UNIVERSITY OF VIRGINIA

HOTEL A

HISTORIC STRUCTURE REPORT

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MESICK • COHEN • WILSON • BAKER
ARCHITECTS

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CONTENTS

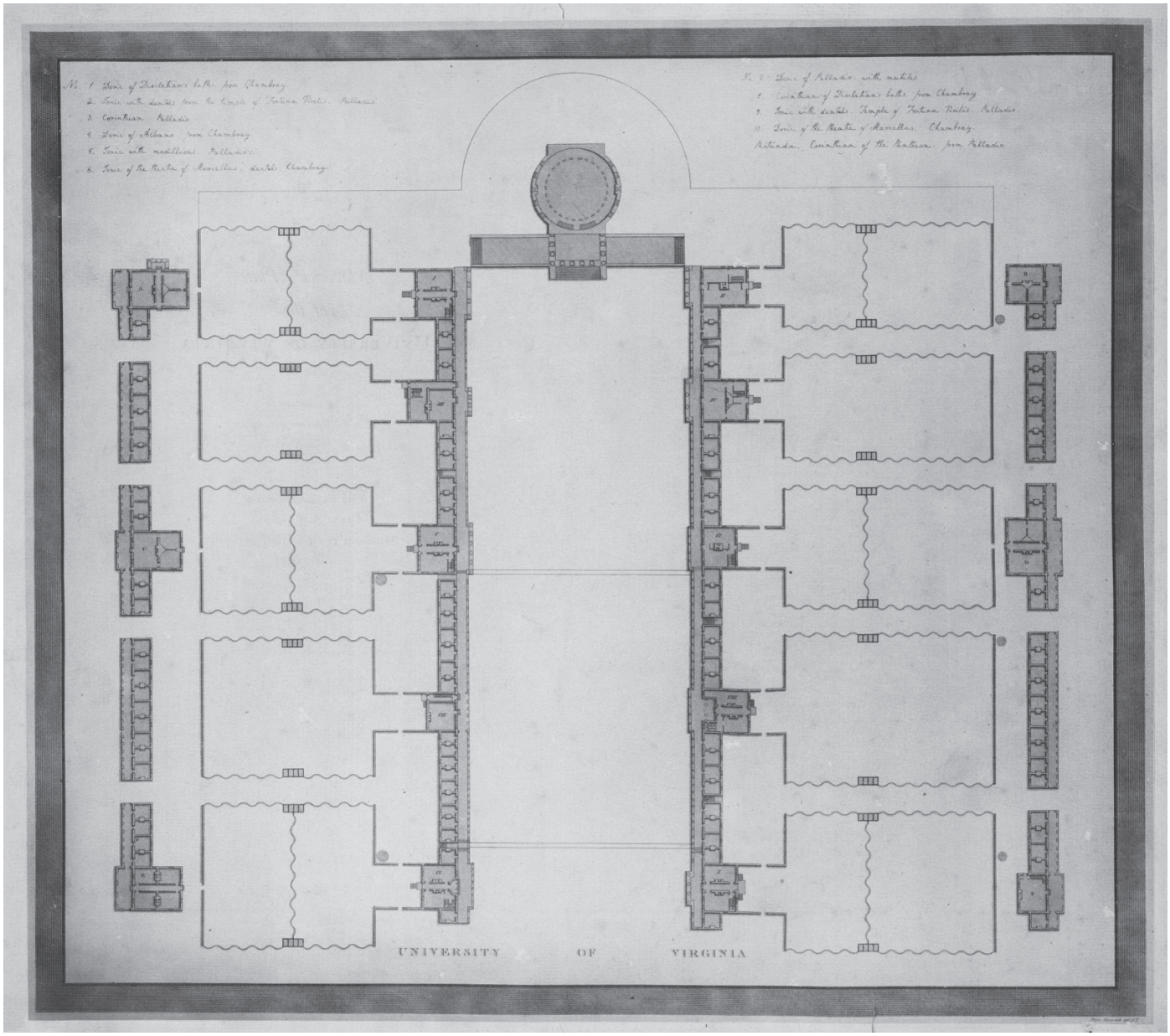
LIST OF ILLUSTRATIONS

INTRODUCTION

Fundamental to Thomas Jefferson's plan for the Academical Village is the housing of different functions across a variety of buildings. Of equal importance to the University's design are the underlying principles of Classical architecture employed by Jefferson as he transformed his ideas into a reality. One aspect of this architectural language, the hierarchical organization of buildings based on use, has had a direct and lasting effect on the public's experience and understanding of the site. Whereas those buildings of greatest importance, such as the Rotunda and the Pavilions, display their standing through location, scale, and quality of architecture, less important, though equally necessary, support buildings such as the Hotels were relegated to lesser areas and appear relatively plain in their embellishment when compared to the principal University buildings. It is not surprising then, that these support buildings have yet to be carefully examined. This Historic Structure Report for Hotel A marks the first time the Hotels and student rooms have been studied and recorded at the level previously limited to the Pavilions.

For the past twenty years, the University of Virginia has engaged in a disciplined program to study and record the Jefferson precinct. Since the first Historic Structure Report on Pavilion I in 1988, five Pavilions have been researched and documented along with the Rotunda. Each of these historic structure reports has yielded a tremendous amount of information on both the individual building and Academical Village as a whole. Continuing this tradition, the investigation of Hotel A and its associated student rooms has begun to shed new light on aspects of University life previously unexplored. As readers of this report will find, the history and evolution of the Hotels are equally as rich and interesting as those of the Pavilions. Where past historic structure reports have detailed life on the Lawn, this report highlights activities taking place in the Ranges. But while these activities are markedly different, they are still inherently connected owing to the nature of the site.

As the authors began researching the history of Hotel A, it became readily apparent that there was not one, but two Hotel A's. Careful scrutiny of the Proctor's Ledger, Journal, and Daybook, Balance Sheets, University Accounts, each version of the Maverick Plan and numerous letters and documents revealed four different designation systems used to identify the University buildings. The realization that three of these systems were in use simultaneously, while the University was under construction, only confused matters further. This issue is fully addressed and explained within this report in the section, *An Explanation of Building Designations*. Included as part of this section is a graphic representation of the brickmasons and carpenters responsible for each building, taking into account this new understanding of how the buildings were identified.



Peter Maverick Plan of the University, 1825, Accession #6552 and 6552-a. N375r. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

AN EXPLANATION OF BUILDING DESIGNATIONS

Born out of Thomas Jefferson's commitment for public education, the Academical Village grew from his ideas for the model learning environment. The transformation of these ideas into reality is an interesting and complex story. Designs for the buildings and landscapes were ever changing, as studies for Pavilions and Hotels show. Jefferson's plans for the Academical Village were constantly revised even as construction of the University was underway.[1]

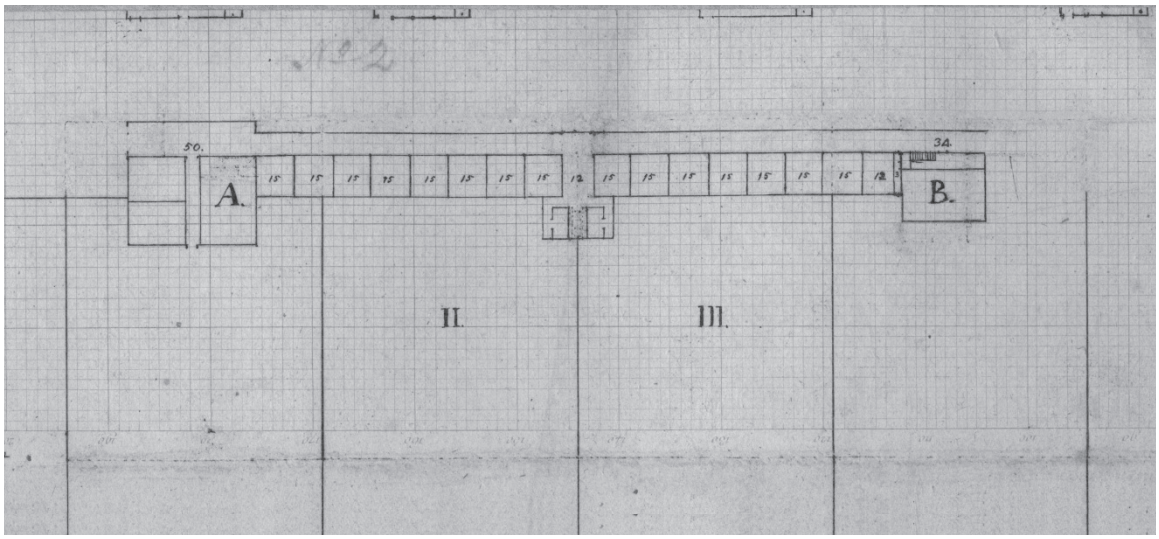
Soon after starting the archival research for Hotel A , it became apparent that the identification system for the Hotels - A, C, and E along the West Range and B, D, and F along the East Range - had not always been as we now know it. Inconsistencies in building designations and references to their locations within the Academical Village led the researchers to study a variety of documents dating from the initial construction of the University. Jefferson's drawings, Proctor's records (ledgers, journals, day books, and loose papers), University balance sheets, correspondence, Hotel-Keeper's contracts, and copies of the Maverick Plan were carefully studied for references to and identification of the Hotels. These documents proved to be extremely helpful as nearly all are descriptive in content and accurately dated; their study revealed a number of interesting details concerning the buildings and grounds and provided insight as to how the Academical Village was understood by the men involved in its construction.

No fewer than four distinct identification systems for the Hotels were used between 1819 and 1825. Of these four systems, three were in use simultaneously during the construction of the University. Furthermore, these documents revealed that during the construction of the University, the rows of buildings today referred to as the Ranges were identified as East and West Street, and the buildings on the Lawn were identified as East and West Range.

The Academical Village Today

Jefferson's Academical Village survives virtually intact, save for minor alterations made through time. The Rotunda stands at the north end of the U-shaped compound with the Lawn stretching southward to what was originally the open vista. Flanking the Lawn to either side are the Pavilions, connected by the student rooms; odd-numbered Pavilions and student rooms are to the west, and even numbered Pavilions to the east. Located

HOTEL A



Thomas Jefferson's study for the West Range Hotels, Student Rooms and Gardens, Spring 1818. The Hotels are simply identified as A and B. Note the dimension of fifty feet given to the width of Hotel A. N306r. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

behind each row of buildings is another set of structures: the Ranges. The Ranges include the Hotels and their associated student rooms with Hotels A, C, and E on the west side, together with the odd numbered student rooms, and Hotels B, D, and F on the east side, with the even-numbered student rooms.

System One 1819

The earliest designation system identified was used by Jefferson in his studies for the West Street (Figure N-306, N-305, N-366). Dating to March and April of 1819, these drawings illustrate Jefferson's schematic plans for the location of two Hotels, a section of dormitories, and gardens behind the west row of Pavilions and dormitories. The Hotels were labeled A and B. As no drawings for the east side of the Lawn exist for this period, it is not possible to know the full sequence of Jefferson's designations for the Hotels.

The Pavilions during this period were identified primarily by their architectural order rather than by number. In Jefferson's 1819 specification book for the University, he titled each Pavilion by the order used in its design. While each was also identified by its number, it is readily apparent that these designations were added at a later date, almost as if the ultimate location of each Pavilion had not been determined at the time Jefferson designed the Pavilions.

In the 1818-1819 Balance Sheet for the University, the Pavilions under construction were identified simply as the "Corinthian Pavilion" and the "Doric Pavilion," referring to Pavilions III and VII, respectively. The Proctor's Ledger for the period 1819-1825 listed all of the Pavilions by number. Only for Pavilions III, V, and VII, the first three to be constructed, were the orders of the pavilion given prior to its numerical designation.

BUILDING DESIGNATIONS

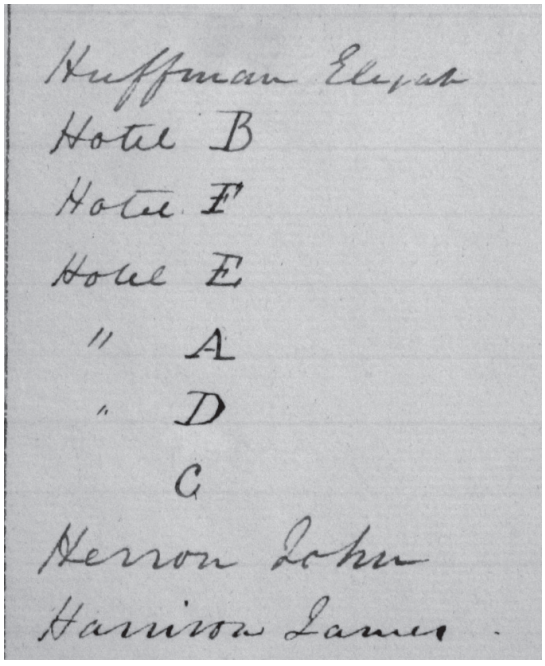
System Two 1821 -1825

The second scheme used to identify the Hotels designated them A-F in a consecutive order starting with the northeast Hotel (present day Hotel B). In this sequence, the three Hotels on the east side of the Lawn were known as A, B, and C, and those on the west side were D, E, and F. Evidence supporting this as the second designation system is found in the first entry of the Proctor's Ledger for Hotel D (present day Hotel A). [2] A debit to the "Smith Shop" for $5.00 (for two crane irons and one arch bar) is charged to Hotel D on August 31, 1821.

The similarity of this A-F designation system with System Four (below, and presently used today) can be an issue of great confusion. If one examines the table of contents in the Proctor's-Ledgers for the Hotels, the reader will find them identified by a single-letter designation, A-F; however, in volume two, Hotels D, E, and F are alternately identified as Hotel D or A.A., Hotel E or B.B., and Hotel F or C.C. [3] These double-digit designations relate to System Three and are discussed below. Without understanding that this designation system begins with present day Hotel B, a casual reading of these titles would be entirely misleading. Without carefully scrutinizing the way each Hotel entry is titled in the Proctor's Journal, there would be no reason to question that the A-F designation system did not correspond to that used today.

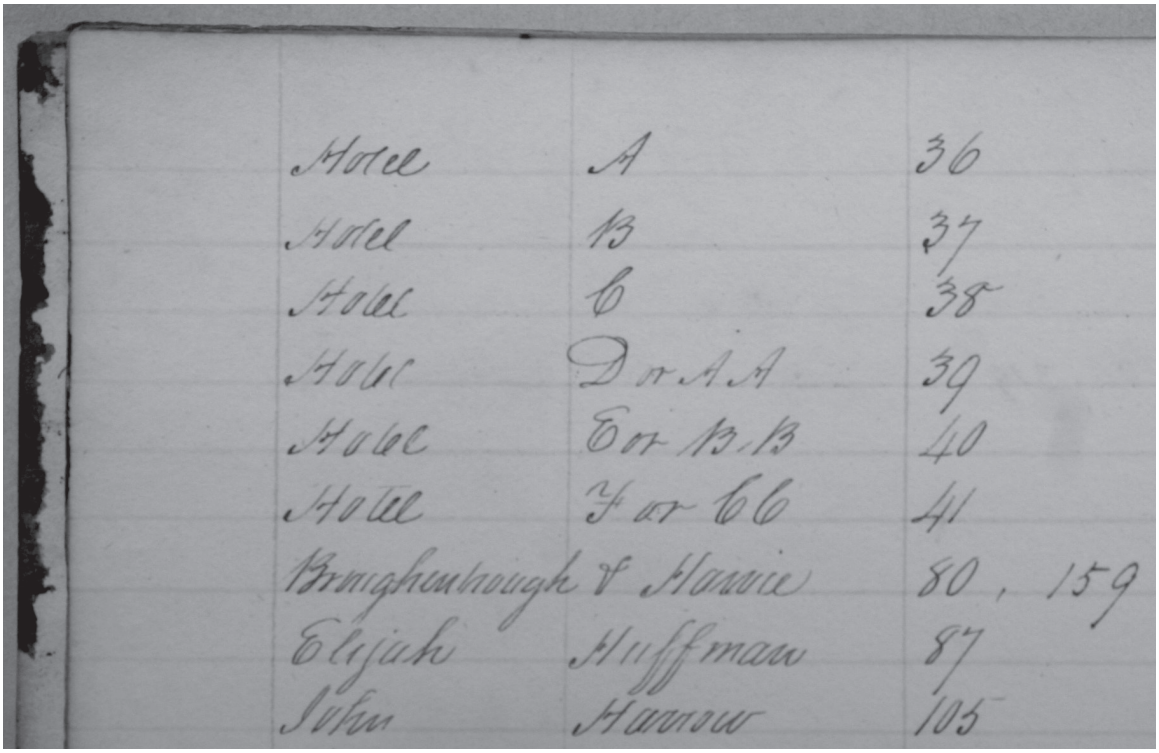
In the documents employed for this study, system two was used in 1821-1822 in the Proctor's Ledgers, correspondence, and 1822 balance sheet. It fell out of use in 1823 and was replaced completely by System Three. However, it reappeared in 1825, showing up in September of that year in both the Proctor's Journal and the 1825 balance sheet.

In the September 30, 1820, Statement of Expenditures, the Pavilions were referred to numerically as Pavilions 1-5 West and 1-5 East. This is the only instance of this system found; however, only a narrow selection of documents were available. By 1822, the Pavilions were identified using the I - X number system with odd numerals designated for the west Pavilions and even numerals for the east Pavilions. This designation system became the sole system used to identify the Pavilions from 1822 on.


Huffman Elijah
Hotel B
Hotel F
Hotel E
" A
" D
C
Herron John
Harrison James

Hotels as identified in the table of contents of volume one of the Proctor's-Ledgers, 1817-1819. Proctor's ledgers, RG-5/3/2.961, Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

HOTEL A



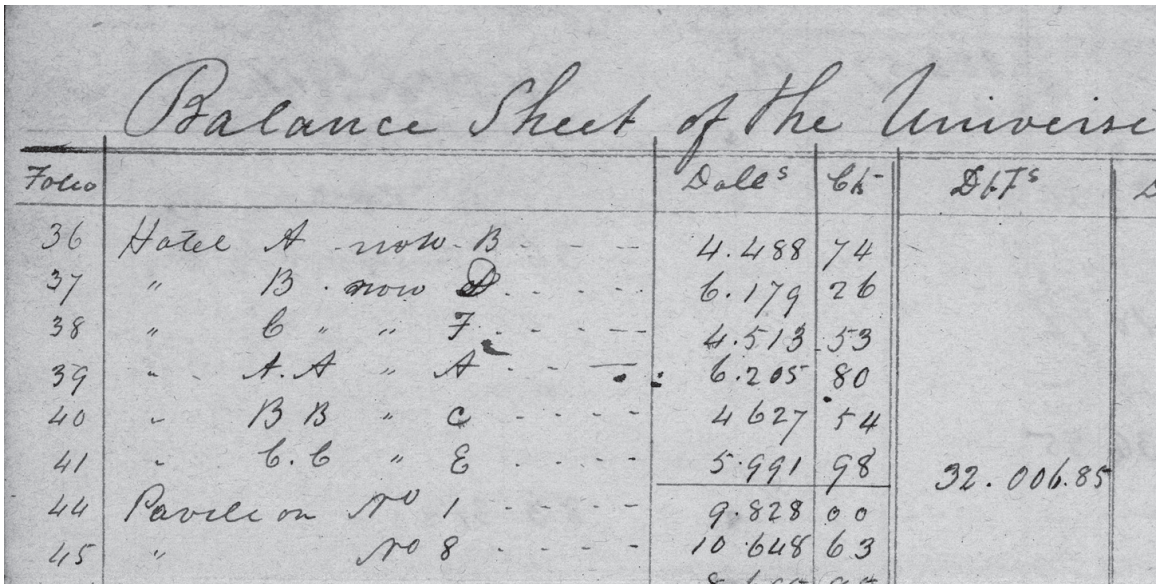
Hotels as identified in the table of contents of volume two of the Proctor's-Ledgers, 1819-1832. Proctor's ledgers, RG-5/3/2.961, Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

System Three 1821 - 1825

System Three divided the Hotels into two distinct groups of buildings: Hotels A, B, and C running north to south along the East Street while Hotels A.A., B.B., and C.C. mirrored them along the West Street. References to this system began to appear immediately after those for System Two. On October 13, 1821, the second entry was made in the Proctor's Ledger for Hotel D.

The corresponding Journal entry is for "Hotel A.A. for Dbt to Raphael for Zachariah's diging [sic] cellar. 10.50."[4] Likewise, the Ledger titles in volume two of the Proctor's Ledger for Hotels D, E, and F (under System-Two) are identified initially by their double-letter designation followed by their System-Two designations, so, for example, present-day Hotel A is entered as "Hotel A.A., or D West Street or A.A.".

This designation system was widely used between 1821 and 1825. The majority of documents examined in this study reference the Hotels using this system, either by itself or in conjunction with another system.



Balance Sheet of the Univeris

Folio		Dolls	Cts	Dlrs	
36	Hotel A now B	4.488	74		
37	" B now D	6.179	26		
38	" C " " F	4.513	33		
39	" A.A " A	6.205	80		
40	" B B " C	4627	54		
41	" C.C " E	5.991	98	32.006.85	
44	Pavilion No 1	9.828	00		
45	" No 8	10.648	63		

Balance Sheet, University of Virginia, December 31, 1824. The Hotels are being identified by their old (Systems Three) and new (Systems Four) designations. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

System Four 1821-Present

The fourth and final designation system identified is that which remains in use today. The Hotels were labeled A-F beginning at the northernmost Hotel on the West Street and alternating back and forth across the Lawn resulting in Hotels A, C and E on the West Street and Hotels B, D, and F on the East Street.

The earliest instance of this designation system being used appears on John Neilson's study for Peter Maverick's November 1821 engraving of the Academical Village, where each individual Hotel is identified by its letter designation. These designations are not present

in the earlier March 1821 version of the engraving, suggesting it may have been adopted sometime during the latter half of 1821. This designation system shows up in a letter between James Oldham and Thomas Jefferson, dated July 3, 1822, but curiously, it does not appear in widespread use until December 1824.[5] In a letter from Jefferson to Arthur Brockenbrough, dated December 5, 1824, Jefferson attached a copy of a contract he had written for use between the Proctor and the Hotel-Keepers. In this contract, Jefferson specifically identified the Hotel in question as "…the property of the University which house or Hotel is designated in the plan of the buildings of the said University by the letter E. and is the Southernmost of the Hotels in the Westernmost row of buildings…"[6]

Some insight into the adoption of this designation system can be gleaned from the wording used to identify the Hotels in the 1824 balance sheet. In this document, the Hotels were

identified by their System-Three designation then correlated to their new letter used in System Four; it reads "Hotel A now B, Hotel B now D, Hotel C now F, Hotel A.A. now A, Hotel B.B. now C and Hotel C.C. now E." The word "*now"* seems to indicate a shift or change in terminology, and it may have been at this time that the final designation system was widely adopted.

A majority of documents from after December 1824 utilize the System-Four lettering scheme, though Systems Two and Three continue to appear on occasion through 1825.[7]

The Ranges and the Streets

Where references to the dormitories appear throughout the documents studied, their locations are always defined by their sites, specifically whether they are on the East or West Range or Street. Historically, a reference to the "Range" identified dormitories located on the Lawn. Conversely, those dormitories identified as being on either East or West Street pertained to student rooms we would consider today as being located on the East or West Ranges.

This terminology of Range and Street appeared very early on; however, in the 1818-1819 balance sheet for the University, the dormitories were simply referred to as the "…South wing of Dormitories…[and] North wing of do. [dormitories]," giving one an idea of the extent of work accomplished at this time.

At the time the dormitories were listed in the contents of the first volume of the Proctor's Ledger, the term "Street" identifed the outermost row of dormitories, and the terms "east and west" identified those on the Lawn.[8] All of the dormitories are numbered in consecutive order starting with the northernmost dormitory and running south. In the List of Accounts opened by Martin Dawson and dated October 15, 1822, Dawson used the term "Range" in reference to the Pavilions and, in his notes, to the dormitories. By the later part of 1823, the regular use of Range and Street had become standard practice. In a ledger entry for September 24, 1823, all of the dormitories were listed and specifically identified either by East or West Range or Street.[9]

This system shows up in all of the documents examined in this study with the exception of the revised Maverick plan. Dated to January/February 1825, the revised Maverick plan numbered each dormitory, unlike the previous editions of the engraving; however, this numbering system differs from that used during construction. The sequencing illustrated on the Maverick plan follows that which is used today; the dormitories are designated with even numbers on the east side of the Lawn and odd numbers on the west side, beginning at the north end of each row and ascending in number to the south.

BUILDING DESIGNATIONS

1 For a detailed understanding of the conception and evolution of the Academical Village, see Patricia C. Sherwood and Joseph Michael Lasala's "Education and Architecture: The Evolution of the University of Virginia's Academical Village," in *Thomas Jefferson's Academical Village: The Creation of an Architectural Masterpiece.*

2 Proctor's Ledgers, RG-5/3/2.961, Volume 2, pp 39. University Archives, Albert and Shirley Small Special Collections Library, University of Virginia.

3 *Ibid.*, Volume 1 and 2.

4 *Ibid.*, Proctor's Ledger, p. 39. Proctor's Journal, p. 104.

5 In this letter James Oldham writes to Thomas Jefferson seeking assistance in his dispute with the Proctor for payment for his work at the University. Oldham specifically identifies the buildings he worked on: Hotel A east, Hotel A west, and nine dormitories. His identification of the Hotels appears to utilize two different systems, for he felt the need to add east and west to differentiate between each Hotel .

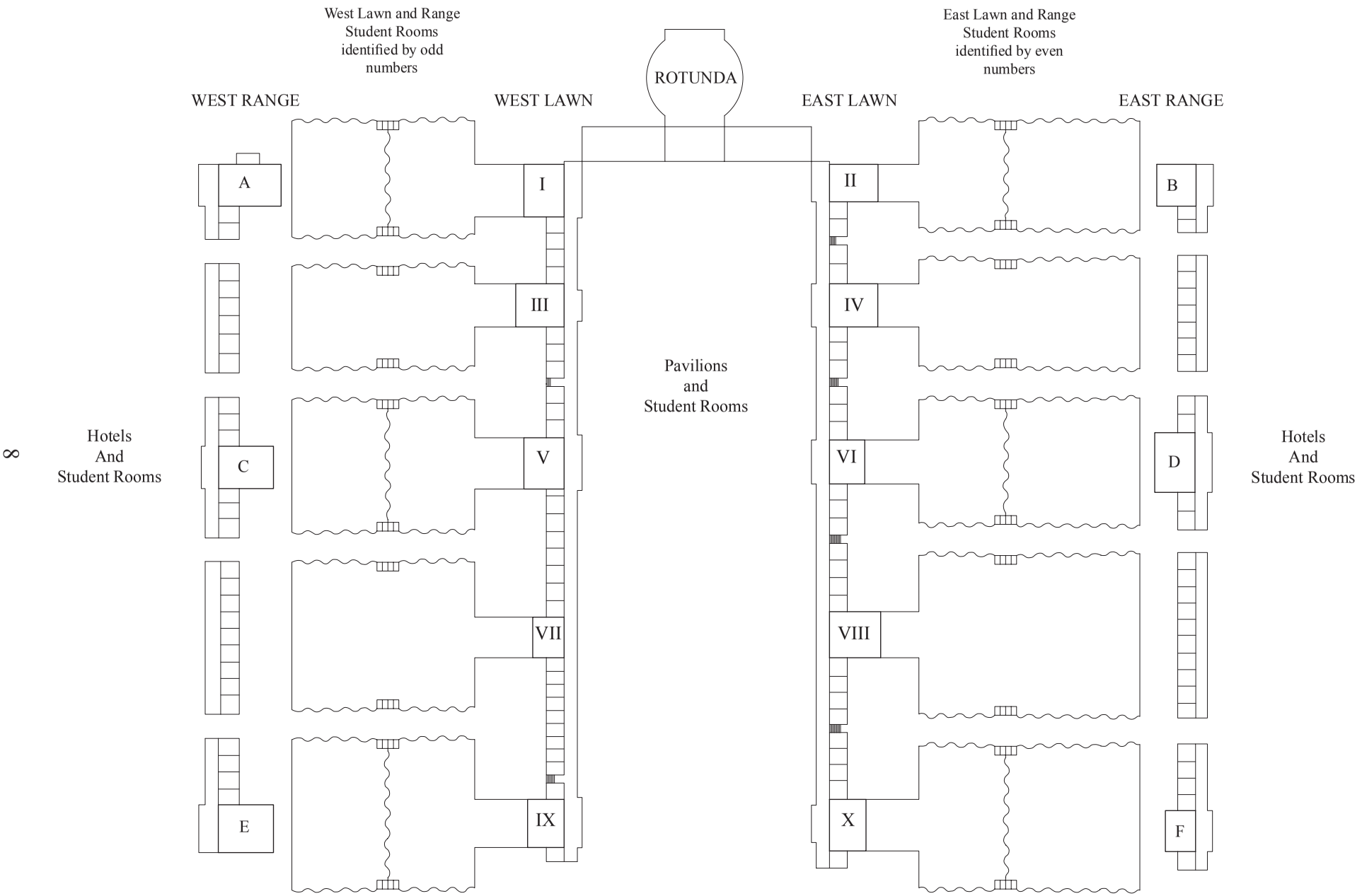
6 Thomas Jefferson to Arthur Brockenbrough, December 5, 1824. Thomas Jefferson Papers, Box Number TB-2113, Albert and Shirley Small Special Collections Library, University of Virginia.

7 While one of these documents is the 1825 balance sheet, the other is an entry in the Proctor's Journal. Use of the older identification systems in the balance sheets can be understandable, perhaps as a means of maintaining consistency through the years of records; however, the entry in the Proctor's Journal is curious, given the last use of this system found in the study documents was nearly three years earlier.

8 Proctor's Ledger, Volume 1, Table of Contents. In some instances references to the dormitories on the Lawn are identified by a range of numbers followed by *inclusive* east or west, meaning the complete set of dormitories included in that run, i.e., 5 to 13 inclusive East.

