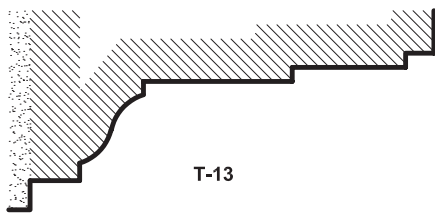
T-16



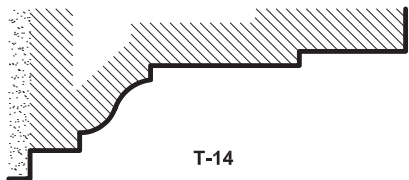
T-12



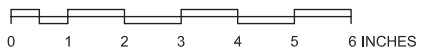
T-17



T-13



T-14



Typical trim profiles at Hotel D.

HOTEL D

been removed, but a 1960s cupboard remains on the south wall, above the location of the washer and dryer. The cupboard is trimmed with a fillet at the top edge. According to the Nichols 1960 plan for the basement, the cupboard was to match the kitchen cabinets, but the wood knobs now on the plain doors do not match the metal knobs now on the kitchen cabinets.

Brackets for a curtain rod remain on the north and south walls, near the east doorways. The curtain concealed the laundry area and formed a passage connecting the kitchen (004) to the dining room (003).

Finishes investigation: Elements of the stair retain some of the earliest applied finishes found in the hotel. The newel post at the front of the stair has seventeen finishes. The earliest finish is a resin varnish, followed by two applications of a beige/ivory paint. Middle layers include two reds. The most recent finishes are six layers of white and yellowish white.

001 NORTHWEST OFFICE

The northwest space is one of the original basement rooms. The 16' 4¼" by 14' 10¾" room includes single doorways in the south and east walls and two window openings in the west wall. A fireplace fills the southeast corner. Original finishes include the wood mantel and the trim at the east door opening.

The original function of the room is undetermined but the space was certainly part of the hotel-keeper's private domain. In the 1970s it was used as a living room. It now functions as an office.

Floor: Late twentieth-century, 1' 0" square white vinyl tiles cover the concrete floor except at the south doorway, where black vinyl tiles form a visual threshold.

Walls: The four walls and the angled southeast chimney breast are original brick masonry finished with plaster.

Ceiling: The plaster ceiling is 7' 0" above the floor.

Baseboard: A 4" high vinyl base, contemporary with the tile floor, partially covers the 6" high wood splashboard.

Doors: The original doorways in the south and east walls are framed by single-fascia architraves. The 5½" wide east trim (Type T-10) is older and appears to be original. The later south trim is 3½" wide (Type T-12).

No. 0011: The twentieth-century 2' 7½" wide

by 6' 5" high board-and-batten door in the south opening is made up of 6½" wide, 1" thick, tongue-and-groove beaded boards fastened to three horizontal, beveled-edge battens. The upper corner has a circular cutout to accommodate the radiator pipe near the west end of the ceiling. Hardware: The door hardware includes a pair of 3½" high iron butt hinges; a recent 3⅝" by 4" cast-iron rim lock on the north face with round 2⅝" diameter brass knobs; and a 1" by 1¾" rectangular iron keyhole escutcheon on the south face.

Windows: The two original window openings in the west wall sit above 3½" high square-edge sills. The 3/3 rope-hung sash are set in plain beaded fascia stops deep in the masonry openings; the opening reveals are finished in plaster. The sash have 12" by 17" panes. Hardware includes twentieth-century iron thumbatches on the meeting rails; in the southwest window, there is a slide bolt on the bottom sash. The sash cord pulleys are twentieth century. A splash guard has been installed at the base of the southwest window.

Fireplace: The original brick chimney breast extends diagonally across the southeast corner of the room. The brick-lined firebox (2' 10" wide by 2' 6" high) and the brick surround are painted black. The surround is bordered by a two-fascia wood architrave (5" wide at the top, and 7¼" wide at the sides). Above the architrave is a plain 4¼" high wood frieze and a 3" high bed molding supporting a 1¾" thick mantel shelf. The original mantelpiece is 4' 4¾" high.

The 5' 3½" wide hearth, projecting 1' 5½" from the surround, is made up of 6" square clay tiles, painted black. A 2⅝" wide wood trim borders the hearth.

Lighting/Electrical: There are no fixed lighting devices. Electrical elements include a switch on the west wall and wire mold connecting duplex receptacles on the east, south, and west walls.

Heating: A four-column, twenty-eight-section *Burnham* hot water radiator, installed in 2007, is centered between the west windows. Radiator pipes extend along the ceiling near the west wall and into the soffit above the north cabinets.

An air conditioner has been installed in the northwest window opening. Plastic glazing fills in the opening around the unit.

Equipment: There are communication receptacles on the west wall. Older outlets remain on the north wall.

Furnishings and fittings: The original function of

ARCHITECTURAL DESCRIPTION



002, looking northeast.

this room is unknown. 1971 and 1972 inventories refer to the space as the Sitting Room and as the Living Room.

The built-in storage units that line the north wall are much as they appear in the 1960 Nichols drawing for an "Entertainment Cabinet." At the west end is a two-bay book shelf with four shelves in each bay. A set of cabinets with a lower unit and upper unit extend across the rest of the wall. In the upper unit, shelves span between storage compartments enclosed with pairs of plain doors; according to the Nichols drawing, the shelves came from the closet in the southwest office (002). The drawing shows the lower cabinet with single doors in the outer bays flanking shelving for the speaker system (west of center) and a pair of doors (east of center). The outer doors remain in place, but the center arrangement now includes shelves centered between a pair of open compartments. The space between the cabinets and ceiling is enclosed to mask a radiator pipe.

The doors in the upper and lower cabinets are plain wood doors with small brass knobs and butt hinges.

002 SOUTHWEST OFFICE

This southwest office is situated in what was the west half of the original basement kitchen. In plan the 13' 9¼" by 18' 8¾" room includes two window openings in the west wall, single doorways in the north and south walls and three door openings in the east partition. The recent south doorway opens directly to the exterior where a flight of stairs ascend to grade.

Originally, this room and the adjoining room (004) formed the basement kitchen, with the cooking fireplace centered in the north wall. Similar kitchens exist in the Pavilions and at some of the hotels. When the original larger kitchen was first divided is undetermined, but it was possibly in the late nineteenth or early twentieth century.

HOTEL D

Floor: Late twentieth-century, 1' 0" square white vinyl tiles cover the concrete floor. Sections of black vinyl tiles form visual thresholds at the north and south doorways.

Walls: The north, south, and west walls are original brick masonry finished with plaster. The wood-framed east partition is finished with plaster on lath (or gypsum board)

Ceiling: The plaster ceiling is 7' 1" above the floor.

Baseboard: A 4" high vinyl base, contemporary with the tile floor, partially covers the 6" high wood splashboard.

Doors: The original north doorway is framed by a 3½" wide single-fascia architrave (Type T-12). The twentieth-century south exterior doorway has a 6¼" wide two-fascia architrave. The three later east openings—the southeast bathroom doorway, the central doorway to the adjacent office (004), and the most recent northeast closet doorway—are all trimmed with 3¼" wide single-fascia architraves (Type T-12).

No. 0021: The 2' 7½" wide by 6' 5" high board-and-batten door in the north opening is made up of 5" wide, 1½" thick, tongue-and-groove beaded boards fastened to three horizontal, beveled-edge battens. The upper corner has a circular cutout to accommodate the radiator pipe near the west end of the ceiling. Hardware: The door hardware includes a pair of 4" high iron half-surface butt hinges; a 3½" by 4" cast-iron rim lock (older type) on the south face with round 2½" diameter stamped iron knobs; and 1" by 1¾" rectangular iron keyhole escutcheon on the north face.

No. 0022: The recent 3' 1" wide by 6' 8" high stile-and-rail door in the south entrance opening has six raised panels. Hardware: The recent door hardware includes three 4½" high butt hinges and a 2¼" cylinder lockset with lever knobs.

Windows: The two original window openings in the west wall sit above 3½" high square-edge sills. The 3/3 rope-hung sash are set in 4¼" wide plain beaded fascia stops deep in the masonry openings; the opening reveals are finished in plaster. The sash have 12" by 17" panes. Hardware includes twentieth-century iron thumbblatches on the meeting rails; in the southwest window, there is a slide bolt on the bottom sash. The sash rope pulleys are a twentieth-century type. A splash guard has been installed at the base of each window.

Lighting/electrical: The room is lit by two square recessed ceiling fixtures. Other electrical elements include switches near the north and south door-

ways; duplex receptacles on all four walls connected to junction boxes via wire mold that wraps around the room; and an electrical panel or box near the southeast doorway.

Heating: There is a four-column, twenty-eight-section *Burnham* hot water radiator centered between the west windows. Radiator pipes extend along the ceiling near the west wall and south walls. All of these features were installed in 2007.

An air conditioner has been installed in the southwest window opening. Plastic glazing fills in the space around the unit.

Plumbing: The water heater for the building (an *A.O. Smith* 66-gallon unit) is positioned in the northeast closet.

Equipment: There is a communication receptacle on the west wall; wire mold extends up from this outlet and continues along the south wall.

Closet: A pair of late twentieth-century bifold louvered doors open to a closet built onto the north end of the east wall. Inside, the closet includes a space for the aforementioned water heater at the north end. A shelf and clothes rod supported by wood rails extend across the south end of the closet. An incandescent porcelain utility fixture is mounted to the ceiling. According to the 1960 Nichols plan, the shelves from the north end of "David's Closet" were to be moved to the new entertainment cabinet on the north wall of room 001.

Furnishings and fittings: As originally completed this room was part of the basement kitchen that included the adjacent east room (004). The cooking fireplace was centered in the original long north wall of that large space.

The 1960 Nichol's floor plan refers to this space as "David's Room." The room is now used as an office. A chalkboard is mounted to the north wall.

T002A BATHROOM

This small, windowless bathroom was created in the twentieth century from part of the original large basement kitchen. The 6' 11" by 4' 11" room includes a single doorway in the west partition. The bathtub fills the north end of the room and the toilet and lavatory line up along the east wall.

The 1960 Nichols floor plan shows a smaller "Bath" in this location.

Floor: Late twentieth-century, 1' 0" square white vinyl tiles with grey flecks cover the concrete floor.

Walls: The south wall is original brick masonry; later framed partitions enclose the north, east, and

ARCHITECTURAL DESCRIPTION



T002A, looking east.

west sides of the room. Around the bathtub, the north, east, and west walls are covered with $4\frac{1}{4}$ " square beige ceramic tiles, floor to ceiling. The remainder of the walls are finished with plaster or gypsum board.

Ceiling: The plaster ceiling is 7' 1" above the floor.

Baseboard: A 4" high vinyl base, contemporary with the tile floor, partially covers the 6" high wood splashboard.

Doors: The west doorway is framed by a twentieth-century $3\frac{1}{2}$ " wide single-fascia architrave (Type T-12).

No. T002A: The 1' $11\frac{3}{4}$ " wide by 6' $7\frac{1}{2}$ " high board-and-batten door is made up of 6" wide, $1\frac{1}{8}$ " thick, tongue-and-groove beaded boards fastened to three horizontal, beveled-edge battens. Hardware: The door hardware includes a pair of 4" high iron half-surface butt hinges; a $3\frac{1}{8}$ " by 4" cast-iron rim lock (older type) on the east face with round $2\frac{1}{8}$ " diameter brass knobs; and a 1" by $1\frac{3}{4}$ " rect-

angular iron keyhole escutcheon on the west face.

Lighting/electrical: A lighting fixture on the ceiling has a molded pillbox shade. Vertical fluorescent fixtures flank the medicine cabinet on the east wall.

Heating: The room is heated by a four-section, four-column *Burnham* radiator in the southeast corner (installed in 2007). Radiator pipes extend east/west near the south end of the ceiling.

Plumbing: An enameled cast-iron bathtub extends across the north wall. On the south wall is an *American Standard* toilet. The enameled *Kohler* cast-iron lavatory on the north wall is marked "10-1-70," indicating a manufacturing date of 1970.

Furnishings and fittings: The bathroom is fitted with a mirrored wood medicine cabinet above the lavatory; a *Gojo* soap dispenser and *Bay West* towel dispenser on the east wall; a chrome toilet paper holder on the south wall; and a chrome towel bar on the east wall above the bathtub.

003 NORTHEAST OFFICE

The northeast space is one of the original basement rooms. The 16' 5" by 15' 4" space includes single doorways in the south and west walls and a closet door in the north partition. Two horizontal windows are set high in the east wall. A fireplace fills the southwest corner.

Original finishes include the mantel, the window trims, and the trim of the west doorway.

This room formed part of the hotelkeeper's private domain. Prior to the room functioning as an office, it was used as a dining room by the occupant of the hotel.

Floor: Late twentieth-century, 1' 0" square white vinyl tiles cover the concrete floor except at the south doorway, where black vinyl tiles form a visual threshold.

Walls: The east, west, and south walls and the angled southeast chimney breast are original brick masonry finished with plaster. The twentieth-century north partition is framed with studs between concrete block piers and finished in gypsum board. A large panel in the partition, east of the doorway, provides access to the sprinkler valves for the East Range student rooms.

A counter-height, gypsum board enclosure for the university's heating system main pipe extends along the east wall. The enclosure has a laminate top and three metal access panels.

Ceiling: The plaster ceiling is 7' 0" above the floor.

HOTEL D



003, looking north.

Baseboard: A 4" high vinyl base, contemporary with the tile floor, partially covers the 6" high wood splashboard on the east, west, and south walls. The north partition has a quarter-round shoe molding.

Doors: The original doorways in the south and west walls are framed by single-fascia architraves: the original west trim is 5½" wide (Type T-10); and the later twentieth century south trim is 3½" wide (Type T-12). The twentieth-century north doorway has a 6" wide single-fascia architrave that is a reproduction of the original trim type extant at door 0032 (Type T-10).

No. 0031: The twentieth-century, 2' 7¾" wide by 6' 5¾" high swinging door in the south opening has two plain recessed panels. A small piece of glazing in the upper panel is trimmed with a plain fillet. Hardware: The twentieth-century door hardware includes a pair of 5½" high, double-acting, brass-plated iron hinges; a 2¼" diameter brass knob with 1⅞" roses; a 3½" wide by 12" high iron push plate; and an incomplete deadbolt and eyelet hook on the north face of the door.

No. 0032: The 3' 3" wide by 6' 1" high board-and-batten door in the west opening is made up of 5" wide, 1⅞" thick, tongue-and-groove boards fastened to three horizontal, beveled-edge battens. Hardware: The twentieth-century door hardware includes a pair of 3½" high iron butt hinges; a 3⅞" by 4" cast-iron rim lock (recent type) on the east face with round 2⅞" diameter brass knobs; and a rectangular keyhole escutcheon on the west face.

North door: The twentieth-century, 2' 3½" wide by 5' 11¾" high board-and-batten door is made up of 5" wide, 1⅞" thick, tongue-and-groove boards fastened to three horizontal, beveled-edge battens. Hardware: The door hardware includes a pair of 4" high half-surface iron butt hinges; a 3⅞" by 4" cast-iron rim lock (older type) on the north face with round 2⅞" diameter brass knobs; and a rectangular keyhole escutcheon and slide bolt on the south face.

Windows: The two original window openings set high in the east wall extend up to the ceiling. The openings sit above plain sills; the northeast sill is bullnosed, while the southeast opening has

ARCHITECTURAL DESCRIPTION

a plain square-edge sill. The reveals are lined with wood. In the northeast opening, the nineteenth-century horizontal, six-light hopper sash has 8¼" by 12" panes and ⅝" muntins; hardware includes two butt hinges on the bottom rail and a latch and chain at the top. The twentieth-century southeast sash has been removed for an air-conditioning unit and stored in the north closet.

Fireplace: The original brick chimney breast extends diagonally across the southwest corner of the room, finished with an original 4' 7¼" high mantelpiece. The brick-lined firebox (2' 4" high by 2' 10" wide) and the brick surround are painted black. The original surround is bordered by a 7" wide two-fascia wood architrave that terminates at plain plinth blocks. Above the architrave is a plain 5½" high wood frieze and a 4¼" denticulated molding supporting a 3⅛" thick molded mantel shelf.

The 5' 5¼" wide hearth, projecting 1' 6" from the surround, is made up of 6" square clay tiles, painted black. A 2⅝" wide wood trim borders the hearth.

Heating: A six-section, fifteen-column *Burnham* radiator, installed in 2007, is positioned near the south wall. The heating pipe for the university system is concealed behind the enclosure on the east wall.

Lighting/electrical: The room is lit by a ceiling fixture with a pillbox shade. Other electrical elements include switches near the west and south doorways and duplex receptacles on the south wall, connected by wire mold to receptacles on the west wall.

Equipment closet: In the closet at the north end of the room, the north, east, and west original masonry walls are finished in original plaster; the concrete block piers and wood studs for the south partition are unfinished. The exposed original ceiling joists retain marks for the plaster and sawn wood lath of the original basement ceiling.

The equipment in this closet include electrical panels on the north wall, a fire suppression panel, a dry pipe valve, and a *Balda* motor. Pipes extend from the equipment into the basement offices.

Furnishings and fittings: The original function of this room is unknown but it certainly formed part of the hotelkeeper's private domain.

The 1971 and 1972 inventories refer to this space as the dining room. The swinging door in the south wall was the access from the kitchen (in room 004)

A two-bay-wide bookcase centered on the east wall between the windows extends up from the heating pipe enclosure to the ceiling.

Finishes investigation: The window sash currently stored in the north closet retains at least fifteen layers of applied finishes. The earliest are layers of yellowish white paint followed by two finishes of faux woodgraining.

004 SOUTHEAST OFFICE

The southeast office is situated in what was the east half of the original basement kitchen. The 16' 5" by 15' 6" room includes single doorways in the north wall and west partition and a pair of horizontal window openings set high in the east wall. The partitions forming the south surfaces are positioned in front of the original south masonry wall. All of the existing surfaces date to various twentieth century renovations.

Originally, the larger kitchen space had pairs of windows in the east and west walls, and doorways flanking a large cooking fireplace centered in the north wall.

Floor: Late twentieth-century, 1' 0" square white vinyl tiles cover the concrete floor.

Walls: The north and east walls are original brick masonry finished with plaster.

The wood-framed south and west partitions, and the partitions in the southwest corner that enclose the basement bathroom (T002A) are finished with plaster or gypsum board. These conditions date to the twentieth century.

A counter-height, gypsum board enclosure for the university's main heating system pipe extends along the east wall. The enclosure has a laminate top and three metal access panels.

Ceiling: The plaster ceiling is 7' 0" above the floor.

Baseboard: A 4" high vinyl base, contemporary with the floor, partially covers the 6" high wood splashboard.

Doors: The original north doorway is framed by a 3½" wide, twentieth-century, single-fascia architrave (Type T-12). The twentieth-century west doorway has a 3¼" wide single-fascia architrave (Type T-12).

No. 0041: The 2' 7¾" wide by 6' 5½" high board-and-batten door in the north opening is made up of 5¼" wide, 1½" thick, tongue-and-groove boards fastened to three horizontal, beveled-edge battens. Hardware: The door hardware includes a pair of 3" high iron butt hinges; a 3⅝" by 4" cast-iron rim lock (recent type) on the north face with 2½" diameter plated, stamped iron knobs; and an oval keyhole escutcheon on the south face.

HOTEL D



004, looking southeast.

No. 0042: The 2' 7½" wide by 6' 5" high board-and-batten door in the west opening is made up of 5" to 6" wide, 1½" thick, tongue-and-groove beaded boards fastened to three horizontal beveled-edge battens. Hardware: The door hardware includes a pair of 4" high half-surface butt hinges; a 3½" by 4" cast-iron rim lock (older type) on the east face with 2½" diameter brass knobs; and a rectangular iron keyhole escutcheon on the north face.

Windows: The two original window openings set high in the east wall extend up to the ceiling. The openings sit above plain sills; the northeast sill is bullnosed, while the southeast opening has a plain square-edge sill. The reveals are lined with wood. The sash are old but not original. Each horizontal six-light hopper sash has 8¼" by 12" panes and ⅝" muntins; hardware includes two iron butt hinges on the bottom rail and a latch and chain at the top.

Lighting/electrical: The room is lit by six square ceiling fixtures. Other electrical elements include

double switch plates near the north and west doorways; duplex receptacles on the south wall and east wall, connected to junction boxes by wire mold that wraps around the room.

Heating: The university's heating system pipe is concealed within the enclosure on the east wall. A six-column, fourteen-section *Burnham* radiator, installed in 2007, is positioned against the north wall near the doorway. The radiator pipes extend from the unit up to the ceiling, over to the east wall, and down into the enclosure.

Plumbing: The dishwasher and the stainless steel sink for the kitchen remain in the counter on the west wall, and a small stainless steel sink is set in the south cabinet.

Furnishings and fittings: This room exists in what was the east half of the larger original basement kitchen. The current conditions date to the second half of the twentieth century. The 1960s Nichol's plan shows a stove and refrigerator positioned next

ARCHITECTURAL DESCRIPTION



004, looking northwest.

to the north wall.

The cabinets from this room's use as a kitchen remain on the south and west walls. The cabinets have plastic laminate countertops and metal knobs, pulls, and hinges. On the west wall, the lower cabinet includes a stainless steel sink; there is a dish-washer at the north end and a drawer and door in each of the other three bays. Above that unit is a cupboard with three pairs of doors. A curtain, suspended from the ceiling, screens the west cabinetry from the office.

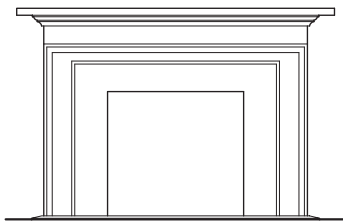
The lower cabinet on the south wall is six bays wide and has a plastic laminate countertop and a small stainless steel sink. There is one drawer and door in each bay. The upper cabinet has three pairs of doors.

Two sets of two-bay cupboards have been installed in the northeast corner and on the east wall, between the windows. The plain doors have small brass butt hinges with ball tips.

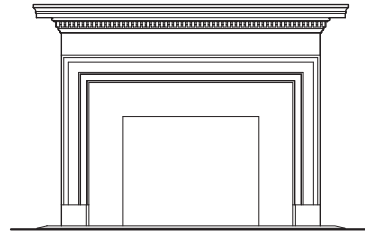
A bulletin board is mounted to the north wall.

According to the current occupants of the office, the university removed the kitchen range from the north wall in 2007 while installing the radiator.

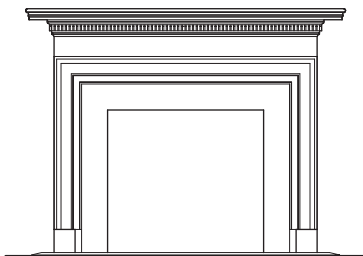
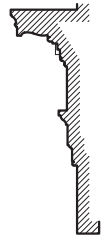
HOTEL D



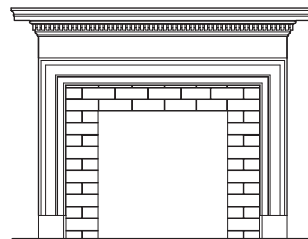
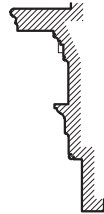
ROOM 001 MANTEL



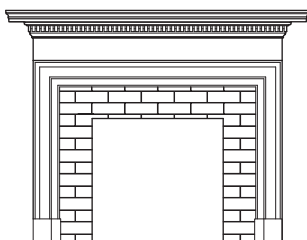
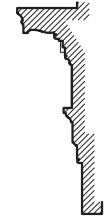
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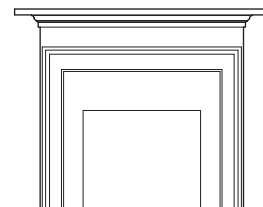
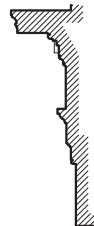
ROOM 101 MANTEL



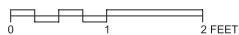
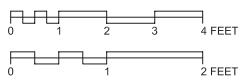
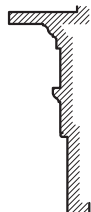
ROOM 102 MANTEL



ROOM 103 MANTEL

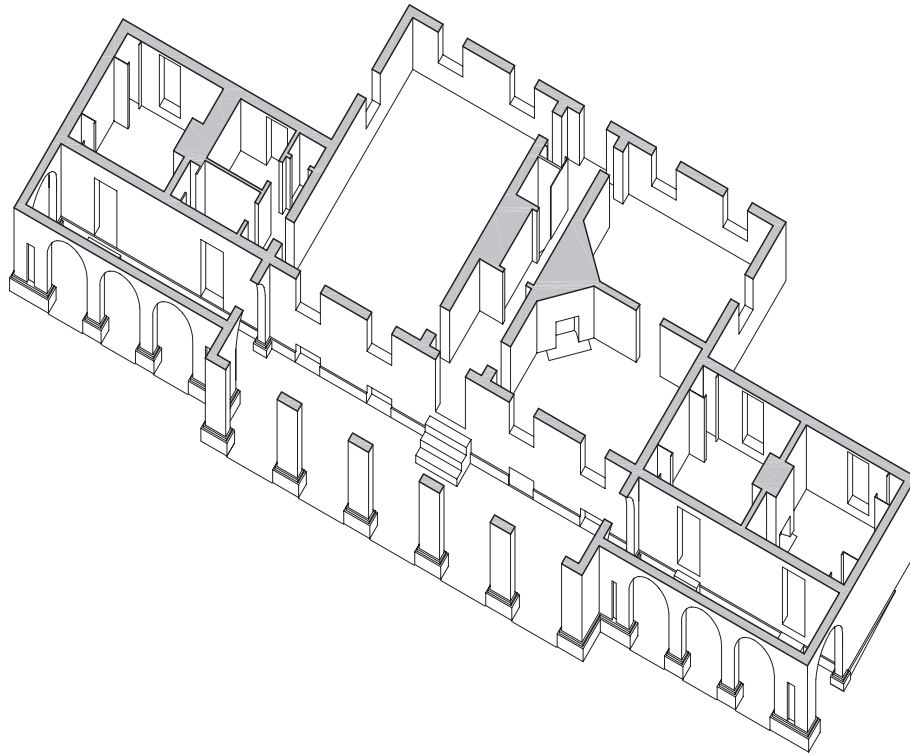


STUDENT ROOMS
20 & 22 MANTEL



Fireplace mantels, Hotel D.

ARCHITECTURAL DESCRIPTION



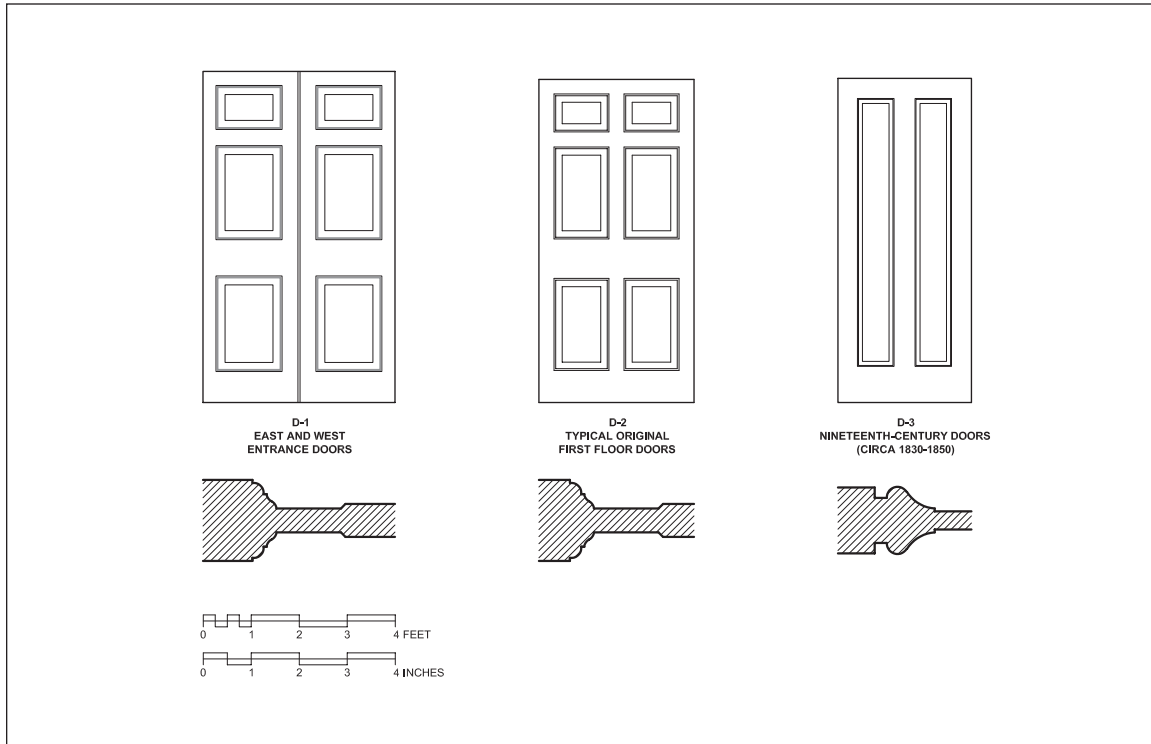
FIRST FLOOR

As originally completed in 1822, the plan of the first floor generally followed Jefferson's 1819 floor plan. A long, wide central hall extended from the front door to the rear of the hotel. To the south was a large classroom or dining hall. Two rooms to the north formed the hotel keeper's private domain on the first floor.

The primary difference between Jefferson's plan and the constructed hotel was the placement of the south student rooms directly against the south wall of the hotel. By the second quarter of the nineteenth century, a doorway was inserted in that wall, and the student room was incorporated into the hotel's first floor.

Partitions were later added to divide the hotel's largest room into smaller spaces and to create a bathroom in the northwest room. Some of these changes are recorded on a floor plan produced by Frederick Nichols in 1960. Those partitions were removed, probably when Jaquelin Taylor Robertson occupied Hotel D beginning in 1981.

HOTEL D



Typical original and early doors.

C101 ENTRANCE HALL

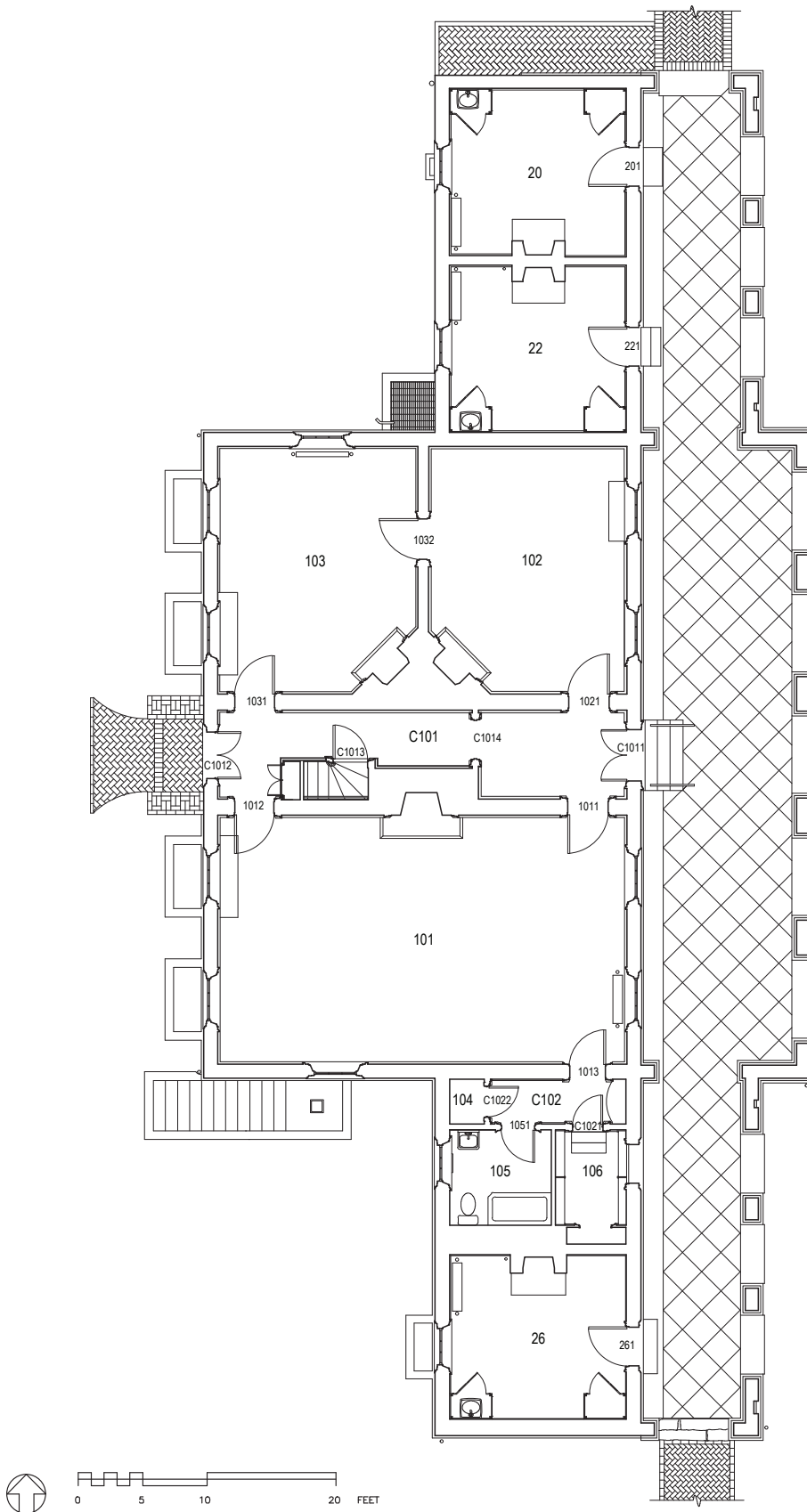
The center hall extends in two sections from east to west, dividing the first floor. This 6' 11" by 31' 11" passage includes the front hall with the wide entrance doorway in the east wall and single doors in the north and south walls. A west door opening provides access to the rear hall. That space includes a wide doorway in the west wall that opens to the exterior. Single doorways are located in the north and south walls. The brick chimney mass of the fireplace in the south room (101) and the enclosure of the basement stair extend along most of the south wall. The stair enclosure includes a cabinet at the west end with access to the attic.

As originally conceived by Jefferson and as constructed, this hall was a single long narrow corridor interrupted only by the projection of the chimney mass and the stair enclosure. The Jefferson and the

Neilson drawings show this condition.

At an undetermined date in the nineteenth century, a partition was inserted at the east end of the chimney mass, dividing the hall into two areas. The door opening in the new partition initially did not include a door, but eventually a pair of doors was installed, possibly in the twentieth century. These doors were later removed, resulting in the current condition.

An important feature of the hall is the original vertical board enclosure and doorway that conceals the basement stair. The enclosed space has a lower ceiling than that of the adjacent hall; the space above that ceiling was never finished and retains unplastered brick wall surfaces. At the time of the construction of the board partitions (or soon after), a small cupboard was positioned in the space above the west end of the stair. This storage area was accessed from a pair of paneled doors positioned



First floor plan.

HOTEL D



C101, looking east.



C101, looking west.

in the west face of the partition. In the twentieth century, a second door was inserted in that surface to provide direct access to the space above the stair area and to the attic through a small opening in the ceiling. Prior to this modification, one had to climb up through the lower cabinet to reach the attic opening.

Floor: Original random-width ($3\frac{1}{4}$ " to $5\frac{1}{4}$ " wide) tongue-and-groove boards are laid east/west. Some of the narrower boards at the south side of the hall may be later replacements.

Walls: The north, south, east and west walls are plaster on original masonry. A chimney breast projects out from the south wall; to the west of the chimney breast, a stairway to the basement is enclosed with an original partition formed of vertical tongue-and-groove boards ($4\frac{1}{2}$ " to $1' 1\frac{3}{4}$ " wide).

A later partition extends from the east end of the chimney breast to the north wall, dividing the

corridor. The wood-framed partition, finished with plaster on lath, includes a door opening.

Baseboard: The original $8\frac{1}{2}$ " high baseboard includes a $6\frac{1}{2}$ " high splashboard with a 2" molded top and a later quarter-round shoe molding (Type T-18).

Ceiling: The twentieth-century plaster-on-metal lath ceiling is $12' 7\frac{1}{2}$ " above the finished floor. It replaced the original plaster on wood lath ceiling.

Doors: The original openings—two doorways in the north wall, the mirroring doorways in the south wall, the south opening to the basement stair, and the east and west entrances—have $6\frac{1}{2}$ " wide two-fascia wood architraves (Type T-2) that terminate at splashboard-height plinths. The original rectangular transoms above the east and west entrances are fitted with fixed fifteen-light fanlights. There are wood thresholds at the northeast doorway and at the opening to the basement stair.

ARCHITECTURAL DESCRIPTION

The trim at the doorway in the later dividing partition is a 5½" wide two-fascia architrave (Type T-7).