9 Proctor's Ledger. Volume 2, p. 357.

THE ACADEMICAL VILLAGE TODAY



INDEX TO PAVILION AND HOTEL DESIGNATIONS

Student Rooms

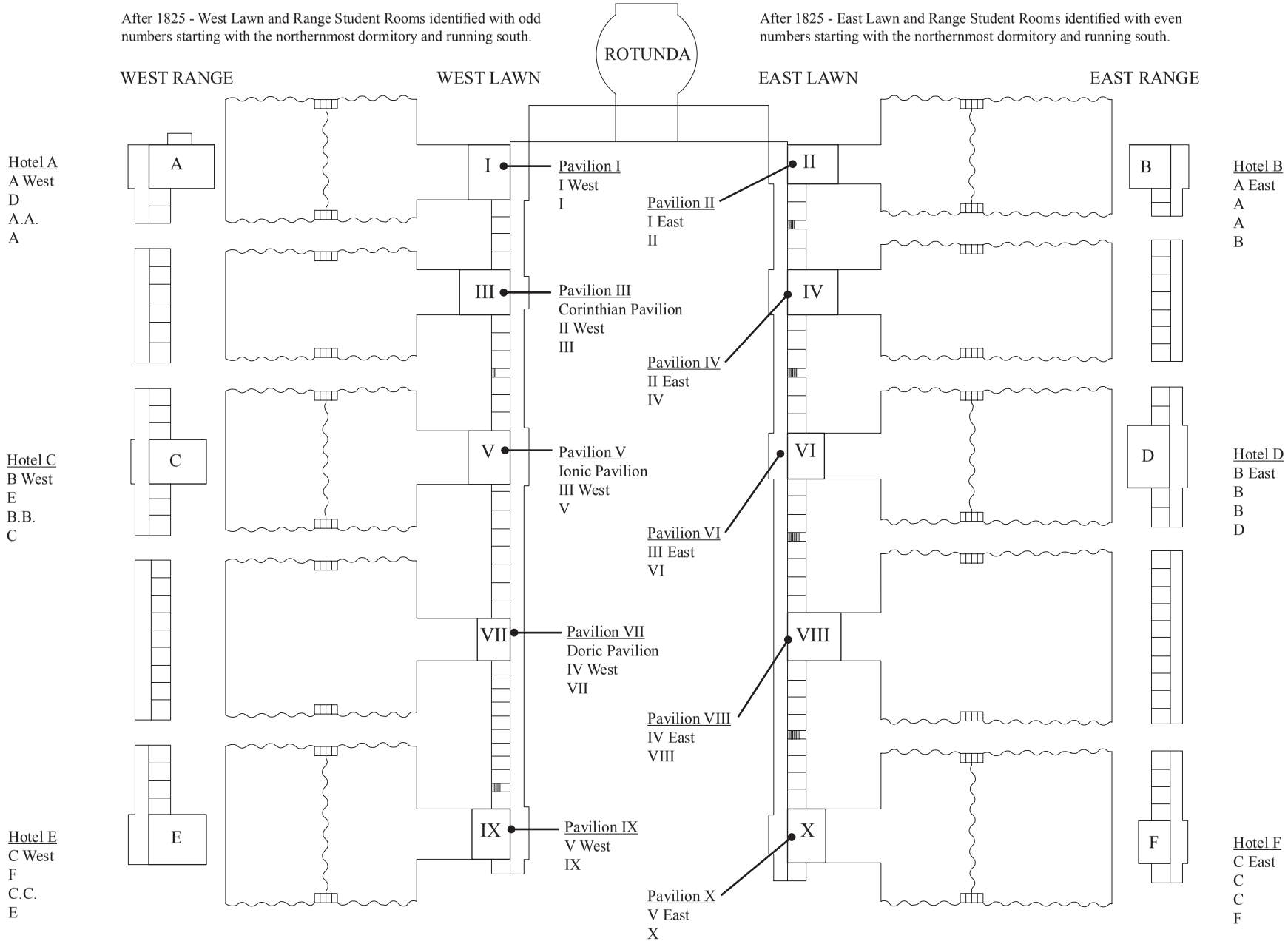
Prior to 1825 - Numbered in consecutive order starting with the northern-most dormitory and running south.

After 1825 - West Lawn and Range Student Rooms identified with odd numbers starting with the northernmost dormitory and running south.

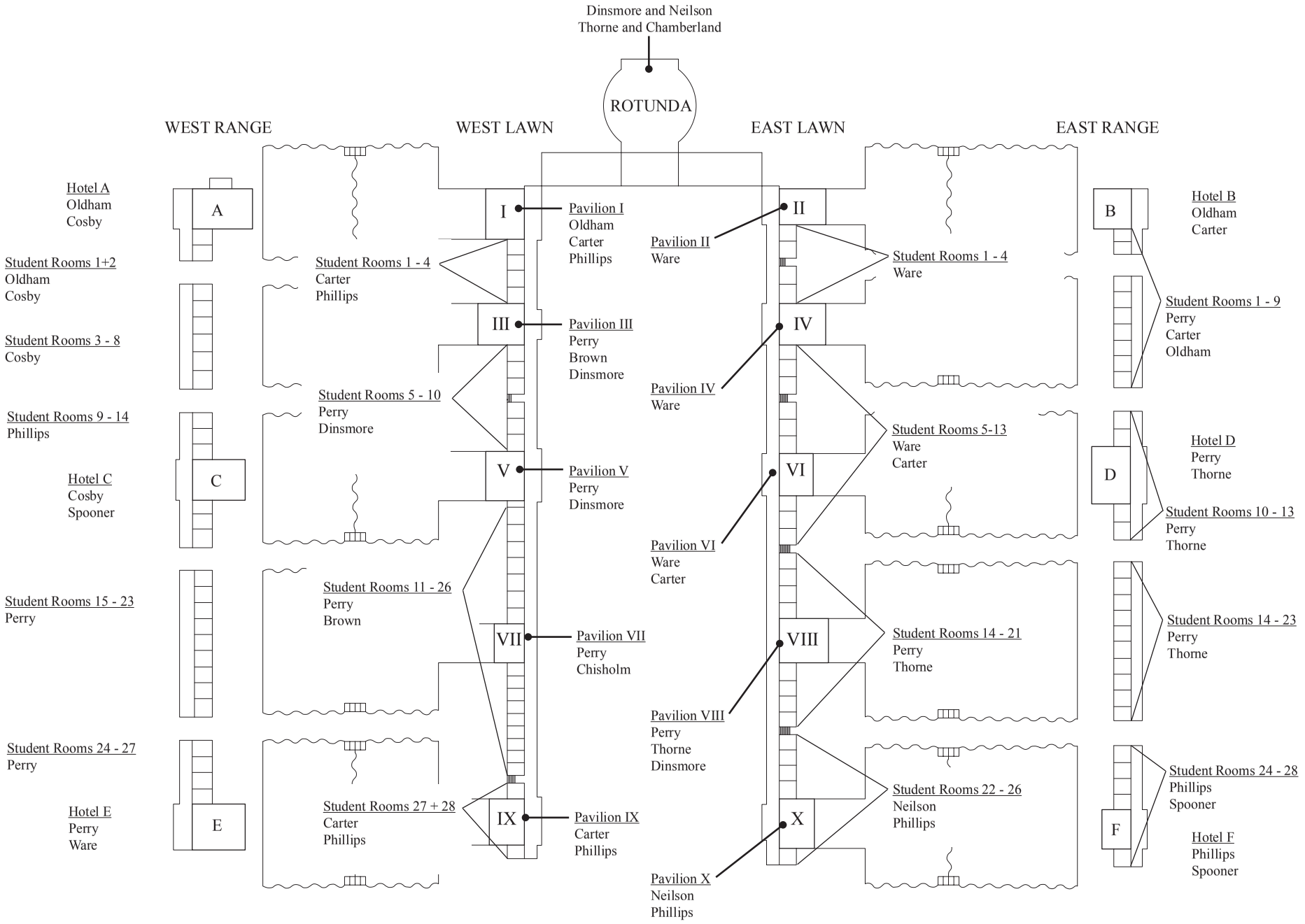
Student Rooms

Prior to 1825 - Numbered in consecutive order starting with the northern-most dormitory and running south.

After 1825 - East Lawn and Range Student Rooms identified with even numbers starting with the northernmost dormitory and running south.



BRICKMASONS AND CARPENTERS : 1817 - 1826



HOTEL A

USE AND FUNCTION

Fundamental to Jefferson's plans for the University of Virginia was the separation of functions across a variety of buildings, rather than sheltering them under the single roof of one large structure, as was typical of many American colleges and universities of the time. Jefferson's idea for a cluster of individual buildings can be traced back to as early as 1804, when Virginia Assemblyman Littleton Waller Tazewell solicited him for suggestions for a University proposal to be put forward to the state Legislature. In his response, Jefferson advised Tazewell that:

> "…large houses are always ugly, inconvenient, exposed to the accident of fire, and bad in cases of infection. a plain small house for the school & lodgings of each professor is best. These connected by covered ways out of which the rooms of the students should open would be best. These may then be built only as they shall be wanting. in fact an University should not be an house but a village. this will much lessen their first expences."[1]

In the years to follow, Jefferson refined this "village" concept and expanded it as well. Perhaps no correspondence best records Jefferson's thoughts for the ideal university plan than his letter to Hugh White discussing a proposed college to be built in Tennessee. Jefferson wrote:

> "I consider the common plan followed in this country, but not in others, of making one large and expensive building, as unfortunately erroneous. It is infinitely better to erect 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 of these arranged around an open square of grass and trees, would make it, what it should be in fact, an academical village, instead of a large and common den of noise, of filth and of fetid air. It would afford that quiet retirement so friendly to study, and lessen the dangers of fire, infection and tumult. Every professor would be the police officer of the students adjacent to his own lodge, which should include those of his own class of preference, and might be at the head of their table, as I suppose, it can be reconciled with the necessary economy to dine them in

> smaller and separate parties, rather than in a large and common mess. These separate buildings, too, might be erected successively and occasionally as the number of professorships and students should be increased, or the funds become competent."[2]

To house the "separate parties," Jefferson created the hotels, individual refectories designed specifically for the preparation and serving of meals. Similar in concept to the pavilions, where each structure served both as a dwelling and as a classroom, the hotels also served as a dwelling for the hotel-keeper in addition to operating as a dining hall. Originally, Jefferson's grand idea for the hotels was to serve as language schools of sorts, each devoted to a different tongue, where only that language would be spoken at the table. Jefferson planned to rent the first hotel to a French family; the remaining hotels would house Spanish, Italian, and German hotel-keepers. While an interesting concept, this plan never came to fruition. In reality, the hotel-keepers' responsibilities turned out to be more conventional; in addition to providing meals for the students, they were required to supply the students with "furniture and linen," servant's attendance, and laundry. The Hotel-Keepers were also obliged to inspect the student rooms to ensure they were kept in good order, not just to maintain tidiness, but to prevent the outbreak of epidemics. The hotel-keepers were expected to be role models of sorts for the young students, conducting themselves in a respectable manner, with hopes the students would conduct themselves likewise. As the relationship between the hotel-keepers and the students was closer than that of nearly all other faculty, the hotel-keepers were also expected to watch for violations and report them accordingly.[3]

At Hotel A, the cellar kitchen and dining hall were devoted to the preparation and serving of food on the west side of the passage and the domestic spaces east of the center passage were the private domain of the hotel-keeper. The student rooms, while attached to the hotel, are all independent units.

The dining hall is located directly above a cellar kitchen; however, there is no direct connection between the two. Historically, a deck located on the south elevation linked the two floors via an exterior stairway. This awkward arrangement appears unusual; however, it seems that in addition to Hotel A, both Hotels B and C relied on exterior stairs to allow access between the cellar and ground-floor spaces. The cellar kitchen in Hotel A remains partially intact; it has lost many of its finishes, but the original spaces survive along with the cooking fireplace. The footprint of the kitchen is approximately 650 square feet. The size of both the room and the fireplace hint at the labor involved in the preparation of meals for the boarders. While portions of the jambs and back of the fireplace have been rebuilt, the bottom mount for a crane remains in the south jamb of the firebox. Embedded in both corners of the chimney breast, approximately 68" above the floor, are brick nailers. It is possible these nailers were used for the application of wall finishes or perhaps a mantel shelf. Exactly how the kitchen was finished requires further investigation and the removal

of later finishes and features.

Above the kitchen, the dining hall provided an intimate setting for students to take their meals, as Jefferson mentioned in his letters. Here, the students took breakfast, dinner (present-day lunch), and supper. The average number of students taking meals at the hotels ranged between twenty and thirty, depending on the period examined. No known accounts exist describing what it was like to dine in the hotels. However, the relative austerity of the rooms suggest their aim was more service-oriented rather than ceremonial. Interestingly, the interiors of the hotels on the West Street were treated slightly better than those on the East. In a letter dated February 8, 1822, Jefferson wrote to Brockenbrough stating:

> "I think we should have cornices in all the rooms of the Western hotels. if Architraves & frizes would cost more than plaister, these may be omitted."[4]

While the interiors of Hotels B and F have been substantially altered, Hotel D remains relatively intact. The interior of Hotel D was not ornamented with cornices. Those that exist today are later additions and do not accurately replicate what would have originally been used. Jefferson's requests appear to have been met, for all of the western hotels were constructed with wood cornices.

The function of the dining halls were not limited solely to taking meals. Dances and balls were commonplace at the University, and the hotels hosted these on numerous occasions. While many such events were held in Hotels C and D -- the "middle hotels" -- at least one party can be directly associated with Hotel A. Shortly after Professor Gessner Harrison's marriage to his wife on December 15, 1830, members of the School of Ancient Languages hosted a ball for them hosted at the Conway's hotel, Hotel A.[5]

Presumably, the dining halls were filled with tables and chairs; other furnishings can only be supposed, owing to the absence of any inventories or accounts describing the rooms. The principal architectural feature of the dining hall is the fireplace[6]. The dimensions of this fireplace indicate it was intended for open fires; this supposition is supported by a letter penned by John Richeson, hotel-keeper at Hotel B, complaining about the performance of his fireplace:

> "All of my fire-places smoke badly but the fire-place of my dining-room smokes so much that frequently in cold weather, we cannot without suffering considerably keep a fire during eating hours. Franklin fire places in the dining-room, sitting-room, and chamber, would relieve my boarders and my private family of this very disagreeable inconvenience."[7]

Richeson's reference to his sitting room and chamber adds insight to the functions of the other ground-floor rooms. With the dining room devoted to public use, the hotel-keepers'

private quarters consisted of the remaining ground-floor rooms together with cellar chambers. Owing to the similarities between Hotels A and B (with the exception of Hotel A's passage, both are three-room plans; albeit Hotel A is slightly larger), it is reasonable to believe that room uses were comparable throughout the hotels.

The northeast room of Hotel A was most likely the sitting room, the hotel-keeper's best room, akin to a parlor.[8] Traditionally, these rooms satisfied a number of functions including conducting business, entertaining, eating, and even sleeping. It would not be uncommon for a bed to be located in the parlor even though accommodations such as the adjacent chamber existed. The northeast room is believed to have been the sitting room, owing to its relationship to the north entry and the "front" of the hotel, that is to say the public side of the building. Guests and visitors entering the hotel by the north door could immediately enter the sitting room without passing through other spaces. With east- and north-facing windows, the room would have had satisfactory natural light, and the corner fireplace would have heated the room sufficiently.

South of the sitting room was the hotel-keeper's chamber, a room used primarily for lodging. Chambers were traditionally private spaces, shut off or separated from the public; however, owing to the limited amount of space occupied by the hotel-keepers, these rooms may have taken on additional uses. This issue is touched on by Richeson in his letter to the Board of Visitors stating, "My house is much smaller than either of the other Hotels – I have not a room excepting the smoke-house to put any of my stores."[9] Situated in the southeast corner of the hotel, the chamber would have been farthest from any public entrance, yet close to both the dining hall, kitchen access, and service area. Like the sitting room, the chamber was heated by the corner fireplace and lit by east- and south-facing windows.

The two cellar rooms are curious, owing to their somewhat disconnected relationship to the ground-floor; however, as lodging for cooks and servants, this may not have been a factor. Although no documentation has been located tying domestic help to these spaces, Board of Visitor and Faculty minutes make reference to the hotel-keepers' cooks and servants. If these people lived in the hotels, secondary spaces such as these would have provided adequate lodging.

While these rooms have been significantly remodeled, the remaining fireplaces suggest that they were intended to be inhabited and not simply used as storage or service space. Philip Alexander Bruce includes an interesting footnote in his history pertaining to these spaces. Bruce notes:

> "One of these hotel balls has found an amusing niche in the *Recollections of Colonel Charles C. Wertenbaker.* "My mother, Mrs. William Wertenbaker," he writes, "attended a dance at Mrs. Conway's [Hotel A] once, and when she became tired, she slipped away and went to bed. As there were a good

> many guests, a lot of pallets had been prepared on the basement floor for the ladies, so she went down and found the baby and his nurse there fast asleep. After going to her pallet and putting out the light she heard something moving about the room, so she awakened the half-grown negro nurse and told her what she heard. The girl said, "I speck it a frog. I seed one just now on Billy's head."[10]

The fact that the basement floor, through the addition of pallets, was considered acceptable to sleep on further reinforces the idea that these were habitable spaces. A sense of how these spaces may have been treated can be gleaned from looking at the basement rooms at Hotel D. Aside from the differences in fenestration and stairs between the ground floor and basement, Hotels A and D are remarkably similar. The basement rooms at Hotel D retain a large amount of original fabric, including wall finishes. The fireplaces and mantels in the equivalent rooms at Hotel D both remain in situ; while the mantels differ between the two rooms, each is relatively restrained in its decoration. The remnants of original plaster walls and ceilings are readily evident. Generations of paint finishes are visible on the plaster walls; on the eastern portion of the north wall, one can clearly see a mopboard painted onto the plaster. Given the similarities between these two hotels, it is not unreasonable to believe the basement rooms at Hotel A were treated in a similar manner.

The student rooms attached to the Hotel are identical to those found throughout the Academical Village. Historically, each student room was occupied by two students; however, this did not occur until there was sufficient attendance to justify this, so for the first few sessions, many student rooms were filled by a single student. The student rooms were not solely occupied by students; in 1830, thirteen of the student rooms were being used by different professors, and by 1835, ten were assigned to the hotel-keepers and members of the faculty.[11] Evidence for a patch in the south wall of the dining room suggests a door opening was cut between the hotel and the adjacent student room. While no written documentation has been found to support this, plans of the hotel depicted in the 1891 and 1907 Sanborn Fire Insurance Company maps show an opening between the two rooms.

Measuring thirteen feet wide by thirteen feet, six inches deep, each student room offers approximately 163 square feet of living space once the area occupied by the fireplace is accounted for. Furnishing of the student rooms was the hotel-keeper's responsibility; this expense was recouped through a general charge paid by the students. In 1842, the Faculty prescribed the following furnishings for each dormitory:[12]

One table	One pair of shovel and tongs
Two chairs	One bed and suitable bedding
One looking glass	One wash-bowl
One water-pitcher	One candle-stick

One wash-stand	One pair of snuffers
One pair of andirons	One towel

Another of the hotel-keeper's responsibilities was to provide the students with use of a servant to perform basic tasks: cleaning, errands, and the like. This responsibility was generally relegated to a slave owned or hired by the hotel-keeper. The servants were expected to fill students' wash-pitchers, start fires, sweep the floors, make up the students beds, and remove the ashes from the fireplaces. Cleaning of the student rooms included blackening the andirons, polishing the fenders, dusting the room, and whitewashing the fireplace. In the summer, the servants would deliver ice, and in the winter, they would stock the student rooms with wood.[13]

No less important than the spaces within the hotels were the service yards adjacent to them. Exterior areas for doing laundry, disposing of trash, kitchen waste, etc., would have been necessary for tasks associated with everyday living, and, more significantly, the operation of the hotels. The service area at the rear of Hotel A would have undoubtedly accommodated these functions. The service area is original to the Hotel, excavated when the Hotel was constructed. A careful examination of the service area's south and east stone walls reveals three clearly different generations of construction. The first generation rises to a height of 94", the second lift is between 94" and 116", and the third lift is between 116" and 142". The dates of these alterations are unknown; compositional analysis of the mortar used in each lift could provide information as to the general period of the material which, in turn, may correspond to periods of known improvements to the Hotel.[14] Interestingly, set within the coursing of the masonry of the east wall, near the southeast corner, is a piece of worked stone resembling a threshold. Whether this element marks the location of an original stair providing access to the service area or whether it is simply a reused piece of salvaged stone is not known. A similar question exists at the southeast corner of the student rooms where scars in the brickwork suggest some type of construction once existed here. Sanborn Fire Insurance maps display a small appendage on the building at this location; it is absent in the 1891 map, yet present in the 1896 and 1902 maps and gone in the 1907 map.

While a number of clues exists which hint at past uses or alterations to the Hotel, many features have disappeared entirely. One such example of this is the absence of any indication of a well at Hotel A. In John Richeson's letter to the Board of Visitors complaining about his smoking chimney at Hotel B`, he also noted:

> "Upon this lot there is no <u>well</u> or <u>pump</u>, which is a very great inconvenience, one which I believe no other Hotel Keeper here is subject to."[15]

That Richeson specifies "Upon this lot" suggests the well or pump was understood to be an exterior feature located close to the Hotel. Pumps were becoming increasingly common in modest dwellings at this time, and for a building of this nature would have been a highly desirable domestic convenience. By the 1820s, wood, cast iron, and copper pumps, together with wood and lead pipes, were being advertised in Richmond and Philadelphia newspapers.

USE AND FUNCTION

Given that these exterior areas were integral to the everyday activities of domestic life at the hotel, it is highly likely that the service at Hotel A retains significant archaeological information. Prior to any interventions that may disturb this location, archaeologists should have an opportunity to study this site and determine an appropriate methodology for its investigation and treatment.

1 T.J. to L.W. Tazewell, January 5, 1805.

2 T. J. to Hugh White, 1810.

3 Philip Alexander Bruce, "History of the University of Virginia 1819-1919" (New York: MacMillian, 1920), Vol. 2, 207 and 218.

4 T.J. to Arthur Spicer Brockenbrough, February 8, 1822.

5 Bruce, "History of the University of Virginia 1819-1919," Vol. 2, 325. The date of Professor Gessner's marriage to Eliza Lewis Carter is inscribed on his headstone in the university cemetery.

6 While the present-day fireplace is a reconstruction, its dimensions are thought to accurately replicate those of the original based on comparisons with fireplaces remaining in the other hotels.

7 John B. Richeson to Board of Visitors, October 2, 1826.

8 In John Pickering's 1816 book *"A Vocabulary, or Collection of Words and Phrases Which Have Been Supposed To Be Peculiar to the United States of America." 120.* Pickering defines Keeping-Room as "A parlour…This is now more frequently called the sitting-room. The term parlour, however, is in general use in the sea-port towns of New England."

9 John B. Richeson to Board of Visitors, October 2, 1826.

10 Bruce, "History of the University of Virginia 1819-1919," Vol. 2, 325, n.1.

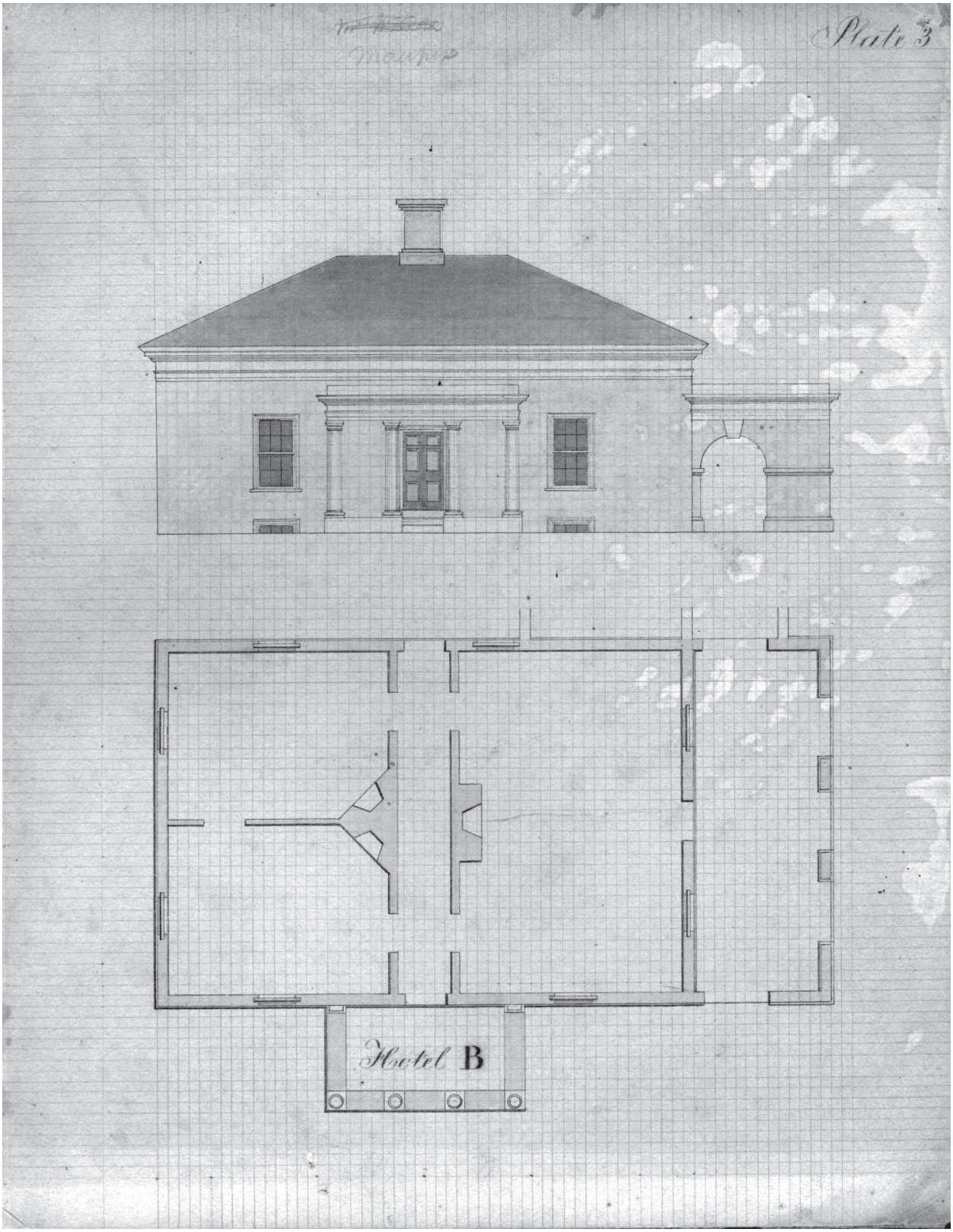
11 Ibid., Vol. 2, 206.

12 Ibid., Vol. 2, 208, n.1.

13 Ibid., Vol. 2, 208-209.

14 In conversations with mason Raymond Cannetti, St. Mary's City, Maryland, concerning period mortars used in this region, Cannetti noted that the lime used in mortars during the Jefferson period characteristically employed dolomitic lime local to the area. It was not until the mid-nineteenth century that lime from outside of the area began to be used. These limes tended to be a high calcium lime. In the last quarter of the nineteenth century, Natural cement and artificial (feeble Portland) cements began to be used as a binder in mortars. Compositional analysis of original mortar from the Hotel would provide a benchmark to test the bedding mortars found in the service area against. Identification of the binders would provide an insight into the general periods the masonry lifts date to.

15 John B. Richeson to Board of Visitors, October 2, 1826.



Elevation and plan of Hotel A (labeled as Hotel B), currently attributed to John Neilson. Believed to date to November 1820 to March 1821. N339. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

HOTEL A

HISTORY

CONSTRUCTION

As work on the University approached its third year, Thomas Jefferson's design for an Academical Village was well on its way to becoming a reality. The two previous building seasons had produced substantial results; on the west side of the Lawn, Pavilion VII was completed, and Pavilions I, III, V, and IX were in the midst of construction, as were their dormitories. Across the Lawn, the entire row of east Pavilions and dormitories was under construction, as well as the Hotels and dormitories along the East Street. In a letter to his son-in-law, John Wayles Eppes, Jefferson described the state of the University in the early summer of 1820:

> "…our University is 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 US. it begins to be much visited by strangers and admired by all, for the beauty, originality and convenience of the plan. by autumn 3 ranges of buildings will be erected 600. f. long, with colonnades and arcades of the same length in front for communication below, and terraces of the same extent for communication above: and, by the fall of the next year, a 4th. range will be done, which compleats [sic] the whole (the Library excepted) and will for an establishment of 10. Pavilions for professors, 6. Hotels or boarding houses and 100. Dormitories."[1]

Jefferson's design for the University excited some criticism from fellow Visitors. While the general layout of the plan had been fully embraced by both the State Legislature and the Board of Visitors, Jefferson had encountered opposition when it came to the specifics of certain buildings. The earliest records show David Watson, a Central College Visitor and representative to the House of Delegates, to be one of the first to openly criticize Jefferson's plans for the University. Once a supporter, his opinion changed after he visited the site. On March 18, 1819, he recorded in his memorandum book:

> "I was at the site of the University of Virginia. The hands (negros) were then engaged in leveling the ground. Two pavillions (as Mr. Jefferson calls them) are raised & covered in, with an extensive range of dormitories between them, intended to be covered with flat roofs--The site is beautiful; but the buildings appear to me to too small. The pavillions, two stories high, are not sufficiently roomy for the convenient accommodation of a genteel family, & no plan yet of attaching gardens or back grounds to them. The dormitories are to small for convenience, & being on

> a level with the street in front, & a fine footway, under the projection of the terrace or flat roof of dormitories, will be too publick for study. I saw no convenient place for keeping wood, & the plan of erecting boardinghouses was not decided on, & appeared to me to attended with many difficulties. The lod[g]ings for the students being all on the ground, will require the buildings to be spread over too extensive a Surfice, & so much roof in proportion to the room, will be very expensive--The lowness of the windows in the dormitories, will re[n]der the rooms both publick & unsafe"[2]

Correspondence between Joseph Carrington Cabell and John Hartwell Cocke records their concerns, as well as those of other Visitors, with the details of some of Jefferson's designs. In April 1819, Cabell wrote to Cocke summarizing the issues the Visitors had:

> "I have seen General. Breckenridge, who entirely concurs with us as to the propriety of stopping the plan of dormitories at the houses of instruction, & with respect to the size of the Lecturing Rooms, & the flat roofs."[3]

The consensus among the Visitors was that the lecture rooms in the existing Pavilions were not large enough for their purpose. Writing to Jefferson, Cabell suggested, "With respect to the Lecturing rooms in the Pavilions, permit me to ask whether a more spacious plan would not be advisable in the further prosecution of the buildings." In a presage to future events, Cabell speculated that "In the lapse of years, it may be proper to resign the Pavilions entirely to the accommodation of the Professors, and to provide Lecturing Rooms in separate buildings."[4]

In regard to the Hotels and dormitories, Cabell took issue not with their appearance but rather with their practicality. Cabell suggested keeping the plan of the Pavilions and dormitories "confined to the Area," that is the Lawn, and undertaking "some other style adopted for the Hotels & back ranges." Cabell went on to write:

> "The dormitories, tho' extremely beautiful, are liable to some objections in point of convenience. With an eastern & western Aspect with a single window in each, & with flat roofs, I am inclined to think they will be very warm in summer: & with a contiguous public passage, it is to be apprehended that the students will be less retired from noise and other interruptions, than might be desired. For these reasons, I should be disposed to depart from that mode of building, with respect to the Hotels & back ranges."[5]

Cabell went on to voice his concern with the use of flat roofs on the buildings. By flat roof, Cabell was referring to Jefferson's serrated roofs. Cabell, speaking for the Visitors, informed Jefferson of their opinion:

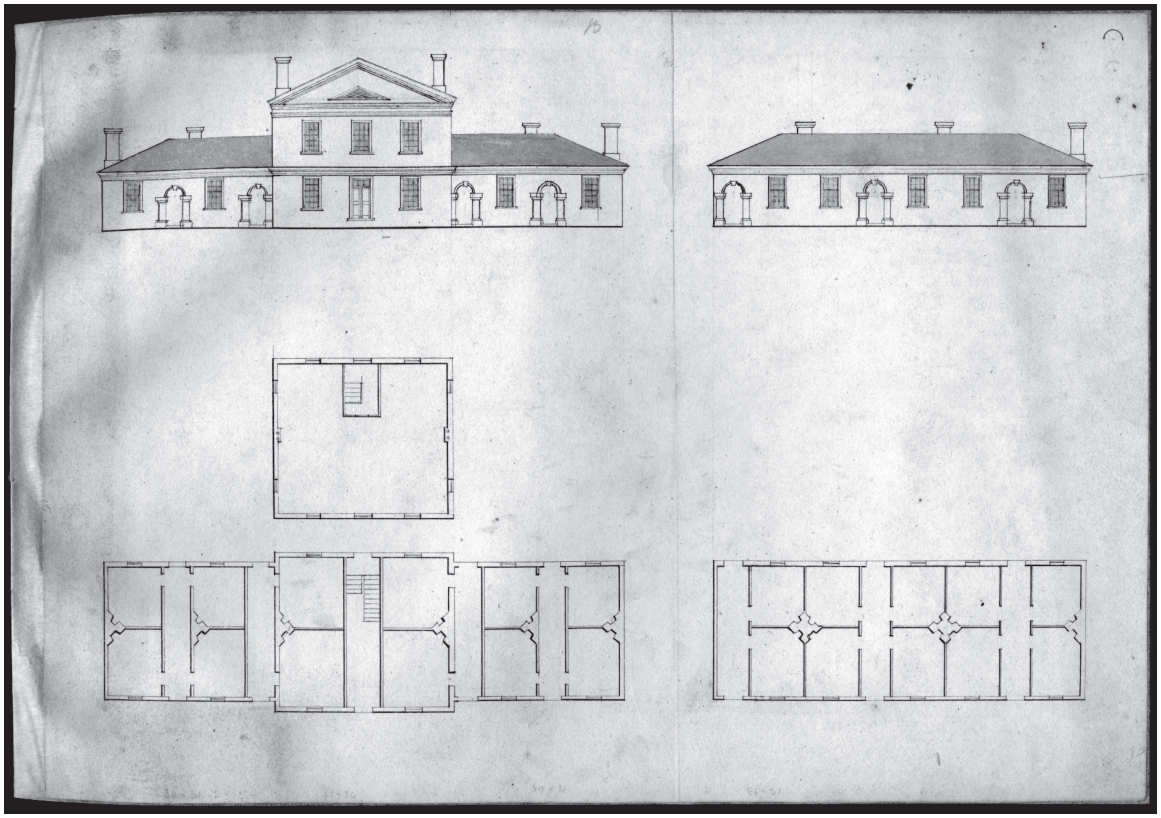
> "In regard to flat roofs, on the plan now pursued, it seems to be much doubted

> whether they will not leak, and require renewal on the course of six years. This seems to be the prevailing opinion of the best workmen in the Country."[6]

Documents inform us that the Visitors were not irrational in their criticisms of Jefferson's designs. Cabell writing to John Hartwell Cocke informed him, "He [Brockenbrough] & Col. N. [Wilson Cary Nicholas] & myself have just been to examine a flat roof. He will tell you all about it."[7]

The concerns the Visitors had were justifiable and in the best interest of the University; at the same time, it was clearly understood that any changes to the design of the University rested in Jefferson's hands. To counter this control, the Visitors understood they needed to act together in consensus. Cabell suggested, "We should move in concert or we shall perplex & disgust the old Sachem."[8]

In May 1819, Cocke sent Jefferson a letter accompanied by a drawing illustrating his design for the Hotels and dormitories located along the East and West Streets. The Hotel was a two-story building with single-story wings off each side of it. The ground floor contained twelve student rooms, and the second floor of the Hotel housed the dining hall.