No. C1011: The east doorway holds a pair of original 2' 2¼" wide by 6' 11¾" high by 1¾" thick leaves, each with three raised panels (Type D-1). Above the doorway, the original fifteen-light fanlight fills the transom. Hardware: The door hardware on the north leaf includes a later replacement 4½" by 7¾" brass box lock on the interior face with a contemporary brass knob and decorative keyhole escutcheon on the exterior; an interior polished brass slide bolt; and a recent 4¾" high mortise with a key cylinder on the exterior face and a turnkey on the interior. The position for the original keyhole is visible below the current keyhole in the exterior door face. The south leaf has a 4" by 1' 1" brass mail slot in the lock rail and vertical slide bolts at the lintel and sill. Both leaves have pairs of original 4½" high cast-iron butt hinges.

Four brass plaques identify the building: an oval plaque on the north leaf and an older, more decorative, mail slot on the south leaf both read "Hotel D;" an oval plaque on the south leaf has "24 East Range, University of Virginia;" and a recent plaque on the north leaf is inscribed "Teaching Resource Center."

No. C1012: The west doorway holds a pair of original 1' 9¾" wide by 6' 11½" high by 1¾" thick stile-and-rail leaves, each with three raised panels (Type D-1). The original transom fanlight matches the one above the east doorway. Hardware: The door hardware on the north leaf includes the original 6" by 10¼" iron box lock on the interior face with a later brass knob and the original brass oval keyhole escutcheon on the exterior; and an interior slide bolt and surface mounted deadbolt. The south leaf has vertical slide bolts on the interior. Both leaves are hung on pairs of original 4½" high iron butt hinges. Two brass plaques on the north leaf identify the building: one reads "Hotel D;" and the other more recent plate is inscribed with "Teaching Resource Center."

No. C1013: The original 2' 8¾" wide by 6' 8½" high by 1¾" thick stile-and-rail door in the opening to the basement stair has six raised/recessed panels; it is a narrower version of the typical original doors (Type D-2). Hardware: The later 5¼" high mortise lockset includes a pair of later 2¼" diameter brass knobs with 2¼" wide by 7" high plates. The hall face lock rail retains the outline for the original 5" by 8" box lock. The door is hung on a pair of original

4½" high iron butt hinges. A contemporary slide bolt is mounted to the north face of the door. On the south side of the door, a recent brass plaque reads "Teaching Resource Center."

No. C1014: The pair of doors in the dividing partition has been removed. The wood stop is a later insertion in the opening, which indicates that there was no door initially in the opening. Hardware: Evidence remains for pairs of 3½" high butt hinges on the jambs.

Lighting/Electrical: At the east end of the corridor, an ornate glass chandelier hangs from the ceiling. The west end of the hall is lit by a ceiling fixture with a frosted opal glass pillbox shade. Other electrical elements include switches near the northeast and west doorways and on the partition enclosing the basement stair, and receptacles near the southeast doorway.

Equipment: At the east entrance, on the interior face of the north side of the architrave, a dutchman repair marks the location for a nineteenth-century bell lever.

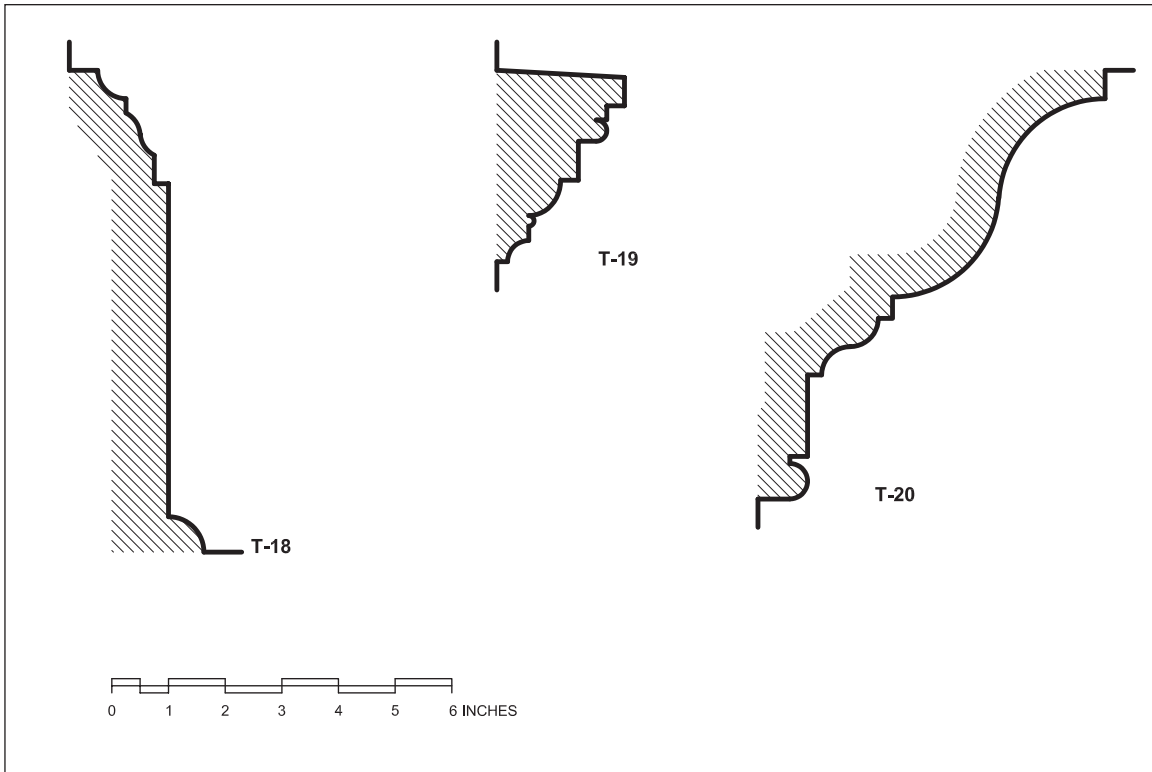
A fire extinguisher is surface mounted to the east wall.

Furnishings and fittings: The west end of the stair enclosure includes an original cupboard with two narrow doors, each with two recessed panels. The door hardware includes original pairs of small iron butt hinges; a later 2½" high by 1½" wide rim lock, a surface-mounted turnkey latch, and a key cylinder on the south leaf; and the keepers on the north leaf. There is evidence for an original surface-mounted lock on the inside face of the north leaf.

Inside the cupboard are three shelves. The lowest shelf is a square-edge older shelf; it and the two more recent upper shelves are supported by wood rails/nailers. The back of the cabinet is lined with tongue-and-groove beaded boards varying from 4½" to 4¾" wide.

The space above this cupboard and the stair enclosure houses the access to the attic. The tall, narrow door above the south cupboard extends up to the ceiling. The door, of twentieth-century material, has a twentieth-century square wood knob, four small butt hinges, and a hook-and-eye latch. Prior to the insertion of this upper door opening, access to the attic hatch was through the lower cupboard. The back sides of the board partitions inside the space are unfinished, as is the exposed brick south wall and the chimney breast to the east. A plywood panel forms a floor, covering the framing and wood lath of the stair enclosure ceiling.

HOTEL D



Typical trim profiles.

The plywood ceiling includes a small opening, with a plywood cover, that provides access to the attic.

The south wall surface east of the stair enclosure includes a horizontal wood rail that supports six iron coat hooks.

Finishes investigation: The paint evidence confirms that the central hall, now divided into two separate passages, was originally a single space as shown on Jefferson's floor plan.

The original trims of the east and west entrances retain about seventeen layers of painted finish. The earliest is a yellowish white paint that matches to Munsell 2.5Y 9/2-9/4. The ninth finish, an ivory (yellowish white) paint is the first layer found on the trim of the later opening in the partition separating the front and rear halls. The Munsell match to that paint is 2.5Y 8.5/4. The next finish found on the trim of the two halls, including the baseboard, is a very pale green.

The vertical board partition enclosing the base-

ment stairway and the pair of paneled cupboard doors in that partition retain all of the above noted layers.

The baseboard retains about fourteen layers of painted finishes. The cap molding was first covered in the yellowish white (Munsell 2.5Y 9/2-9/4) found on the other trim. The vertical splash portion of the baseboard includes the yellowish white, layers of blue grey (Munsell 5PB 5/1-4/1), and a red brown (Munsell 10R 3/4-4/4).

The original east and west entrance doors retain evidence for the earliest finish of a faux mahogany graining in two applications.

The plaster walls have about thirteen layers of surviving finishes. The earliest surviving layer, but not the very earliest finish, is a white paint, followed by a pale blue (Munsell 5B 8/4), followed by a yellowish pink.

ARCHITECTURAL DESCRIPTION



101, looking northwest.

ROOM 101 OFFICE/LIBRARY/ CONFERENCE ROOM

The largest room in Hotel D encompasses the entire portion of the original building south of the central hall. The room currently functions as an office, conference space and library for the Teaching Resource Center, a faculty development and Teaching Assistant (TA) training program for the University.

The 19' 5" by 31' 11" rectangular room includes two doors in the north wall flanking a fireplace, pairs of window openings in the east and west walls and a single door and window in the south wall. All but the south doorway are included in the John Neilson plan; the south opening is an insertion from the second quarter of the nineteenth century.

Jefferson's earlier plan shows a different condition that was not carried out: two windows in the south wall, with one in the current door location.

This was possible because his plan included an exterior passage that separated the hotel from the south student room extension. As actually constructed, the student room was built onto the south wall of the hotel.

The intended function of this large room is not recorded, but its size and position in the plan matches the original classrooms in the pavilions. By 1828, this was likely the space used by Mr. Ferron for fencing lessons, his "salle d'armes." A subscription ball held in Hotel D in 1831 may have occurred in this large room. If the room was originally intended to be a students' dining room, that use changed in 1833 when a cellar room was fitted up for dining.

By 1858 there was concern about the unhealthy conditions in the cellar and the Visitors agreed to construct "large, airy and comfortable dining halls for the students, as substitutes for the basement and cellar rooms in which they have been

HOTEL D



101, looking east.

accustomed to eat.” The function of the room likely changed over time as the occupant or keeper of the hotel changed.

By the second quarter of the nineteenth century a doorway was inserted in the south wall joining this room to the south student room. At another undetermined date in that century, an addition was constructed beyond the south wall against the rear wall of the student wing, and the south window was converted into a doorway to access that addition.

Further inspection of the room on August 5, 2015, after the furnishings and carpet were removed, revealed evidence on the floor surface for a north-south partition, located 15' 7½" from the east wall, that divided the space into two rooms. The addition of the partition necessitated the removal of the fireplace mantel and the closing of the firebox.

Other outlines on the floor remain from a later set of partitions that are recorded on a floor plan produced by Frederick Nichols in 1960. Nichols

labeled the west room as “Miss Allen's Room” (presumably for Susan Allan, John Hamilton Allan's daughter), and the east room as a bedroom. Closets for the two rooms were positioned on the west face of the separating wall. An awkward passage connected the southwest room to a hall at the north end of the former student room. Each of the bedrooms had access, via the hall, to the bathroom (105) inserted in the student room. The 1971 and 1972 inventories indicate that there were still two bedrooms in this space; in 1971 the southeast room was referred to as the “Master Bedroom.”

The room was probably restored to its original form, including the restoration of the fireplace and mantel, about the time that Jaquelin Taylor Robertson occupied Hotel D beginning in 1981. The Teaching Resource Center moved into the hotel in 1990.

Floor: Original random-width (4¼" to 6" wide) tongue-and-groove boards are laid east/west.

Walls: All four walls are plaster on original masonry.

ARCHITECTURAL DESCRIPTION

Ceiling: The plaster-on-metal lath ceiling is 12' 7½" above the finished floor. It replaced the original plaster-on-wood lath ceiling.

Baseboard: The original 8½" high baseboard includes a 6½" high splashboard with a 2" molded top and a quarter-round shoe molding. (Type T-18)

Chair rail: The original 3½" high chair rail is composed of a fascia with two fillets and a bead making up the cap molding, and a quarter-round, fillet, and cavetto bed molding (Type T-19). The top edge of the rail is 2' 9" above the floor.

Doors: Originally, the room was accessed through two doorways in the north wall. These two original north doorways have 6½" wide two-fascia architraves (Type T-2). The southeast doorway, which was added in the first half of the nineteenth century (as evidence by molding profiles and details) has a 6" wide two-fascia architrave (Type T-3). All three door architraves terminate in a splashboard-height plinth that aligns with the baseboard splash. There are no thresholds beneath these openings.

There are marks in the chair rail and baseboard at the southwest window for the nineteenth-century doorway that replaced the original window to access a southwest addition (now removed).

No. 1011: The original 3' 2¾" wide by 6' 8½" high by 1½" thick stile-and-rail door (Type D-2) in the northeast opening has six raised/recessed panels. This door, now attached to the west jamb, was originally hinged to the east jamb. The hinge locations are visible on that jamb. Hardware: The later 5¼" high iron mortise lockset has a pair of 1¾" diameter brass knobs and 1½" wide by 1¾" high oval brass keyhole escutcheons. There is a ghost for the original box lock on the south face of the current hinge stile. The five screws fastening the original pair of 4½" high iron butt hinges are arranged in an irregular pattern. A contemporary slide bolt is mounted to the north face of the door.

No. 1012: The original 3' 1¾" wide by 6' 8¾" high by 1½" thick stile-and-rail door (Type D-2) in the northwest opening has six raised/recessed panels. This door retains its original swing. Hardware: Door hardware includes a later 5¼" high iron mortise lockset with a pair of 1¾" diameter brass knobs and 1½" wide by 1¾" high oval brass keyhole escutcheons. The lower 4½" high iron butt hinges is original; the upper one is a replacement. There is evidence for the same size of original box lock as seen on the northeast door.

No. 1013: The 2' 9¾" wide by 6' 9" high by 1½"

thick stile-and-rail door (Type D-3), with two vertical recessed panels, is contemporary with the southeast opening (added in the second quarter of the nineteenth century). Hardware: Door hardware includes a pair of 4½" high iron butt hinges, contemporary with the door; and a later 5¼" high mortise lockset with 1¾" diameter brass knobs and 1½" wide by 1¾" high oval keyhole escutcheons. A ghost of an earlier knob location and the outline for the first 3½" by 5" rim lock can be seen on the south lock stile. There is a recent slide bolt on the north face of the door as well as the outline for an original slide bolt.

Windows: The two original window openings in the east wall and the two matching openings in the west wall are trimmed with 7" wide two-fascia wood architraves (Type T-15) that terminate at the chair rail. The architraves frame splayed wood reveals that angle back to simple stops. The 9/9 double rope-hung sash have 1' 0" square panes, ¾" muntins, and sweep thumb latches on the meeting rails. The jambs retain the original sash cord pulleys.

When an addition was built onto the southwest corner of the hotel, a doorway was inserted in the original southwest window opening; later, the addition was removed, and the window reconstructed. The current opening is framed by a 7¼" wide two-fascia architrave (Type T-16) that terminates at the chair rail. Splayed reveals extend back to a fillet stop. The 1' 0" square panes are set in ⅞" wide muntins. There is a sweep thumb latch on the meeting rails, and a slide bolt on the bottom sash. The sash cord pulleys are contemporary with the reconstructed window.

Fireplace: The original brick chimney breast is centered in, and flush with, the north wall.

The restored brick-lined firebox (2' 11½" high by 3' 3" wide) and the plastered surround are painted black. The 5' 1¾" high mid-twentieth century mantel includes a 7" wide two-fascia wood architrave extending up from splashboard-height plinths. Above the architrave is a plain 5" high wood frieze and a denticulated bed molding supporting a 2¾" high, 7½" deep mantel shelf.

The restored 6' 0" wide hearth, projecting 1' 7½" from the surround, is made up of brick pavers painted black. A 2¾" wide beveled wood trim borders the slightly raised hearth.

Heating: There are two hot water radiators in the room. A six-column, thirty-two section exposed *Burnham* radiator sits below the southeast window. In front of the northwest window is a six-column,

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twenty-two section radiator covered by a wood radiator box with inset metal grate panels.

Lighting/Electrical: There are no fixed lighting fixtures in this room. Electrical elements include a switch near the northeast door; a duplex receptacle in the east wall; and surface-mounted duplex receptacles on the north, west, and south walls. The west and south receptacles are connected by recent wire mold.

Equipment: There are communication receptacles on the north and south walls.

Furnishings and fittings: Jefferson's original intended use for this large room is unknown.

Much later, the room was divided by a central partition. Inventories from 1971 and 1972 indicate that the two resulting spaces were furnished as bedrooms. The partition was removed in circa 1981. The restored large room is now arranged to serve as a meeting room, library and office.

Finishes investigation: Unlike the Entrance Hall which retains a complete sequence of painted finishes on the trim, this room seems to be missing early paint layers. The trim of the two original doorways in the north wall retain only about nine finishes. The earliest, an ivory (yellowish white) paint matches the ninth finish found in the Entrance Hall.

Another condition is found on the trim of the later doorway in the south wall, where the trim retains about twelve finishes. The earliest is a yellowish white followed by what appears to be a faux woodgraining. The ninth finish is a blue-green surface also found on the trim of the north door openings. The same condition exists on the original chair rail and baseboard where the earliest surfaces are missing.

The doors reveal a different story. The original door in the north east opening retains a complete sequence of about nineteen finishes including the original faux mahogany graining. This surface is covered in a second surface of similar graining. The later door in the south opening retains about nine finishes beginning with a faux graining (possibly an oak).

The mantel, a late twentieth-century restoration, has only three finishes, all yellowish white.

Samples from the plaster wall surfaces revealed about thirteen layers of finish including the earliest of a white and yellowish white and a fifth layer of greyish pink, followed by traces of a wallpaper.

102 NORTHEAST OFFICE

Situated in the northeast portion of the first floor of the hotel, this 19' 4½" by 15' 5½" room includes two windows in the east wall and doorways in the south wall and west partition. An angled chimney breast and fireplace extend across the southwest corner. The floor plan duplicates that shown by Jefferson's drawing. The Neilson plan shows the west doorway positioned slightly further north in the partition, but there is no evidence that the opening was ever in that position.

The room retains all of its original character, including its original wood mantel. The only exception is the twentieth-century addition of a wood cornice (as indicated by the use of wood instead of plaster, and by the paint analysis). There is no evidence that any of the rooms in this hotel included cornices such as found in the Pavilions. Conditions here were much simpler.

Though the original use for this room is not recorded, it certainly was always part of the private portion of the hotel used by the hotelkeeper. In the 1970s this space was a sitting room or parlor.

Floor: Original random-width (3¼" to 6" wide) tongue-and-groove boards are laid east/west. Narrower boards were used to repair an area near the southeast window.

Walls: All four walls are plaster on original brick masonry. Unlike the hall and room 101, the plaster surfaces retain an aged look.

Ceiling: The plaster-on-metal lath ceiling, 12' 7" above the finished floor, replaced the original plaster-on-wood lath ceiling.

Baseboard: The original 8" high baseboard includes a 6" high splashboard with a 2" molded top and a quarter-round shoe molding (Type T-18).

Cornice: The recent 7¼" high wood cornice (the only one in the hotel) is composed of a single fascia architrave supporting a fillet and a cyma recta (Type T-20). It was probably installed at the same time that room 101 was restored.

Doors: The original single doorways in the south and west walls have 6¾" wide two-fascia architraves that terminate at splash board-height plinths (Type T-2). There are no thresholds at these openings.

No. 1021: The 3' 2" wide by 6' 9¼" high by 1½" thick stile-and-rail door in the southeast opening has six raised/recessed panels (Type D-2). This door is a twentieth-century reproduction of the missing original door, and has only a single painted finish. Hardware: The 5¼" high mortise lock has a pair

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102, looking southeast.



102, looking southwest.

of 1 $\frac{3}{4}$ " diameter brass knobs and a 1 $\frac{1}{8}$ " wide by 1 $\frac{3}{4}$ " high oval brass keyhole escutcheon on the north face (the escutcheon is missing on the south face). The 4 $\frac{1}{2}$ " high butt hinges are contemporary with the door. A contemporary slide bolt is mounted to the north face of the door.

Windows: The two original window openings in the east wall have 7" wide two-fascia architraves (Type T-15) that sit above 3" sills, positioned 3' 0 $\frac{1}{2}$ " above the floor. The bottom cove molding at the base of the southeast sill was removed to accommodate the radiator cover.

The original 9/9 double rope-hung sash have 12" square panes, $\frac{3}{4}$ " muntins, and sweep thumb latches on the meeting rails. The iron rope pulleys in the jambs are original.

Fireplace: The original plastered brick chimney breast extends diagonally across the southwest corner of the room. The brick-lined firebox (2' 8" high by 2' 8 $\frac{3}{8}$ " wide) and the brick surround are painted

black. A 6 $\frac{3}{4}$ " wide, two-fascia architrave with plain, splash-board height plinths frames the surround. Above the architrave is a plain 5" high frieze and a 4 $\frac{1}{4}$ " high denticulated bed molding supporting a molded mantel shelf that projects 8 $\frac{1}{2}$ " from the wall. The mantelpiece is 4' 9 $\frac{3}{4}$ " high.

The 4' 7 $\frac{1}{2}$ " wide hearth, projecting 1' 0" from the surround, is made up of brick pavers painted black. A 2" wide wood trim borders three edges of the hearth.

Heating: A six-column, twenty-two section hot water radiator near the southeast window is concealed by a wood cover with inset metal grate panels. The radiator was installed in 2007, reusing the same enclosure.

An air conditioner sits in the southeast window. Plastic glazing fills in the opening around the unit.

Lighting/electrical: There are no fixed lighting fixtures in this room. Electrical elements include a double switch plate near the south doorway, and

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duplex receptacles surface-mounted to all four walls. The receptacles are connected by recent wire mold.

Equipment: Communications receptacles are mounted to the north and west walls.

Furnishings and fittings: Although there is no indication of the function of this room in the nineteenth century, it was part of the portion of the hotel occupied by the person who oversaw the establishment.

The 1971 inventory refers to this space as the northeast sitting room. In 1972 it was the east parlor.

Finishes investigation: Several surfaces retain a full sequence of historic finishes.

The trim of the west doorway features about eleven layers of painted finishes. The earliest are yellowish whites matched to Munsell 2.5Y 9/2-9/4, followed by a finish of faux mahogany graining. The trim of the south door opening is missing the earliest layers; the earliest surviving finish is a very pale green which is the eighth surface found on the west door trim. The west door retains about fourteen surfaces of finish, including three original and early applications of faux mahogany graining. The recent south door has a single finish of woodgraining.

About ten painted finishes are found on the fireplace mantel. The initial layer of a yellowish white paint is followed by a sequence that produces a faux black marble surface with white veining.

The recent cornice retains three finishes of a yellowish white paint.

103 NORTHWEST OFFICE

Situated in the northwest portion of the first floor of the hotel, the 19' 3¼" by 15' 5½" room includes two windows in the west wall, a window in the north wall, and doorways in the south and east walls. An angled chimney breast and fireplace extend across the southeast corner. The floor plan duplicates that shown by Jefferson's drawing. The Neilson plan shows the east door slightly further north in the partition but there is no evidence that it was positioned there.

The room retains all of its original character except for the twentieth-century floor surface installed over the original surface. The wood mantel is the primary original feature in this room.

The original function of this room is unknown but it was certainly part of the private domain of



103, looking southeast.

the hotelkeeper. By 1960, there was a small bathroom situated in an enclosure along the north side of the room. There is evidence that at some time (probably in the nineteenth century) the north window became a doorway to an addition to the north that served as a passage connecting to the north student rooms.

By the 1970s this space served as a sitting room and parlor for the occupants of the hotel.

Floor: Later 2½" wide tongue-and-groove boards, laid east/west, cover the original flooring. The top surface of the floor is ¾" above the floors in the adjacent hall and office.

Walls: All four walls are plaster on original brick masonry.

Baseboard: The original 8" high baseboard includes a 6" high splashboard with a 2" molded top and a later quarter-round shoe molding (Type T-18).

Ceiling: The plaster-on-metal lath ceiling is 12' 7"

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103, looking west.

above the finished floor. The original ceiling was plaster on wood lath.

Doors: The original single doorways in the south and east walls have 6½" wide two-fascia architraves that terminate at splash board-height plinths (Type T-2). The wood thresholds at the openings compensate for the higher level of the current flooring.

No. 1031: The original 3' 2" wide by 6' 9½" high by 1½" thick stile-and-rail door in the south opening has six raised/recessed panels (Type D-2). Hardware: The later 5¼" high mortise lock has a pair of 1¾" diameter brass knobs and 1½" wide by 1¾" high oval brass keyhole escutcheons; the outline of the original 5" by 8" box lock remains on the north face of the door. The original pair of 4½" high iron butt hinges are the same unique type extant in room 101. A contemporary slide bolt is mounted to the west face.

No. 1032: The original 3' 2⅞" wide by 6' 9⅝"

high by 1½" thick stile-and-rail door in the east opening has six raised/recessed panels (Type D-2). Hardware: The later 5¼" high mortise lock has a pair of 1¾" diameter brass knobs and 2" high oval brass keyhole escutcheons; there is evidence on the west face of the door for the same type of 5" by 8" box lock originally used on the south door. The original butt hinges match the ones used at the south door (1031). A contemporary slide bolt is mounted to the west face.

Windows: The two original window openings in the west wall are framed by 7" wide two-fascia architraves (Type WB) that sit above bullnosed sills (3" high with the bed molding). The original 9/9 double rope-hung sash have 12" square panes, ¾" muntins, and modern brass sweep thumbblatches on the meeting rails. The original iron rope pulleys remain in use.

The original north window opening has the

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same architrave but was at one time enlarged to create a doorway; the exterior brick below the existing opening shows evidence of reconstruction. The sash match the sash of the west windows. The rope pulleys date to the twentieth-century restoration of the north opening.

Fireplace: The original plastered brick chimney breast extends diagonally across the southeast corner of the room. The brick-lined firebox (2' 7" high by 2' 8¾" wide) and the brick surround are painted black. A 6⅝" wide, two-fascia architrave with plain, splash-board height plinths frames the surround. Above the architrave is a plain 5⅝" high frieze and a 4⅛" high denticulated bed molding supporting a molded mantel shelf. The original mantelpiece is 4' 10" high.

Heating: A six-column, twelve-section hot water radiator by *Burnham* is positioned below the north window. Another radiator, near the southwest window, is covered by a wood cover with inset metal grating panels. An air conditioner sits in the southwest window.

Lighting/electrical: There are no fixed lighting fixtures in this room. Electrical elements include a switch near the south doorway and duplex receptacles mounted to all four walls. Recent wire mold connecting the receptacles begins on the west wall and continues around the room, up and around the east doorway and across the chimney breast, ending on the south wall.

Equipment: Communications receptacles are mounted to the north wall.

Furnishings and fittings: The original function of this room is undetermined, but it certainly formed part of the private domain of the hotelkeeper. The 1970s inventories refer to this space as the north-west sitting room and west parlor.

A built-in bookcase positioned between the west windows is shown on a 1960 drawing produced by Frederick Nichols and may date to that renovation.

The same drawing shows a small bathroom and closet positioned along the north side of the room. The cut-off portion of the west end of the north window sill may relate to that condition.

Finishes investigation: The trim in this room retains evidence for all of the historic painted finishes.

The trim of both doorways includes about fifteen layers of finishes. The earliest is the typical yellowish white like that found in Room 102. There is also evidence for an application of faux woodgraining as the third finish on this trim.

The doors retain four original and early applica-

tions of faux woodgraining among the seventeen finish layers.

The wood mantel has the same finish of faux painted black marble with white veining found on the mantel in Room 102.

C102 HALL

This narrow (3' 6" by 10' 7") hall includes doorways in the north, west and south walls. There is no window opening.

At an undetermined date in the second quarter of the nineteenth century, a doorway was opened in the north wall to join the hotel to the adjacent student room. The conditions in the student room at the time are not known. At a later date, probably in the early twentieth century, part of the floor level of the student room was raised and this hall was created. The storage room to the south (106) retains the original lower floor level.

With the exception of the north doorway, all of the conditions found here date from the early- to mid-twentieth century.

A 1960 plan by Frederick Nichols shows this hall with no closet at the west end and with an opening at that end of the north wall that connects to a room in what is now the west half of Room 101. There is no accessible physical evidence that confirms if this condition existed in 1960.

Floor: The twentieth-century 2½" wide tongue-and-groove floorboards, laid east/west, continue into the closet at the west end of the hall. This surface is positioned approximately 2' 1" above the original floor surface of the former student room.

Walls: The north and east walls are plaster on original brick masonry. The later wood-framed south and west partitions are finished with plaster on lath.

Ceiling: The plaster-on-metal-lath ceiling is 8' 6" above the finished floor.

Baseboard: A twentieth-century 6" high wood splash board is trimmed with a bead at the top edge and a quarter-round shoe molding (Type T-18).

Doors: There is one doorway in the north wall, one doorway in the west partition, and two doorways in the south partition. Each of these openings was created at a different time. The earliest of the doorways, the north opening, is trimmed with a 6¼" wide two-fascia architrave (Type T-3). A 5½" wide two-fascia architrave with a similar profile to the north trim frames the southwest opening to

ARCHITECTURAL DESCRIPTION

the bathroom. The southeast and west openings have 6½" wide two-fascia architraves (Type T-4); in the west doorway, the south architrave is narrower to fit between the opening and the south partition. All four door architraves terminate in a splashboard-height plinth.

No. C1021: The 2' 3½" wide by 6' 6½" high by 1¾" thick stile-and-rail door in the southwest opening has six raised/recessed panels. Hardware: The hardware, contemporary with the door, includes a pair of 3½" high iron butt hinges, and a 5½" high mortise lockset with a pair of 1¾" diameter brass knobs and 1¾" wide by 1¾" high oval brass key-hole escutcheons. A plastic hook is mounted to the south face of the door.

No. C1022: The door in the west opening is similar in size and configuration to the southwest door (C1021). Hardware: The door hardware is similar to the hardware at the southwest door.

Heating: There is a *Burnham* six-column, ten-section hot water radiator on the east wall.

Lighting/electrical: The corridor is lit by a ceiling fixture with an etched glass pillbox shade. Other electrical elements include a switch on the north wall.

Furnishings and fittings: This narrow hall is situated in what was originally the upper north end of the student room adjacent to the hotel.

A shelf extends across the east wall, above the radiator.

104 CLOSET

This small closet (3' 6" by 3' 0½") is situated at the west end of the narrow hall (C102). The 1960 Nichols' floor plan does not include this closet in the hall, but instead shows a doorway in the north masonry wall that opens to a passage connecting to "Miss Allen's Room" (the west half of 101). There is no visual evidence for such a condition here, but there are outlines for the passage on the floor surface of 101.

Floor: The twentieth-century 2½" wide tongue-and-groove floorboards of the corridor continue into the closet.

Walls: The north wall is plaster on masonry. From the exterior, the brick surface forming the west wall appears to be rebuilt. There was probably a doorway in this location when an addition was located in the area west of the student wing. The later wood-framed south and east partitions, dating to the twentieth century, are finished with

plaster on lath. The east partition and doorway were probably added at the same time that the partitions were removed from 101.

Ceiling: The plaster-on-metal lath ceiling is 8' 6" above the finished floor.

Baseboard: A twentieth-century 6" high splash board is trimmed with a cap bead and a quarter-round shoe molding (Type T-18).

Doors: The opening in the east wall is framed by simple board trim.

105 BATHROOM

This 7' 4¼" by 7' 10" rectangular room, dating to circa 1955 (based on the date cast on the lavatory), is the only bathroom on this level of the hotel. It is positioned just over 2' above the floor of the original student room. The room is utilitarian: on the north wall is a single door and a sink with mirrored medicine cabinet, the south wall has a bathtub with shower and toilet, and the east wall has a single window.

Floor: Twentieth-century 2" hexagonal black and white porcelain tiles are arranged in a rosette pattern, with a central black tile bordered by white tiles. This surface is approximately 2' 1" above the level of the original student room floor.

Walls: The west wall is the original exterior brick wall of the student room; the north and east walls are wood-framed partitions. The south wall is furred out to align with the original brick chimney breast. All four walls are finished in plaster above a 4' 8¾" high glazed ceramic tile dado made up of a 4¾" square white tiles trimmed with a 5¾" high black tile base and 2" by 6" black cap tiles. At the bathtub, the dado extends up 1' 9¾".

Ceiling: The plaster-on-metal lath ceiling is 8' 6" above the finished floor.

A 1' 9¾" high soffit forms a partial enclosure around the bathtub and provides a shield for the shower curtain rod.

Cornice: A 3" high wood crown molding trims the walls as well as the soffit at the bathtub.

Door: The doorway on the north wall has a 4¾" wide single-fascia architrave (Type T-5) that terminates in a splashboard-height plinth. There is no threshold.

No. 1051: The 2' 5¾" wide by 6' 7" high by 1¾" thick stile-and-rail door in the north opening has six raised panels. Hardware: Door hardware includes a pair of 4½" high iron butt hinges with ball finials, and a 5½" high mortise lockset with a

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105, looking southwest.



105, looking northwest.

pair of $1\frac{7}{8}$ " diameter brass knobs and 1" wide by 2" high oblong keyhole escutcheons. Brackets for a towel bar are mounted to the south face of the door.

Windows: The window opening in the west wall, which extends down to the floor, is framed by a $5\frac{1}{4}$ " wide two-fascia architrave. The 9/9 rope-hung sash is glazed with 10" by 12" textured glass panes set in $\frac{3}{4}$ " wide muntins. There is an iron thumbblatch on the meeting rails. A small wood shelf extend across the opening at the top of the lower sash.

Heating: There is a four-column, ten-section *Burnham* hot water radiator in front of the window opening, installed in 2007. An exhaust vent is positioned in the ceiling above the bathtub.

Plumbing: An enameled cast-iron bathtub extends across the east end of the south wall. West of the bathtub is an American Standard toilet marked "MAR 25 02" and "276 369 20" on the inside of the lid. The American Standard lavatory on the north

wall is stamped "FEB 21 1955." The bathtub and lavatory are contemporary with the creation of the bathroom, but the toilet is a more recent replacement (2002).

Lighting/Electrical: The room is lit by a ceiling fixture with a molded glass pillbox shade. Other electrical fittings include a double switch plate near the north doorway. Cover plates to the left and right of the medicine cabinet suggest earlier wall sconces.

Furnishings and fittings: The bathroom is furnished with a mirrored medicine cabinet on the north wall, above the lavatory; a towel bar and paper towel dispenser on the east wall; a ceramic soap/cloth holder on the south wall above the bathtub; and a toilet paper holder on the west wall.

Finishes investigation: The original window sash retains more than twenty layers of painted finishes. The earliest is the typical yellowish white paint. The

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C102, looking east.



106, looking south.

first surface found on the window trim, a cream ivory paint, is the twelfth layer on the sash.

106 CLOSET

This 8' 10½" by 5' 6" storage closet is in the southeast corner of the former student room, and retains its original floor level. The room includes the original exterior door opening in the east wall (with the door fixed in place), a two-tier closet/cabinet on the south wall that was part of the student room, and a later series of steps that lead up to a doorway in the north wall.

Floor: The 2½" wide tongue-and-groove floorboards are laid east/west. This surface is at the level of the original student floor; it may cover the original floorboards. Three risers at the north doorway step up to the corridor floor, 2' 1" above this floor.

Walls: The original east and south brick masonry

walls (including a section of the original chimney breast in the southwest corner) are finished in plaster on masonry. The later north and west wood-framed partitions are finished in plaster on lath.

A panel in the west wall provides access to the bathtub plumbing for 105.

Ceiling: The plaster-on-metal lath ceiling is 10' 7" above the floor.

Baseboard: A 6" high splash board on the north and south walls is trimmed with a bead at the top edge and a quarter-round shoe molding (Type B-2). A splash and quarter-round shoe molding trim the base of the east and west cabinets.

Cornice: A 2" high ogee molding trims the top of the built-in cabinet that covers south wall.

Doors: The north doorway has a plain 4" wide fascia trim.

The doors to the two-tier closet on the south wall are trimmed with a 4½" wide single-fascia ar-

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chitrave. The lower door is missing, but a pair of 3" high butt hinges remain on the west jamb, and a keeper on the east jamb. Evidence remains for a missing pair of doors at the upper cabinet. This was a feature of the former student room.

The east exterior doorway to the student room remains in place behind the east cabinets. While the interior of the door is obscured by the supplies on the shelves, from the exterior the door differs from the other student doors. The edge molding was removed from the architrave when the shelving was constructed.

Lighting/Electrical: The closet is lit by a ceiling fixture with two bulbs; the glass shade is missing. Wire mold connects the fixture to a switch near the north doorway.

Furnishings and fittings: Cabinets and shelving line the east and west walls. A former storage closet for the student room fits into the space on the south wall between the east wall and the chimney breast.

The cabinets along the east wall include two bays of shelves, each with six tiers of shelving. On

the west wall, a cabinet at the floor is enclosed behind plain doors; above are two bays of shelves, each with four shelves. The space beyond the south doorway is fitted with four tiers of shelves.

A fascia and bead support a shelf that wraps around the top of the east and west cabinets and across the top of the south doorway trim. Above that shelf, on the south wall, is an opening with a plain fascia trim.

Two clothes rods extend between the north and south walls.

Finishes investigation: Samples from the trim of the east exterior doorway revealed about seven surviving finish layers. The wood surface retains a soiled surface (initially unpainted) followed by an application of the typical yellowish white, a pink/ivory, pale green, deep grey-blue, yellowish white, white, and the current black surface. The door seems to retain the same sequence of finishes.

The first finish surviving on the plaster wall surfaces is the same pale green found on the door trim, followed by the same sequence on that trim.