Studies for Dormitories. Attributed to General John H. Cocke. Circa 1819. N375. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

HOTEL A

Cocke's dormitory contained ten rooms sheltered under one roof. The rooms were clustered together and opened into a cross passage that ran the depth of the building. Both buildings were covered by pitched roofs. Cocke must have surely been aware his designs lacked the refined elegance of Jefferson's designs, for in his letter to Jefferson, he states:

> "I am aware, that the elevation of the plan now suggested, the appearance of the Chimneys and the roof will be offensive to your cultivated taste but perhaps you may think of some stile of finishing with parapet walls at the ends & balustrades between chimneys (as are awkwardly represented in the sketch) that will so far cover its deformity as to render it admissible upon the score of economy & comfort."[9]

Jefferson's reaction to Cocke's drawings is unknown; however, the following week found Alexander Garrett, Cocke, and Jefferson together at the building site. The meeting concluded with the decision "…to decline building the Hotel as first contemplated and in lieu thereof build Pavilions, and Dormitories, on the opposite side of the lawn, that is to say directly opposite those already built, this arose from the difference of opinion between them relative to the plan of the Hotel."[10]

Funding the construction of the University had always been difficult. As Central College, the project was supported by subscriptions and a small annuity from the Literary Fund; however, these limited funds restricted the amount of construction the Visitors could take on. After the recommendations of the Rockfish Gap Commission were accepted recognizing Charlottesville and the buildings of Central College as the new University of Virginia, both funding and construction escalated to meet the distinction of its new title. To accomplish the work described above, the Board of Visitors sought loans from the Literary Fund and the State Legislature. [11] The Board of Visitors was able to secure a $60,000 loan from the General Assembly of Virginia in its last session of 1819-20 in addition to a $40,000 loan from the Literary Fund in April 1820. This money went towards paying down outstanding debts previously incurred by the University and to contracts for work underway. While these funds allowed the Board of Visitors to pay down its debt, it was soon apparent additional monies would be needed in order to fully realize the plans of the University. In Brockenbrough's Statement of Expenditures dated September 30, 1820 "… showing how much has been paid to each undertaker of work and for what purposes, and to other individuals on account of the buildings and other expenses, from 1st day of October 1819 to 30th September 1820…" a deficit of $38,364 exists after taking into consideration estimates for "…what will be required to complete the buildings now on hand, and two more Hotels, a Proctors house and twenty eight dormitories to complete the range on the Western Street."[12]

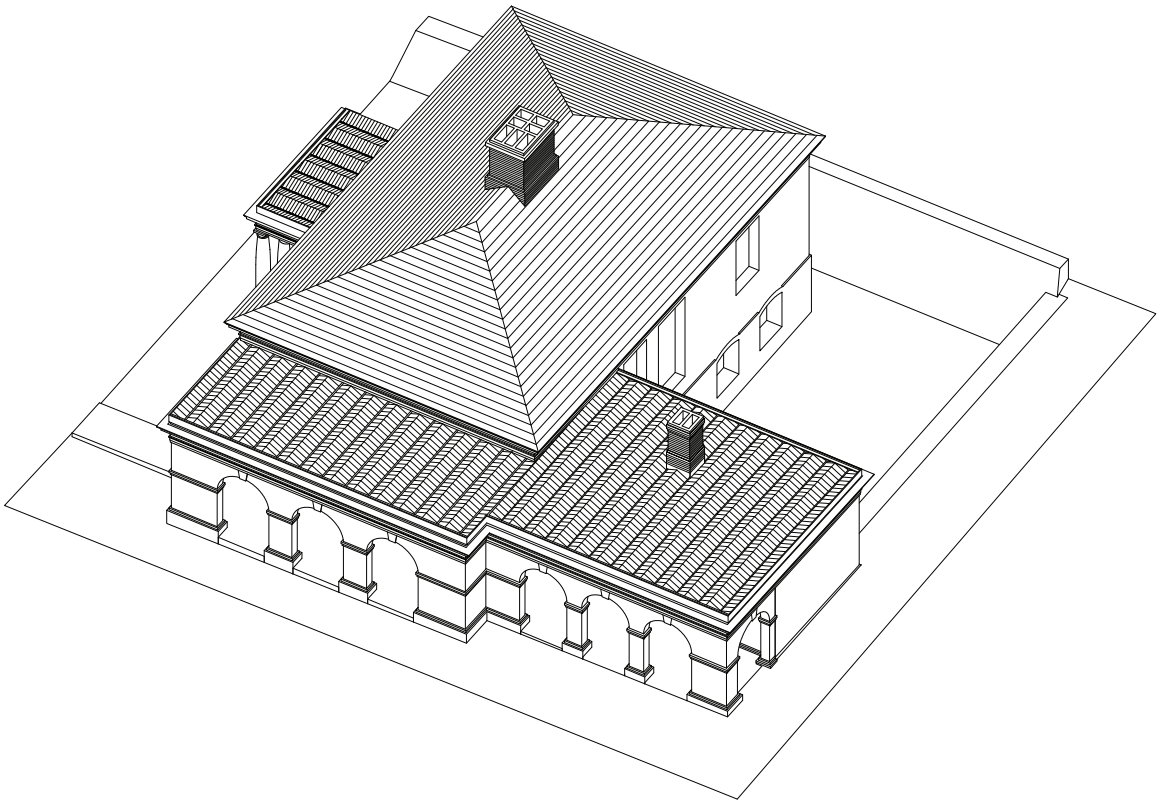
In January 1821, the University again found itself in difficult times; Arthur Brockenbrough summed up the situation in a letter to Joseph Cabell, "We are progressing here as fast as the severity of the weather and the low state of our funds will admit."[13] With the loans of the

previous year nearly expended, the University again sought aid from the General Assembly. It would not be until April that the Assembly would ultimately vote to again allocate an additional $60,000 towards the completion of the University buildings. This additional funding did not come without its difficulty. David Watson noted in his papers, "At the last session of our Assembly., the University was authoris'd to borrow $60 thousand; estimated then to be sufficient to finish the buildings; & upon the application for more money, at this session, much discontent was manifested by the Members--the bill was rejected by one Vote; & passed, on reconsideration, next day."[14]

In March 1821, with spring nearing and a new building season approaching, the University prepared to let contracts for work on the western range of Hotels and dormitories. Announcements were printed in newspapers seeking proposals from qualified undertakers for the western range of Hotels and dormitories:

> Notice to Brick Makers and Brick Layers.
>
> It is expected we shall lay nearly a *million and a half Bricks*, at the University of Virginia, this season. – Proposals may be made for the making and laying separately, or taken together. Persons disposed to contract for the making only, will state at what price per thousand, they will make and deliver at any place or places designated (on the premises) hard, well made bricks – the face bricks for the front, back and flank walls, to be equal in quality and color to the best brick that can be selected in any of the buildings now on the ground. The interior bricks to be *clinkers*; the size of all to be regulated by the Proctor. A space for a yard, earth and water for the making to be given. The Proctor reserves to himself the right to take away, destroy, or otherwise make use of any *Sammon* bricks that may be brought near the buildings, or other works. – For laying only, undertakers will say at what price per thousand, they furnishing their own mortar and grout, they will lay the bricks for; what for common and what for *rubbed stretchers* or best face bricks, for the quantity actually laid, and what allowance, if any, for openings; the quantity of bricks to be ascertained by measurement, as herefore – the quality of sand and lime, as well as the proportions of each in the mortar and grout, to be approved by the Proctor; the grouting to be done agreeable to his directions. He also reserves to himself the privilege of stopping the laying of the bricks, if not faithfully executed in a masterly style, and agreeably to his directions, and the power to employ other persons to do the work – any extra expense for the same to be paid by the first undertaker….Persons disposed to contract for both making and laying, under the foregoing restrictions and reservations, will state at what price per thousand they will make, lay and furnish all the materials for the same – the work to be executed by the first of October next

HOTEL A



Conjectural rendering of Hotel A circa 1825.

TO STONE CUTTERS.

Several perch of stone may be laid, provided the proposals for the same can be accepted, the work to be well executed and grouted – the proposals may be for the work only or for work and materials.

TO CARPENTERS AND JOINERS.

The Western Range of Hotels and Dormitories are yet to be contracted for – it will be divided into five distinct parts – the plans will be exhibited to persons disposed to contract for the same; the work to be well executed, and is a similar style to the Eastern Range – Proposals may be made for the work only, or for the work and lumber, to be furnished by the undertaker, the quality of which must be approved by the Proctor

PROPOSALS will be received until the first of April, when contracts will be immediately closed……Letters addressed to the subscriber, as Proctor of the University of Virginia, near Charlottesville, will be attended to.

A.S. Brockenbrough, P.U.V

March 9, 1821. [15]

Response to the advertisement was quick and profuse. Proposals for all aspects of the work were received by the Proctor: some by workmen already engaged at the University, others new to the site, and by some only just venturing out on their own.[16] Dabney Cosby, a brick mason from Staunton, Virginia, submitted his proposal on March 31. In it, he offered to "take the same price [$10 for common bricks and $16 for rubbed stretchers per each thousand] this year for, from, 2 to 500,000 and if it be advisable to add another 100,000 I will take the trouble to procure as good a Brickmaker from the north as can be had to aid me." Two days later, Cosby revised his proposal, this time offering, "to make and Lay from 8 to 1,200,000 Bricks at the University in 2 years…"

Cosby had submitted proposals to the University as early as 1819, but had not received work. This time, his luck had changed; Cosby's proposal was accepted. He was engaged to make and lay the bricks for Hotel A.A. (present-day Hotel A), the two attached dormitories, and Hotel B.B. (present-day Hotel C), together with the attached six dormitories.[17]

Records indicate the envelope of Hotel A was constructed during the 1821 and 1822 building seasons. An entry in the Proctor's Journal dated October 29th, 1822, shows Cosby was paid $1,624.46 for his work on Hotel A and $497.37 for the two dormitories. The structure of Hotel A would have been substantially complete by the time Cosby was paid for his work. Wages at the University were based on Matthew Cary's 1812 edition of the Philadelphia Builder's Price Book, adjusted to suit the market and location.[18] Common practice for the time would have been for the undertakers to execute their work and then have a measurer examine and record the work to determine the amount which the person was to be paid. In a proposal to Jefferson, James Dinsmore suggested that "…they get an experienced Philadelphia measurer to measure the work after it is executed, which would probably be best also for preventing disputes between the Visitors & undertaker at these rates."[19] The entries listed in the Proctor's Journal therefore record when the undertaker was paid for his work and not necessarily when the work was actually performed.

The carpentry, or "the wooden work" as Jefferson described it, at Hotel A was contracted to James Oldham, an established joiner who had been working at the University since 1819.[20] Eighteen years earlier, Oldham had been employed at Monticello, and his abilities were well respected by Jefferson.[21] Oldham originally received the contract for Pavilion I and its four associated dormitories; he began work on these buildings in June 1819. When construction of the east range of Hotels and dormitories began, Oldham was contracted to perform the carpentry at Hotel B (then known as Hotel A) and the nine dormitories immediately south of it (two attached and the seven independent of the Hotel).

Oldham submitted his proposal to work on the West Range on April 2, 1821 (one day after the deadline stated in the advertisement); its brevity would become a matter of great debate years later, but at this point in time, he wrote with "…hopes to sheare [sic] a portion of the Worke that is yet to be done, at the Standard Price."[22] Ultimately, Oldham was contracted

to perform work on Hotel A and fourteen of the dormitories on the West Street: the two attached to Hotel A, the six attached to Hotel C, and the six between Hotels A and C.

In early November 1821, Oldham made a request to the Proctor for his work to be measured. While a complete record of the back-story between Brockenbrough and Oldham does not exist, documents inform us of a less-than-amiable relationship between the two men springing from differences over Oldham's terms for payment.[23] Oldham's letter of January 3, 1822, to Jefferson describes the state of the Hotel at this time:

> "Hotel A, West, all the sashes glaized and fited *compleet,* the cornice all prepared and the *Architraves* for the windows and door *insid* nearly done and the Shingling *bords Suffitient* to *compleet* the roofs of 2 Dormitories & Piaza of Hotel prepared: the Scantling for the *rasining floore* and roof of this house is not yet received, but has been pressed for with all the force I *posses* I am *redy* to pledge myself that the finished work will exceed the Sum of six thousand dollars by the Proctors own measurement…"

On November 25, 1822, Oldham was paid a total of $2,000 by the University, $1,600 for work and $400 for lumber. Entries in the Proctor's Journal show the lumber, used to construct Hotel A was obtained from a number of sources. One entry on October 7, 1822, shows Nelson Barksdale, the first Proctor of the University, was paid $221.43 for lumber for Hotel A.A. and $144.58 for the dormitories on the West Street. A month later, John Rodes was paid $24.18 for 1,209 feet of plank.[24]

Multiple entries address work and materials specifically related to the area and garden walls. On October 8, 1822, Sam Campbell was paid $35.25 ½ for "Hotel A.A. for 64 perch 1 ft 8 stone work in Area and Garden Wall," and on November 25, an entry is made to the sundries account for "lime for stone walls." John M. Perry, who was involved in both building a number of the Pavilions and supplying brick to the University, also contributed at Hotel A. The Proctor's accounts indicate Perry was paid $136.58 for "Hotel A.A., for 13,528 bricks in area garden walls and an additional $9.78 for capping garden walls. Another entry to Perry for brick at Hotel A.A. specifies "…7411 bricks in serp.e wall $81.50 2907 bricks in straight wall @10.00 $29.07 1296 bricks in Portico @ $10.00 $12.96." Conversely, Allen Hawkins', payment of .95 "for laying 547 bricks in area" seems almost insignificant to note; however, it proves the thoroughness with which the Proctor kept his records.[25]

The stone work at Hotel A was performed by John Gorman, a Virginia mason. Gorman was paid $17.84 for "4 door sills $12.56 2 [wood] sills $2.28 4 key stones $3.00," He was also paid $57.75 "for 57. 9/12 ft of coping stone @ $1.00 p ft. + step."[26]

The Hotel's interior finishes were likely completed between 1822 and 1824. Joseph Antrim

performed the plastering at Hotel A as he did throughout the rest of the University. He was paid $320.68 on September 13, 1824, and an additional $39.59 on February 8, 1825, for extra material.[27] Painting and glazing of the Hotel was contracted to Edward Lowber. Lowber, a Philadelphian, was involved with painting and glazing many of the buildings at the University. At Hotel A, he was paid $89.48 for "…glass, glazing + 2 coats paint on sashes." A journal entry for September 11, 1824, shows Lowber was also paid $83.30 on his bill for painting the Hotel.[28]

The Proctor's Journal also helps shed light on many of the lesser known workmen who contributed towards the building of Hotel A. One such example is for a laborer Zacheriah, where an entry on October 13, 1821, notes "Hotel A.A 10.50 for Dbt. To Raphiel for Zacheriah's diging [sic] cellar" and in November the following year "For this sum [paid] Zachariah for diging [sic] in foundation." In another instance, "Carpenter Sam" is paid [$]66 for work on Hotel A.A. and [$]20 for dormitories on West Street and again in November 1822, in an entry following that for 15 boxes of tin, it is noted "Hotel A.A. for hire of Sam for putting on Tin $66.00." James Clark is paid [$] 20.70 for "207 ft of gutter."[29]

By 1825, the Hotel was complete. The Proctor's Journal shows a total expense of $6,266.09 for the construction of "Hotel D West Street or A.A.," making it the second most expensive Hotel constructed.[30] The expenses for present-day Hotel D, then called Hotel B, totaled $6,297.19, a mere $31.10 difference. The close proximity in cost for the two buildings is no coincidence as the two Hotels are nearly identical.

OCCUPANCY

With the opening of the University on March 7, 1825, the Hotels were placed into service. Each Hotel had been contracted to a Hotel-Keeper who was responsible for students' meals and accommodation. The first six Hotel-Keepers at the University were John Gray, George W. Spotswood, Warner Minor, Simeon Chapman, John Richeson, and Edwin Conway. In 1825, it was Conway who became the first Hotel-Keeper of Hotel A. While no copy exists of his contract with the University, a contemporary one dated December 5, 1824, exists between the University and John Gray, the Hotel-Keeper at Hotel E. Written by Jefferson, this agreement covers the lease of the building and responsibilities expected of the Hotel-Keeper. Following a verbal description of the Hotel's location, the second article of the agreement defined the use of the Hotel:

> "2^{dly}. The sd. John Gray jun. on his part, doth covenant and agree with the sd. Arthur S. Brockenbrough that he will employ the sd. Hotel as a dieting house for the students of the University, and for no other persons, save only the sd. John and those of his own family, and the Professors or Teachers or persons of their families; and that in dieting and entertaining the sd. Students he will conform himself strictly to the rules and regulations respecting the same, and to the conditions, which may

> have been enacted by the Rector and Visitors of the sd. University before the date of these presents: and moreover that he will not assign or convey his rights or any part of them under these presents to any other person without the consent of the sd. Arthur S."

The contract further goes on to address the care and maintenance of the building itself and the terms of the rent. The contract stipulates the Hotel-Keeper will pay to the Proctor "… at the rate of 210 Dollars by the year, rent, for the said Hotel…one moiety thereof on the day of the commencement of this lease, and the other moiety six months thereafter…".[31]

The Hotel-Keepers generated their income from board bills charged to the students; these included a fee for table board, laundry, servants, and bedding and furniture. The Proctor's Student Account Ledger for 1832-33 shows students were charged $100 for board; in 1838, these fees totaled $125 for one session. [32] During the first year the University was open, students were allowed to choose at which Hotel they preferred to board; however, this created a problem among the Hotel-Keepers. The small number of boarders at the University spread out disproportionately between six Hotels resulted in financial hardships for some of the Hotel-Keepers. It was initially speculated by the Visitors that the position of Hotel-Keeper could expect to earn an income of approximately $1,500. In reality, the Hotel-Keepers made very little profit. Like their boarders, the Hotel-Keepers had a number of expenses they needed to pay before they generated a profit. In addition to rent, the Hotel-Keepers needed to pay for such expenses as servants and cooks, wood, the keeping of livestock, and procurement of food and drink. After these items were paid, a Hotel-Keeper was fortunate if he earned a few hundred dollars at the end of the year.[33]

The Hotel-Keepers' principal duty was providing the students with their daily meals: breakfast, dinner, and supper. The meals were required to be "plentiful, plain, of good and wholesome viands, neatly served and well dressed…".[34] During the first few years of the University, the menus were prepared by the Hotel-Keepers based on foodstuffs purchased in Charlottesville and the surrounding countryside. With each Hotel-Keeper procuring and preparing his own fare, it was natural that the quality of food varied among hotels. The issue of quality was a matter of concern among the students, Hotel-Keepers and Visitors in the early years. While the fare at first was generally accepted by the students, it was not long before dissatisfaction with the quality and monotony of the meals began to arise.

Student's discontent with the Hotel fare is documented in a number of sources. These reports together with at least two Bills of Fare prescribed by the Faculty, one in 1834 and another in 1851, indicate this must have been a recurring issue.[35] Fortunately, reports to the Faculty, filed by the Proctor provide us with an idea of typical Hotel fare. In an undated report of Edwin Conway's table, the Proctor noted:

> "…Conway provided his boarders at least twice a week with turkey; that the roast-

> beef was ordinarily very badly cooked; that sometimes, at dinner, the dishes were boiled beef and boiled bacon, and that next day, there would be cold beef and cold bacon, without a single hot meat; that the bacon, hot or cold, was always poor in quality; and that it was rare for a pullet to be seen on the table. Fish was, of course, still rarer. Turnip-tops in season, however, were never missing from day to day; but dessert was only brought on once a week. The tea and coffee served were very mean to the taste."[36]

Inasmuch as the principal duty of the Hotel-Keepers was providing the students with food and board, the Hotel-Keepers were also expected to oversee the cleanliness of the dormitories and aid in keeping the young, boisterous students in line. As a method of maintaining a clean living environment, it was the Hotel-Keeper's duty to inspect each of his boarder's rooms at least once a week, either by himself or through an assistant. The Hotel-Keeper was also expected to furnish the students with clean bed linens and towels every two weeks and to ensure that the dormitories were cleaned. Such emphasis on hygiene was an attempt to minimize any outbreaks of epidemics at the University.

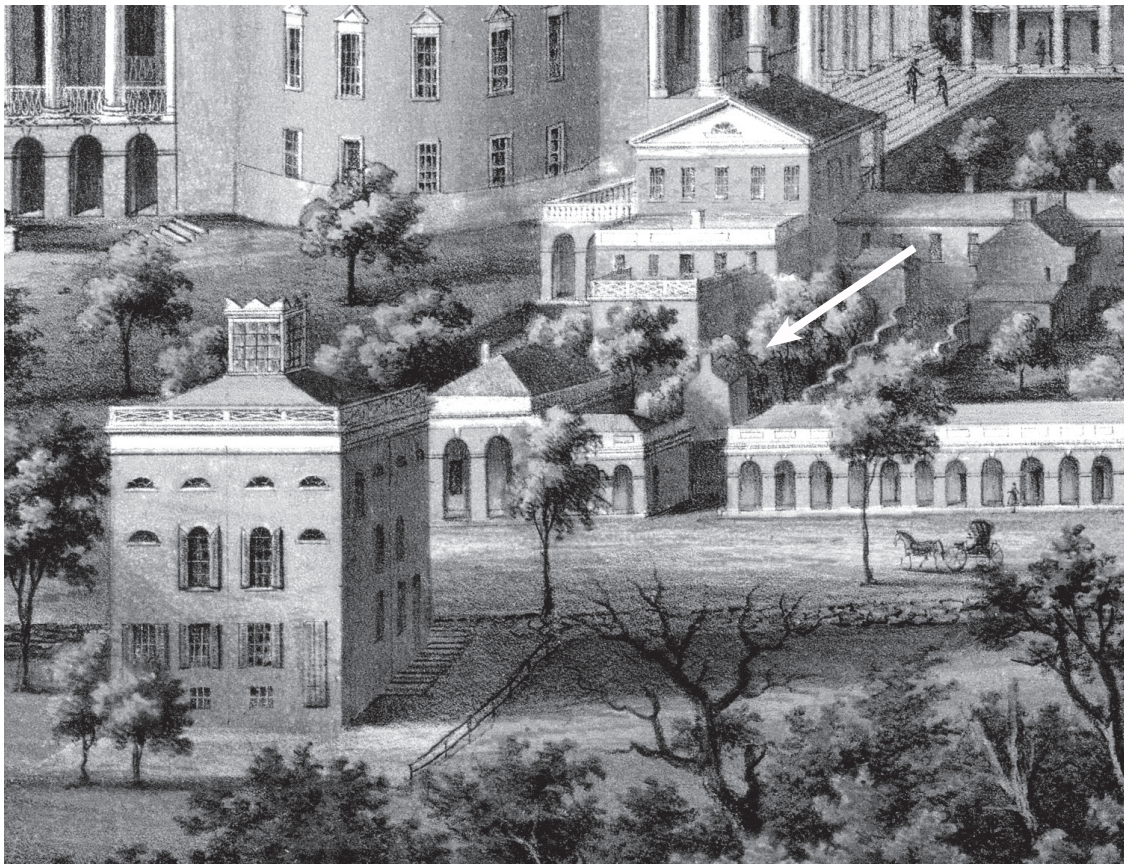
Jefferson envisioned his campus populated by eager young men from Virginia's oldest and most cultured families, immersed in their studies and, therefore, too busy for pranks and troublemaking. In reality, the first students to attend the University were, as Philip Alexander Bruce described them, "as heady as greyhounds and as fractious as colts." While the history of the University contains a number of noteworthy stories related to student mischief, by far the most widespread and problematic issues the Faculty had to deal with in the opening years were drinking and gambling. Cards was the predominant form of gambling among the students with loo being one of the more popular card games to bet on. Drinking and gambling were not limited solely to the students. Records show that on occasion, Hotel-Keepers were reprimanded for their participation in these activities as well. This is ironic considering as early as 1826, the Board of Visitors was requesting the Hotel-Keepers to report on students they knew to be involved in such activities. In a letter from Edwin Conway to the Board of Visitors, Conway expressed his apprehension in regard to reporting on the students:

> "It is with real concern we see ourselves called on to give information against the young men. We will without hesitation do so so far as relates to our houses. We are anxious + desirous for the good government + order of the institution, but conceive we should be placed in an extremely disagreeable situation by binding ourselves as required. We wish by no means to screen offenders far from is [sic] neither wish we to be placed in the disagreeable situation of subjecting ourselves to constant insult which would inevitably be the case. We are tenants at will, placed here to board students; subjected ourselves to the laws of the place if we conduct ourselves with decorum + keep proper order in our houses we conceive we have fulfilled our work."[37]

Minutes from the February 14, 1828, Board of Visitors' meeting include an interesting account of the Visitors' inquiry into the case of gaming at the University. The minutes record statements by Hotel-Keepers and students in an effort to identify those who may be gambling. The guarded responses by the Hotel-Keepers further reinforces the sentiments expressed by Edwin Conway above. The Visitors questioning ranged from who the Hotel-Keepers believed were guilty of gaming to which students were habitually late for breakfast or burning more than one candle a night, apparently an indication of late night card playing.[38]

Ultimately, even Edwin Conway would be implicated in actions deemed inappropriate by the University. Like many of the other Hotel-Keepers, Conway had been accused of drinking and gaming with the students as early as 1826. Apparently, he was able to conceal his actions for years; however, by 1837, as a result of two "protracted sprees," Conway was forced to join the Temperance Society, a punishment resulting in only temporary success.[39]

The exquisite character of Jefferson's university buildings often came at the sacrifice of



Detail from a View of the University of Virginia, Charlottesville and Monticello. Printed by F. Sachse and Company and published by C. Bohn, 1856. The white arrow identifies a small brick structure located adjacent to Hotel A in the southeast corner of the site. This may depict one of the "small offices" mentioned in the Board of Visitors minutes.

functionality, and the Hotels were no exception. The dual use of the Pavilions and Hotels imposed unique requirements on the buildings that may not have been considered when they were designed. It was only after these buildings were put into use that their deficiencies and shortcomings began to become apparent. On October 1, 1826, Edwin Conway wrote the Visitors informing them of his troubles:

> "The difficulties we labor under are such as obliges us however reluctantly to call your attention to the inconveniences of our situation. We are unable from the profits of our houses to erect several conveniences that are indispensible. We therefore ask of you either to build us each a stable or permit us to do so out of our rents. It was understood by us when we first rented these houses that an acre of land conveniently situated would be suitably enclosed for each as a garden. This was reasonably done but has since been taken from us. Several acres each have been assigned us but at so great a distance + having all the materials to purchase for enclosing, we find the land too poor to justify such an expense. We ask that the acre first assigned be confirmed to us and if we cannot have it enclosed for us we be permitted to cut rails sufficient for enclosing the same off the University lands."[40]

Immediately following Conway's letter, John B. Richeson, the Hotel-Keeper at present-day Hotel B, wrote the Visitors notifying them of the unique problems at his Hotel:

> "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 being no drain to let it off, the cellar floors are frequently covered with water, and on one occasion since our residence here, the floors during a heavy fall of rain were shoe deep in water! Everyone 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 the water, would in great measure, keep the cellar floors dry. Upon this lot there is no well or pump, which is a great inconvenience, one which I believe no other Hotel-Keeper here is subject to.
>
> All of my fireplaces smoke badly, but the fireplace of my dining-room smokes so much, that frequently in cold weather, we can not without suffering considerably keep a fire during eating hours. Franklin fire places in the dining-room, sitting-room and chamber would relieve my boarders and my private family of this very disagreeable inconvenience. My house is much smaller than either of the other Hotels---I have not a room excepting the smoke-house to put any of my stores. All of the Hotel-Keepers are necessarily compelled to keep one house or more, and therefore obliged to have stables; such as we have had put up at our own expense."[41]

If these two letters reliably reflect the general conditions of life in the Hotels, it is clear that

considerable improvements were needed to meet the needs of the occupants. Significantly, records suggest that a small outbuilding was constructed to the rear of Hotel A, Mr. Conway's Hotel, some time after 1829. An entry in the Board of Visitors minutes states:

> "Resolved, That the executive committee be authorized [sic] to cause to be erected one office with two rooms, in the rear of each of the Pavilions occupied by Professors Lomax & Patterson, and in the rear of each of the Hotels occupied by Mrs. Gray & Mr. Conway: and one room in addition to the kitchen at the Hotel to be occupied by Mr. Rose."[42]

This may be the small brick building illustrated in the 1856 Sachse print of the University.