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ATTIC

The original attic space extends over the entire area of the hotel, beneath the framing for the hipped roof. The impressive central brick chimney mass is the primary feature in the attic. It consists of two separate chimneys that rise up from the basement foundations, then join in the attic with an arch that in turn supports the central chimney.

Near the springline of the chimney arch, a frame has been constructed around the chimney mass, with timbers and two ferrous tie rods, to arrest outward thrust.

Access to the attic is through an elevated enclosure off of the central hall, above the basement stair. The small attic hatch is covered with a plywood panel. The opening and cover date to the later twentieth century.

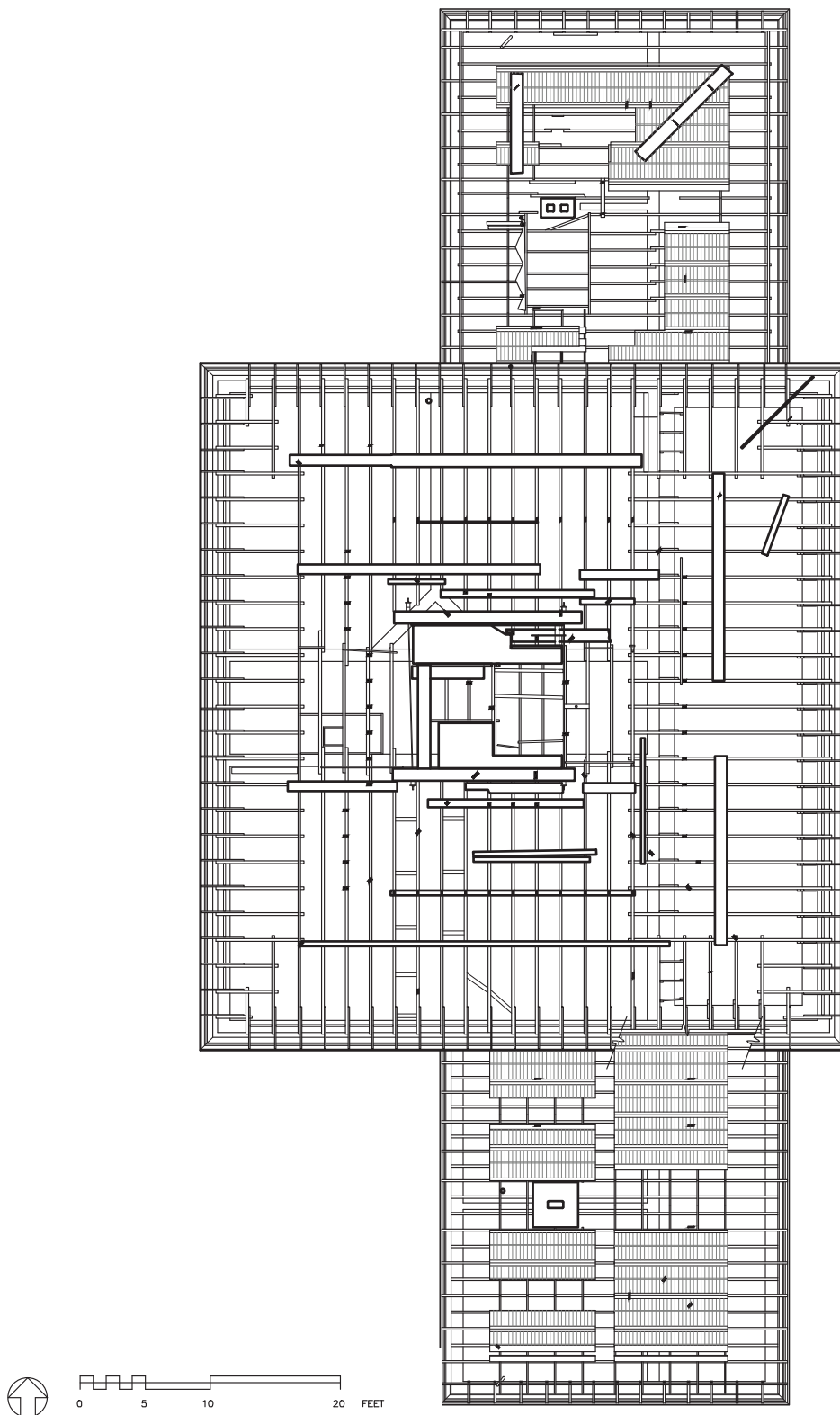
Floor framing: The 2½" wide by 11½" deep floor joists are generally laid north/south, approximately 1' 9½" to 1' 11½" apart (on center); above the east arcade, and at the west end of the hotel, the joists extend east/west. At the corners, the joists meet with mortise and tenon joints. Some of the joists retain unused mortises, indicating that the original builders intended to use them elsewhere. All of this framing appears to be original.

The twentieth-century expanded metal lath plaster ceilings of the rooms within the hotel are attached to the original joists. The arcade to the east retains its original plaster and split wood lath ceiling. Three of the joists include graffiti left by

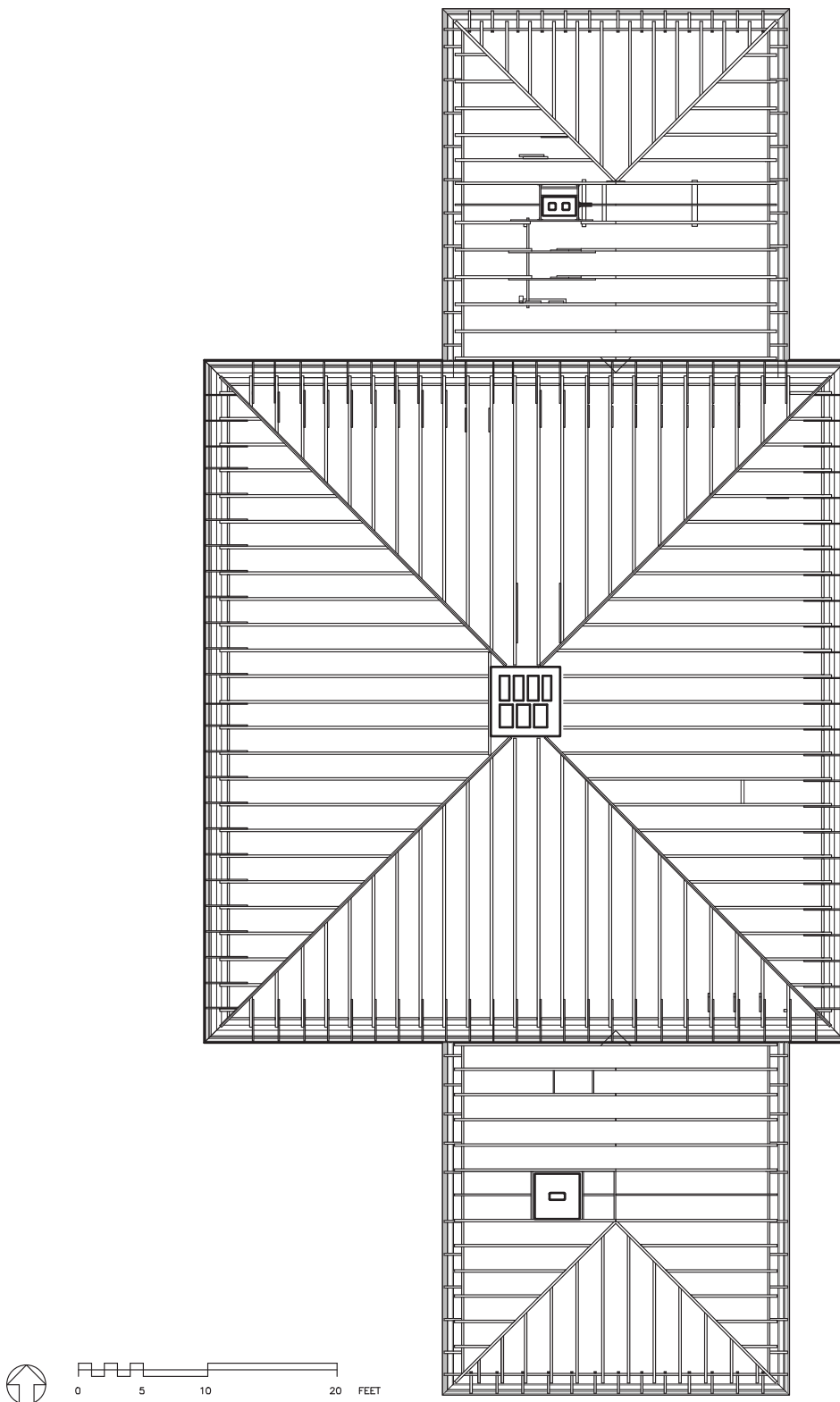
the plasterers in 1822: "James Gibson from Philadelphia 1822 / Plasterer;" "Jacob Waltman from Loudon County Va;" and "Wm Shelby[?] of the City of Philadelphia / Plasterer."

Roof framing: The original common rafters (2" to 2¾" wide by 4" to 7" high, spaced 1' 10" to 1' 11½" apart on center) of the hipped roof are nailed to the hip rafters, which bear on the chimney mass. There are early, if not original, vertical midspan supports for the rafters.

Lighting/electrical/gas: The attic retains remnants of knob and tube electrical wiring. The porcelain tubes are finished in a brown glaze. More recent electrical conduit extends throughout the space.



Hotel D attic framing plan.



Roof framing plan.

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*The chimney mass in the hotel attic,
looking east.*



*The east side of the chimney mass
in the hotel attic.*

ARCHITECTURAL DESCRIPTION



A corner of the hotel attic (above); and a view looking south (left) with the plaster-and-lath ceiling for the arcade to the left, and the metal lath and plaster inside the hotel to the right.

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Joists with graffiti left by the 1822 plasterers.



A section of the original tinplate in the south eave of Hotel D.

ARCHITECTURAL DESCRIPTION

STUDENT ROOMS

STUDENT ROOM 20

This is the northernmost of the two original student rooms to the north of Hotel D. The 13' by 13' 9½" room includes a single entrance centered in the east wall, a single window in the west wall, and a chimney breast and fireplace centered on the south wall. The late twentieth-century built-in closets are positioned in the northeast and northwest corners. The only plumbing amenity is a small lavatory. The restored fireplace is functional, but heat is also provided by a radiator near the west wall.

Floor: The twentieth-century 2¾" wide tongue-and-groove floorboards are laid east/west.

Walls: The north, east, and west walls are original brick masonry, finished with plaster. The south walls flanking the plastered brick chimney mass are plaster on lath. In the northeast and northwest corners of the room, late twentieth-century wood partitions enclose a lavatory (northwest) and a closet (northeast).

Ceiling: The plaster-on-metal-lath ceiling is 9' 8" above the floor.

Baseboard: The later 6½" high baseboard includes a splashboard trimmed with a flush bead at the top edge and a later quarter-round shoe molding.

Picture rail: A later 1¾" high wood molding is positioned 9' 4" above the floor on the south, west, and north walls and on the north face of the chimney breast.

Doors: The old, possibly original, doorway in the east wall is framed by a 4¾" wide single-fascia molding (Type T-9). The twentieth-century doorways in the south partitions of the northeast and northwest enclosures have plain fascia trim.

No. 201: The old, possibly original, 3' 0½" wide by 6' 7½" high by 1½" thick stile-and-rail door has six raised panels. Hardware: The door hardware includes a pair of 4½" iron butt hinges (the upper hinge is marked "106" with a metal label); a twentieth-century 5¼" high mortise lockset with brass knobs; a deadbolt with key cylinder and turnkey; and a peephole. There is no evidence for a keyhole in the exterior face of the door. An ornate, late nineteenth-century, cast-iron letter slot has been inserted in the lock rail. A recent oval brass plaque on the exterior face is engraved with "20" and the name of the resident.

Northwest (lavatory) door: The twentieth-cen-

tury, 2' 4" wide by 6' 11" high by ¾" thick, stile-and-rail door has six panels: recessed panels on the north face, and flush panels on the south face. The bottom edge of the door has been cut out to form a curvilinear vent. Hardware: The hardware, contemporary with the door, includes three 2½" high butt hinges and a small brass knob.

Northeast (closet) door: This door and its hardware are similar to and contemporary with the southwest door and hardware.

Window: The original window opening in the west wall is framed by a 4¾" wide single-fascia architrave (Type T-17) and sits above a 1" bullnosed sill. The twentieth-century 9/9 double rope-hung sash has 10" by 12" panes, ⅝" muntins, and a brass sash latch. There is also a brass security stop on the upper sash.

Fireplace: An original plastered brick chimney breast projects from the south wall. The brick firebox is framed by a painted cement surround, in turn bordered by a twentieth-century reproduction single-fascia wood architrave (6" wide at the sides and 5½" at the top). A plain frieze above the architrave supports a plain, square-cut mantel shelf (4' 1" above the floor).

The twentieth-century 4' 1" wide brick hearth is made up of painted brick pavers.

Heating: There is a three-column, eighteen-section, cast-iron radiator south of the west window. A fan/light fixture is suspended from the center of the ceiling.

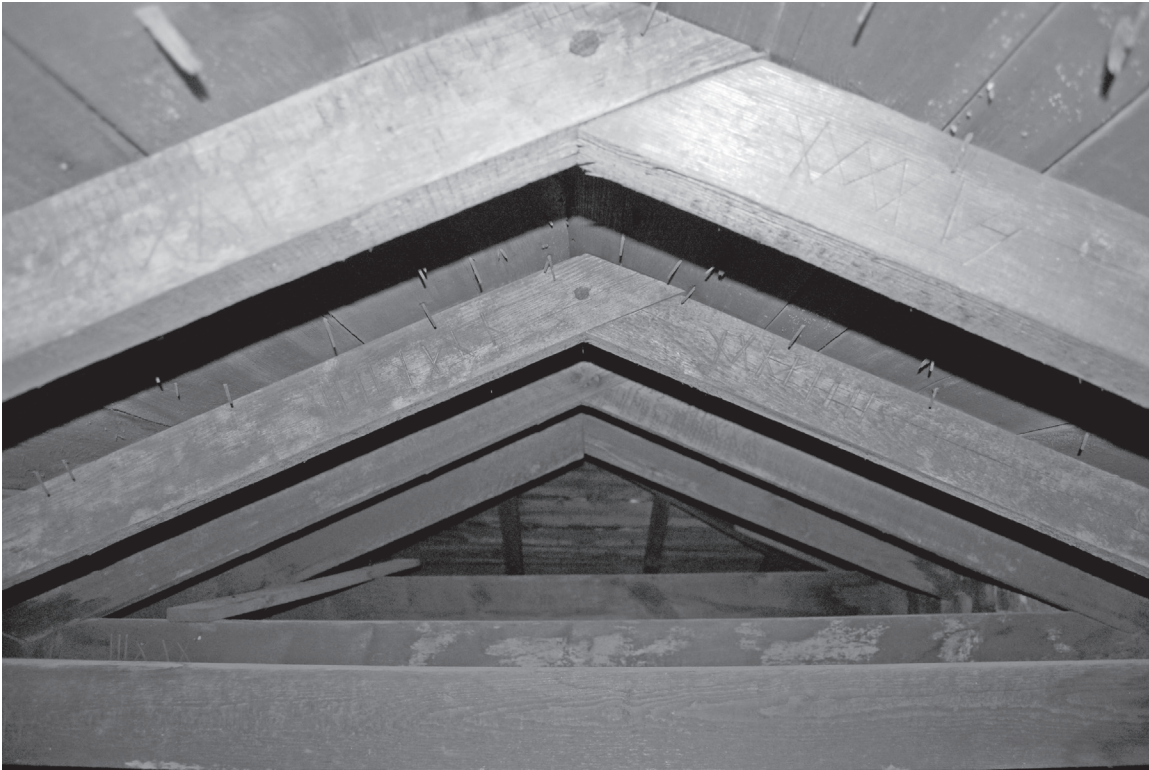
Lighting/electrical: The room is lit by the combination fan/light fixture on the ceiling. Other electrical elements include a switch near the east doorway; duplex receptacles in the south wall; and duplex receptacles on the partitions enclosing the closet and lavatory. Inside the lavatory enclosure, there is a circular sconce with a dome shade on the north partition, above the lavatory; and a switch and duplex receptacle on the east partition.

Plumbing: In the northwest enclosure, a porcelain lavatory is supported by two cast-iron wall brackets. The basin is marked "93 07 07" and "Made in Thailand."

Equipment: A fire extinguisher is mounted to the north wall inside the northwest lavatory. A sprinkler pipe extends north/south near the east end of the ceiling.

Furnishings and fittings: A built-in closet and lavatory were added to the northeast and northwest corners in the late twentieth century. Inside the northwest lavatory enclosure, three tiers of wood

HOTEL D



1830s roof framing for south student dormitory.

shelves are mounted to the east and west partitions, and there is a mirrored medicine cabinet above the lavatory. The northeast closet includes a clothes rod and shelf.

STUDENT ROOM 22

Student Room 22, immediately north of Hotel D, is the mirror image of the adjacent room 20. The 13' by 13' 9½" space includes a single entrance centered in the east wall, a single window in the west wall, a chimney breast and fireplace centered on the north wall, and late twentieth-century built-in closets in the south corners. The wood trim is original but the mantel is a twentieth-century installation.

Floor: The later nineteenth-century 3¼" wide tongue-and-groove floorboards are laid east/west.

Walls: The south, east, and west walls are original brick masonry, finished with plaster. As seen

from the exterior, the brick wall surface south of the window opening appears to have been rebuilt, where a doorway was inserted in the nineteenth century. This opening may have opened to a passage that connected this room to room 103 in the hotel.

The plaster-on-masonry chimney breast is centered on the north wall, flanked by plaster-on-lath partitions. Late twentieth-century wood partitions enclose a lavatory in the southwest corner and a closet in the southeast corner.

Ceiling: The plaster-on-metal lath ceiling is 9' 9" above the floor.

Baseboard: The later 6½" high baseboard includes a splashboard trimmed with a flush bead at the top edge and a later quarter-round shoe molding.

Picture rail: A later 1¾" high wood molding is positioned 9' 4" above the floor on the north,

ARCHITECTURAL DESCRIPTION



Section of original ridge and furrow roof in south student dormitory attic.

west, and south walls and on the south face of the chimney breast.

Doors: The original doorway in the east wall is framed by a 4¾" wide single-fascia molding (Type T-9). The late twentieth-century doorways to the northeast and northwest enclosures have plain fascia trim.

No. 221: The later 3' 0½" wide by 6' 7" high by 1⅝" thick stile-and-rail door has four raised panels. Hardware: The door hardware includes a pair of 4½" iron butt hinges; a twentieth-century 5¼" high brass mortise lockset with brass knobs; a deadbolt with key cylinder and turnkey; an chain bolt; and a peephole. A late nineteenth-century cast-iron letter slot has been inserted in the lock rail and a wood peg rail is attached to the top rail. A recent oval brass plaque on the exterior face is engraved with "22" and the name of the resident. There is no evidence for a keyhole in the exterior face of the door.

Southwest (lavatory) door: The late twentieth-

century, 2' 4" wide by 6' 11" high by ¾" thick, stile-and-rail door has six panels: recessed panels on the north face, and flush panels on the south face. The bottom edge of the door has been cut out to form a curvilinear vent. Hardware: The hardware, contemporary with the door, includes three 2½" high butt hinges and a small brass knob.

Southeast (closet) door: This door and its hardware are similar to and contemporary with the southwest door and hardware.

Window: The original window opening in the west wall is framed by a 4¾" wide single-fascia architrave (Type T-17) and sits above a later 1" bullnosed sill. The twentieth-century 9/9 double rope-hung sash has 10" by 12" panes, ⅝" muntins, and a brass sash latch.

Fireplace: An original plastered brick chimney breast projects from the north wall. The brick fire-box is framed by a painted cement surround, in turn bordered by a 6¼" wide, twentieth-century

HOTEL D



Student room 22, looking northwest.



Student room 26, looking southwest.

reproduction, single-fascia wood architrave. A plain frieze above the architrave supports a plain, square-cut mantel shelf (4' 1" above the floor).

The twentieth-century, 4' 1½" wide brick hearth, made up of painted brick pavers, projects 1' 8" from the surround.

Heating: There is a three-column, fourteen-section, cast-iron radiator north of the west window. A fan/light fixture is suspended from the center of the ceiling.

Lighting/electrical: The room is lit by the combination fan/light fixture on the ceiling. Other electrical elements include a switch near the east doorway; duplex receptacles in the north wall; and duplex receptacles on the partitions enclosing the closet and lavatory. Inside the lavatory enclosure, there is a circular sconce with a dome shade on the south partition, above the lavatory, and switches and duplex receptacles in the side partitions.

Plumbing: In the southwest enclosure, a porcelain lavatory is supported by two cast-iron wall

brackets. The basin is marked "93 07 07" and "Made in Thailand."

Equipment: A fire extinguisher is mounted to the south wall of the lavatory.

Furnishings and fittings: A built-in closet and lavatory were added to the southeast and southwest corners in the late twentieth century. Inside the southwest lavatory enclosure, three tiers of wood shelves and nickel-plated chrome bars are mounted to the east and west partitions, and there is a mirrored medicine cabinet above the lavatory. The southeast closet includes a clothes rod and shelf.

STUDENT ROOM 26

Student Room 26, the southernmost of the student rooms attached to Hotel D, is 12' 10" by 13' 9½". The layout is similar to student room 22: a central doorway in the east wall opposite a window in the west wall, a chimney breast and fireplace centered

ARCHITECTURAL DESCRIPTION

on the north wall, and late twentieth-century built-in closets in the southeast and southwest corners.

Floor: The later nineteenth-century 3¼" wide tongue-and-groove floorboards are laid north/south. The surface has been refinished.

Walls: The south, east, and west walls are original brick masonry, finished with plaster. To the north, plaster-on-lath partitions flank the central plastered masonry chimney breast. Late twentieth-century wood partitions enclose a lavatory in the southwest corner and a closet in the southeast corner.

Ceiling: The plaster-on-metal lath ceiling is 9' 9" above the floor.

Baseboard: The later 6½" high baseboard includes a splashboard trimmed with a flush bead at the top edge and a later quarter-round shoe molding. Behind the radiator, the wood base is not painted.

Picture rail: A later 1¾" high wood molding is positioned 9' 4" above the floor on the north, west, and south walls and on the south face of the chimney breast.

Doors: The original doorway in the east wall is framed by a 4¾" wide single-fascia molding (Type T-9). The twentieth-century doorways to the northeast and northwest enclosures have plain fascia trim.

No. 261: The old, possibly original, 3' 0½" wide by 6' 7" high by 1¾" thick stile-and-rail door has six raised panels. Hardware: The door hardware includes a pair of 4½" iron butt hinges (the upper hinge has a metal label "103"); a later 5¼" high brass mortise lockset with brass knobs; a dead-bolt with key cylinder and turnkey; and a recent peephole. A plain twentieth-century iron letter slot has been inserted in the lock rail. A recent oval brass plaque on the exterior face is engraved with "26" and the name of the resident.

Southwest (lavatory) door: The late twentieth-century, 2' 4" wide by 6' 11" high by ¾" thick, stile-and-rail door has six panels: recessed panels on the north face, and flush panels on the south face. The bottom edge of the door has been cut out to form a curvilinear vent. Hardware: The hardware, contemporary with the door, includes three 2½" high butt hinges and a small brass knob.

Southeast (closet) door: This door and its hardware are similar to and contemporary with the southwest door and hardware.

Window: The original window opening in the west wall is framed by a 4¾" wide single-fascia ar-

chitrave (Type T-17) and sits above a 1" bullnosed sill. The twentieth-century 9/9 double rope-hung sash has 10" by 12" panes, ⅝" muntins, and a brass sash latch.

Fireplace: An original plastered brick chimney breast projects from the north wall. The brick firebox is framed by a painted cement surround, in turn bordered by a 6¼" wide single-fascia wood architrave (a twentieth-century reproduction). A plain frieze above the architrave supports a plain, square-cut mantel shelf (4' 1" above the floor).

The 4' 1½" wide brick hearth, made up of painted brick pavers, projects 1' 8" from the surround.

Heating: There is a three-column, eighteen-section, cast-iron radiator north of the west window. A fan/light fixture is suspended from the center of the ceiling.

Lighting/electrical: The room is lit by the combination fan/light fixture on the ceiling. Other electrical elements include a switch near the east doorway; duplex receptacles in the north wall; and duplex receptacles on the partitions enclosing the closet and lavatory. Inside the lavatory enclosure, there is a circular sconce with a dome shade on the south partition, above the lavatory, and switches and duplex receptacles in the side partitions.

Plumbing: In the southwest enclosure, a porcelain lavatory is supported by two cast-iron wall brackets. The basin is marked "93 07 07" and "Made in Thailand."

Equipment: A fire extinguisher is mounted to the south wall of the lavatory.

Furnishings and fittings: A built-in closet and lavatory were added to the southeast and southwest corners in the late twentieth century. Inside the southwest lavatory, three tiers of wood shelves and nickel-plated chrome bars are mounted to the east and west partitions, and there is a mirrored medicine cabinet above the lavatory. The southeast closet includes a clothes rod and shelf.

HOTEL D

ROOF RESTORATION

The 2012 exterior building report found that the painted terne sheet-metal roofing on Hotel D and on the flanking dormitories had reached the end of its serviceable life. The roofs were dirty, with uneven layers of peeling paint. The brick chimneys were heavily soiled, and the pointing on the chimneys was inconsistent in color and in joint profiles. The awkward design of the flashing at the juncture of the dormitories' roofs and the hotel's north and south facades resulted in cavities beneath the original cornice. In some areas, rainwater ran off behind the wood entablature. The entablature at the west end of the north dormitory was splintered. The interior suffered from water infiltration; in one area, a metal paint can was turned upside down over an abandoned plumbing vent to prevent water from entering the attic.

The university issued a service order for the East Range Dorms Roof Replacement II project in October of 2013. An investigation of the roof and the attic found that the lower portion of the hotel roof had been modified by adding overframing. The original roof profile appeared to have a small nearly flat eave that transitioned to the main roof slope at approximately the interior face of the exterior walls.

Remnants of Jefferson's ridge-and-furrow wood shingle roofing remain in the attic spaces of the student dormitories. This roofing configuration appears to have been first modified in the 1830s when the student dormitory roofs were "raised" as hipped roofs. The hips were roofed with slate, and it appears that they co-existed with the tin-plate shingles on the hotel until 1854 when slate was presumably installed on Hotel D.

On December 4, 2013, university roofing crews opened two small roof probes to examine the construction of the roof eaves. They began by removing an approximately 4' 0" by 4' 0" section of sheet metal roofing at the southeast corner of the hotel. Circular-sawn board sheathing was removed from wood overframing to reveal the original tin-plate roofing surface below. The tin-plate roofing consisted of two distinct types: soldered flat-lock roofing and shingle roofing. The flat-lock seam roofing included tin-plated panels with finished dimensions of 8½" to 8¾" wide by 12" to 12½" long, with the long edges parallel

ROOF RESTORATION



Before the roof replacement, the ad hoc step flashing where the dormitory roofs met the entablature of Hotel D was not well resolved, creating an open cavity beneath the cornice of the hotel.



The ridges of the raised dormitory roofs were not well coordinated with the eaves of the hotel.

HOTEL D



Probe at southeast corner of Hotel D.

to the eave. The soldered panels covered a low slope section of roofing that extends from the edge of the roof to a point 3' 2" from the edge, where the main slope of the roof begins. The flat-lock seam panels continued up an additional 10" from this point. Folded and blind-nailed tin-plate shingles continued up the main roof slope, terminating at the end of the overframing. The 5½" wide by 8" long shingles were consistent with other 1820s tin-plate shingles found at the University. Beyond the overframed area, the tin-plate shingles had been previously removed.

This first probe found remnants of white paint on the tin-plate roofing, extending from the edge of the roof to a point approximately aligned with the face of the brick wall below. Pairs of screw holes through the sheet metal suggested locations for iron brackets to support a wood parapet. Additional screw holes further up the slope indicated the use of diagonal braces to provide lateral support for the parapet. The existing downspout connection was roughly cut through the tin-plate roofing.

In the second probe, the crew removed an approximately 4' 0" by 4' 0" section of sheet-metal roofing at the intersection of the south student room roof ridge and the hotel roof. Wood board sheathing was removed from wood overframing to reveal the tin-plate roof-

ROOF RESTORATION



Probe at south eave of Hotel D, where the ridge of the dormitory roof intersects the eave of the hotel.



Parapet bracket with hand-cut screw.



Mortise for parapet bracket in circular sawn, overframed sheathing.

HOTEL D



(Left) Folded sheet-metal roofing at the hip ridge of the hotel.

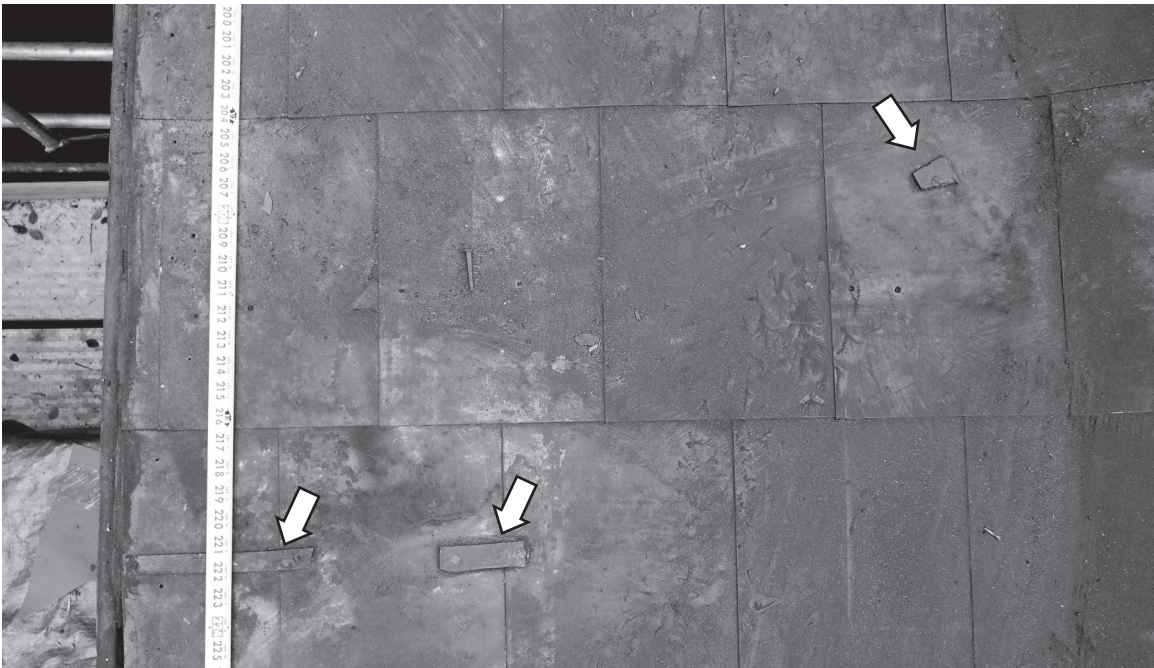
(Below) Exposed tin-plate shingle roofing. Notice the low slope roofing near the eave of the roof.



ROOF RESTORATION



Overframed sheathing partially removed, exposing the tin-plate roofing below.



Soldered flat-lock seamed tin-plated roofing with three metal brackets.

HOTEL D

ing surface below. The flat-lock seam tin-plate roofing was interrupted by the ridge of the student room roof. It appears that the roofing was cut and folded back slightly to allow the wood ridge board to intersect with the hotel sheathing.

The findings of these investigations led John G. Waite Associates, Architects to make the following recommendations.

- Replace the painted terne sheet metal roofing on the hotel with new sheet metal roofing to replicate the appearance of the original circa 1821 tin-plated iron roof shingles. Replace flashings and resolve flashing details where the student dormitory roofs meet the hotel.
- Reconstruct the missing parapet at the perimeter of the Hotel D roof, based on recently discovered physical evidence and period engravings.
- Replace the painted terne sheet metal roofing on the student dormitories with new slate to replicate the historic appearance of the circa 1835 hipped roofing. Confirm the structural capacity of the roof framing to carry a slate roof. Replace the sheet metal flashings, and provide an exterior attic access hatch for the student rooms to the north of Hotel D.
- Provide new half-round gutters and downspouts as needed to ensure adequate storm water drainage. To the greatest extent possible, provide underground piping and boots for a fully operational storm water drainage system.

The roof replacement work began on July 10, 2014. W.A. Lynch Roofing and university crews collaborated on the project.

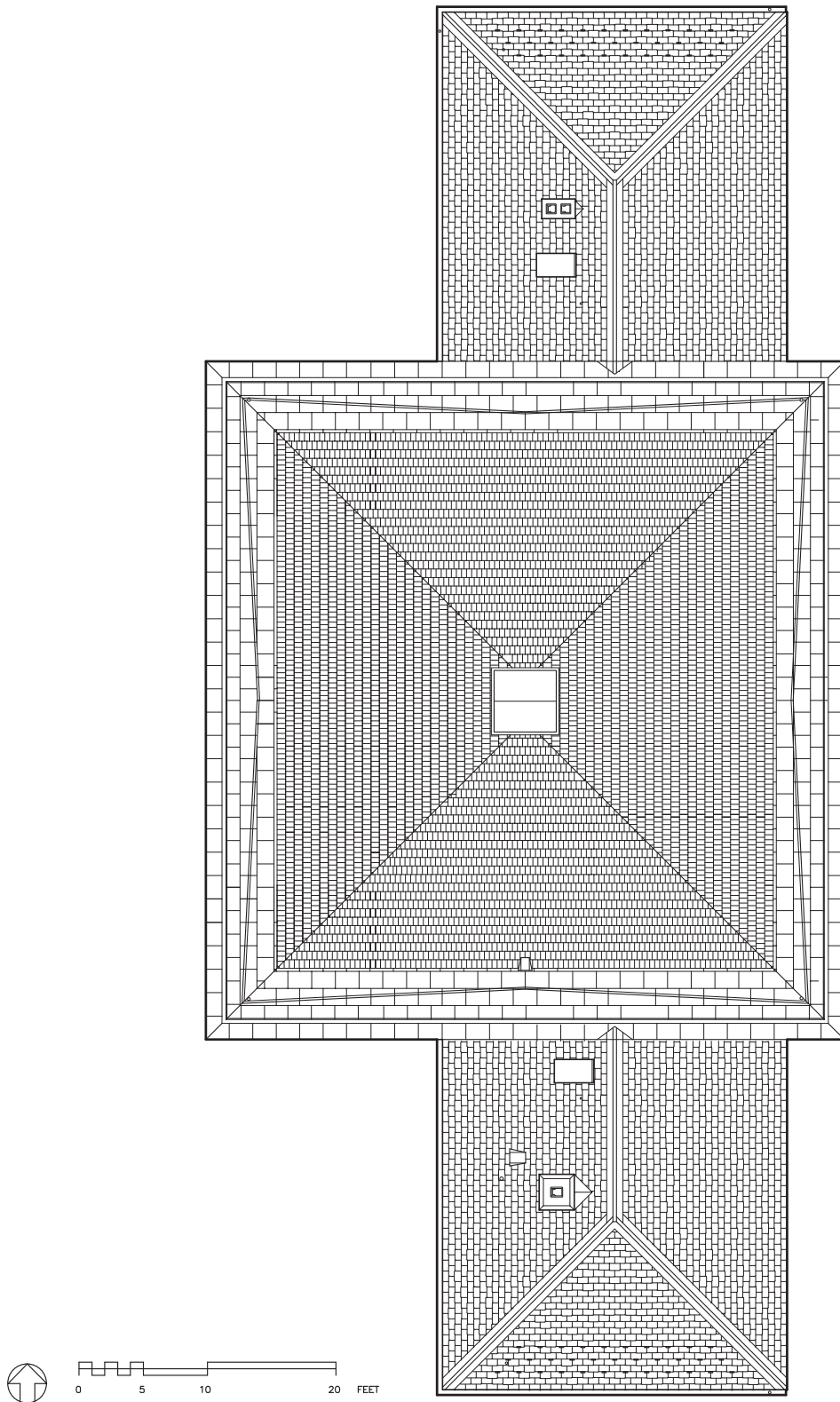
The team discovered additional information during the removal of the standing-seam sheet metal roof of Hotel D. Several of the roofing panels were stamped “Follansbee Forge”. Above the overframed area, the circa 1820s board sheathing remained largely intact. The sheathing at the overframed portions of the lower roof had several relieved mortises nearly aligned with the face of the brick wall below, indicating that the original wood parapet may have been rebuilt or reset when the roof was altered. These mortises varied in size, averaging 2" wide by 8" long and ¼" deep with three screw holes. The spacing of the mortises was not consistent, due to limited sheathing replacement during subsequent roof repair campaigns.

Removal of the lower area of sheathing and overframing revealed the original tin-plate roofing to be largely intact at the perimeter of the hotel. Additional screw holes consistent with the bracket found in the initial probe were found on all sides of the roof. A large amount of grey slate debris remained in the overframed bays. At the ridges of the hipped roof, the tin-plate shingles extended past the adjacent roof face approximately 1"; they were then

ROOF RESTORATION



The restored Hotel D roof.



Roof plan after restoration.

ROOF RESTORATION

folded and face nailed. Several sheet metal straps nailed at the roof edges may have been the remains of gutter brackets.