In the early years of the University, when many of the dormitories were not yet occupied, it was common for the professors and Hotel-Keepers to use dormitories adjacent to their buildings. This was apparently the case at Hotel A, where in 1830, the Board of Visitors "Resolved, that Mr. Conway's application for the reimbursement of an account paid by him for converting a window of a dormitory into a door amounting to $ [amount not indicated] be referred to the Executive Committee."[43] This opening was most likely the window located in the east wall of the student room adjacent to the Hotel. A doorway at this location would have allowed access from the student room to the deck that was once located along the south side of the Hotel. Stairs from the deck would have connected the ground floor of the Hotel with the cellar kitchen.

ALTERATIONS

By the mid-nineteenth century, the University of Virginia had established its reputation as a center of higher education on par with the likes of Harvard and Yale. The University went from an enrollment of 128 students during the 1842-43 session to 645 students during the 1856-57 session. Philip Alexander Bruce, attributes this marked increase to the growth of prosperity throughout the South, widespread recognition of the University's reputation, and the extension of rail transportation directly to Charlottesville.[44] A steady increase in the student population highlighted the need for additional buildings, primarily dormitories and dining facilities. While many of the students took residence in hotels, boarding houses, and taverns throughout

Charlottesville, the University did its best to board students on the grounds. With such an influx of students, however, lodgings were quickly filled beyond their capacity.

One attempt to accommodate the growing student body involved the addition of extra dining facilities at the Hotels. Bruce describes the additions as having allowed "space for not less than one hundred chairs at a table."[45] The additions to Hotel E and Hotel F were built in 1858; however, the addition to Hotel A is believed to have been constructed a few

years later. In a valuation of the University's real property from 1865 to July 1877, one entry notes an "addition to Hotel A" in the amount of $4,300.00.[46]

The addition at Hotel A was a one-story brick wing built off the east side of the building, standing slightly taller than the Hotel. The addition had a low-pitched gable roof with broad, overhanging eaves. Its footprint was approximately the same size as that of the original Hotel, effectively doubling the size of the building. While drawings illustrate the Hotel and addition as one continuous building, photographs indicate that the addition was joined to the Hotel by a hyphen, which functioned as an entry. This was logical given the dissimilar rooflines of the two structures. An 1891 Sanborn map of the University has the footprint of Hotel A labeled "Dining Hall." The plan is drawn with a north-south passage located between the original Hotel and the addition; one door is located on each side of the passage allowing access to each of the halls; a door in the south wall leads into the student room.

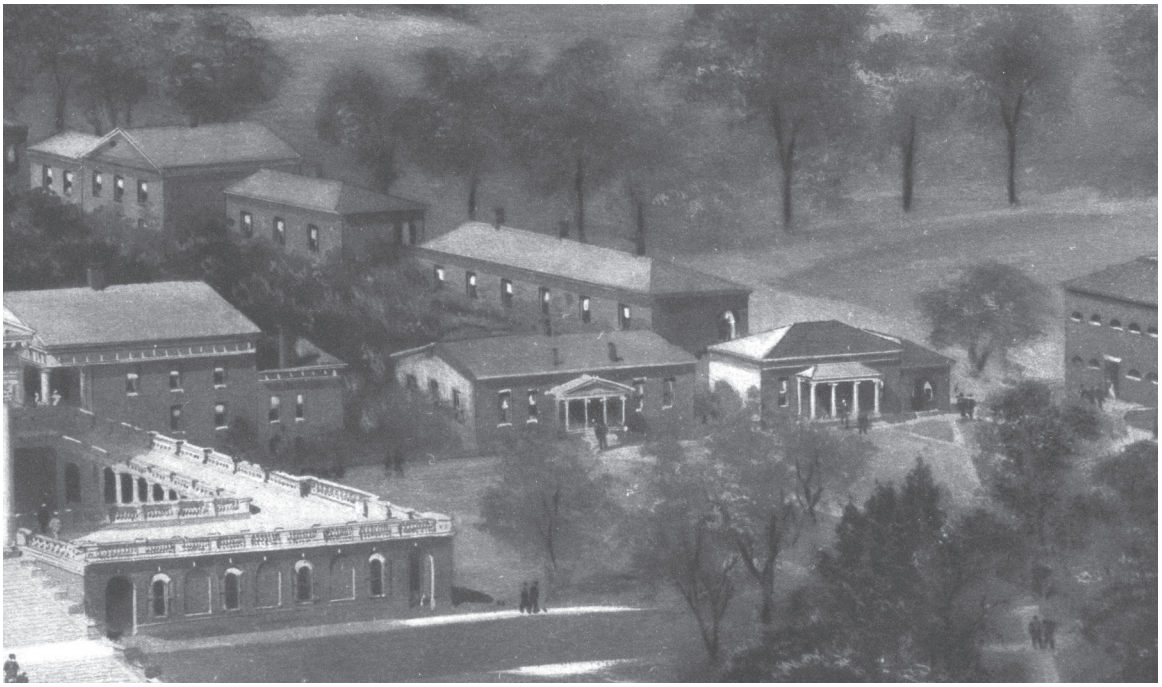
With the arrival of Edwin Alderman's administration in 1904, came a new emphasis on specialized professional schools. This initiative saw a comprehensive reorganization of the medical department at the University. To implement these plans, Alderman appointed Richard H. Whitehead as the Dean of the School of Medicine. To meet the standards set by the Association of American Colleges and the American Medical Association, Whitehead spearheaded the construction of new laboratory spaces for the medical sciences. While many of the hospital buildings were constructed at this time, various existing buildings were converted into laboratories to meet this demand. By the 1907-08 session, Hotel A was remodeled as the Physiological Laboratory. The building was divided into at least three spaces: one for physiological chemistry, another for experimental physiology, and a basement laboratory for "the experimental practice of medicine on animals."[47] An article in the September 1907 edition of *The University Record*, titled "New Chemical, Physiological, and Pathological Laboratories" noted:

> "No less than four excellent laboratories have been provided for the opening session in buildings long familiar in other capacities. The houses at the northeast [sic] end of the West Range, formerly employed by Mr. Henry Massie, and latterly by Mrs. Isabel Perkinson, as dining halls, have been remodeled inside and fitted up with first-class apparatus. These houses, in this new capacity, are to be under the direction of Dr. Theodore Hough. The building towards the Rotunda has been transformed into a laboratory for physiological chemistry; the part flush with West Range into a laboratory for experimental physiology. In the basement of these buildings rooms have been arranged for the experimental practice of medicine upon animals. In one apartment of the basement floor is the furnace for heating the rooms on West Range…"[48]

It may have been at this time that the interior partitions and chimney stack were removed

North facade of Hotel A circa 1928. The hyphen connecting the Hotel to the addition is visible at the left of the photograph along with a small portion of the addition's roof. Holsinger Studio. Image Filename: prints16077 Accession Number: RG-30/1/3.942 Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

View of Hotel A addition from the northeast. This is one of the few photographs showing the full facade of the addition. Before 1930. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.



Detail from photogravure of the grounds of the University of Virginia showing Hotel A and addition. Richard Rummell. 1907. Accession #2275. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

Detail from aerial view of the University of Virginia showing Hotel A and addition from the east. Circa 1920. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

from the ground floor, transforming the interior into one single, open space. With the opening of Garrett Hall in 1908, any dining facilities lost to laboratory space were easily taken up by this new refectory.

Hotel A housed the Physiological Laboratory until December 1920, when in the early morning hours of December 24, a fire gutted the Hotel, addition, and adjacent student rooms. The fire, which started in the furnace room of the laboratory, caused extensive damage to the building. A lack of water pressure was blamed for allowing time for the fire to take hold in the building, resulting in greater damage than necessary. The fire must have been confined to the original Hotel and student rooms as the newspaper article states, "President Alderman and seven members of the faculty turned out and assisted in removing some of the records from the laboratories to the east of the damaged building. Fortunately there was little wind blowing or else these offices would have been destroyed." Charred roof timbers in the attic of the Hotel remain as evidence of this conflagration.[49]

The newspaper article chronicling the fire also contains a curious reference related to the cellar of the Hotel. A single sentence in the second-to-last paragraph notes, "It was under this structure that a mysterious subterranean passage was discovered several years ago, leading to the north, with an outlet near the University Pond."[50] No evidence of this passage was located during the survey of the Hotel; however, it is possible that it may have been destroyed during the installation of the steam lines that now run through the cellar of the Hotel.

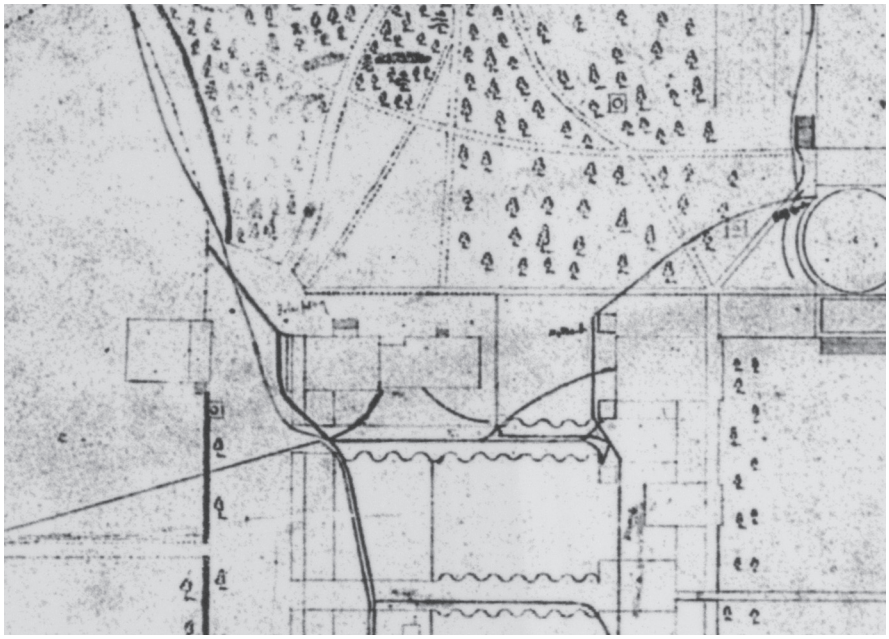
The Hotel continued to be home to the Physiological Laboratory until 1928, when the offices of the Virginia Quarterly Review moved into the building. Plans by the Architectural Commission dated March 18, 1930, illustrate the removal of the east addition to Hotel A and alterations to the surrounding landscape.

The site where the addition once stood was filled in, an areaway was continued around the building, and a path running between the Hotels and the garden walls was continued northward, connecting to an east-west path which ran along the north side of Hotel A. This landscape would be reworked in the 1950s when the Garden Club of Virginia restored the Pavilion Gardens on this side of the Lawn.

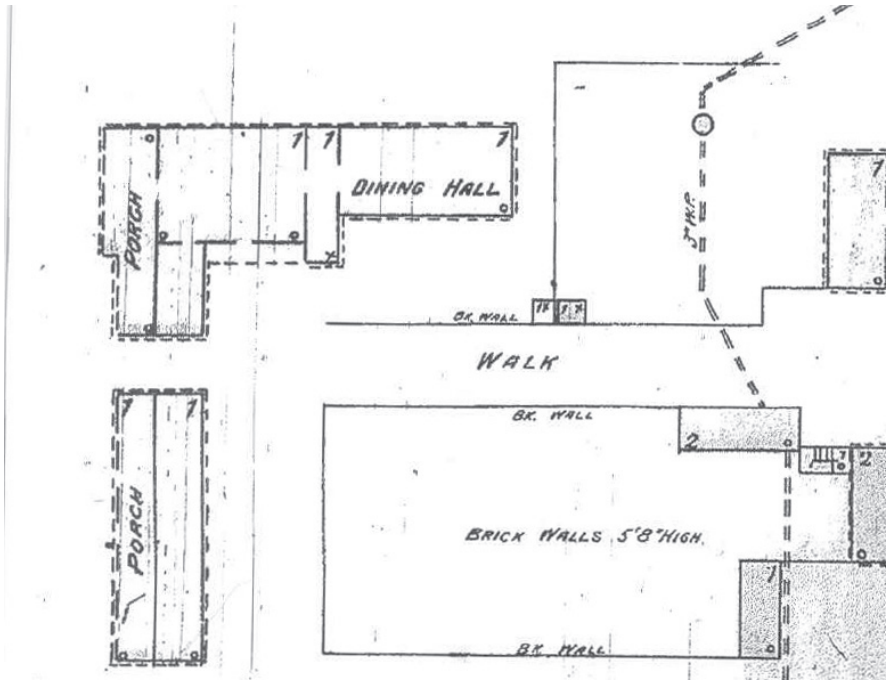
Hotel A was restored circa 1965 by Frederick Doveton Nichols.[51] Nichols reestablished the Hotel's original plan, reintroducing the early fireplaces, chimney system, and central passage. Nichols retained original fabric where feasible -- primarily door and window architraves and the wood cornice in the dining hall. Missing features and finishes were replicated based on examples found elsewhere at the University. In some instances, these reproductions are virtually indistinguishable from the originals, such as in the case of the doors; other elements appear to have been based on existing examples and then modified to fit the Hotel, as in the case of the mantelpieces. The cellar was not restored during this campaign and retains a mix of finishes dating to nearly all periods of occupancy.

HISTORY

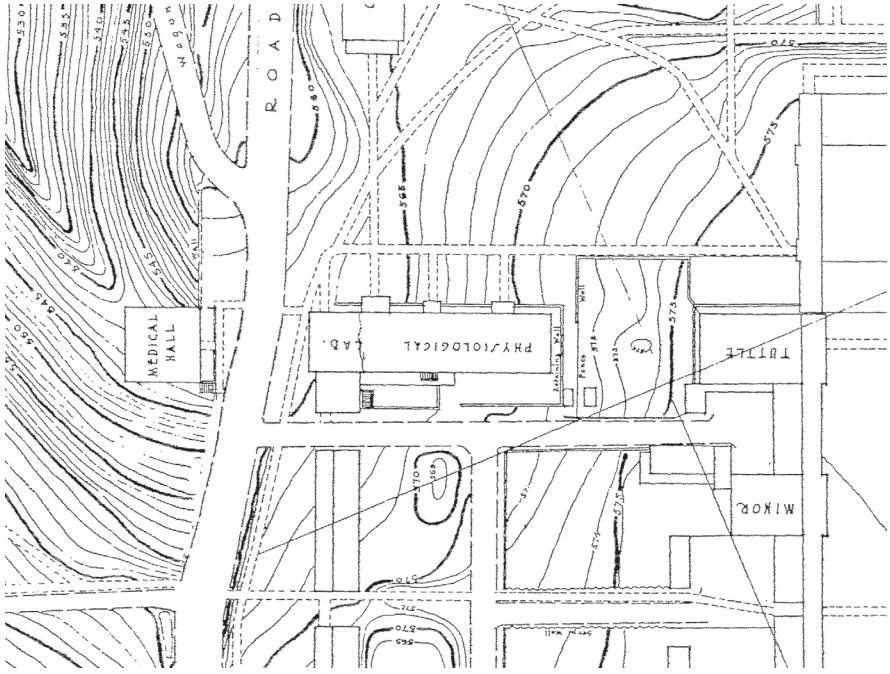
Hotel A continues to house the offices of the *Virginia Quarterly Review*, marking its eightieth year there in 2008, making it the longest occupant and the second longest use of a Hotel at the University.



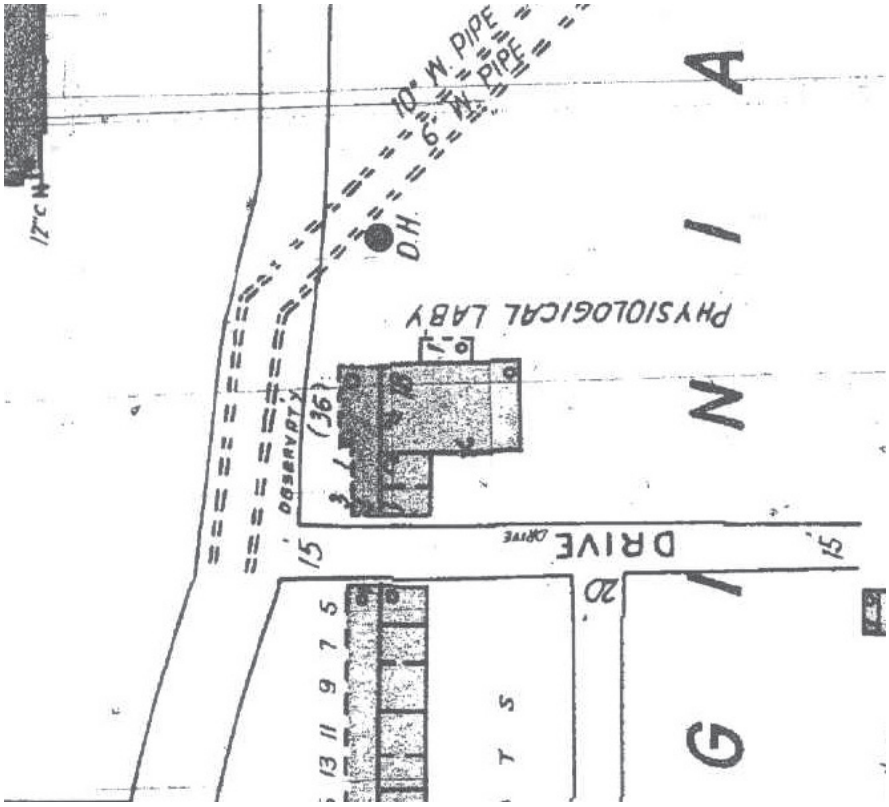
Detail of Hotel A plat c. 1870 showing water and drainage lines. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.



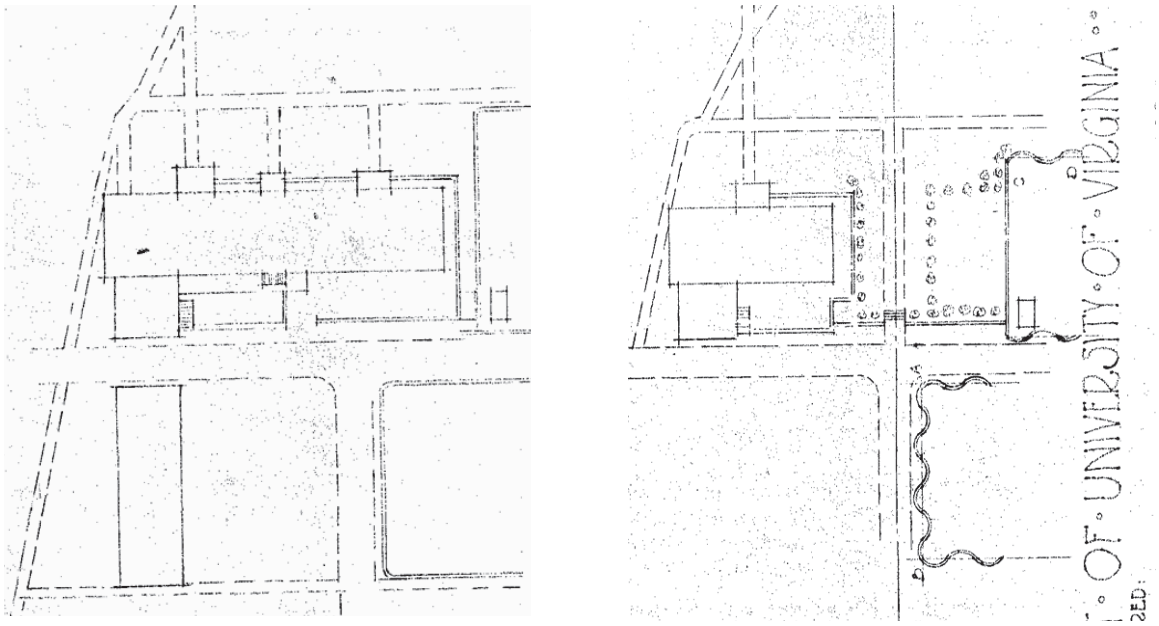
Detail from 1891 Sanborn Fire Insurance Co. map. Addition is labeled "Dining Hall". Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.



Detail from 1909 topographical map of the University of Virginia. Hotel A is identified as the Physiological Lab. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.



Detail from 1941 Sanborn Fire Insurance Company map. While still referred to as the Physiological Lab, the building has been shorn of its addition. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.



Architectural Commission plans titled, "Alterations to the West Range." Drawing left shows Hotel A with the addition present. The drawing on the right depicts the site with the addition removed and improved landscape. Dated March 18, 1930. Facilities Planning and Construction Resource Center. University of Virginia.

North Facade of Hotel A, c. 1964. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

HOTEL A

1 Thomas Jefferson (hereafter, TJ) to John Wayles Eppes, June 30, 1820.

2 David Watson, Miscellaneous Memoranda, Watson Family Papers, 32. Albert and Shirley Small Special Collections Library, University of Virginia.

3 Joseph Carrington Cabell to John Hartwell Cocke, April 15, 1819.

4 Joseph Carrington Cabell to TJ, April 17, 1819.

5 *Ibid.*

6 *Ibid.*

7 Joseph Carrington Cabell to John Hartwell Cocke, April 15, 1819.

8 *Ibid.*

9 John Hartwell Cocke to TJ, May 3, 1819.

10 Alexander Garrett to Arthur Spicer Brockenbrough, May 12, 1819.

11 The Literary Fund was established in 1810 to provide aid for the education of the poor and underprivileged. Foney G. Mullins, "A History of the Liteary Fund as a Funding Source for Free Public Education in the Commonwealth of Virginia." (Doctoral Dissertation, Virginia Polytechnic Institute, 2001), 2. Mullins writes, "The Virginia General Assembly…in 1810 passed a bill that established the Literary Fund. This represented the first bill in Virginia to set aside money for public education. The bill passed by both the House and the Senate stated: *Be it enacted; That all escheats, confiscations, fines, penalties and forfeitures, and all rights in personal property accruing to the Commonwealth, as derelict, and having no rightful proprietor, be, and the same hereby appropriated to the sole benefit of a school or schools, to be kept in each and every county within this Commonwealth."*

12 Arthur S. Brockenbrough, Statement of Expenditures, September 30, 1820. It is interesting to note that in descriptions of the West Range, the work was to include two Hotels and *a Proctor's House*. From early on, it appears that Hotel E was intended to be the Proctor's House. In Jefferson's specification book, he labeled this Hotel as "Hotel West. E. Proctor's one story. Tuscan. flat roof." Another detail worth noting is the plan of this Hotel. It does not include a single, large room for dining; instead the plan is more domestic with a central passage running east-west between two pairs of rooms, one pair to the north of the passage and the other to the south. It does not appear that this building was ever the Proctor's House; A contract written by Jefferson titled, *Form of Contract between Proctor and Hotel-Keepers,* and dated December 5, 1824, specifically identified Hotel E as being used as a dieting house. Jefferson Papers, Box Number TB-2113. Thomas Jefferson to Arthur S. Brockenbrough, December 5, 1824.

13 Arthur Spicer Brockenbrough (hereafter ASB) to Joseph Carrington Cabell, January 26, 1821.

14 David Watson, Miscellaneous Memoranda, Watson Family Papers, 32. Albert and Shirley Small Special Collections Library, University of Virginia.

15 *Richmond Enquirer*, March 27, 1821.

16 One interesting proposal is from James Widderfield to Jefferson, April 1, 1821; Widderfield stated, *"hopeing these lines may not be offensive to you I write to inform you that having been imployed at the*

University for nearly four years as A Jurnaman and haveing know fullfill my Contract with Mr John M Perry and wishing to do something for my self and family it meating the approbation of Mr Dinsmore & Mr Nelson and being advise by my friends to write to you stateing that I wish to have A part of the Carpenter work to be let this year being willing to do it for the same as such work has been don for, should this meat your approbation I should feel myself indetted to you for the same & should execute the work in the very best maner I remain your most obbedient Survent." Two days later in an apparent attempt to improve his proposal, Widderfield wrote, *"From a duty [I] owe to my family I am Sorry again to trouble you respecting undertaking work at the University: The Prices offered in my former proposals was done by the advice of my friends: and as I am out of employment at this time & wishing to be employed I have considered of my first proposals and am now Willing to undertake a part of the Work, at the price Which may be Offered by any other undertaker of respectibility and whom you may place confidence in as a workman, in case you should be good enough, to give me work, I shall endeavor to please and execute it in a workmanlike manner Yours Respectfully."*

17 Proctor's Journal, 1819-1825, 79.

18 TJ to Thomas Carstairs, November 1, 1817.

19 James Dinsmore to TJ, March 27, 1819.

20 TJ to Arthur Spicer Brockenbrough, September 1, 1819. In this letter to the Proctor, Jefferson recounted who had been contracted for what portions of work at the University, and identified who had been engaged at the Pavilions for the *brick work* and the *wooden work*.

21 Richard Charles Cote, "The Architectural Workmen of Thomas Jefferson in Virginia." (Doctoral Dissertation, Boston University, 1986), 101.

22 James Oldham to the Board of Visitors, April 2, 1821.

23 For a complete account of the details and development of these issues, see Frank E. Grizzard's essay, *'To Exercise A Sound Discretion'; The University of Virginia and its First Lawsuit.* Decemeber 2003. The University of Virginia. 23 June 2008 http://etext.virginia.edu/jefferson/grizzard/lawsuit.html.

24 Proctor's Journal, 1819-1825, pp. 147, 167, 190.

25 *Ibid.,* pp. 147, 165, 174, 258, 319.

26 *Ibid.,* pp. 136, 280.

27 *Ibid.,* pp. 327, 352.

28 *Ibid.,* pp. 257, 325.

29 *Ibid.,* pp. 104, 143, 159, 160.

30 *Ibid.,* 39.

31 *Form of Agreement Between Proctor and Hotel-Keepers*, December 5, 1824.

32 Proctor's Student Account Ledger, 1832-33. Philip Alexander Bruce, "History of the University of Virginia 1819-1919 (New York: MacMillian, 1920), Vol. 2, 208.

33 Bruce, Vol. II, pp. 216-229.

34 *Ibid.,* 231.

35 Bruce, Vol. II, 232-234. See Faculty Minutes for September 15, 1828 for complaints concerning the cleanliness of Mr. Minor's Hotel.

36 *Ibid.,* pp. 232-233.

37 Edwin Conway to Board of Visitors October 1, 1826.

38 Board of Visitors' Minutes, February 14, 1828.

39 Bruce, Vol. II, 226.

40 Edwin Conway to Board of Visitors, October 1, 1826.

41 John B. Richeson to Board of Visitors, October 7, 1826.

42 Board of Visitors' Minutes, July 20, 1829.

43 Board of Visitors' Minutes, July 15th. 1830.

44 Bruce, Vol. III, 3.

45 Bruce, Vol. III, 17.

46 Barringer, Paul B., James M. Garnett, Rosewell Page. University of Virginia: its history, influence, equipment and characteristics, with biographical sketches and portraits of founders, benefactors, officers and alumni, Volume 1. (New York: Lewis Publishing) 1904. p. 207.

47 Bruce, Vol. V, 186. Bruce identifies Hotel A as "The Massie house, at the north end of the West Range."

48 *The University Record*. The University of Virginia. Charlottesville, Virginia. September 1907. Volume 1, No. 1. Page 3.

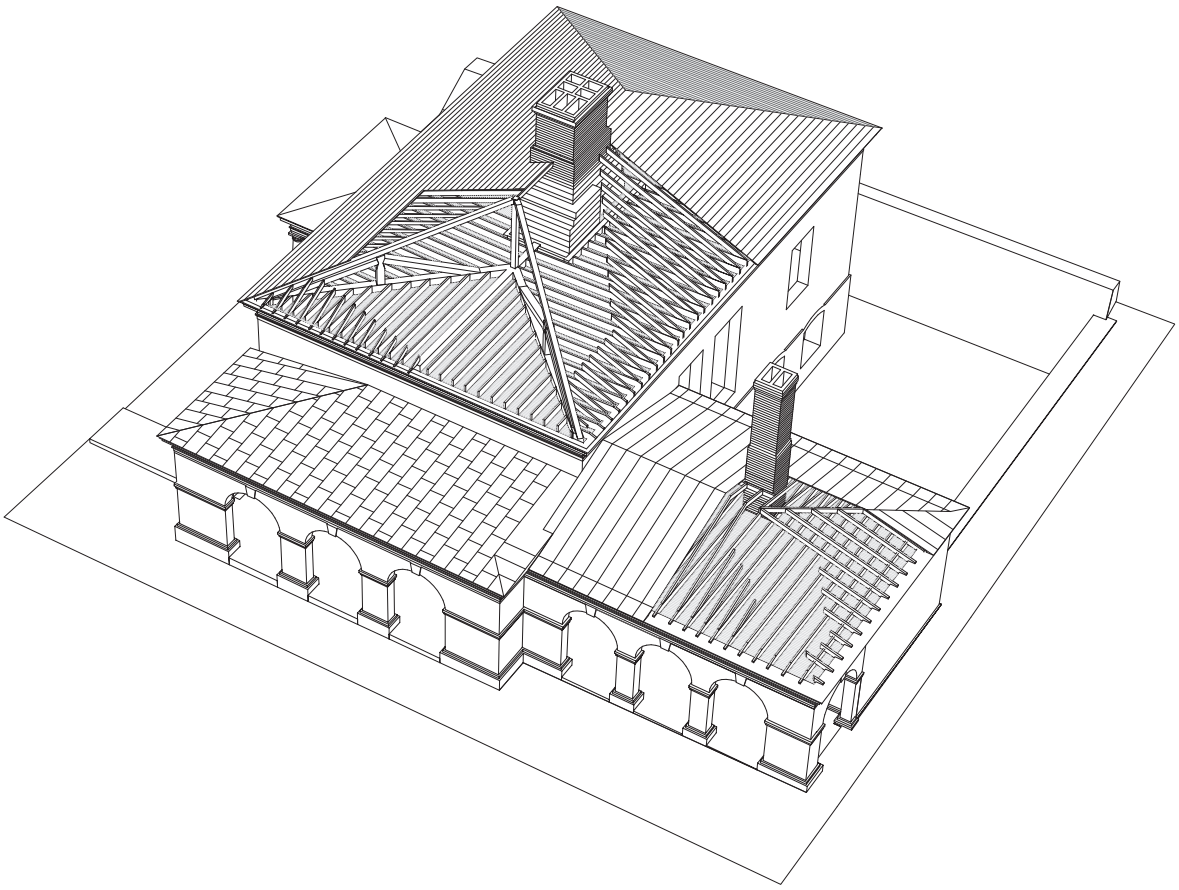
49 Laboratory is Gutted by Fire. *The Daily Progress.* 1920 December 24; pp. 1.

50 *Ibid.*

51 Loth, Calder. "Freddie Nichols' Restoration of Hotel A." Email to Jeffrey Baker. 31 October 2008.

HOTEL A

ARCHITECTURAL DESCRIPTION



EXTERIOR

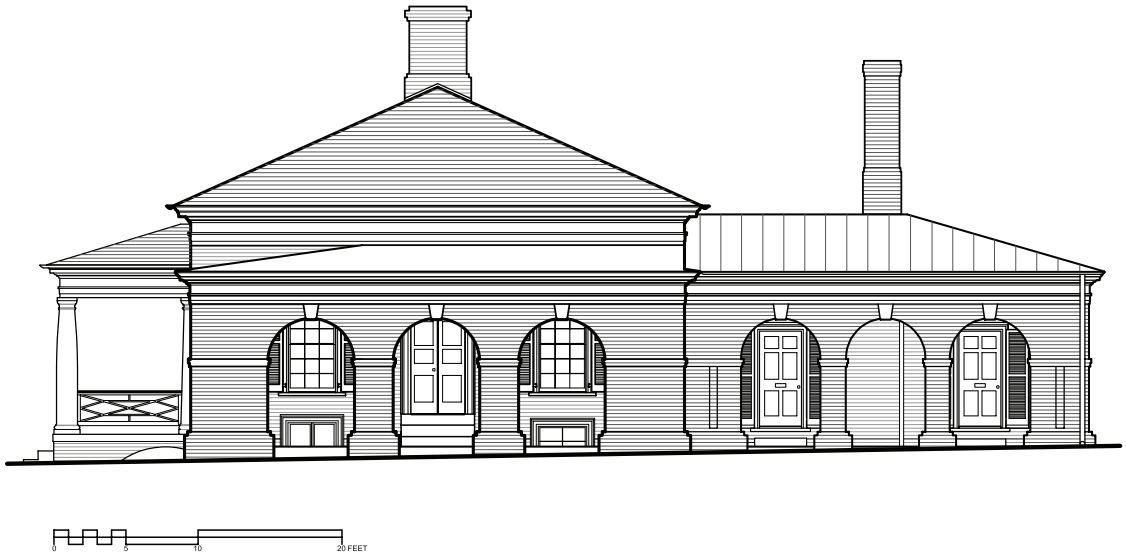
Hotel A is located at the north end of the West Range with the front façade facing McCormick Road. The building consists of the Hotel and two student rooms. The Hotel is three bays wide and three rooms deep and stands one story tall with a hip roof. Extending off the south side of the building are the two student rooms. A tin shingle roof covers the Hotel while a painted, standing-seam metal roof covers the student rooms. The roofline of the single-story student rooms is much lower than the Hotel's, with the ridge of the student room meeting the Hotel at its cornice. A serrated roof originally covered the arcade and student rooms. Fragmentary evidence of this earlier roof remains encapsulated under the existing structure. This roof is identical to the serrated roof found

above the adjacent set of student rooms located between Hotels A and C. From the few details observed, it is clear that the original roof employed serrated laths set over and perpendicular to pitched ceiling joists which span the depth of the building. Pockets were cut into the low points of the serrated laths to allow gutters to run through them, parallel with the ceiling joists below. Sheathing boards were nailed to the tops of the serrated laths and a double layer of wood shingles applied over them. No evidence supporting the existence of a Chinese rail was found. Based on archival documentation and uncovered examples, it appears that the only Chinese railing on the Ranges were on the Hotels with serrated roofs; Chinese railings were not used on the student rooms, instead, short parapets were employed around the edges of the roofs.

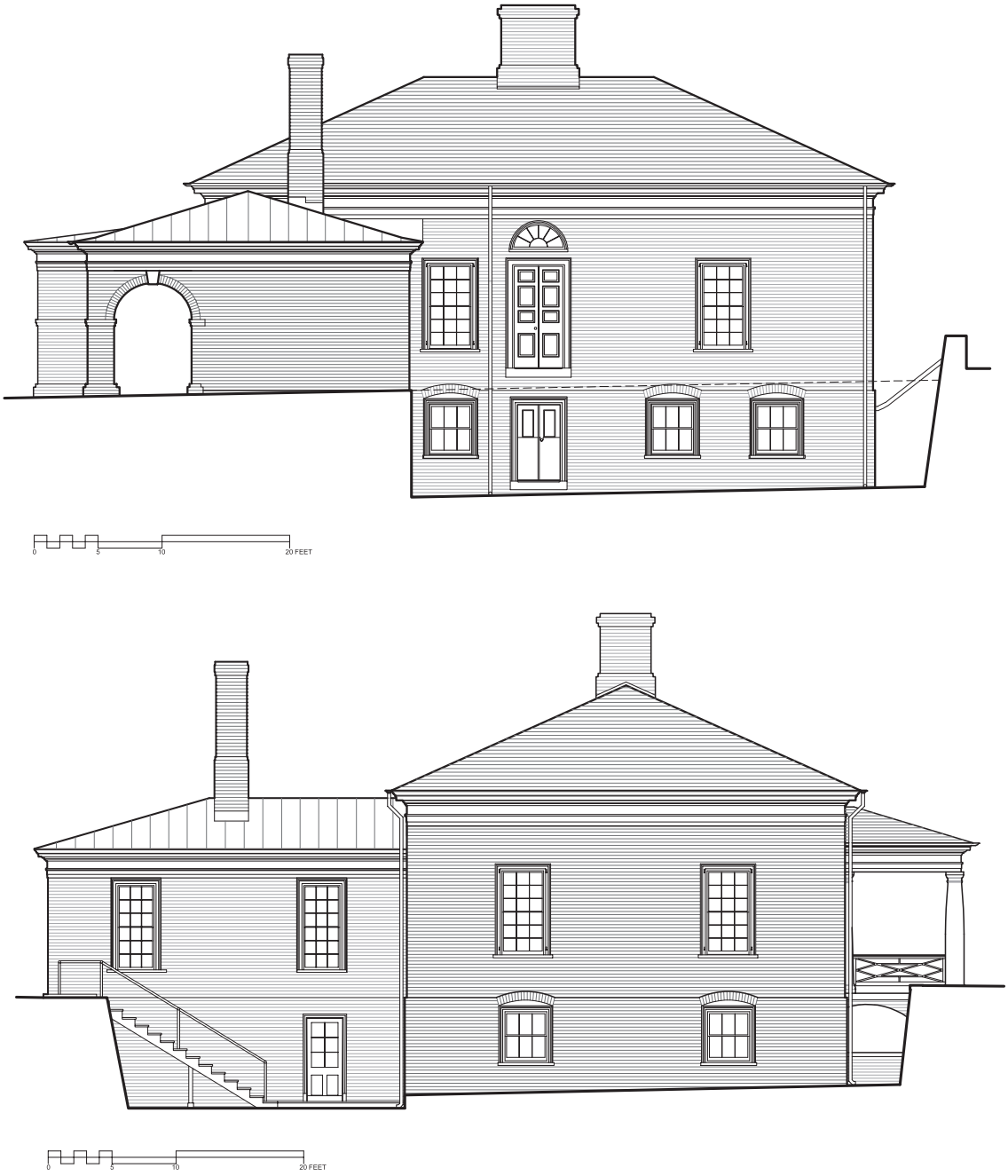
A single chimney serves the Hotel, and a separate chimney is shared by the two student rooms. A projecting arcade runs along the entire west façade of the building. The arcade is divided into two sections, one corresponding to the Hotel and the other with the student rooms; each section is divided into three arched openings along the west side. The arcade in front of the Hotel projects beyond the student room arcade by four feet, creating a deeper walkway in front of Hotel.

Jefferson used the Tuscan order as the basis for his proportioning of the arcade across the Range. Owing to differences in the widths of the Hotel and student rooms, the dimensions of the arched openings differ; the arches in front of the Hotel are approximately six inches wider than those in front of the student rooms. The floor of the arcade is paved with concrete. The brickwork for the arcade sits atop a zocle from which the pedestals are built. At the top of the pedestals, the imposts support the brick arches spanning the arcade. The arches in front of the Hotel are made up of twenty-two bricks to each side of a keystone; in front of the student rooms, only twenty bricks are used on each side of the keystone. A Doric entablature terminates the top of the arcade and integrates the roof overhang into the overall composition of the building.

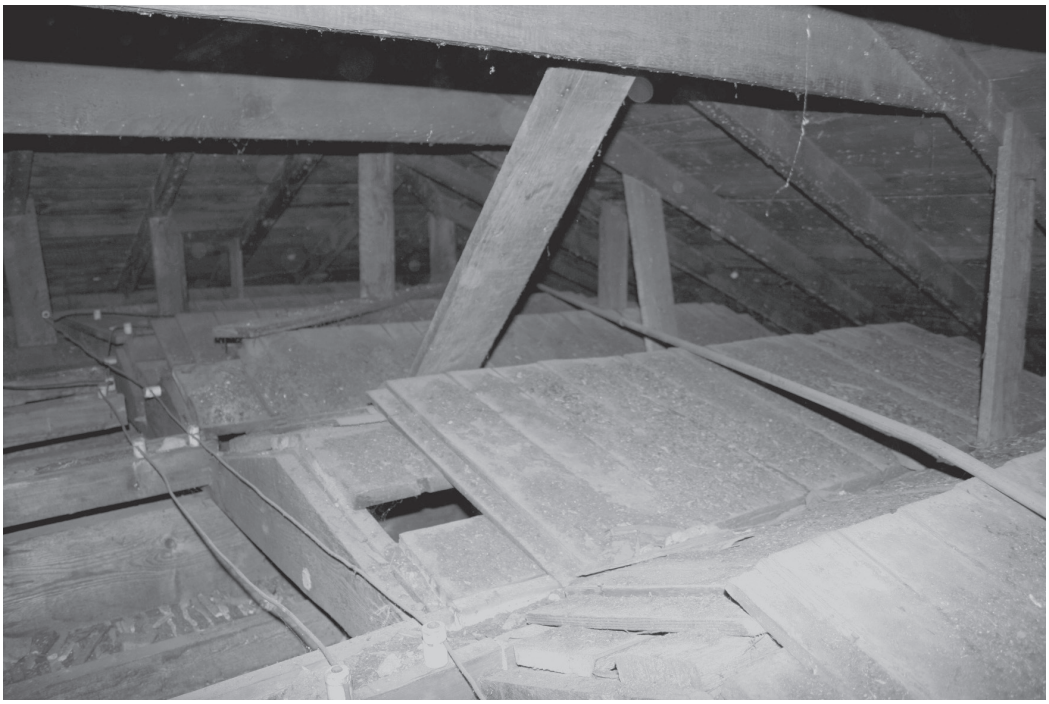
The west elevation of the Hotel and student rooms is set behind a brick arcade running the length of the structure. The round arched openings correspond with the door and window locations in the Hotel and student rooms, with the exception of the middle arch at the student rooms, where the brick wall between the two rooms is located. The west elevation of the Hotel consists of a central door opening, flanked on either side by a single window. Two stone steps lead up to the original stone threshold of the Hotel. The entry has a pair of inward swinging, four-panel doors. Framing the entry to the building is a nine-inch wide architrave set within the masonry opening. The profile of the architrave includes a fillet, cyma recta, and double fascia. Both window openings are identical; each window opening has nine over nine double-hung sash surrounded by a 6 ½” architrave. The profile of these window architrave matches the architrave at the doorway. Both window openings are flanked by original blinds mounted on pintles fastened into the architraves. Basement windows are located immediately under each of the ground-floor windows. Both of the



Top, North Facade
Bottom, West Facade



Top, South Facade
Bottom, East Facade



Details of serrated roof located above student rooms between Hotels A and C. This type of serrated roof was originally used above the student rooms and arcade at Hotel A.

basement window openings have been reduced in size. A casement window has been installed in the north opening.

The student rooms form a small wing adjoining the south end of the Hotel. The west elevation of this wing lies in the same plane as that of the Hotel; however, the arcade is set back from that of the Hotel, resulting in a clear delineation between the two spaces. Each student room is entered through an inward swinging, six-panel door and a single stone step. The entries to the student rooms are framed with seven and a quarter inch wide architraves. The profile of the architrave includes a fillet, cyma recta and double fascia. A pair of louvered doors are mounted on pintles attached to the architraves.

The floor surface of the arcade is currently poured concrete ruled to simulate stone paving; however, evidence for an earlier brick surface laid in a herringbone pattern could be seen in the northwest corner of the arcade as well as at the window wells along the west elevation of the Hotel. This brick paving would have been laid at the same height as the present concrete. Within the arcade, all wall surfaces above the piers and abutments, as well as the ceilings are finished in modern plaster.

The north façade of the hotel is three bays wide and one story tall; the composition of the elevation is bilaterally symmetrical, organized around a central entry. This façade is also composed of oil-struck bricks laid in Flemish bond with ribbon joints. On the west side of the facade, the north end of the arcade returns into the body of the Hotel. Entry to the arcade is through a round-arched entrance sheltering three stone steps, which lead up into the passageway; the arch is built of rubbed stretchers with a keystone at the crown of the arch. The exposed cellar story stands within an areaway running along three sides of the Hotel. A Doric portico shelters a raised brick stoop on the north side of the building. This portico is original to the Hotel and is illustrated in John Neilson's drawing of the building, labeled as Hotel B. The front of the portico is supported by four Doric columns. Two pilasters support the portico at its junction with the hotel. On each flank of the portico the space between the columns and pilasters is filled with a section of Chinese railing. Scars in the rendering on the south face of the column shafts indicates the presence of earlier railings; however, their exact design is unknown. Early twentieth century photographs of this facade show the Chinese rails in place. The existing pilasters appear to be later reconstructions; paint ghosts on the adjacent brick suggest these pilasters have replaced an earlier set once located here. The entry has two, three-panel doors surrounded by an architrave with a profile identical to that on the west elevation. The nine-over-nine double-hung windows at the first floor are identical to the windows on the west elevation. While evidence for blinds exists, these elements no longer remain. The cellar story has five window openings; all except the center opening match. The center opening has an early nine-light sash fixed in it. The four remaining openings have three-over-three sashes and are set in openings with segmental arches. These openings, including the arches, appear to have been rebuilt at some point in the past and are not original to the Hotel. As part of this

rebuilding, the height of the opening was reduced, resulting in a shorter window.

Extensive repairs have been made to the east façades of the Hotel and student rooms. This work is the result of several construction campaigns, most likely in response to the fire and to the construction and removal of the east addition. The majority of repairs appear in areas below the first-floor windows; however, the entire southern half of the student room wall has been reconstructed. A large area of brickwork under the south student room window, at cellar level, has been patched as well. This patch extends through the full depth of the wall and is visible from the cellar of the student rooms. Judging from the dimensions of the patch, it appears that there was once a window here. The east façade of the Hotel is bilaterally symmetrical with a set of cellar and ground-floor windows to each side of the centerline. Both types of windows are identical to those found on the north façade. As with the cellar window openings at the north, the openings here have been shortened in height. Scars in the brickwork north of the north window provide evidence for the location of joist pockets and former railings. Iron fasteners embedded in the south corner of the elevation indicate the location of an earlier rain leader.

The east wall of the student rooms is exposed throughout its entire height and forms the west side of the service yard located in the southeast corner of the site. Physical and

West entry To Hotel A

West window at Hotel A

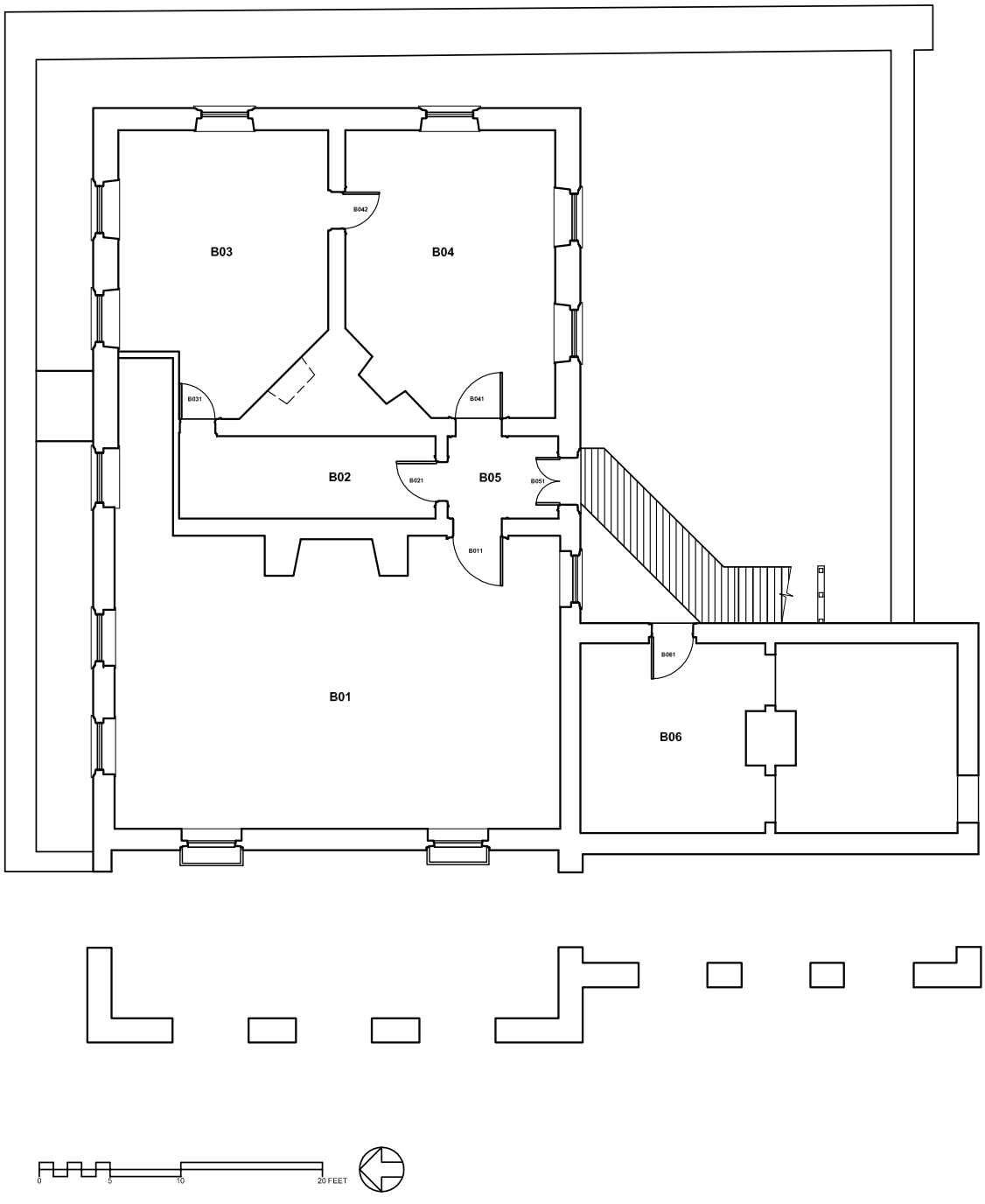
Longitudinal Section of Student Rooms Looking North

Top, Transverse Section Looking East
Bottom, Longitudinal Section Looking South

archival evidence suggests this areaway is original to the construction of the Hotel, although the walls have been raised through time probably with the changing elevation of the surrounding grade. Better than two-thirds of the brickwork across this wall have been repaired and/or reconstructed. At ground-floor level, the north student room window opening was converted to a doorway during the time that the east addition existed. This doorway was located at one end of a deck which ran across the south façade of the Hotel, connecting the two buildings. The southern section of the student room wall is substantially repaired/reconstructed; the brick surface here is severely eroded. At the cellar level, a window opening has been filled in below the stairs leading to the service court. At the bottom of the stairs to the service court, a doorway provides access to the cellar space below the student rooms.

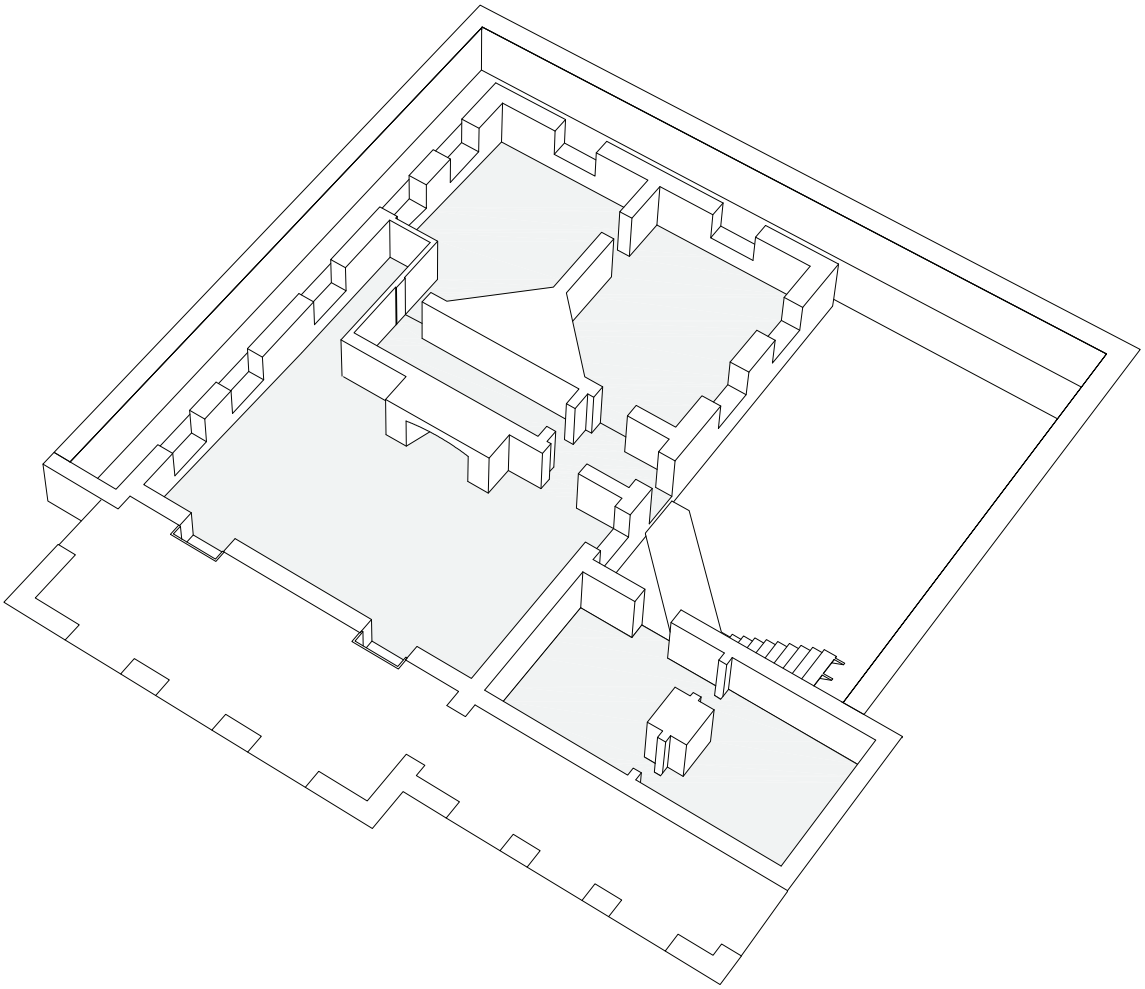
The south facade of the building encompasses two elevations; one being the Hotel and the other the student rooms. The south elevation of the Hotel stands within the excavated service court, exposing the façade of the cellar story and ground floor. Unlike the other three elevations, the arrangement of window and door openings here is irregular, owing to the presence of the student rooms. One doorway centers on the ground floor of the Hotel; two, four- panel leafs fill the opening. A seven-light, semi-circular fanlight is centered above this door. The masonry opening for this doorway is original, but the doors and fanlight are later reproductions. Historically, a deck existed here which allowed access between the first floor and cellar of the Hotel. Evidence of joist pockets associated with this deck remain in the brickwork above the watertable. The ground-floor and cellar windows are identical to those found on the north façade. Like the cellar window openings at the north, the openings here have been rebuilt and shortened in height. The doorway to the cellar is original; however, the doors date to the mid-twentieth-century.

The south façade of the student rooms is essentially a brick wall with a Doric entablature across the top; an entrance to the arcade is located at the west end of the wall. The opening here is identical to the corresponding opening at the north end of the arcade, except there are no steps at this location. The bricks of this elevation are laid in common bond. The coursing is inconsistent, varying from between four to eight stretcher courses to each header course. The brick throughout the façade is heavily damaged and pointed with a patchwork of mortars. The brick appears to have been abrasively cleaned and exhibits all the characteristics of having been sandblasted. The fired surface of the brick is missing, exposing the soft inner core of the brick to the weather. Typically the edge of the brick is eased over and missing its sharp arris. In an isolated area of the wall near the east corner, the mortar joints are significantly eroded; the brick here is also covered in efflorescence, suggesting a moisture-related issue.



Existing Basement Plan

HOTEL A



INTERIOR

BASEMENT

The basement of Hotel A consists of three principal rooms arranged around the base of the chimney system; the room west of the center passage is the Hotel's original kitchen; east of the passage is a pair of chambers. The basement plan is relatively intact; however, improvements have been made which have altered its original appearance. Evidence suggests the passage originally ran the entire width of the Hotel with a window in the north wall and a door in the south. All of the basement rooms could be reached from this passage. The two existing doors at the south end of the passage communicate with the kitchen and south chamber; a second set of doors stood at the north end of the passage. While the northeast door opening remains, the northwest opening has been closed up as a consequence of shortening the passage to accommodate the steam lines routed through the north wall. The location of these lines has also resulted in the bump-out found in northwest corner of the north chamber.

Room B01 KITCHEN

The kitchen occupies the entire western half of the Hotel basement. Measuring 31'-5" x 20'- 8", it covers 650 square feet of space. The cooking fireplace is centered on the east wall of the room and survives largely intact. Scars in the brick along the south side of the firebox indicate where the gudgeons for the crane were located. Evidence in the hearth suggests the fireplace opening was reduced in size at some point in time; the footprint of this reduced hearth remains visible. Disturbances in the brick on the south side of the chimney suggest a stove pipe may have been run into the chimney here.

The kitchen has five window openings: two each in the north and west walls and one in the south wall. While the window openings are original, they have all been altered to some extent. The two window openings in the north wall have been shortened by three brick courses, and the sides of both openings have been rebuilt; the inside jambs of the openings are splayed, and the outside jambs are straight. Both windows have wood lintels. The 3/3 sash appear to date to the first quarter of the twentieth-century. Both window openings in the west wall are altered. The southwest opening has been shortened to accommodate the two steam lines running through the basement here. Brick has been added to the north side of the northwest window opening, possibly to fill in the splay of the jamb. The window frame appears to be early and may be original to the Hotel. Two-light casement windows have been retrofitted into the opening, and the sill has also been replaced. The window opening in the south wall has been completely modified; the opening has been formed in concrete, and the window unit dates to the first quarter of the twentieth-century.

A 72" wide portion of the east wall in the northeast corner of the kitchen has been altered to accommodate the steam lines running through the basement. Evidence remaining in the wall indicates a door leading to the passage was originally located here.

Floor: Concrete floor, multiple pours, and, possibly, a number of generations. The concrete is uneven throughout the floor.

Ceiling: Twentieth-century flat plaster over self-furring metal lath. Unpainted.

Walls: Brick covered in numerous layers of whitewash; the whitewash is failing, resulting in areas of exposed brick. An opening in the south wall between the student rooms and Hotel basements has been infilled. The crude nature of the opening indicates it is not original to the construction of the Hotel.

Doors: The southeast door has a 5"-wide architrave with a 2 ¾" fascia and 2 ¼" backband around the outside edge. The backband is composed of a cyma reversa with a ¾" fillet (Type A-5). The architrave terminates flush at the

floor. The architrave and backband appear to be original.

No evidence for early hardware could be located on the door. A fragment of a butt hinge is nailed to the lower section of the south architrave.

No. B011: Vertical boards with horizontal battens on the kitchen side (Type D-6). The door is hung from two steel strap hinges on the south edge of the door. The door has stamped steel knobs and a Corbin night latch.

Windows: Three double-hung, three-light, wooden sash, two on the north wall and one on the south wall. The lights each measure 20" x 12". The openings in the north wall have been shortened by three brick courses, and the outside jambs have been reworked; presumably, these outside jambs mirrored their partners which are splayed and appear original. Wood lintels are located over each of the openings.

The window in the south opening is a modern unit. The existing opening is a later improvement, with the head, jambs, and sill constructed in formed concrete. The masonry has been so disrupted it is unclear whether an opening existed here previously; however, the Neilson rendering of the Hotel does show a window opening at this locatioin on the ground floor.

Kitchen Fireplace

The two window openings on the west are original, but both have been altered. The frame in the northwest opening appears to be early; however, retrofitted into the opening are two-light casements and a later sill. The southwest opening has been shortened as a result of the two steam lines running through the space. A four-light fixed sash has been fitted into the opening.