The installation of the new roofing began in July of 2014 with the removal of existing roofing and overframing. A layer of plywood was installed over the entire roof to create a level surface and to encapsulate the remaining original tin-plate roofing. An underlayment was installed over the plywood. The design of a shallow, built-up gutter, along the perimeter of the roof, was based on the original extant gutter system at Pavilion X. The W.A. Lynch Roofing Company of Charlottesville installed tin-coated stainless steel roofing, joined with soldered flat-lock seams, on the lower portion of the gutter and roof. Stainless steel piping was fabricated to conduct water from the gutter, through the attic and cornice construction, to the exterior downspouts.

The upper part of the roof was covered in folded and blind-nailed tin-coated stainless steel shingles. The university roofing crew fabricated the shingles in their shop and then installed them in a manner consistent with the original tin-plate shingle roofing, with slight adjustments to ensure effective shedding of water.

University carpenters fabricated a low wood parapet, spaced off the roof surface, and mounted to stainless steel brackets secured to the roof.

Tin-coated stainless steel was used for the flashing at the chimney and to create a chimney cap. Two small site-fabricated attic vents were installed to ventilate the hotel roof.

The adjacent student room roofs were covered in slate roofing with copper flashing and trim to represent the historic appearance of the circa 1835 hipped roofing. The wood cornices were repaired and painted. New copper downspouts were provided for the hotel and dormitories.

The project was substantially complete by June of 2015.

HOTEL D

PROBLEMS OF REPAIR

Hotel D has undergone a diversity of use, extensive change, and hard service for nearly 200 years. Conceived as a service building, the hotel and adjacent student rooms were intended to support the daily needs of staff and students. The hotel was to function as a kitchen and dining facility for students and faculty, and it was to support the hotelkeeper's obligations for maintenance and support of the student rooms. Various additions were made and removed to accommodate needs, including a mid-nineteenth century addition and a back porch. Over time the building served other purposes, including temporary and long term residential use, meeting and office space, and storage.

There was a regular turnover of tenancy, long periods of deferred maintenance, serious basement drainage issues, and problems with roofing. All of these circumstances contributed to significant wear on the original construction. However, with concentrated periods of maintenance and renewal in the nineteenth century, and with the introduction of institutional maintenance in the twentieth century, much has been done to preserve the character and quality of the original construction. The hotel and adjacent student rooms continue to function in service and support roles, much as originally intended. And, it is the continued use and care of this complex that ensures its survival.

Current problems of repair have been noted below for the interior and exterior of the building. While much is done to sustain the buildings through cyclical maintenance, systemic design problems and long term conservation needs remain to be addressed.

EXTERIOR

HOTEL D: EAST ELEVATION

1. The mortar joints in the brickwork at the northeast pier of the arcade are significantly eroded. The corbelled brick at the springline of the arcade (outside northeast corner) is missing.
2. Vestiges of paint coatings remain at the bases of the arcade piers.
3. Efflorescence is present near the bases of the arcade piers.

4. Algae and moss are growing on the north elevation of the northeast pier. Water from the roof of the north dormitory block is washing over the face of the brickwork; and the adjacent boxwood is shading the masonry, contributing to favorable conditions for biological growth.

5. The concrete paving within the arcade has hairline cracks.

6. There are vestiges of paint coatings on the brick watertable within the arcade.

7. There are paint drips on the brick masonry within the arcade, and paint has been brushed on

PROBLEMS OF REPAIR



At the northeast corner of the hotel arcade, the corbelled brick at the springline of the arch is missing, and the mortar joints in the brick construction of the northeast pier are eroded.

the upper course of brickwork.

8. A painted copper pipe is stubbed through the south architrave of the south basement window.

9. The window sash and sills behind the aluminum half screens are dirty. The aluminum screens and window air-conditioners are visually obtrusive and historically inappropriate.

10. The plaster ceiling and entablature of the arcade has uneven layers of paint and hairline cracks.

11. Uneven paint layering is noticeable above the springline of the arcade.

12. Within the arcade there is efflorescence and eroded brickwork at the base of the piers.

13. The horizontal screen below the door transom is covered with debris.

14. The repointing above the south arch within the arcade does not match the character (color and profile) of the original mortar.

HOTEL D: SOUTH ELEVATION

1. There are paint drips on the brick masonry.
2. Several generations of pointing repairs are inconsistent in color, profile, and hardness.
3. The installation of the window air-conditioner is visually obtrusive and poorly executed. Dimensional lumber has been used to secure the upper sash in a partially open position to accommodate the air-conditioner.
4. The paint layering on the sash is uneven.
5. The lower rails of the upper and lower sash are splintered.
6. Individual bricks are spalling.
7. There are areas of eroded mortar and open joints in the brickwork.
8. Miscellaneous metal fasteners are attached to the brickwork, and holes remain where hardware has been removed.
9. The entrance to the areaway of the basement stair has been dammed with sand bags, as has the door at the base of the stair. The areaway drain is ineffective.
10. Brickwork in the areaway is wet, and algae is growing on the surface of the masonry. Vestiges of paint coatings remain on the brick. There are multiple generations of pointing that are inconsistent in color and profile. Brick on the south wall of the hotel, to the west of the doorway, is spalled. There are areas of chipped and spalling brick on the south and east walls of the areaway. The base of the door architrave is rotted, and the bottom rail of the door is beginning to rot.

HOTEL D: WEST ELEVATION

1. The brick construction of the hotel chimney is soiled.
2. The window shutters are racked, especially the shutters at the two northern windows. The painted finish on the shutters has uneven layers.
3. The window air-conditioning unit is visually obtrusive.
4. The painted finishes on the ground floor windows are crazed and have uneven layers.
5. The glazing putty on the windows is not well finished; it has a lumpy appearance.
6. There are miscellaneous metal fasteners in the brick masonry, especially near the southwest outside corner.
7. The mortar between the basement windows

HOTEL D



The horizontal screen below the door transom on the east elevation of Hotel D is covered with debris.

and ground floor windows is eroded.

8. The basement window wells and windows are dirty. Algae is growing on the surface of the brickwork. There are window air-conditioning units in the north and south window wells. The north wall of the north well has been partially re-built with mortar that does not match the appearance of the surrounding mortar. Minor to moderate amounts of efflorescence and spalling are visible in each of the window wells. Reportedly, the window well drains are slow to drain.

9. The brick entry stoop has eroded brick and open mortar joints. Algae and moss are growing on the brick paving.

10. The astragal at the meeting stile of the south door leaf is splintered. The door leaves and frame have a heavy build-up of paint. The wood dividing rail between the door opening and the transom is an awkward ad hoc repair.

11. The red stain on the brickwork and mortar of the west elevation is uneven.

12. There are ferrous nails in the brickwork at the northwest outside corner of the building.

13. Immediately south of the doorway, abandoned ferrous conduit extends vertically from the water table.

14. There is step cracking in the brickwork above the ground floor south window.

HOTEL D: NORTH ELEVATION

1. The hotel chimney is soiled and has mortar repairs that do not match the character of the surrounding pointing.

2. There is an uneven red stain applied to the brickwork. There are vestiges of paint remaining on the brickwork near the northwest outside corner of the building.

PROBLEMS OF REPAIR



The window air-conditioning units and associated condensate drains on the east elevation of Hotel D are visually obtrusive and historically inappropriate.

3. Mortar repairs are inconsistent; they do not match the color and profile of the mortar in the remaining field of the brick wall. There are isolated open joints in the brickwork. There are a limited number of ferrous nails and paint drips on the wall.

4. The west window shutter is racked and has uneven layers of paint.

5. Mortar appears to have been smeared on the brick wall surface, below and to the west of the window opening.

6. There is erosion of the mortar beneath the entablatures and adjacent to the inside corner of the hotel and student dormitory.

SOUTH DORMITORY ROOMS: EAST ELEVATION

1. The pointing at the chimney is inconsistent in appearance (color and joint profile).

2. There are paint drips on the brick masonry of the arcade.

3. Vestiges of a painted finish remain on the brick at the base of the arcade piers, and on the brick water table within the arcade.

4. The paint on the southeast downspout is peeling.

5. The concrete paving within the arcade has hairline cracks and a limited number of cavities or chips.

6. There are paint drips on the east elevation of the student rooms within the arcade.

7. The wood door sills of the student rooms are worn; the south sill is splintered, and the nosing is eroded.

8. The south student room has a concrete step beneath the door threshold; the north student room has no step, making the rise of the threshold

HOTEL D



*The sandstone steps and pointing at the south end of the arcade are eroded;
the brickwork is eroded and spalled.*

16 ½"± above the concrete paving of the passage.

9. The metal grille of the foundation vent beneath the south student room doorway is broken.

10. The brick water table construction beneath the student room door openings is not well resolved; the upper course of brick has been inset to accommodate the depth of the wood threshold.

11. The pointing above the south door does not match the character (profile) of the original pointing; the mortar is buttered over the face of the brick.

12. The painted surfaces of the plastered ceiling and walls above the spring line of the arcade have uneven layers of paint and hairline cracks.

13. There is efflorescence at the shafts of the intermediate arcade piers.

14. The boxwood at the inside corners of Hotel D and the dormitory rooms (north and south) are overgrown and encroaching on the building construction.

SOUTH DORMITORY ROOMS: SOUTH ELEVATION

1. The pointing on the chimney is inconsistent in color and profile. The brick construction at the upper extent of the chimney is heavily soiled.

2. There are paint drips on the brick wall construction.

3. The mortar near the base of the arched opening is eroded, and there are vestiges of a painted finish on the brickwork.

4. The sandstone steps at the arched opening are significantly eroded.

5. The pointing is inconsistent in color and profile; much of it is eroded.

6. The brickwork adjacent to the base of the west pier of the arched opening is eroded.

PROBLEMS OF REPAIR



(Left) There is paint, algae, moss and dirt on the face of the brickwork at the base of the south piers of the north dormitory arcade. Efflorescence is visible on the shafts of the piers, resulting from rising damp and the deposition of salts on the surface of the brickwork.

(Below) The concrete paving at the south end of the north dormitory arcade has been undermined by soil erosion. The mortar joints in the brick piers are eroded.



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(Right) The profile of the pointing above the south door of the south dormitory does not match the adjoining mortar. The workmanship of the repair is poor; the replacement mortar is smeared over the face of the brick.

(Below) Vestiges of a painted finish remain on the brickwork at the base of the east elevation within the arcade.



PROBLEMS OF REPAIR



The steps, foundation vents, and threshold conditions at each of the dormitory rooms varies significantly from one to the next. A consistent, contextual design is needed.

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The brick construction of the areaway on the west elevation of the south dormitory is not tied into the wall construction of the building. The lower three courses of brick in the areaway are broken, missing and irregularly laid.

SOUTH DORMITORY ROOMS: WEST ELEVATION

1. The pointing on the chimney is inconsistent in color. The brick construction at the upper extent of the chimney is heavily soiled.
2. There are paint drips on the brickwork of the west elevation and paint on the brick beneath the entablature.
3. Eroded mortar has been inconsistently repaired; the color, profile, and hardness of the repointing vary.
4. The brick ledge at the southwest corner of the building, and immediately above grade level,

is chipped and eroded. There are isolated areas of open mortar joints in the ledge.

5. The brick window well construction is not tied into the wall construction of the building. The window well appears to have no drain. The lower three courses of brick in the well are broken, missing and irregularly laid. There are open joints in the brickwork. The coping of the window well has areas of broken or chipped brick. The painted plywood access door and dimensional lumber frame at the crawlspace opening appear to be temporary; the door sits at the base of the window well with no apparent sill.

6. The aluminum half screens at the windows are deformed.

7. The windows are dirty and covered with cobwebs.

8. The textured glass in the north window is historically inappropriate. Two lights in the upper sash of the window are cracked. The muntins are broken and abraded, and glazing putty is missing.

NORTH DORMITORY ROOMS; EAST ELEVATION

1. There are open joints and eroded mortar in the brickwork at the south end of the arcade.

2. There is algae, moss and dirt on the face of the brickwork at the base of the south arcade piers.

3. There are vestiges of paint coatings on the brickwork at the base of the arcade piers.

4. There are localized areas of brick erosion and broken brick in the construction of the arcade piers. There are also localized areas of repointing that do not match the character of the original mortar in color and profile.

5. There are hairline cracks in the concrete paving within the arcade. Weeds are growing in the joints between the arcade piers and the concrete paving.

6. There are vestiges of paint coatings on the brick water table within the arcade.

7. The brickwork at the base of the piers within the arcade is eroded and has open joints.

8. There is algae growing on the base of the piers within the arcade (central and south end).

9. The repointing within the arcade generally does not match the character (color and profile) of the original mortar.

10. The concrete paving at the south end of the arcade has been undermined by soil erosion.

11. The concrete steps and foundation vents be-

PROBLEMS OF REPAIR

neath the dormitory door openings are not well resolved. The south door has two concrete steps with 7"± risers (3 risers total to wood threshold). The north door has a single concrete step with a 10"± riser; the second riser to the wood threshold is approximately 12".

12. The wood thresholds at the student room doors are worn. The north door threshold is splintered and eroded.

13. There is uneven paint layering on the plastered ceiling and wall surfaces above the spring-line of the arcade. There are hairline cracks in the ceiling.

14. The foundation vent beneath the south door opening has been displaced from the opening.

NORTH DORMITORY ROOMS: NORTH ELEVATION

1. The west end of the wood architrave in the entablature is splintered.

2. The brick masonry is scraped and generally eroded. There are isolated areas of broken brick.

3. Algae and lichen are growing on the brickwork at the base of the wall.

4. Approximately three feet above grade level the mortar in the brick wall is significantly eroded.

5. The base of the wall has been repointed with mortar that does not match the character of the original in color or profile. Repointing mortar has been buttered over the face of the brickwork.

6. There are rusting ferrous nails in the mortar joints at the northwest corner of the building.

7. There are paint drips on the brickwork.

8. There are isolated areas of missing mortar in the wall construction.

NORTH DORMITORY ROOMS: WEST ELEVATION

1. There are paint drips on the brickwork.

2. The west wall has been poorly repointed. The mortar repairs are inconsistent in color and profile, and mortar has been buttered over the face of the brick, especially at the inside corner between the dormitory and hotel.

3. The painted window finishes are dirty.

4. There is significant splash back from the soil at the base of the brick wall.

5. The brick areaway for the north foundation vent is not integral with the dormitory wall construction. This has caused the mortar in the joints

to crack; the top course of brick is loose.

6. The design of the aluminum grate for the areaway at the inside corner of the dormitory and hotel is not well resolved. The grate is resting loosely on a brick curb.

INTERIOR

C001 STAIR HALL – WEST END

1. Surface-mounted conduit is routed throughout the hall.

2. The finishes on the stair are worn.

3. The plaster at the base of the east wall in the closet beneath the stair is friable.

C001 STAIR HALL - EAST END

1. The plaster at the base of the south wall is friable.

2. An abandoned electrical transformer with exposed wiring is mounted to the ceiling.

001 NORTHWEST OFFICE

1. There is a minor crack in the plaster ceiling near the west wall.

2. The vinyl composition tile is stained at the location of the former radiator enclosure.

3. The painted walls are blistered, and the plaster is friable at the sills and jambs of the windows.

4. There is surface-mounted conduit located throughout the room.

5. The southwest door to the hall has been cut out to accommodate piping.

6. The painted finish on the sash at both windows is chipped and peeling, especially along the bottom rail of the lower sash. The window air-conditioning unit at the northwest window is visually obtrusive; the installation was poorly executed with an acrylic glazing panel.

002 SOUTHWEST OFFICE

1. Surface-mounted conduit and exposed cabling are routed across the ceiling.

2. There are hairline cracks in the painted plaster ceiling.

3. The vinyl composition tile flooring is scuffed and dirty.

4. Surface-mounted conduit and exposed ca-

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bling are routed across the walls.

5. There is friable plaster at the base of the walls at the southeast corner of the room.

6. There is friable plaster at the upper west corner of the south door.

7. The north door has been cut out to accommodate piping. A poorly executed dutchman repair has been installed at the top of the door.

8. The south door is scuffed and dirty.

9. The window air-conditioning unit at the southwest window is visually obtrusive; the installation was poorly executed with an acrylic glazing panel.

002B CLOSET

1. The vinyl composition tile is dirty.

2. The plaster at the base of the north wall is friable.

T002A BATHROOM

1. The painted finish on the south wall is blistered, and the plaster is friable.

003 NORTHEAST OFFICE

1. There is surface-mounted conduit routed throughout the room.

2. The plaster at the base of the south wall is friable.

3. The vinyl composition floor tile is stained and dirty.

4. At the northeast corner of the room, the counter/pipe chase has separated from the wall construction.

004 SOUTHEAST OFFICE

1. The kitchen cabinets, flush-mounted ceiling light fixtures, plastic laminate counters, pipe enclosure on the east wall, and vinyl composition floor tile detract from the historic character of the space.

2. Surface-mounted electrical conduit has been routed across the ceiling and walls.

3. Insulated heating pipes have been routed through the room, from the east wall to the radiator on the north wall.

4. The vinyl composition floor tile is stained.

5. The painted plaster wall surface beneath the southeast window is blistered and friable.

6. The painted finishes on the window sash and

reveals is built-up and dirty.

7. The painted finish on the plaster wall surface behind the radiator (north wall) is peeling.

C101 ENTRANCE HALL (EAST)

1. Significant paint buildup on the door architraves obscures the molding profiles.

2. Five of the fifteen lights in the east door transom are cracked.

3. The paint buildup on the inner face of the east doors obscures the molding profiles. The northeast leaf has a significant vertical split in the intermediate panel.

4. The keyhole escutcheon is missing from the north door, and there is adhesive residue on the surface of the door where a sign has been removed.

5. There is a significant horizontal split in the upper, west panel of the south door. Adhesive residue remains on the face of the door where a sign has been removed. The paint buildup on the door obscures the molding profiles.

6. The wood flooring is generally abraded and scarred from use.

7. The painted finish on the plaster wall surface of the west wall, to the south of the door opening, is uneven; a hairline crack extends down from the ceiling.

C101 ENTRANCE HALL (WEST)

1. A north-south crack extends across the plaster ceiling at the west end of the hall.

2. There is paint on the surface of the shade of the ceiling light fixture at the west end of the hall. Insect carcasses have accumulated in the fixture.

3. The paint on the plaster wall surfaces immediately above the baseboard, to the north and south of the west door opening, is blistered; and the plaster is friable.

4. Immediately beneath the ceiling, a horizontal plaster crack on the west wall originates at the south wall and extends north.

5. The painted plaster and wood wall surfaces adjacent to the attic access, at the west end of the stair enclosure, are scuffed and dirty.

6. Significant paint buildup on the doors and architraves obscures the molding profiles.

7. Two of the fifteen lights in the west transom are cracked.

8. The painted finish on the west door leaves is chipped and crazed. There are multiple genera-

PROBLEMS OF REPAIR



To either side of the west entrance in C101, the plaster above the baseboard is water damaged and friable.



There are multiple generations of hardware on the door leaves at the west entrance; the slide bolt is missing the bolt.

tions of hardware on the door leaves; the slide bolt between the door leaves is missing its bolt.

9. There is heavy paint buildup on the wood paneling enclosing the basement stair; the paint layering at the vertical joints in the paneling is uneven. There is heavy paint buildup on the access doors at the west end of the enclosure; the paint is dirty and obscures the molding profiles. The lower doors bind on the frame along the hinge stiles.

10. The wood floor is abraded and splintered from heavy use.

11. The horizontal slide bolt at the door of the basement stair is missing its bolt.

12. Heavy paint buildup on the baseboard obscures the molding profiles. The wall plaster immediately above the baseboard on the north and south walls, adjacent to the west wall, is blistered and friable.

101 OFFICE/LIBRARY/ CONFERENCE ROOM

1. The wood floor has moderate finish wear with scratches. There are isolated large gouges in the flooring, and there is heavy wear at the southwest corner from a desk chair.

2. There is a twenty-four inch vertical crack in the plaster wall surface above the northwest door, and a vertical crack in the northwest corner, from the chair rail to the ceiling. A horizontal crack extends the entire length of the north wall, approximately eight inches beneath the ceiling.

3. There is surface-mounted conduit on the north, east and south walls; and there is surface-mounted telephone wiring on the west wall.

4. The plaster surround of the fireplace firebox is chipped. The firebox is stained, dirty and discolored by ash.

5. The northeast door has a moderate buildup of

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The narrow hinged door panel at the west end of the wood stair enclosure provides restricted access to the attic.



Electrical conduit has been run indiscriminately across wall surfaces. In 102, the conduit has been routed around the fireplace.

paint. The paint is chipped and crazed. One of the raised door panels is cracked, the upper hinge pin is displaced, and there is a hole between the knob and keyhole. Tape and adhesive residue remain on the face of the door.

6. The northwest door has a moderate buildup of paint. The paint is chipped and crazed. One of the raised door panels is cracked, and the center stile is cracked. There are chips, gouges and adhesive residue on the face of the door.

7. The southeast door has a moderate buildup of paint. The paint is chipped. The strike is missing from the door frame, and the latch has damaged the frame.

8. The northwest window has two cracked lights in the upper sash. There is minor paint chipping on the sash of the window. The adjacent chair rail is misaligned at the south side of the window.

9. The window air-conditioning unit at the south window is visually obtrusive. There is surface-

mounted conduit and a switch for the air-conditioner mounted to the east of the window opening. Surface-mounted telephone wiring is routed through the window frame and sill. The paint on the parting stops is cracked, peeling and missing. The venetian blind is awkwardly mounted.

10. The north parting stop at the northeast window is cracked and partially missing. The paint on the south parting stop is cracked and peeling.

11. The paint on the sill of the southeast window is chipped. There are multiple nails driven into the top rail of the lower sash. The north parting stop is cracked and broken. The paint on the lower half of the upper sash does not match the paint on the rest of the window; this is probably due to the former installation of a window air-conditioning unit. The mismatched paint is cracked and peeling.

PROBLEMS OF REPAIR

102 NORTHEAST OFFICE

1. The floor finish is scuffed and abraded.
2. Holes have been drilled through the flooring at the north wall for data and electrical conduit risers. Surface-mounted conduit and receptacles are located on each wall, with the conduit originating at the north wall receptacles.
3. The plaster wall surface above the window openings on the east wall is irregular and uneven.
4. The wood window architraves and sills on the east wall have heavy paint buildup, as do the window sash and stops. The paint on the inner window stops at the southeast window is delaminating; the paint on the upper sash is crazed.
5. The window air-conditioning unit at the southeast window is visually obtrusive.
6. The cast-iron radiator enclosure beneath the northeast window is visually obtrusive.
7. There are localized areas of uneven plaster finish on each of the walls.
8. The ceiling plaster has hairline cracks.
9. There is heavy and uneven paint buildup on the fireplace architrave and mantle.

103 NORTHWEST OFFICE

1. The wood floor has moderate finish wear adjacent to the southwest door and to the radiator.
2. A roof leak has caused ceiling plaster in the northwest corner of the room to blister; the plaster is friable.
3. There is peeling paint and friable plaster above the baseboard in the southwest and northwest corners of the room.
4. There is surface-mounted conduit on each of the walls. There is surface-mounted cabling and an electrical junction box without a cover at the north window.
5. The fireplace firebox is dirty and discolored by ash.
6. There is a moderate buildup of paint on the east door. Poorly executed dutchman repairs have been made where a modern slide bolt is installed. The finish at the door threshold is worn.
7. There is a moderate buildup of paint on the south door. The painted finish is chipped and worn. The door hardware is loose. The leading edge of the door is damaged and requires a dutchman repair. A poorly executed dutchman repair has been made on the door frame at the strike.
8. There is a moderate buildup of paint on all

of the windows. The paint on each of the sills is peeling.

9. The window air-conditioning unit at the southwest window is visually obtrusive. It was poorly installed with acrylic glazing, foam weather stripping and sealant. The painted finish on the upper window sash is peeling where it remains concealed by the raised lower sash. The window sill is abraded.

C102 HALL

1. The finish on the wood floor of the hall, adjacent to the radiator, is water stained and damaged.
2. There are cracks in the ceiling plaster at the northeast corner of the hall; the cracks have a north-south alignment. Near the center of the ceiling, the paint is blistered and the plaster is friable.
3. There is blistered paint and friable plaster at the east end of the north wall, beneath the ceiling.
4. There is moderate paint buildup and chipped paint on all of the doors. The south face of the door to Supply Closet 106 is dirty. The west face of the door to Closet 104 is dirty and has multiple holes where hardware hooks have been removed.

104 CLOSET

1. The interior of the closet is generally dirty. The painted finish on the metal hanging rod is peeling.

105 BATHROOM

1. The tile floor remains in good condition with the exception of rust staining and paint drips adjacent to the radiator.
2. The painted finish on the ceiling is peeling in sheets near the center of the room and adjacent to the exhaust vent above the tub.
3. There are hairline cracks in the painted finish on each of the walls. The tile wainscot remains in good condition with the exception of a cracked tile and a tile with two holes, both repaired with grout. There is a large paint smear on the tile near the shower control valve.
4. There is moderate paint buildup on the bathroom door. Several holes remain in the door where hardware has been removed. Two towel bar base plates are attached to the door, but neither the brackets nor bar remain.
5. There are two cracked lights of textured glass

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in the window. The sash lock has a heavy buildup of paint. Neither the parting stops, nor the sash tracks, are painted.

6. The bathroom fixtures are generally in good condition. The drain escutcheon in the lavatory is rusted.

106 CLOSET

1. Much of the closet construction is obscured.
2. There is surface-mounted conduit on the ceiling. The ceiling fixture shade is missing.
3. The door frame of the closet at the south end of the space is damaged where hinges were removed.
4. The painted plaster finish on the north wall is damaged near the light switch and near the floor.
5. The painted finish on the west wall is peeling.
6. The plaster and paint on the west wall, adjacent to the plumbing access panel, is friable.

STUDENT ROOMS

STUDENT ROOM 20

1. The paint on the plaster ceiling in the southwest corner of the room is blistered.
2. The pine flooring has been recently sanded and re-finished. Seven narrow floorboards immediately east of the fireplace have been replaced; the grain pattern is wide and irregular and does not match that of the adjacent flooring.
3. The paint layers on the cast-iron radiator are cracked and uneven. The painted plaster wall surface behind the radiator has uneven layers of paint.
4. The window and door architraves have excessive paint buildup that obscures the molding profiles. The paint buildup on the window sill is heavy and cracked.
5. The painted trim has a heavy layer of sanding dust from the recent floor refinishing work.
6. The painted plaster wall surface immediately west of the chimney, and just below the ceiling, is blistered.
7. The paint buildup on the interior face of the door is heavy and uneven, obscuring the molding profiles. The leading edge of the door is abraded and poorly repaired where it was splintered adjacent to the mortises for the door lock and deadbolt.
8. The lavatory closet in the northwest corner of the room has water-stained woodwork (shelv-

ing and paneling) above the lavatory. The pine floorboards within the closet have been replaced; the grain pattern is wide and irregular and does not match that of the adjacent flooring. All of the interior surfaces of the closet are covered with dust and cobwebs. The leading edge of the door binds on the frame of the closet near the base of the door. The interior of the medicine cabinet is rusted.

9. Electrical, telephone, and coaxial television outlets are installed with surface-mounted junction boxes on baseboards or in closets.

STUDENT ROOM 22

1. The colors of the painted finishes on the plaster ceiling are mismatched. There are isolated areas of staining and minor paint chips.
2. There is a heavy buildup of paint on the window and door architraves. The paint on the wood window sill is heavy and cracked.
3. The heavy paint buildup on the radiator is uneven, cracked and peeling. The plaster wall surface behind the radiator is dirty.
4. Beneath the ceiling, the painted plaster surface of the east face of the chimney mass is cracked and uneven.
5. The painted finish on the underside of the mantel and on the architrave surrounding the fireplace is discolored; apparently from fireplace soot or smoke. The painted plaster firebox surround is chipped.
6. The floorboards in the northeast corner of the room, immediately east of the chimney mass, have been replaced; the grain pattern is wide and irregular and does not match that of the adjacent flooring.
7. The leading edge of the lavatory closet door binds on the frame and cannot be closed. The shelving and paneling above the lavatory is water stained. The interior of the medicine cabinet is rusted. The plywood paneling on the west closet wall is delaminated where it meets the floor.
8. The leading edge of the door of the east closet binds on the door frame.
9. The heavy buildup of paint on the east door is uneven and cracked. The door is heavily abraded along its leading edge.
10. The ceiling plaster surrounding the north hanger for the sprinkler piping is irregular.
11. Electrical, telephone, and coaxial television outlets are installed with surface-mounted junction boxes on baseboards or in closets.

PROBLEMS OF REPAIR



The leading edge of the door to student room 20 is abraded and poorly repaired where it was splintered adjacent to the mortises for the lockset and deadbolt.



The grain pattern of the replacement flooring in the southeast corner of Student Room 20 is wide and irregular, and does not match the character of the adjacent flooring.

STUDENT ROOM 26

1. The painted finish on the plaster ceiling in the northwest corner of the room does not match the finish of the adjacent ceiling.
2. Plaster repairs near the base of the east wall, immediately south of the door opening, are uneven.
3. The plaster on the south wall above the lavatory closet is cracked and blistered, and appears to be friable.
4. The wall plaster behind the radiator on the west wall has hairline cracks and is blistered.
5. The ceiling plaster surrounding the sprinkler pipe riser just west of the chimney is irregular.
6. All of the flooring in this room has been replaced; the grain pattern is wide and irregular, and does not match the tight grain patterns of the early flooring in the adjacent student rooms. The

flooring has recently been sanded and refinished with the exception of the flooring in the northwest corner that is obscured by the cast-iron radiator and piping; the flooring within the corner is split and poorly finished.

7. The heavy paint buildup on the radiator is cracked and uneven.

8. There is heavy paint buildup on the interior face of the east door. The stile at the leading edge of the door is split and cracked adjacent to the lock spindle and lock mortise.

9. The shelving and wood paneling within the lavatory closet is water stained. The interior of the medicine cabinet is rusted.

10. Electrical, telephone, and coaxial television outlets are installed with surface-mounted junction boxes on baseboards or in closets.

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The wood paneling above the lavatory in the northwest corner of student room 20 is water-stained.



The window and door architraves have excessive paint buildup that obscures the architectural molding profiles, as seen at this window in student room 20.

HOTEL D

RECOMMENDATIONS

The historic structure report for Hotel D and the adjoining student dormitories outlines the findings of a physical and archival investigation of the building. The history begins with the original construction, and follows subsequent tenancies and physical modifications. While it is clear that the building has undergone many changes, the exact nature of the changes remains somewhat vague. This is due in part to the nature of the building's use. The hotel and dormitories were service buildings, and as such their existence has not been copiously chronicled.

Measured drawings, an architectural description, and problems of repair have been prepared as part of the current work. This information has established a benchmark to be used for present and future efforts to preserve the integrity of the structure and of the remaining historic building fabric.

When the interior of the building is renovated additional physical investigations may yield more information about early building construction, building use, building systems and building evolution. Site archaeology may provide more information about porches, additions, outbuildings, roads and gardens.

Generally, the recommendations for the exterior outline a plan to repair and preserve the existing building envelope. The exceptions to this approach include the recommendation to re-establish a small one-bay west entry porch at the entrance to the building, and the recommendation for roof replacement.

The hotel had at least two generations of porches on the west elevation. These porches served a functional need to shelter the entrance. This need remains. The smaller porch would have the added benefit of allowing light into the basement window openings.

Although the interior has been modified over time, much of the original building fabric remains in place. The early construction should be repaired and preserved to the greatest extent possible.

Thought should be given to returning the building to residential use, re-establishing a faculty, visiting faculty, or administrator's residence in close proximity to the student

HOTEL D

residents on the Range. This is especially important considering that the other two hotels on the East Range are used for educational and administrative programs.

Specific recommendations for physical improvements follow below.

EXTERIOR

1. Provide perimeter foundation drainage.
2. Ensure that all existing underground storm water drainage systems are operational, including those in areaways and those connected to downspouts. Install areaway drains where none exist. Verify capacity of drainage system to effectively evacuate storm water.
3. Consider re-grading the roadway to the west of Hotel D to direct water away from the building, especially the water draining down the pavilion alleyways.
4. Repoint joints in the brickwork to replace eroded and missing mortar and to achieve a consistent color, hardness and profile that replicates the historic mortar. Remove all mortar buttered over the face of the brickwork.
5. Repair or replace missing and damaged brickwork.
6. Chemically remove vestiges of paint finishes from the brickwork. Protect original penciled finishes from damage.
7. Consider the installation of a damp-proof course in the brick masonry to arrest problems with rising damp and efflorescence.
8. Clean the brickwork at the base of the exterior walls to remove soil splash back from the masonry. Chemically clean the exterior brick masonry to remove accumulated soiling, biological growth, paint drips, and over-painting.
9. Consider the selective pruning or removal of boxwood and trees that are contributing to moisture retention in the brick masonry.
10. Remove miscellaneous abandoned hardware and piping from the exterior surfaces of the hotel and dormitory rooms. Repair holes in mortar and brick as required.
11. Clean all painted surfaces of general soiling. Address the uneven paint layering on wood substrates with selective striping that will return original surfaces and profiles to their intended appearance.
12. Restore the wood windows. Strip built-up paint coatings; replace cracked and broken glazing; provide Dutchman repairs and component repairs at rails, stiles, and muntins, as needed. Replace all glazing putty. Repair or replace hardware. Provide new window screens.
13. Repair and reconstruct the brick masonry of the basement window wells to ensure adequate drainage and integration with the adjacent foundation construction.

RECOMMENDATIONS

14. Restore or replace racked window shutters, retaining period fittings and construction to the greatest extent possible.
15. Provide new mechanical systems that permit the removal of the existing window air-conditioning units.
16. Level uneven layers of paint coatings on the ceiling and wall surfaces within the arcades. Enlarge significant plaster cracks and provide crack repairs keyed into existing cracks. Paint plastered surfaces.
17. Reconfigure the transom above the east door of the hotel to eliminate the horizontal screen between the transom and door opening that holds accumulated debris.
18. Properly repair the moldings and frame construction of the west hotel door and transom.
19. Restore the basement door and architrave, providing dutchman repairs and component replacement as needed to the wood construction.
20. Repair worn, abraded and splintered exterior doors and door sills at the adjoining student rooms.
21. Reconfigure the student room thresholds and steps for a consistent appearance and constant rise and run. The existing foundation vents should be repaired or replaced to meet functional needs and to provide a uniform appearance.
22. Clean the wood moldings of the building entablature, removing the buildup of uneven paint coatings. Provide dutchman repairs as needed to address deteriorated and splintered moldings.
23. Repair the step cracking in the brickwork above the ground floor south window of the hotel. Monitor the pointing repair for re-occurrence of cracking that may indicate a structural deficiency.
24. Repair or replace eroded sandstone steps beneath the arched opening at the south end of the dormitory arcade.
25. Re-establish the bearing for the undermined concrete paving at the south end of the north dormitory arcade.
26. Secure the metal grate to the brick areaway at the inside corner of the north dormitory block and hotel.
27. Reconfigure the crawlspace access hatch at the south dormitory to improve maintenance access.

INTERIOR

1. Selectively strip paint to remove the buildup of coatings on the window and door architraves, the window sash, the doors, the baseboards and the mantels to re-establish the intended appearance of the architectural details and profiles.

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2. Repair fireplace fireboxes and surrounds as needed.
3. Provide improved access to the hotel attic and sufficient floorboards for attic inspection.
4. Provide lighting in the hotel attic.
5. Provide new building systems for heating, air-conditioning, electrical, telecommunications and data, and plumbing services.
6. Remove surface-mounted conduit and wiring. Repair surfaces damaged by the installation of these materials.
7. Restore the interior wood doors, addressing significant issues with abrasion, splintering and cracks. Properly repair mounting locations for door hardware. Repair and restore the hardware, including locksets, bolts and hinges.
8. Repair cracked and water-damaged plaster.
9. Repair heavily abraded and splintered wood flooring. Replace vinyl composition flooring. Replace later floorboards that do not match the character of the original early-growth pine flooring.
10. Restore the northeast door of Room 101 to its original hinge location on the east jamb of the doorway.
11. Remove the radiator enclosure beneath the northwest window in Room 101.
12. Remove the radiator enclosure beneath the northeast window in Room 102.
13. Remove the built-in twentieth century bookcase located between the windows on the west wall of Room 103.
14. Remove the radiator enclosure beneath the southwest window in Room 103.
15. Renovate bathroom and kitchen spaces as appropriate for anticipated occupancy.
16. Renovate Storage Room 106 as appropriate for anticipated occupancy.
17. Consider re-establishing the doorway between Kitchen 004 and the crawlspace beneath the original student room immediately south of Hotel D, to improve access to the crawlspace.
18. Replace the bi-fold doors at Closet 002B in Room 002 with a more appropriately designed, contextual door.
19. Replace the sliding doors beneath the stair in Hall C001 with a more appropriately designed, contextual door.
20. Replace the pipe enclosure along the east wall in Rooms 003, C001 and 004.
21. Remove the built-in twentieth century casework along the north wall of Room 001. Consider re-establishing the original volume of Room 003, re-locating the piping and equipment to the crawlspace beneath the student room immediately north of Hotel D.

ILLUSTRATION ACKNOWLEDGEMENTS

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Special Collections, University of Virginia Library, pp. 14, 17, 23

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