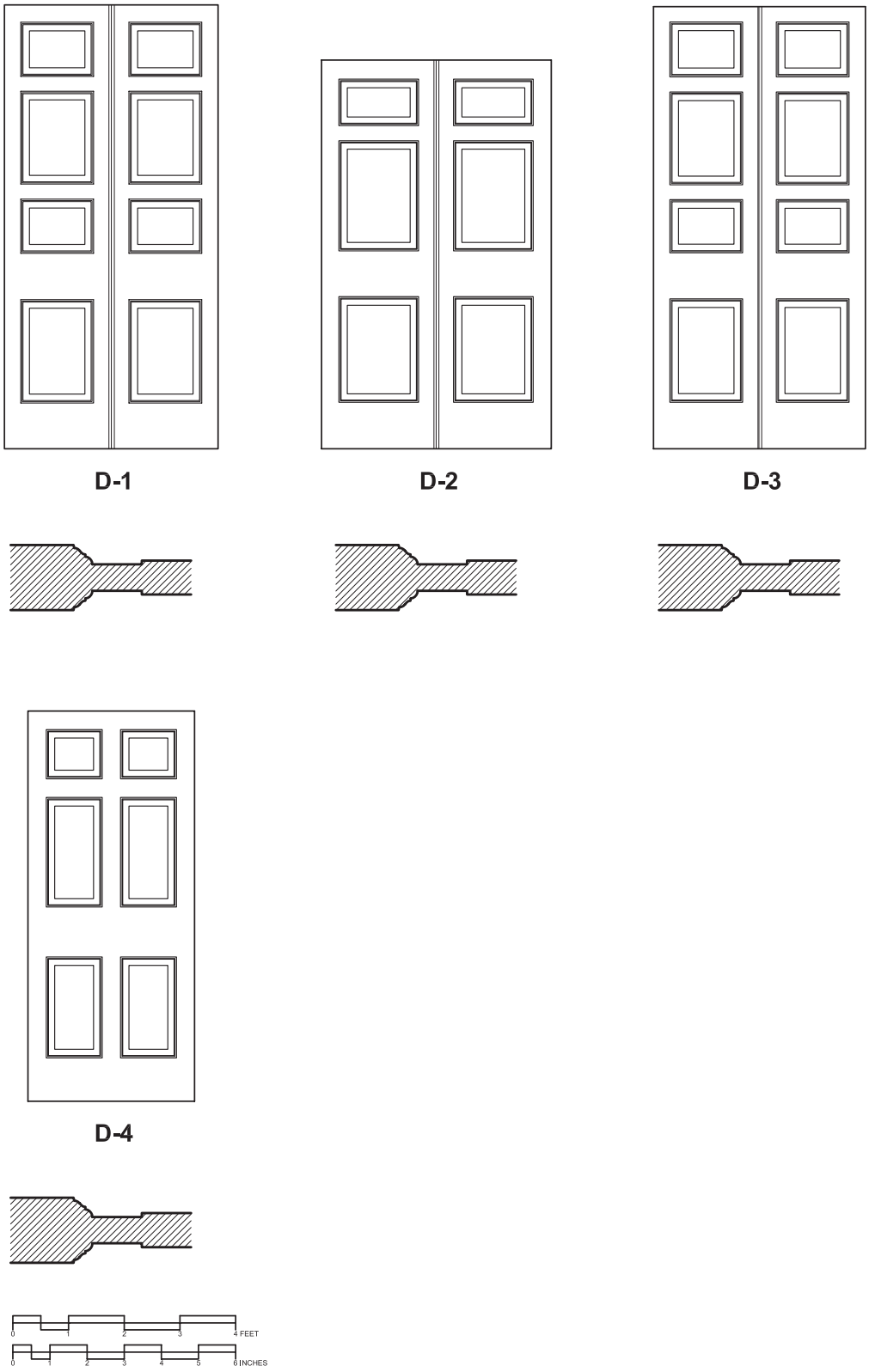
Fireplace: The 10'-1" wide chimney breast projects 2'-10" into the room and runs from floor to ceiling. The fireplace opening is 6'-1" wide at the front by 2'-7" deep and measures 3'-7 ½" high at the center of the arch. A segmental arch spans the fireplace opening; an iron camber bar under the arch is embedded in the cheeks of the masonry and supports the brick above the opening. Nailers in the brick are located 68" above the floor. Evidence for the location of the crane remains on the south face of the firebox. The bottom gudgeon remains in place; the brickwork has been rebuilt at the location of the top gudgeon. A hole in the south side of the chimney where a stove pipe once entered has been filled in.

Room B03 North Chamber. View looking west.

Room B03 North Chamber. View looking east.

Room B04 South Chamber. View looking west.

Room B04 South Chamber. View looking east.



Elevations and profiles of door types.

Room B02 CELLAR PASSAGE

The lateral passage runs through the center of the north-south axis of the Hotel dividing the cellar into two distinct spaces. The north end of the passage has been shortened in order to accommodate the steam lines running along and through the north wall of the cellar. There would have originally been a window in the north wall of the passage and door opens on each: one on the west wall to the kitchen and another opposite it leading into the north chamber. The south doorway allows access to the cellar entry.

Floor: Unfinished concrete.

Ceiling: Modern flat plaster on self-furring metal lath.

Walls: Modern flat plaster on self-furring metal lath over masonry.

Doors: The south doorway has a 5" wide architrave with a 2 ¾" fascia and 2 ¼" backband around the outside edge (Type A-8). The backband is composed of a cyma reversa with a ¾" fillet. The architrave terminates at the floor.
No. B021: Modern, two-panel stile-and-rail door (Type D-8).

Room B03 NORTH CHAMBER

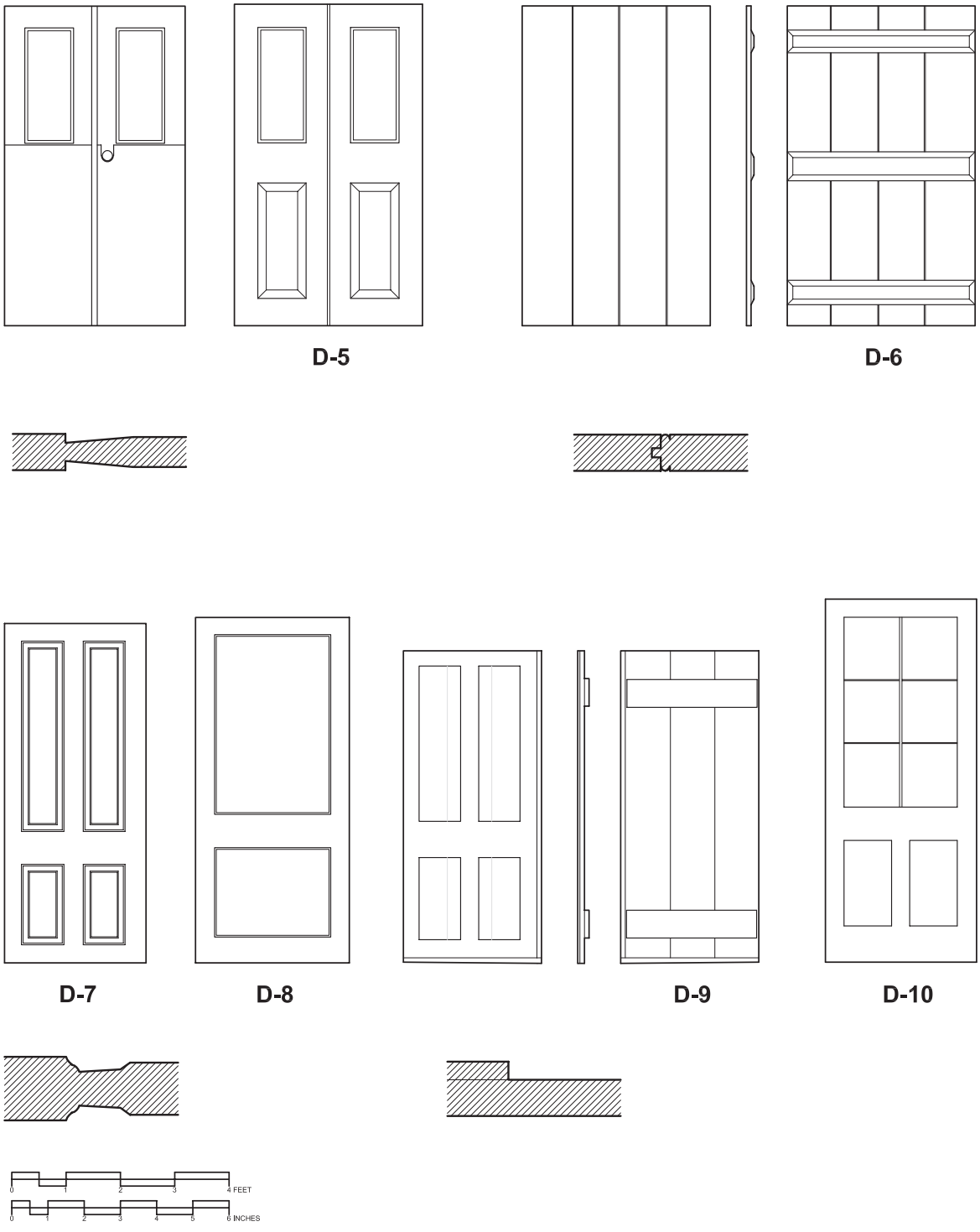
Located in the northeast corner of the Hotel, the chamber has doorways to the central passage and south chamber. The finishes all date to the twentieth-century and appear to relate to the conversion of the Hotel into laboratory space circa 1907 as well as Freddie Nichols' restoration of the Hotel c. 1965. The exterior walls of the chamber have been built out with concrete block and plastered resulting in deep reveals at the window openings. The wall in the northwest corner of the room has been altered as a result of the steam lines running through the north wall of the cellar.

The original fireplace is located in the southwest corner of the room; the opening has been bricked up and plastered over; however, a probe conducted as part of this investigation revealed that the fireplace survives largely intact.

Floor: Unfinished poured concrete floor, not intended as a finished surface. Evidence for a wood framing system located on top of this slab can be seen in the sidewalls where they meet the slab. This slab may have been installed to mitigate problems with water entering the space.

Ceiling: 12" x 12" perforated acoustic tile glued to plaster. Plaster is applied to self-furring metal lath.

Walls: Concrete block applied to the north and east walls. Flat plaster over



Elevations and profiles of door types.

expanded metal lath covers the west and south walls.

Doors: West door opening fitted with a 5" wide architrave having a 2 ¾" fascia and 2 ¼" backband around the outside edge (Type A-8). The backband is composed of a cyma reversa with a ¾" fillet. The architrave terminates at the floor.

No. B031: Four-panel stile-and-rail door (Type D-9). The west side of the door is finished with vertical boards.

Windows: Early-twentieth-century three-light, double-hung wooden sash with stamped steel pulleys. The lights each measure 20" x 12". The windows are recessed 12" in cement block openings with concrete sills. The sash as on the east have Fitch locks; the sashes on the north have keyed locks.

Fireplace: An original fireplace is located in the southwest corner of the room, now encapsulated behind the plaster. At the time of the survey, a 2'x 2' window was cut into the plaster, and brick infill was removed to observe the conditions. The fireplace opening measures approximately 42" wide by 37 ¾" high and is 19" deep.

Room B04 SOUTH CHAMBER

The south chamber has doorways to the north chamber and center passage. Like the north chamber, the finishes here date to the early twentieth-century and may relate to the conversion of the Hotel into laboratory space. The exterior walls of the chamber have been built out with concrete block and plastered, resulting in deep reveals at the window openings.

A fireplace was originally located in the northwest corner of the room. Only the back of this fireplace is original; however, it has been bricked over and is not readily visible. The sides of the firebox have been chopped away and rebuilt in some areas.

Floor: Unfinished concrete floor, not intended as a finished surface. Evidence for a wood framing system located on top of this slab can be seen on the walls where they meet the slab. This slab may have been installed to mitigate problems with water entering the space.

Ceiling: Flat plaster over self-furring expanded metal lath. Painted white.

Walls: Concrete block applied to the south and east walls, flat plaster over brick on the north and west walls.

Doors: West door opening fitted with a 4 ¾" wide architrave having a 2 ¾" fascia and 2" backband around the outside edge (Type A-8) Backband is composed of a cyma reversa with a ¾" fillet. Architrave terminates at the floor and appears to be original.

North opening and architrave appear to be later additions dating to the first quarter of the twentieth-century.

No. B041: Vertical board door beaded on both sides. Three horizontal battens, beveled on all four edges. Right-hand, inward swing. The door appears early, if not original.

No. B042: Early twentieth-century, four-panel, stile-and-rail door (Type D-7). Stamped steel knob and mortise lockset. Left-hand, inward swing.

Windows: Early twentieth-century, three-light, double-hung wooden sash with stamped steel pulleys. The lights each measure 20" x 12". The windows are recessed 12" in cement block openings with concrete sills. The sashes on the east have Fitch locks; the sashes on the south have keyed locks.

Fireplace: An original fireplace was located in the northwest corner of the room. A window cut into the plaster has revealed the remains of the fireplace. The fireplace has been completely compromised; however, fragmentary evidence of its existence remains.

Room B05 CELLAR ENTRY

This small vestibule was formed by the construction of the north wall between the entry and the passage. The vestibule has four doorways; the south doorway leads to the exterior of the building, the west doorway provides access to the kitchen, the east doorway provides access to the southeast chamber, and the north doorway enters the cellar passage.

Floor: Unfinished concrete.

Ceiling: Modern flat plaster over self-furring metal lath.

Walls: Modern flat plaster over masonry.

Doors: The north and south door openings have a 4 1/2" wide architrave with a 2 ¾" fascia and 1 3/4" backband around the outside edge (Type A-8). The backband is composed of a cyma reversa with a ¾" fillet. The architrave terminates at the floor. The door openings to the east and west openings have type A-6 architraves.

No. B051: Two stile-and-rail door leafs with panels below and glazing above (Type D-5). Both doors swing into the space. Each leaf has two 5" five-knuckle butt hinges with removable pins. A surface-mounted bolt is mounted at the top of the west leaf.

Room B06 STUDENT ROOM BASEMENT

The basement below the student rooms is essentially one room, divided by the base of the chimney. The exterior doorway is situated in the northeast corner of the space where it opens to the service area. The space principally houses services for the student rooms and the Hotel, in addition to being a pass-through for University steam lines. The floor framing for the student rooms above has been entirely replaced with formed concrete, no doubt as a result of the 1920 fire. A large area of infill on the north wall suggests a door opening may have been cut in between this space and the Hotel's basement, only to be filled in sometime later. Another significant area of infill is located at the south end of the east wall, possibly where an original window opening was located.

Floor: Unfinished concrete (probably poured after the 1920 fire). A terra cotta-lined floor drain is located northwest of the chimney base.

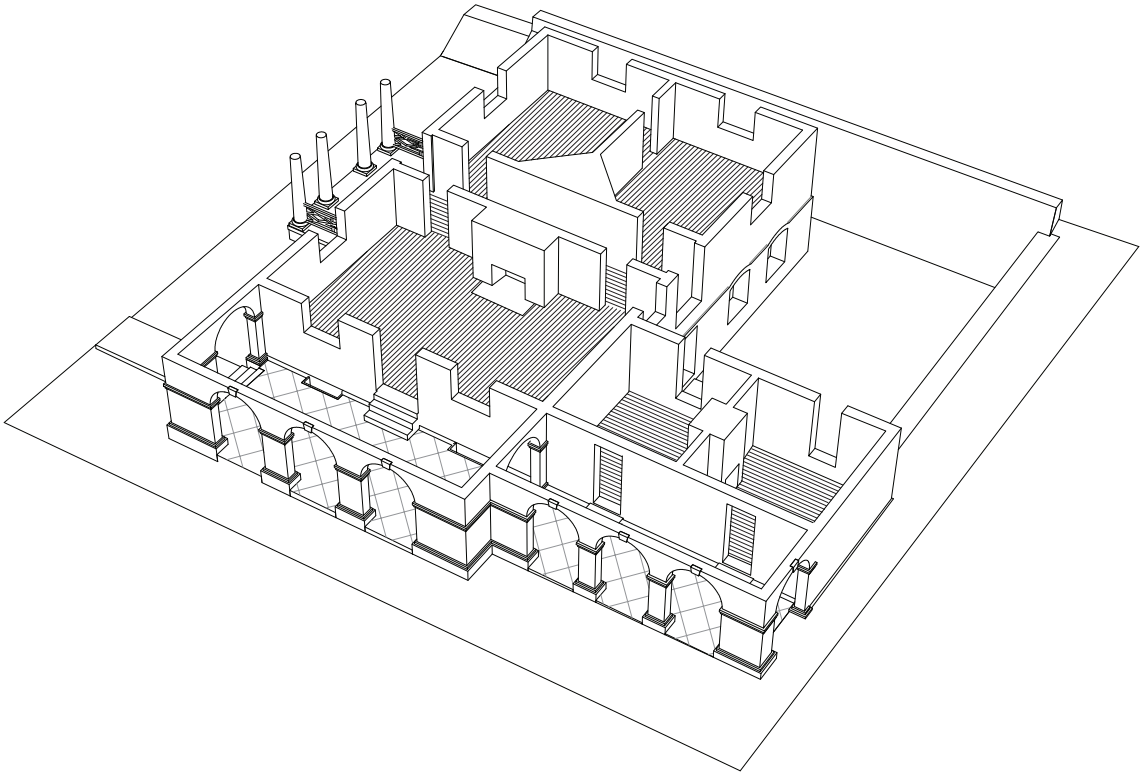
Ceiling: Unfinished concrete, c. 1921. Pieces of twisted rebar are exposed in random locations. Concrete beams in the floor structure run east/west.

Walls: Exposed brick laid in 1:5 American bond (five courses of stretchers followed by one course of headers). Remnants of whitewash remain scattered across the wall surfaces. Large areas of patching exist in the north wall and at the south end of the east wall. On the west wall down at floor level, is a bricked-in, arched opening. This opening is associated with a subsurface drainage system. The drainage conduit was located as part of an archaeological survey of the area. Outside remains of the conduit survive below grade and continue in a northwest direction.

Doors: Flat wood casings around the frame.

No. B061: Twentieth-century, stile-and-rail wooden door with two panels below the lock rail and six lights above (Type D-10). Hung with two 5" five-knuckle butt hinges with removable pins. Right-hand, inward swing.

HOTEL A



GROUND FLOOR

The ground floor plan of Hotel A consists of three rooms arranged around a central, north-south passage; the Refectory is located on the west side of the passage, while two parlors stand on the east side of the passage. The central chimney mass serves the cellar and ground-floor fireplaces and arches over the passage, allowing it to run the entire width of the building. Although the existing partitions and chimney are products of Frederick D. Nichols' c. 1965 restoration, they faithfully represent the original plan. That plan is identical to the one portrayed in John Neilson's drawing of the Hotel (labeled Hotel B in his drawing) and the one shown in the Maverick engraving. No doubt these were the sources used by Nichols as the basis for his work.

The ground floor of the Hotel is divided by a central passage which runs north-south and conveniently separates the public and private spaces of the Hotel. West of the passage was the Refectory, the dining hall where students took their meals. The two rooms east of the passage were the private domain of the Hotel-Keeper. In an entry from the Board of Visitors' minutes dated July 19th, 1833, referencing Hotel A, it was directed that the Proctor "...cause blinds to be annexed to the chamber and parlour windows of Mr. Conway's Hotel." Presumably, the two ground-floor rooms on the east side of the Hotel are those referred to in the meeting minutes. Given the location of the rooms, it is logical to believe that the parlor was located in the northeast room given its proximity to the north entry and University grounds. The chamber would have been located in the southeast corner of the Hotel, away from the public entry and secluded in what could be considered the rear of the Hotel.

ARCHITECTURAL DESCRIPTION

ROOM 101 REFECTORY

The Refectory is the largest space in the Hotel, occupying the entire western half of the building. This space originally functioned as the dining hall where students took their meals. The Refectory is entered from the arcade through a set of double doors and from the passage by doors at the north and south ends of the east wall. Centered between these doors is the fireplace. Both the fireplace and its mantelpiece are reconstructions of the originals, installed as part of Frederick Nichols' restoration of the Hotel.

Floor: Random-width (4"-5 ¾") tongue-and-groove boards running east-west. Stained and varnished. Mixed flat and edge grain.

Ceiling: Flat plaster painted white, c. 1965. Recessed canister light fixtures.

Cornice: 2'-4" x 1'-2" painted wood cornice (Type C-2). The cornice is early; it is made up of remnants pieced together to form one complete cornice. The material appears to be contemporary with the construction of the Hotel; however, its exact origin is unknown. The cornice appears to have been reinstalled when the present ceiling was constructed.

Walls: Flat plaster painted off white, c. 1965. Plaster over masonry on the north, west, and south walls. On the east wall, the plaster is applied over concrete block.

Baseboard: 6" mopboard with molded cap (Type B-1), c. 1965.

Chair Rail: 4" wide painted wood rail (Type CR-1), c. 1965.

Doors: Three door openings with molded wood architraves. The doors are twentieth-century (c. 1965) and grained to imitate mahogany. The architrave for door No. 1011 differs from all others and likely dates to late-nineteenth or early twentieth- century improvements. This architrave is composed of a 7" wide double fascia separated by a ¼" quirked bead with a 2" wide ogee bolection molding with slight ⅛" fillet around the outside edge (Type A-4). The backband to the architraves at doors No. 1012 and 1013 both have a 1" fillet and cyma reversa (Type A-3). The architrave sits atop 6" plinth blocks at the floor.

No. 1011: Two reproduction four-panel, stile-and-rail door leafs with fielded panels (Type D-1). Both doors swing into the room. Hardware: Each leaf has three 5" five-knuckle butt hinges with removable pins. South leaf has

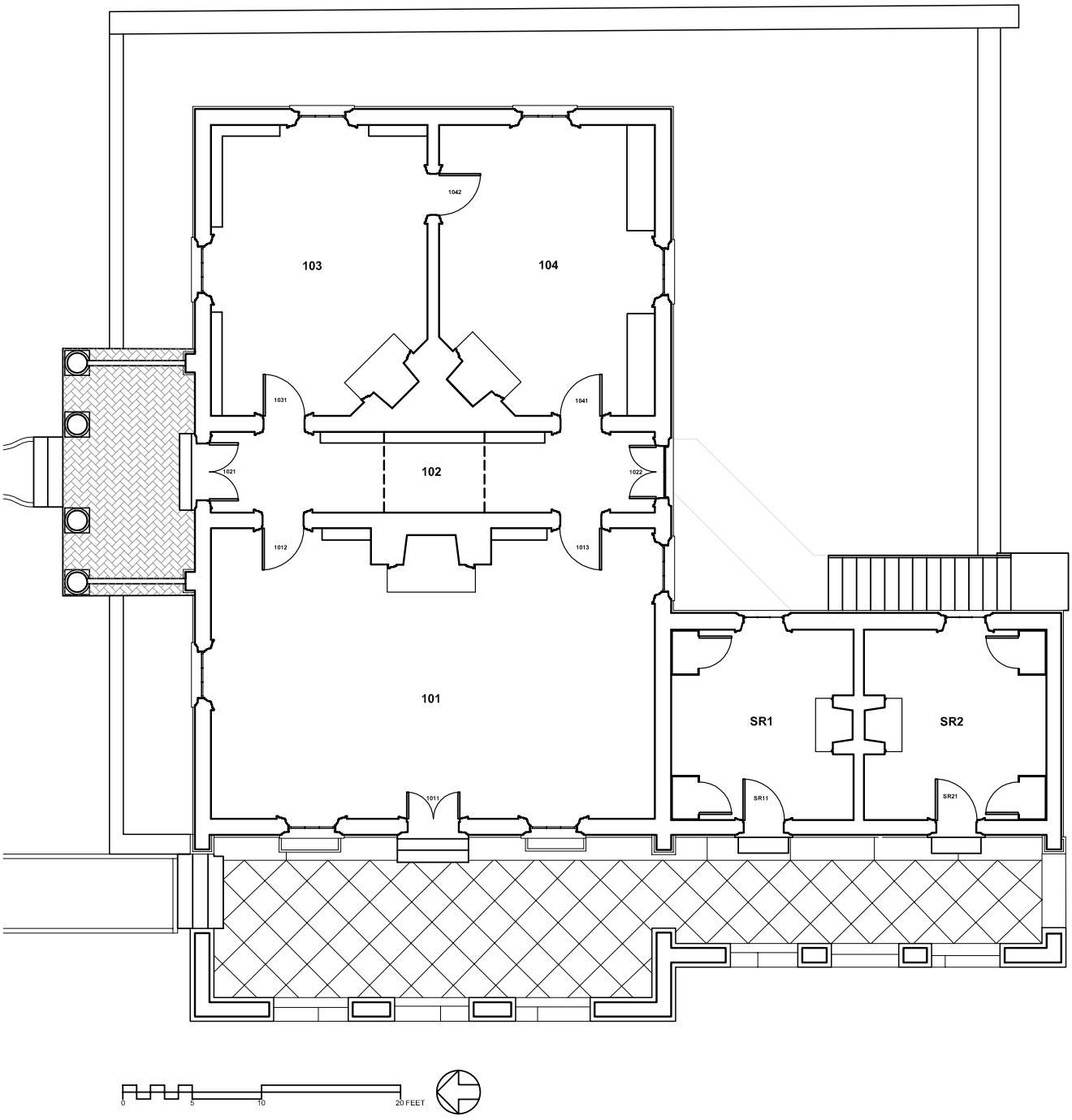
two brass reproduction surface-mounted bolts, one at the top and one at the bottom. The north leaf has a twentieth-century Corbin mortise lock in the north leaf. Two Dutchmen on each side of the jamb provide evidence of earlier hinge locations (both sets of Dutchmen are 6 ½" long and the tops are located 13" and 82" above finish floor). A modern brass mail slot is installed in the south leaf.

No. 1012: Reproduction, six-panel, stile-and-rail door (Type D-4). Right-hand swing. Hardware: Three 5" five-knuckle butt hinges with removable pins. Mortise lock and strike plate with brass knobs and pedant keyhole escutcheon.

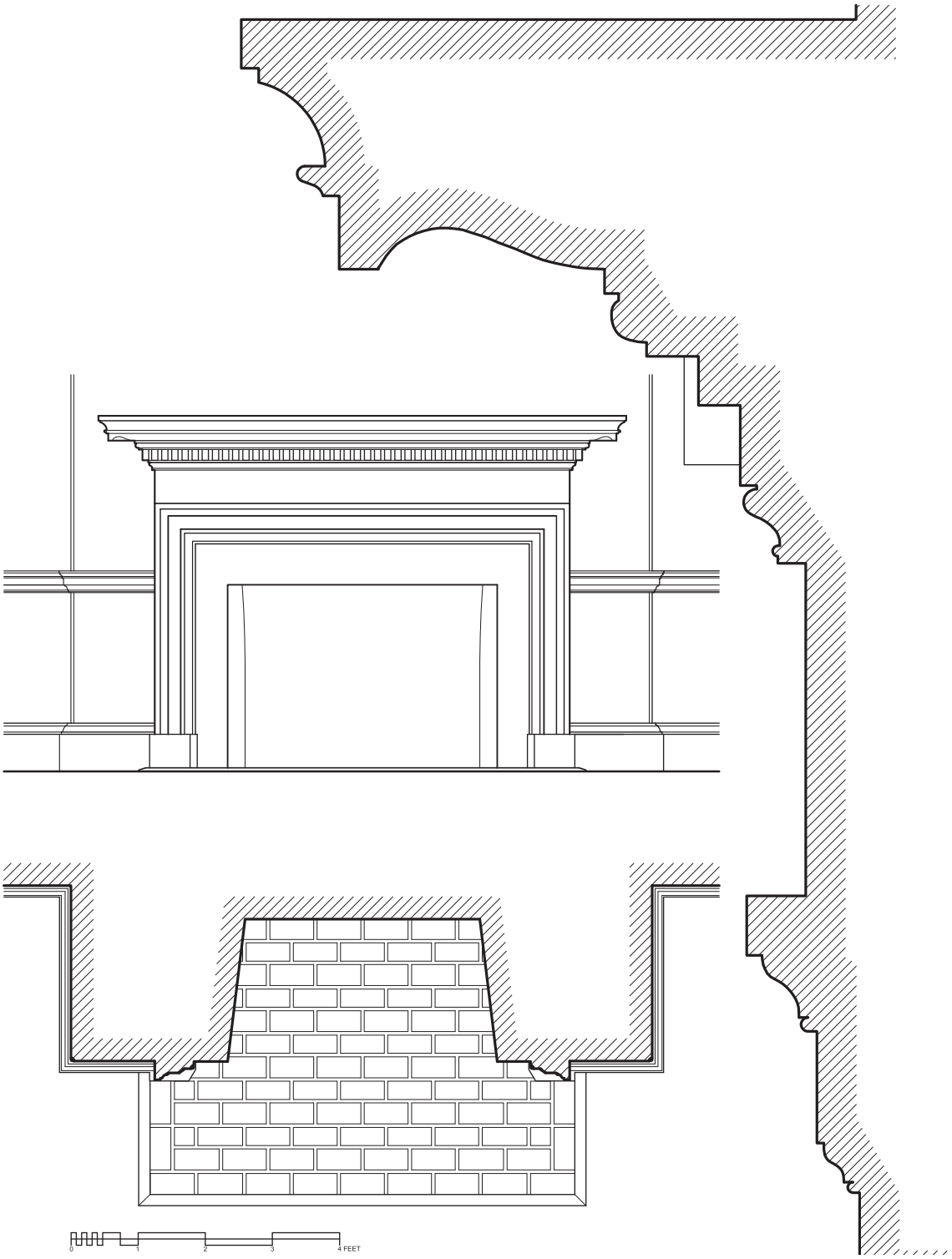
No. 1013: Reproduction, six-panel, stile-and-rail door (Type D-4). Left-hand swing. Hardware: Three 5" five-knuckle butt hinges with removable pins. Mortise lock-and-strike plate with brass knobs and pedant keyhole escutcheon.

Windows: Four double-hung, six-light, wooden, counter weighted sashes (Type W-1), two on the west wall (Type M-1), one on the north wall (Type M-1) and one on the south wall (Type M-3). Each sash has 12" x 12" lights and late-twentieth-century Fitch sash locks. The windows are set in splayed openings with paneled reveals. The window openings are finished with double fascia architraves (Type A-3); the fascias are separated by a 1" cyma reversa with a bead. The inside edge of the architrave terminates with a ½" bead. The backband is composed of a 1" fillet and cyma reversa. The architrave sits atop a 6" plinth block where it meets the floor.

Fireplace: Situated near the center of the east wall, the 8'-8" wide chimney projects 2'-7 5/8" into the room. The brick-lined firebox and plastered surround are painted black. A mortared brick fore hearth projects 21 ½" into the room. A double architrave runs around the top and sides of the opening. A 6" wide frieze supports a dentiled cornice, acting as the mantel shelf (c. 1965).



Existing Ground Floor Plan



Mantel elevation and details, Room 101

ROOM 102 PASSAGE

The Passage runs in a north-south direction through the center of the Hotel and acts as the central conduit for traffic in the building. With six doors, it controls access between the Hotel's interior and exterior spaces. The doorway in the north wall allowed access from the University grounds while the south door led to a deck located along the south side of the Hotel. Stairs connected to the deck allowed access between the first floor and the cellar, an area very much tied to the operation of the first floor.

Floor: Random width (4"-5 ¾") tongue-and-groove boards running east-west. Stained and varnished. Mixed flat and edge grain.

Ceiling: Flat plaster painted white, c. 1965.

Cornice: 2'-6" x 1'-0" plaster cornice, run in place, over expanded-metal lath (Type C-1) circa 1965.

Walls: Flat plaster painted off white, c. 1965. Plaster over masonry on the north and south walls. On the east and west walls, the plaster is applied over concrete block.

Baseboard: 6" mopboard with molded cap (Type B-1) c. 1965. Modern on the interior walls; original on the exterior walls.

Chair Rail: 4" painted wood rail (Type CR-1). Modern (c. 1965) on the interior walls; original on the exterior walls.

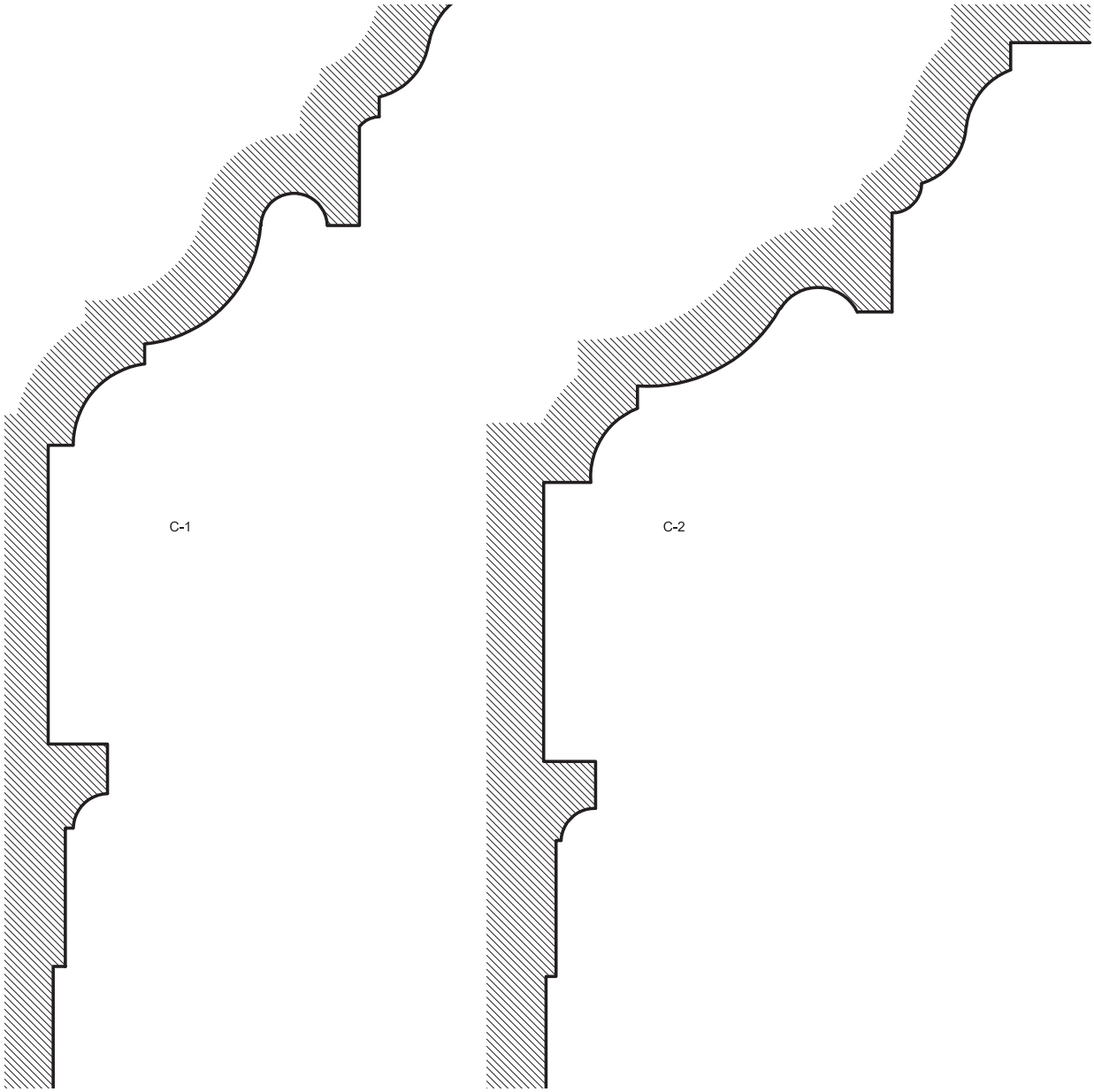
Doors: Two door openings with molded wood architraves. The doors are twentieth-century (c. 1965) and grained to imitate mahogany. The architrave is composed of a 7" wide double fascia separated by a ¼" bead (Type A-3). The inside edge of the architrave terminates with a ½" bead. The backband is composed of a 1" fillet and cyma reversa. The architrave sits atop a 6" plinth block where it meets the floor. A reproduction seven-light, semicircular transom is located over the south door opening (c. 1965).

Both door openings have Dutchman repairs indicating earlier hinge locations. At the north door, the tops of the Dutchmen are located 13" and 73 ½" above finish floor. At the south door, the lower mark is covered by the bottom hinge, and the upper mark is 84 ¾" above finish floor.

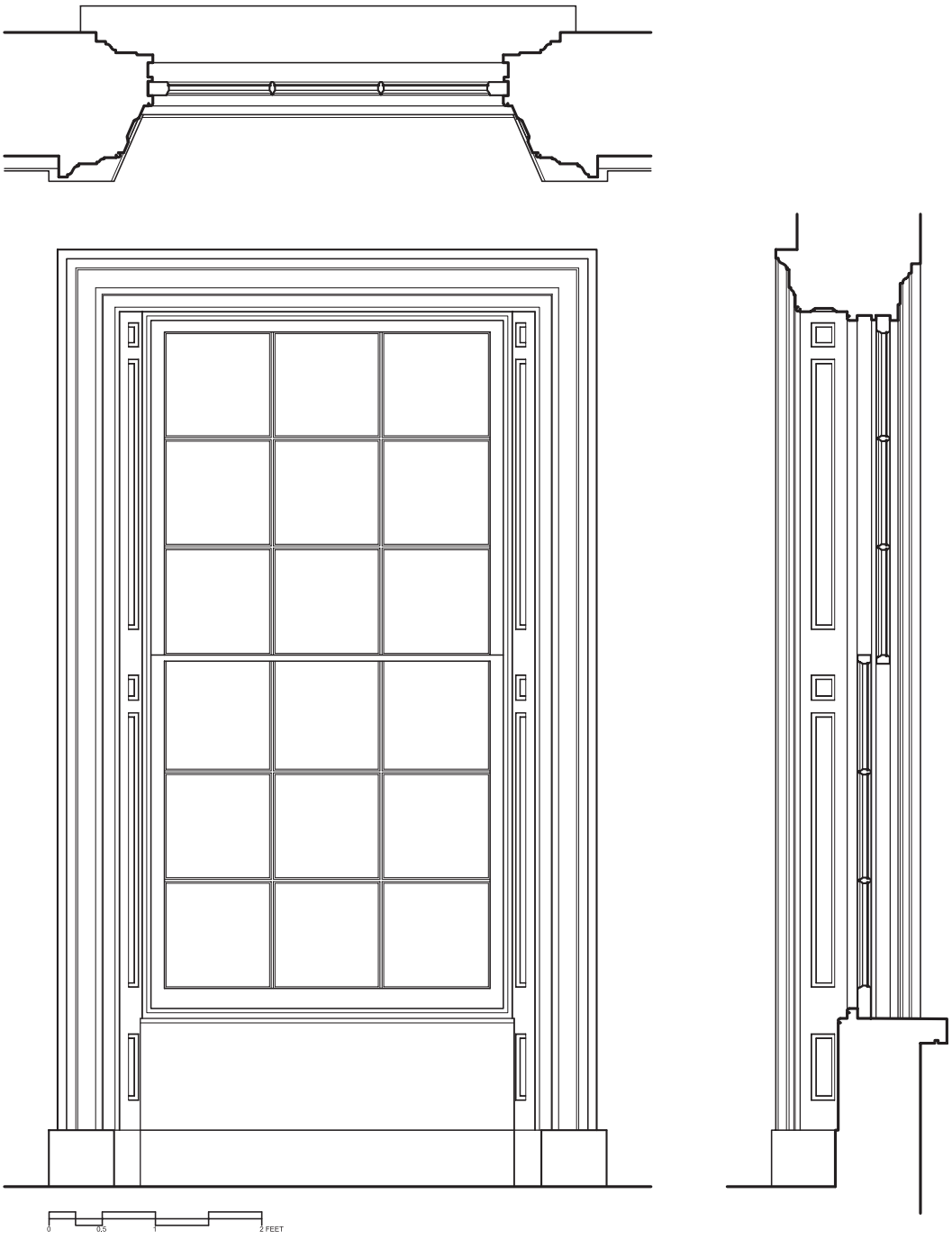
No. 1021: Two reproduction, three-panel, stile-and-rail door leafs with fielded panels (Type D-2). Both doors swing into the room. Hardware:

Each leaf has three 5” five-knuckle butt hinges with removable pins. West leaf has two brass reproduction surface-mounted bolts, one at the top and one at the bottom. The east leaf has a twentieth-century mortise lock.

No. 1022: Two reproduction, four-panel, stile-and-rail door leafs with fielded panels (Type D-3). Both doors swing into the room. Hardware: Each leaf has three 5” five-knuckle butts with removable pins. East leaf has two brass reproduction surface mounted bolts, one at the top and one at the bottom. The west leaf has a twentieth-century mortise lock.



Cornice profiles: Type C-1, Rooms 102, 103, 104 at left and Type C-2, Room 101 at right.



Ground floor window elevation and sections

HOTEL A

ROOM 103 PARLOR

Located in the northeast corner of the Hotel, this room would have been the Hotel-Keeper's best room where he would have received visitors and conducted business. The room has two doorways: one in the west wall to the passage and another in the south wall leading to the adjacent room. Windows in the north and east walls allow natural light into the parlor. A corner fireplace is located in the southwest angle of the room. The east window opening had been modified into a doorway when the addition was constructed and changed back to a window when the east addition was removed.

Floor: Random width (4"-5 ¾") tongue-and-groove boards running east-west. Stained and varnished. Mixed flat and edge grain.

Ceiling: Flat plaster painted white, c. 1965. Two recessed canister light fixtures. Cover plate located in the center of the ceiling.

Cornice: 2'-6" x 1'-0" plaster cornice, run in place over expanded-metal lath (Type C-1) circa 1965.

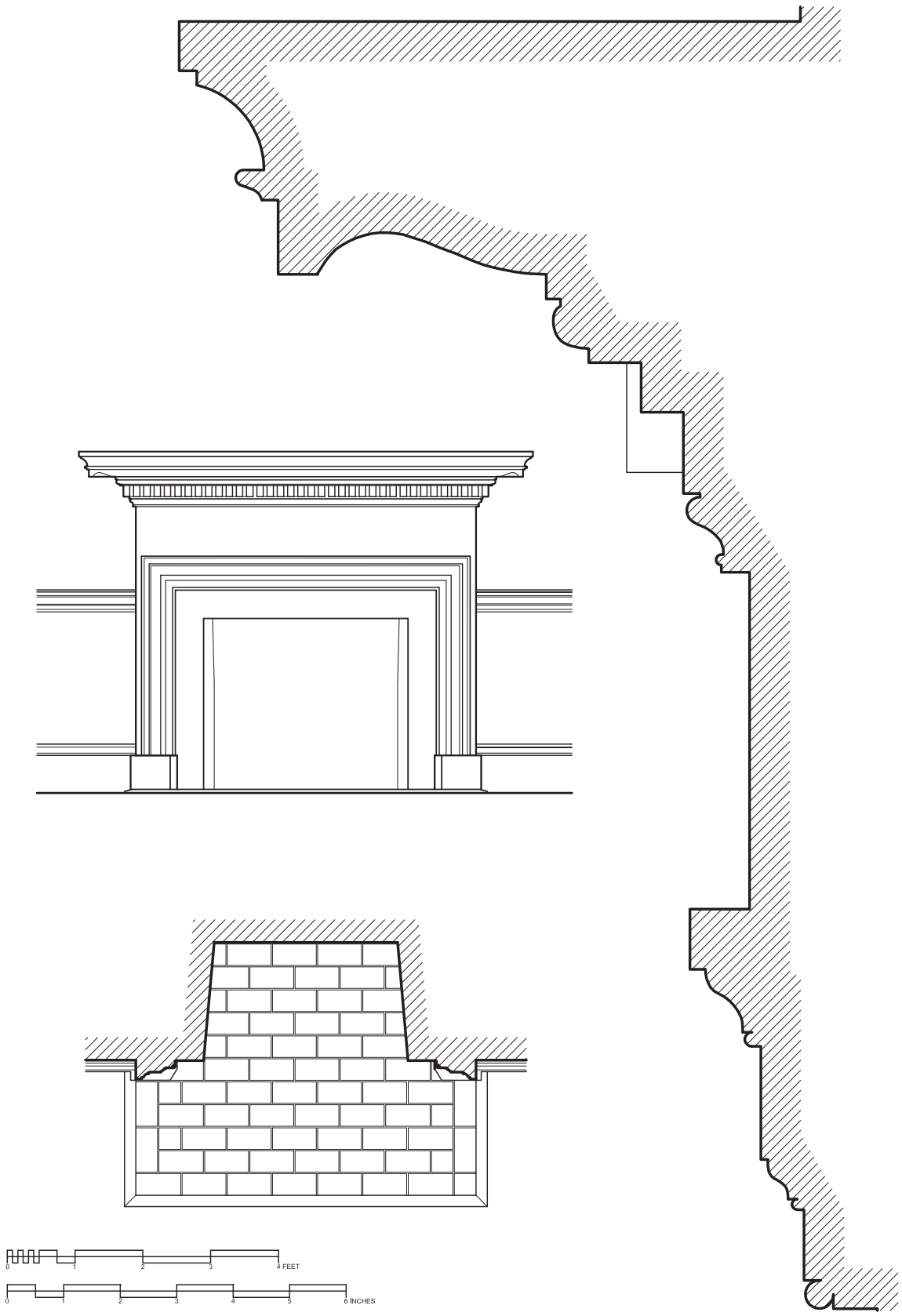
Walls: Flat plaster painted off white, c. 1965. Plaster over masonry on the north, east and south walls. On the west wall, the plaster is applied over concrete block.

Baseboard: 6" mopboard with molded cap (Type B-1). Modern (c. 1965) on the interior walls: original on the exterior walls.

Chair Rail: 4" painted wood rail (Type CR-1). Modern (c. 1965) on the interior walls: original on the exterior walls.

Doors: Two door openings with molded wood architraves. Only the west door opens into the room. The door is a twentieth-century reproduction and grained to imitate mahogany (c. 1965). The architraves are composed of a 7" wide double fascia separated by a ¼" bead (Type A-3). The inside edge of the architrave terminates with a ½" bead. The backband is composed of a 1" fillet and cyma reversa. The architrave sits atop a 6" plinth block where it meets the floor.

No. 1031: Reproduction, six-panel, stile-and-rail door (Type D-4). Left-hand inward swing. Hardware: Three 5" five-knuckle butt hinges with removable pins. Mortise lock and strike plate with brass knobs and pedant keyhole escutcheon.



Mantel elevation and details, Room 103 and 104

Windows: Two double-hung, six-light, wooden counter weighted sashes (Type W-1): one on the north wall (Type M-1); one on the east wall (Type M-2). Each sash has 12” x 12” lights and late twentieth-century Fitch sash locks. The windows are set in splayed openings with paneled reveals. The window openings are finished with double-fascia architraves; the fascias are separated by a 1” cyma reversa with a bead. The inside edge of the architrave terminates with a ½” bead. The backband is composed of a 1” fillet and cyma reversa. The architrave sits atop a 6” plinth block where it meets the floor.

Fireplace: Situated in the southwest corner. The brick-lined firebox and plastered surround are painted black. A mortared brick fore hearth projects 26” into the room. A double architrave runs around the top and sides of the opening. A 6” wide frieze supports a dentiled cornice acting as the mantel shelf. The fireplace woodwork is a modern reproduction, modeled after details found at the University (c. 1965).

Room 103 Parlor. View looking west.

ROOM 104 CHAMBER

Located immediately south of the Parlor, the Chamber is a continuation of the Hotel-Keeper's private domain. The Chamber would have functioned as the Hotel-Keeper's sleeping quarters. The plan of the Chamber is essentially a mirror image of the Parlor with doors in the north and west walls, windows in the east and south walls, and an angled fireplace in the northwest. The closets along the south wall are a modern addition. As in the North Parlor, the east window was converted into a door opening when the addition was constructed and then returned to a window during the Nichols' restoration.

Floor: Random-width (4" – 5 ¾ ") tongue-and-groove boards running east-west. Stained and varnished. Mixed flat and edge grain.

Ceiling: Flat plaster painted white, c. 1965. Two recessed canister light fixtures. Cover plate located in the center of the ceiling.

Cornice: 2'-6" x 1'-0" plaster cornice, run in place, over expanded-metal lath (Type C-1) circa 1965.

Walls: Flat plaster painted off white, c. 1965. Plaster over masonry on the east and south walls. On the west wall, the plaster is applied over cement block. Plaster is applied to wood framing on the north wall.

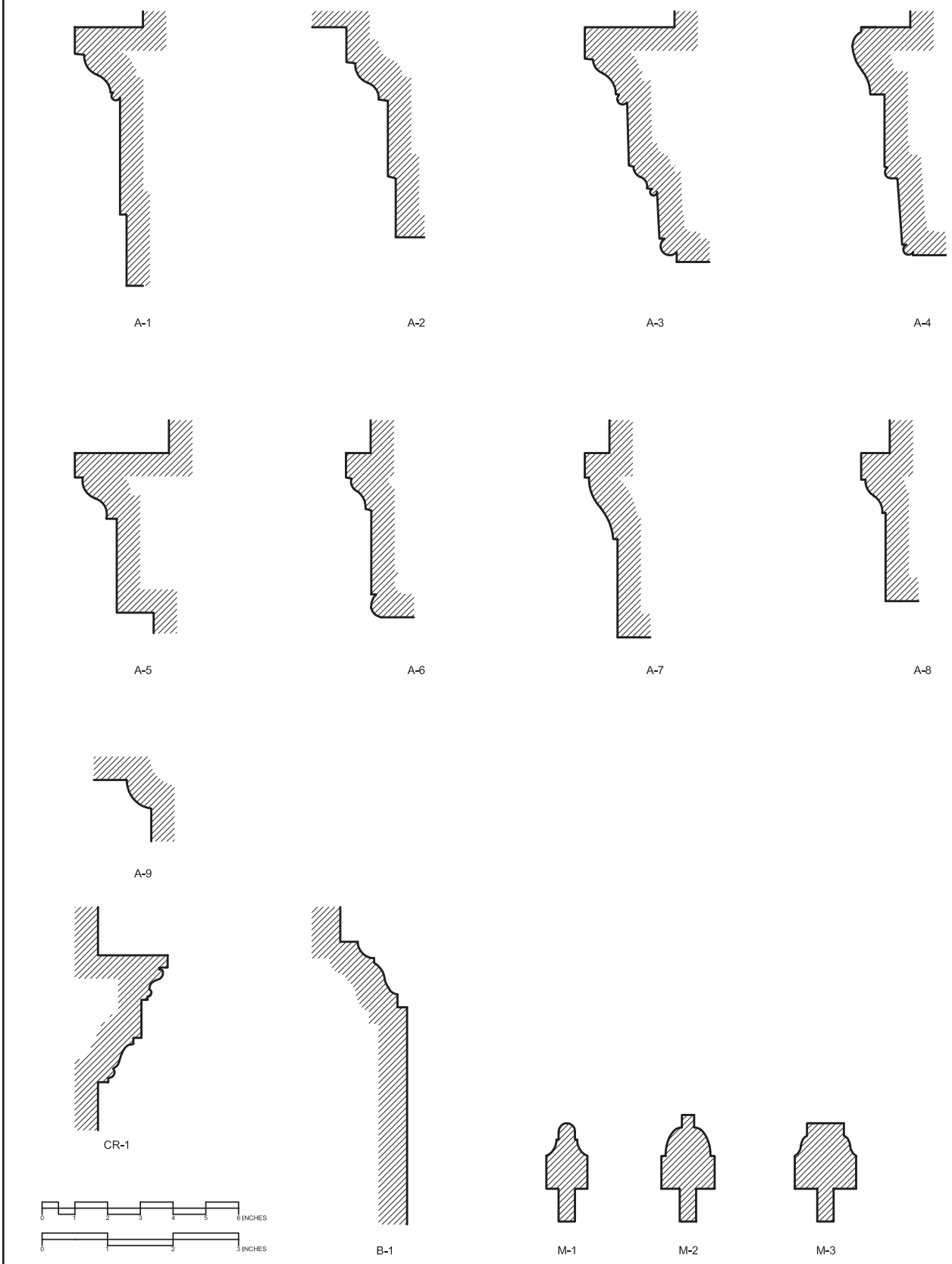
Baseboard: 6" mopboard with molded cap (Type B-1). Modern on the interior walls (c. 1965); original on the exterior walls.

Chair Rail: 4" painted wood rail (Type CR-1). Modern on the interior walls c. 1965; original on the exterior walls.

Doors: Two door openings with molded wood architraves. The doors are twentieth- century reproductions (c. 1965), grained to imitate mahogany. The architraves are composed of a 7" wide double fascia separated by a ¼" quirked bead (Type A-3). The inside edge of the architrave terminates with a ½" quirked bead. The backband is composed of a 1" fillet and cyma reversa. The architrave sits atop a 6" plinth block where it meets the floor.

No. 1041: Reproduction six-panel stile-and-rail door (Type D-4). Right hand inward swing. Hardware: Three 5" five-knuckle butts with removable pins. Mortise lock-and-strike plate with brass knobs and pedant drop keyhole escutcheon.

No. 1042: Reproduction six panel stile-and-rail door (Type D-4). Left hand



Architrave, chair rail, baseboard and muntin profiles

inward swing. Hardware: Three 5” five-knuckle butts with removable pins. Mortise lock-and-strike plate with brass knobs and pedant drop keyhole escutcheon.

Windows: Two double-hung, six-light, wood frame counter weighted sashes (Type W-1): one on the east wall (Type M-2); one on the south wall (Type M-1). Each sash has 12” x 12” lights and late twentieth-century Fitch sash locks. The windows are set in splayed openings with paneled reveals. The window openings are finished with double fascia architraves; the fascias are separated by a 1” cyma reversa with a bead. The inside edge of the architrave terminates with a ½” bead. The backband is composed of a 1” fillet and cyma reversa. The architrave sits atop a 6” plinth block where it meets the floor.

Fireplace: Situated in the northwest corner. The brick-lined firebox and plastered surround are painted black. A mortared brick fore hearth projects 26” into the room. A double architrave runs around the top and sides of the opening. A 6” wide frieze supports a dentiled cornice, acting as the mantel shelf. The fireplace woodwork is a modern reproduction (c. 1965) modeled after details found at the University.

Room 104 Chamber. View looking northeast.

HOTEL A

SR 1 and SR 2 STUDENT ROOMS

Each student room is approximately 13' x 13', providing the student with 169 square feet of living space. Though each room is now occupied by a single student, they were originally meant for two students. The student rooms are entered through doors in the west elevation; windows in the east elevation admit natural light and air. Aside from the addition of a closet, sink, and radiator, the student rooms appear much as they did when originally constructed. While each student room has central heat, students are allowed to have wood fires in the fireplaces. The interiors of the student rooms were completely destroyed as a result of the 1920 fire; they appear to have been reconstructed sometime between 1920 and 1930.

Floor: Wood parquet flooring in 9" x 9" tiles with five boards to each tile. Concrete subfloor can be observed from the cellar.

Ceiling: 20th century plaster.

Walls: 20th century plaster over masonry. Modern 2" picture rail, 4" below ceiling.

Baseboard: 5" mopboard with 5/8" bead. 7/8" shoe mold where board meets the floor (Type B-2).

Doors: Circa 1900 wood door, painted dark green. The architraves are composed of a 6 3/4" wide double fascia separated by a ¼" bead (Type A-3). The inside edge of the architrave terminates with a ½" bead. The backband is composed of a 1" fillet and cyma reversa. The architrave sits atop a 6" plinth block where it meets the floor.

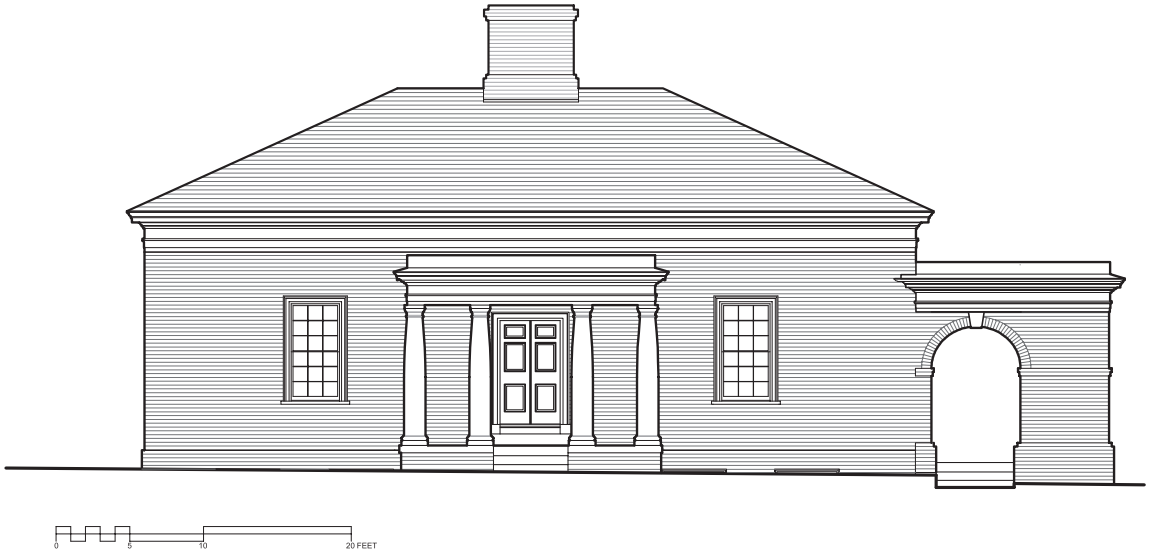
SR11 and SR 21: Six-panel, stile-and-rail door (Type D-10). Left-hand, inward swing. Hardware: Two, five-knuckle butt hinges with removable pins. Mortise lock with brass knobs. Brass cylinder lock located above the doorknobs

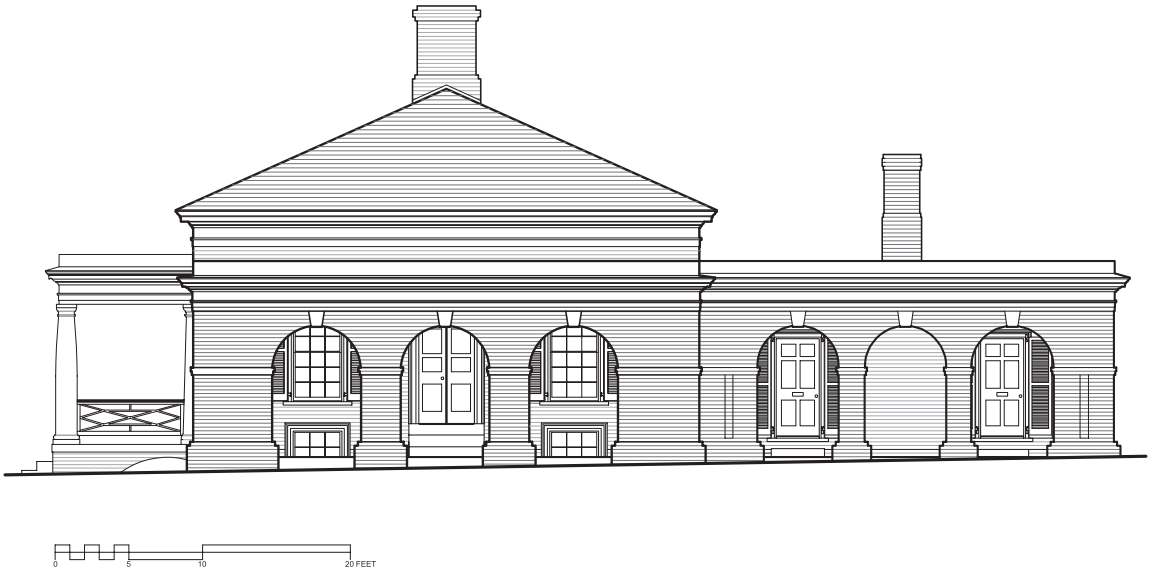
Windows: Double-hung, six-light, wood frame, counter weighted sash on the east wall. Each sash has 12" x 12" lights and late twentieth-century Fitch sash locks. The windows are set in splayed openings. The window openings are finished with double fascia architraves; the fascias are separated by a 1" cyma reversa with a quirked bead (Type A-11). The inside edge of the architrave terminates with a ½" quirked bead. The backband is composed of a 1" fillet and cyma reversa. The architrave terminates at a window stool below the opening.

Fireplace: Situated in the center of the south and north walls of SR 1 and SR 2 respectively, both fireplace openings measure 2'-6" x 2"-6" and are 1"-5" deep with raised brick hearths. The fore hearth extends into the room 1'-2".

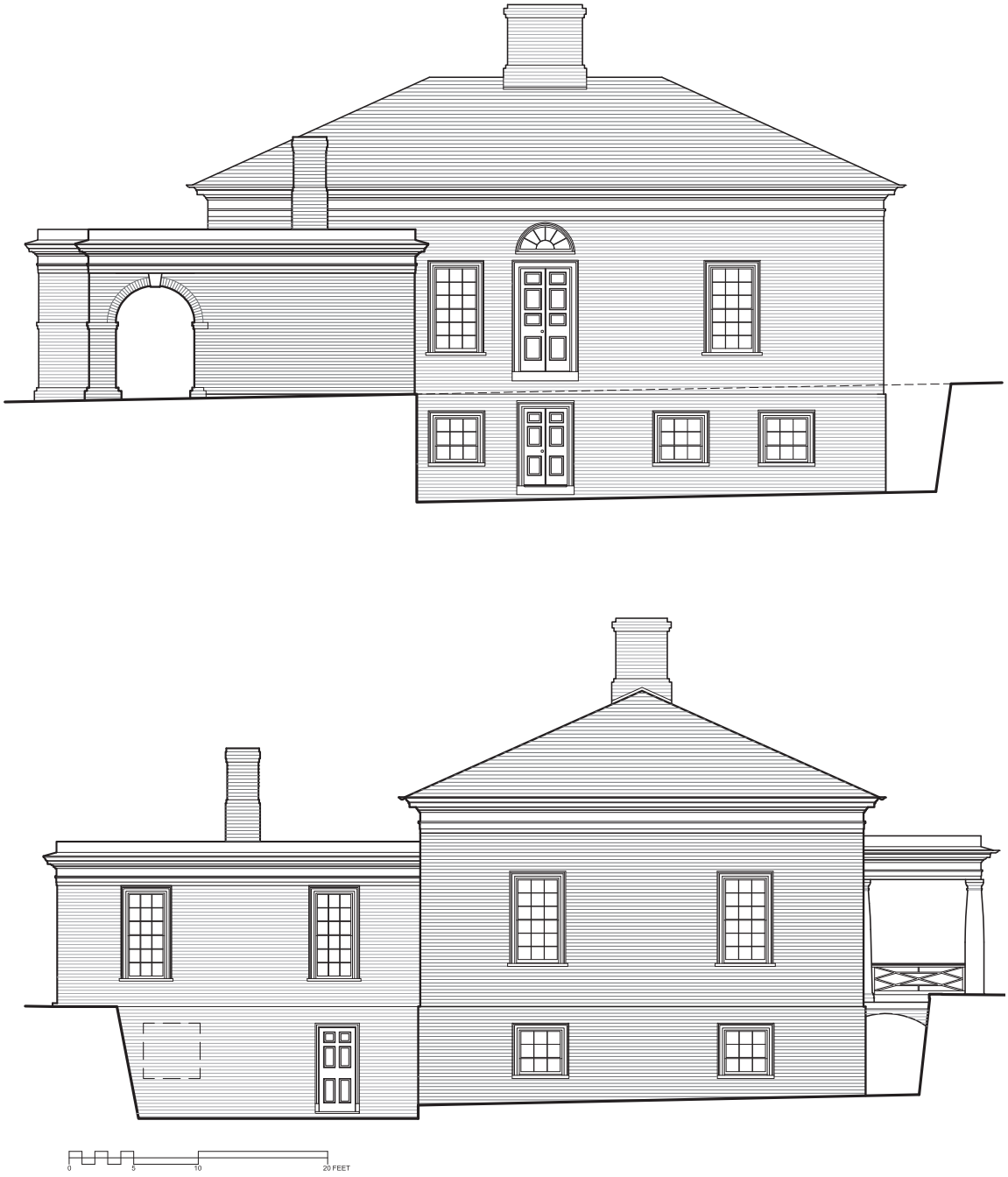
The surround is rendered and painted black. The fireplace is framed with a wood architrave consisting of a ¾" fillet with a cyma reversa.

Features: Modern, built-in closets are located next to the beds; the closet on the east side contains a sink. Cast-iron hot water radiators are located under each of the window openings.

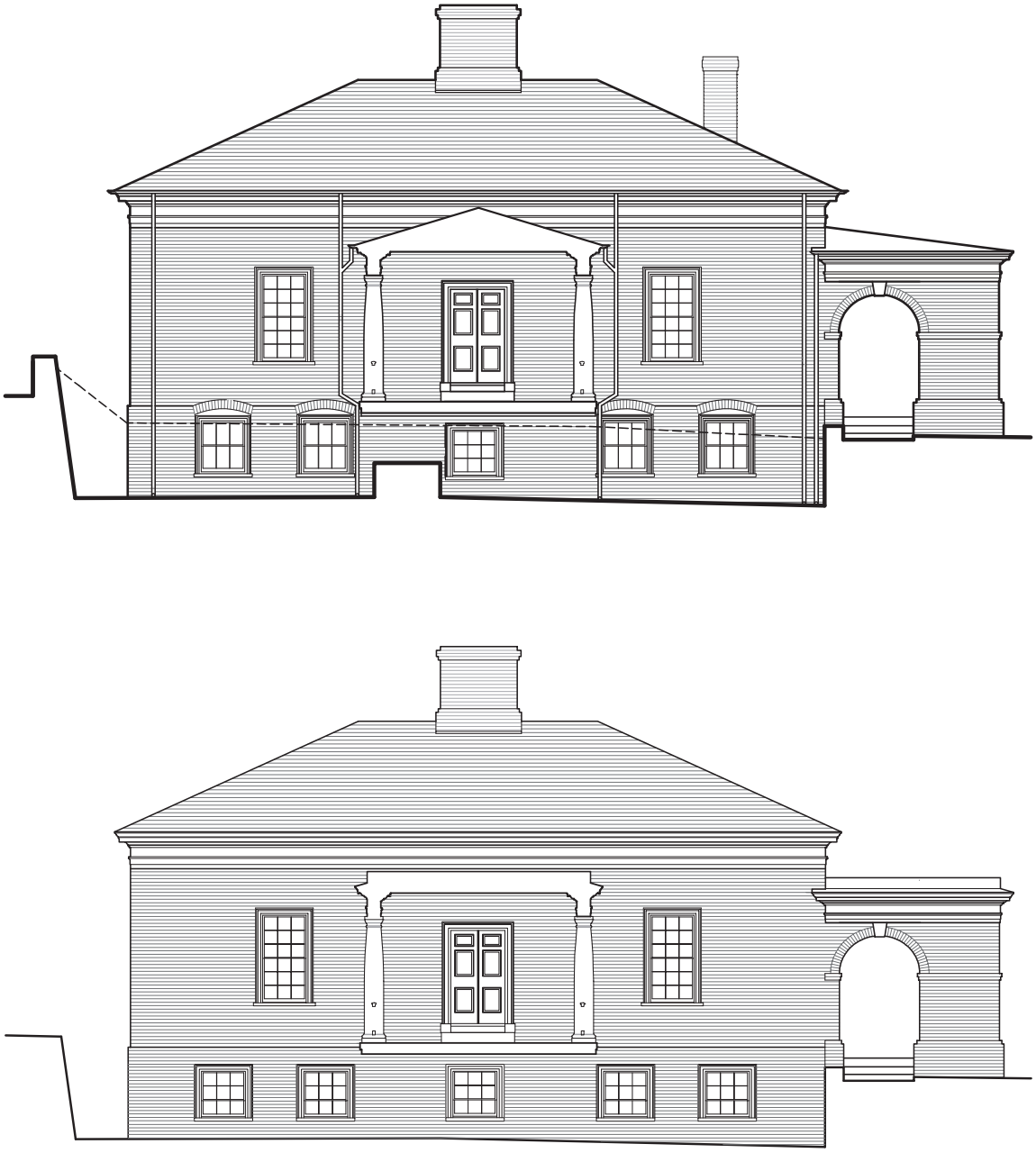




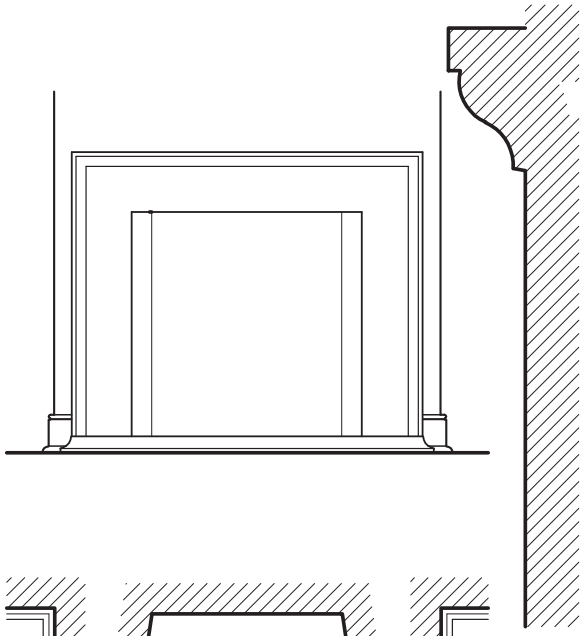
Top, Restored North Facade
Bottom, Restored West Facade

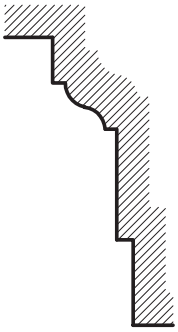


Top, Restored South Facade
Bottom, Restored East Facade

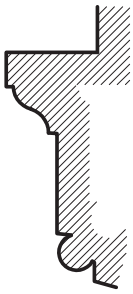


Top, Existing North Facade, Section Through Porch
Bottom, Restored North Facade, Section Through Porch

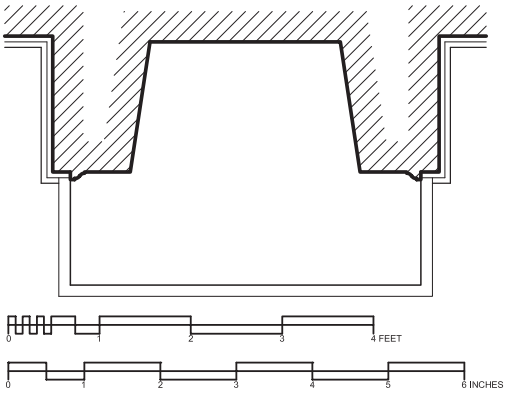


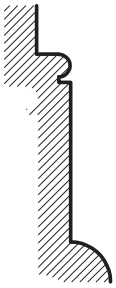


A-10

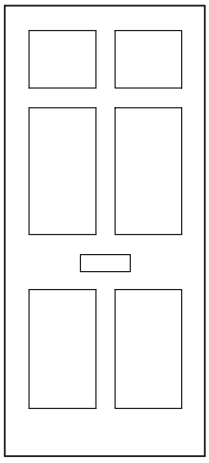


A-11

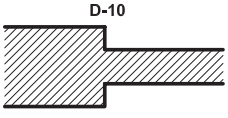


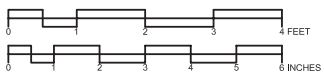


B-2



D-10





Student room fire place, door, architrave and baseboard details

HOTEL A

PROBLEMS OF REPAIR

As with nearly all of the Jefferson-period buildings at the University, Hotel A remains largely in good condition. Its endurance can be attributed to the quality of its design and the materials used in its construction. In 183 years of use, Hotel A has gone through a variety of uses, numerous repairs, and a comprehensive restoration, yet still serves its function well. While the paragraphs below address general repairs necessary for the upkeep and maintenance of the Hotel, the larger issue of restoring Hotel A to its original appearance is addressed at the end of this section.

For the most part, Hotel A is in relatively good condition, exhibiting only minor problems attributable to its use and age. Perhaps the most serious issue facing the Hotel is related to water entering the cellar area. This problem is exacerbated by the lack of drainage in the service area and the soil profile located there. Apart from this, the majority of work relates to deteriorating materials located throughout the Hotel.

The practice of dating all new work should be encouraged as repairs are made to the building. Materials should be inconspicuously marked with the month and year of installation for future reference. Markings can range from simply writing dates directly on the material to date stamping copper tags which can then be nailed to a surface depending on the location and conditions.

DRAINAGE

The cellars of the Hotel and student rooms suffer considerably from moisture-related issues. The building is essentially constructed within an excavated pit surrounded by retaining walls on three sides. A test pit dug in the service area adjacent to the south wall of the Hotel revealed two significant details: the soil here appears to be undisturbed clay and secondly, the Hotel is simply built immediately on top of this clay, and its foundations extend below grade only about five inches.

The nature of the excavated service area prevents water from draining, causing runoff from the Hotel and student rooms together with rainwater trapped in the service area to pond either above or below the brick paving, and, ultimately, work its way into the cellars of the building. The service area is constantly wet and filled with vegetation. A heavy line of soiling is visible on the Hotel in the northwest corner of the service area. Two roof leaders drain directly into this area: one is located west of the door into the Hotel's cellar, and the other is at the

southwest corner of the Hotel.

Historically, moisture must have migrated into the cellar walls, both interior partitions, and exterior walls, as well as throughout the floor areas. This may have been a chronic problem throughout all the cellars; however, it must have been especially bad in the east portion of the Hotel's cellar. Measures to correct this problem can still be seen in the cellar here. The brick paving that would have originally covered the cellar floors has been replaced (or covered) by a concrete topping slab over which a wood floor system was installed. Concrete block has been laid up against the insides of the exterior walls of the Hotel and painted over in an attempt to prevent water from migrating through. These attempts at arresting the water issues appear to have had little, if any, success and have done nothing to solve the root cause of the problems.

Recommendations:

> Given the conditions that exist, there is no simple solution to remedy the moisture infiltration problems plaguing the Hotel. In order to prevent moisture from entering the Hotel, actions must be taken to control and manage the runoff entering the areaway and service area around the building, in addition to preventing what water that does enter this zone from migrating into the Hotel. Ideally, a perimeter drainage system would collect runoff from the leaders and ground and channel it away from the building; however, the topography makes it difficult to remove this water. Designs for a perimeter drainage system should include a catch basin to collect the runoff for removal away from the site.
>
> In order to prevent water from migrating into the Hotel, a foundation should be installed under the north, east, and south walls of the building. By waterproofing the foundation and integrating a through-flashing and/or damp proof course, water would be prevented from migrating into the building and brickwork.

STUDENT ROOM CHIMNEY

While the student-room chimney may be functioning properly, the quality of its execution is very poor, being inconsistent with the brickwork employed on the Hotel and other Jefferson-period buildings. The stack appears to have been rebuilt. The bricks used in its construction have a wide variation in color, ranging from dark charcoal to light salmon. The joints vary in size considerably with some reaching nearly one inch in width. The mortar has the appearance of being Portland cement based.

Recommendations:

> The student room chimney should be taken down to a point just below the roofline and rebuilt. Prior to rebuilding, the entire chimney and both fireplaces should be inspected

Detail of joint profile found on west facade of Hotel A

North steps of arcade

to determine their operating condition and so to establish the full extent of repairs necessary.

ENTABLATURE

An isolated pocket of rot was observed on the entablature at the south elevation of the student rooms. A deteriorated area of woodwork, approximately 36”- 48” in length, should be replaced. The cause of this condition may be related to an adjacent, roof-related issue; the roofing here should be examined to determine if water is entering at the back of the entablature.

Recommendations:

Replace areas of deteriorated woodwork. Care should be taken to retain as much original fabric as possible during repairs to the entablature. New work should match the original in appearance, profile, and construction. Old-growth heart pine is the preferred replacement material in locations exposed to the weather, owing to its decay-resistant properties. All work should be back primed with an oil-based primer prior to installation.

BRICK AND MASONRY

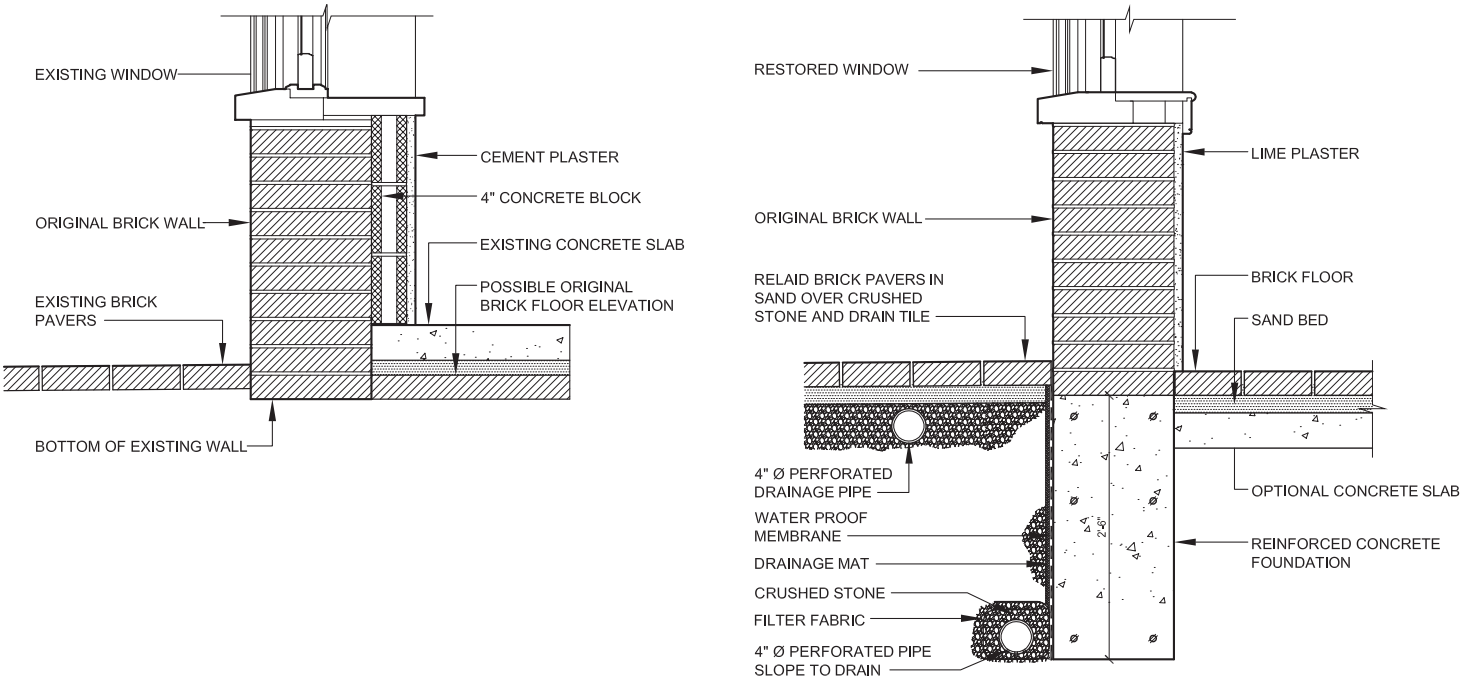
The majority of the brickwork is in good condition and performing well. Areas of brickwork needing attention are located primarily on the south and east facades of the Hotel and student rooms. The concern at these locations is not critical failures, but, poorly executed areas of rebuilding and repairs. A patch-quilt of mortars exist across the south facade, contributing to a general unsightly appearance to the brickwork.

When repairing the brickwork, care must be taken not to destroy important evidence that remains on the brick surfaces. Historic signatures on the mortar joints at the north entry, paint and colorwash on the west façade, and ghost marks and scars on the south and east facades all contain telling information about the history of the Hotel. Care must be taken to address these features during the planning phase of work, so they may be properly documented or avoided, if possible.

On the south façade of the student rooms the brick appears to have been abrasively cleaned and appears to have been sandblasted. The fired outer surface of the brick is missing, exposing the soft inner core of the brick to the weather. Approximately 20 square feet of brick and mortar at the east corner of the facade near grade is severely eroded and requires repair. Just above this location, the wall is pointed with a patch quilt of mortars.

The majority of the brickwork on the east façade of the student rooms is in fair condition. The brick is significantly eroded; the surfaces here are extremely pitted and pocketed. This condition may have been brought on either by the fire in the Hotel and student rooms or

Exterior brick walls are built on top of grade without footings



Schematic design for inserting footing under brick walls and providing drainage

View of service area and east wall of student rooms

East Wall of service area

by treatments performed on the brick as a result of the fire. The surfaces may have been aggressively cleaned either by sandblasting, by chemicals, or a combination of both. While this condition is unsightly, it is not adversely affecting the building.
In the past, signs and features have been mounted directly on the brick surface, leaving holes in the bricks. This is best seen just south of the entry off the arcade. Signs should no longer be attached directly to the brickwork. Where this has occurred, a hole may be left alone or either carefully patched with a lime-based mortar tinted to match the brick.

Along the west side of the arcade the bottom two feet of brick are soiled from backsplash associated with runoff from the roof. In addition to affecting the brick, this splashing is washing out the earth around the perimeter here.

The tread of the bottom stone step at the north end of the arcade is severely worn and presents a tripping hazard. Some select bricks adjacent to this step are also deteriorated and should be replaced in combination with replacing or reworking the step. In the case of brick as well as stone, efforts should be made to match the original materials as closely as possible.

The existing pavement in the arcade north of the entry is cracked and heaving in places. This paving is not original. A cursory investigation suggests that the arcade was originally paved with brick set in a herringbone pattern. Evidence to support this can be seen in the northwest corner of the arcade where a portion of the concrete is missing.

To gain a better understanding of the east and south walls of the service area, compositional testing of materials used in both the Hotel and retaining wall may provide additional information as to the dating of these features. Testing of the mortars must include analysis of original mortar from the Hotel as a benchmark to match other samples against.

Recommendations:

Record and protect historic signatures, ghost marks, scars, etc., in brickwork prior to undertaking repairs affecting these areas.

Rebuild brickwork along grade on south side of student rooms.

Signs and/or features mounted directly to the building must be fastened into mortar joints only.

Patch holes in brick with a lime-based mortar tinted to match the brick.

A system of controlling roof drainage must be installed to manage roof runoff along the west facade. This can be accomplished at either the roof line or at grade; however, either option will effect the appearance of the site. At the roof line, a gutter could be integrated into the roof system to control the runoff. This system would be especially

Student room chimney

desirable if the pitched roof was to be removed as recommended under "Restoration of Hotel A" below. If gutters were to be installed, leaders would be necessary to discharge the water. Leaders are not known to have existed on this elevation and the effect caused by their appearance would need to be carefully considered if this option were to be pursued. A perimeter drainage system could be installed to collect and dispose of runoff at grade. This would consist of a perforated pipe set in a gravel filled trench tied into a dry well or existing drain line. The drawback to this system is the aesthetic impact to the building made by the gravel boarder topping the trench.

Replace the bottom stone step at the north end of the arcade.

Remove concrete paving in arcade. Restore herringbone brick paving.

Conduct a compositional analysis of the mortar in the Hotel and service area to identify binders and aggregates (sand). Mortar from the Hotel must be original to the building. Mortars from the service area walls must be the bedding mortar; the pointing mortar may date to a later pointing campaign. Identification of the stone used in the service area walls may also prove useful in dating each phase of construction.

HOTEL A

BLINDS

The blinds installed on the north and south window openings of the hotel are missing. Physical and archival evidence indicates that blinds were installed on the north, east, and south sides of the Hotel, shortly after its construction.

Recommendations

> Reinstate blinds on Hotel where missing. The design and construction of the blinds and hardware should employ period detailing to match original blinds found elsewhere at the University.

PAINT

Conduct paint analysis on all painted areas to determine the original colors of the painted surfaces and their subsequent color history.

Portions of the paint finishes on the student-room doors are peeling, flaking, and missing. These issues do not appear to be the result of any chronic problem but, rather, the result of general use and wear.

Recommendations:

> Scrape the doors to remove loose and failing paint only; extreme care must be taken with moldings so as not to damage or destroy their profiles. Prep and prime surfaces as necessary, and finish with a high quality oil alkyd exterior paint.

LIGHTING

The style of the light fixtures located on the ceiling of the arcade clash with the surrounding architecture.

Recommendations:

> Replace light fixtures with style appropriate to the space. A uniform fixture style should be adopted by the University for use within the Ranges.

RESTORATION OF HOTEL A

While the previous recommendations deal with repairs required for the upkeep and preservation of Hotel A, they do not address those alterations that would be necessary to restore Hotel A to its original appearance. Like all of the Jefferson period buildings, Hotel A has gone through a series of incremental changes, that, together, have significantly altered the outward appearance of the building. Some of these changes, like the construction of the

pitched roofs over the serrated roofs, were intended to improve the function and operation of the building. Other changes represent repairs and remodelings undertaken at various periods of time. Restoration of the building to its Jefferson period appearance would be relatively straightforward:

- Pitched Roof - The pitched roof over the student rooms and arcade must be removed to recreate the original appearance of the building. Because the serrated roof was not accessible or visible from the Lawn, a simple, flat roof can be constructed in its place. In this way the same visual effect can be created, without the performance and maintenance issues associated with a serrated roof. Hotel A and the attached student rooms did not have Chinese railings; however, a short parapet did exist along the perimeter of the arcade and student room roofs. This feature can be observed in the Neilson drawing of the Hotel. The roof on the North portico must also be restored to a flat roof.

- South Deck - The South deck and staircase must be reintroduced to tie the ground floor and basement together. Further investigation would be necessary to determine the original configuration of the deck and stair located on the South side of the Hotel. This would include archaeology in the Service Area to establish if information survives here relative to the design of the deck (i.e. footings, landings, paving, etc.).

- Entablature - Portions of the entablature along the West and South elevations affected by the pitched roof and damaged by the fire in the Hotel will have to be reconstructed.

- Basement Windows - The existing basement window openings must be rebuilt and restored to their original design and dimensions. New window units must be designed and built, based on Jefferson-period units.

- Hotel Windows - The sash in three of the window openings -- the two east openings in the parlor and chamber and the south window in the refectory -- are not original. Their muntin profiles do not match the originals muntin in thickness or profile. Depending on the level of accuracy the University decides to achieve, these sash would need to be replaced with sash reflecting the muntin dimensions and profiles of the original sash.

- Arcade Paving - The concrete paving used in the arcade must be removed. Historically, brick pavers laid in a herringbone pattern were the surface this area. These pavers would be laid at the same height as the existing paving so as not to affect the steps at the entries and at the end of the arcade.

- Student Room Doors - The existing twentieth-century doors must be replaced with new doors modeled after Jefferson-period doors.

APPENDIX - A

FIRE PROTECTION ANALYSIS

FIRE SAFETY ANALYSIS

Introduction

This report evaluates fire safety conditions at Hotel A and offers recommendations to enhance protection of the building. The issues described are based on plans and photographs provided by the architect in July and August 2008.

Fire protection is a multi-faceted discipline that encompasses fire prevention, risk management, fire detection and alarm, emergency evacuation, isolation of the fire, fire suppression, and emergency recovery. Fire and building codes address many of these issues, however the primary goal of most codes is life safety, and as such they are generally not concerned with saving the building and its contents. The Hotel A fire protection program must encompass life safety of course, but it should also prevent extensive loss of the structure. General fire protection objectives for this building include:

- Fire Prevention. Primary emphasis should always be minimizing hazards that may result in a fire ignition.
- Life Safety. In the event of a fire, all staff and visitors must have ample emergency notification and the opportunity to evacuate safely.
- Building. The building must not sustain irreparable structural failure from a fire and damage to the building's character defining features must be limited so that repairs/reproductions can be made.
- Contents. Fire damage to valuable and irreplaceable contents must be minimized.
- Mission Continuity. Following a fire, the building must be restored as soon as possible. Eight to twelve weeks of downtime should be considered a worst case scenario.

The speed and extent of fire's destructive force represents one of the most significant threats to a historic building and museum. The adverse impact of environmental factors, insects, and moisture can often be stabilized or reversed, but a fire can completely obliterate a structure and its contents within an hour, eliminating any opportunity for recovery. General fire safety concerns at Hotel A include:

- Combustible building elements and finishes.
- Combustible contents.
- The potential for periodic hazard increases such as when flammable paints and solvents are used or if hot work construction techniques (i.e. soldering or brazing of pipes) is undertaken.
- Possible ignition sources, including portable air conditioners, electrical wiring, computers, lights and photo copiers.
- Interior fire resistance deficiencies that would allow the spread of any fire.
- Absence of automatic fire suppression.

Representative example of office conditions at Hotel A. The space has a very high volume of loose papers which can act as kindling to allow the fire to grow very quickly. Note the paper items that are close to the tabletop lights and the air conditioner, placing easily ignited materials near potential ignition sources. This volume of combustibles could support a fire of one to two hours duration.

This photo shows a portion of the basement where the quantity of fuels and fire risk are low but this may change if use is altered.

FIRE SAFETY ANALYSIS

For any given building, the type and degree of fire risks can change substantially over an extended time. For example, the basement of Hotel A is currently a low fire risk space, but we can expected this to change as the use of the space and the quantity of combustibles and/or possible ignition sources change.

Based on the present conditions, there is a moderate to high probability that a fire could occur and reach full flaming combustion. If this were to happen damage to the building and contents could be severe. To address this threat a comprehensive fire protection strategy is needed. This strategy should include:

- Reducing the quantity of combustible contents.
- An analysis of the electrical system to insure that it is proper for contemporary loads and to identify potential deficiencies/defects to cables and other electrical components.
- Implementation of an ongoing fire prevention program.
- Improvements to fire resistance features.
- Installing an appropriate fire detection and alarm system.
- Installing an appropriate water-based automatic fire suppression system.

With respect to detection and suppression systems, a careful design and installation effort will be necessary to ensure proper system performance while minimizing impact on the building's historic fabric and aesthetics.

Fire Hazards and Scenarios

Fire risk at Hotel A, as with most historic structures, falls into two categories: accidental and intentional. Accidental fires are those events that occur from mechanical system malfunctions, electrical faults, improper use of heat producing appliances, or harmful but unintentional actions such as construction mishaps, while intentional fires result from a malicious act such as arson or vandalism.

There are a number of fuels within the building, including carpets, draperies and furnishings, as well as documents and files, and wooden framing materials, especially in the attic. At present time the greatest fuel density is found in offices where the volume and arrangement of paper documents could produce rapidly growing fire with room temperatures reaching more than 1,000º F in minutes and, if uncontrolled, burning for several hours. The attic's construction materials represent a large fuel package. Currently the basement has a low volume of combustibles but that is subject to change over the building's lifetime.

There also are several potential sources of ignition including aged wiring, portable air

This photo illustrates the sizable quantity of combustible materials that have been used for the building's attic and roof construction. Once a fire reaches this level it can rapidly spread to involve the entire space, as illustrated by the charred roof members which survived earlier fire.

This photo shows an extension cord routed through the door opening. This practice could lead to a damaged cord, increasing the potential for fire.

conditioners, lights and office appliances such as computers and photocopiers. The ignition threat can increase during maintenance activities when combustible paints and cleaners, or heat producing devices such as soldering irons and torches are used. Given the easy access to the building and the frequent periods of vacancy, arson is also a risk.

Risk Management/Fire Prevention

Based on the observed use of the building, there are a number of hazard control measures that should be implemented to reduce the risk of fire.

- Perform a full electrical system analysis. Based on statistics presented in National Fire Protection Association (NFPA) #914 Code for the Protection of Historic Structures, electrical hazards are among the greatest threats to a period building. This is especially a concern where aged wiring and circuit controls have not been upgraded to accommodate the larger electrical demands imposed by contemporary office appliances. An evaluation of all current and projected electric devices including but not limited to computers, photocopiers, food/beverage equipment and heating/air conditioning devices should be undertaken to determine if the current electrical circuits are adequate. It is recommended that thermal image guns be used to survey all wiring routes for "hot spots", that might indicate a potential wiring failure. If problems are identified, the impacted circuit should be shut down until corrective actions are undertaken.
- Upgrade all electrical circuits. If the use analysis identifies sub-standard circuit conditions, the affected circuit should be disabled, or loads reduced, until upgrades are made.
- Turn off all electrical appliances when the building is vacant. Computers and photocopiers and other electrically powered devices produce heat and represent potential sources of ignition. This becomes especially critical as these devices age and wire insulation breaks down or dust accumulates on motors. Leaving coffee makers on can evaporate liquids in the carafe, which can lead to an overheating of the warming coil. A policy should be established where each person who occupies the building is responsible for turning off all electrical devices in their respective space when they leave the building at the end of the work day. Circuits that must remain on at night should be interconnected with the fire detection system to turn power off when the alarm system is activated.
- Install Arc Fault Interrupters. Arc fault interrupters sense arc conditions that occur when wiring insulation breaks down and conductors come close to contacting each other. If an arc is detected the interrupter shuts the circuit down until repairs are made, thereby preventing a sparking type of ignition. These devices should be added to each circuit.
- Reduce the quantity of loose papers and other unused documents. The large

Printers like that shown in this photo are subject to breakdown over time and can lead to a fire ignition. A policy of turning off all office appliances when then building is closed should be implemented.

Penetrations in the floor by the radiator provide an opening for fire to spread from the lower level to this floor.

quantity of papers found in many of the spaces represents kindling-type fuels. Consequently, these arrangements provide the opportunity for a fire to develop very quickly, producing room temperatures that reach 900º-1,000ºF in minutes. It is advisable to increase the use of filing cabinets to diminish the quantity of exposed, loose paper.

- Prohibit the storage of flammable liquids and gases. A common problem encountered in historic and other buildings is that once used, liquids are then stored in basements and utility closets, accumulating over time and increasing the quantity of hazardous fuel loads present. A policy should be implemented that prohibits the long term storage of these items. If some limited quantities are necessary (i.e. cleaning chemicals) they should be housed in flammable liquids cabinets.
- Conduct a security audit. Potential break-in points where an arsonist could enter the building should be identified and a closing procedure maintained to sweep all areas of the building prior to closing. Special emphasis should be placed on reducing the opportunity for intrusion through the basement windows.

When a regional emergency is anticipated, primarily hurricane or flood, extra fire safety precautions will need to be undertaken to further reduce fire potential. Specific pre-emergency procedures shall include the following:

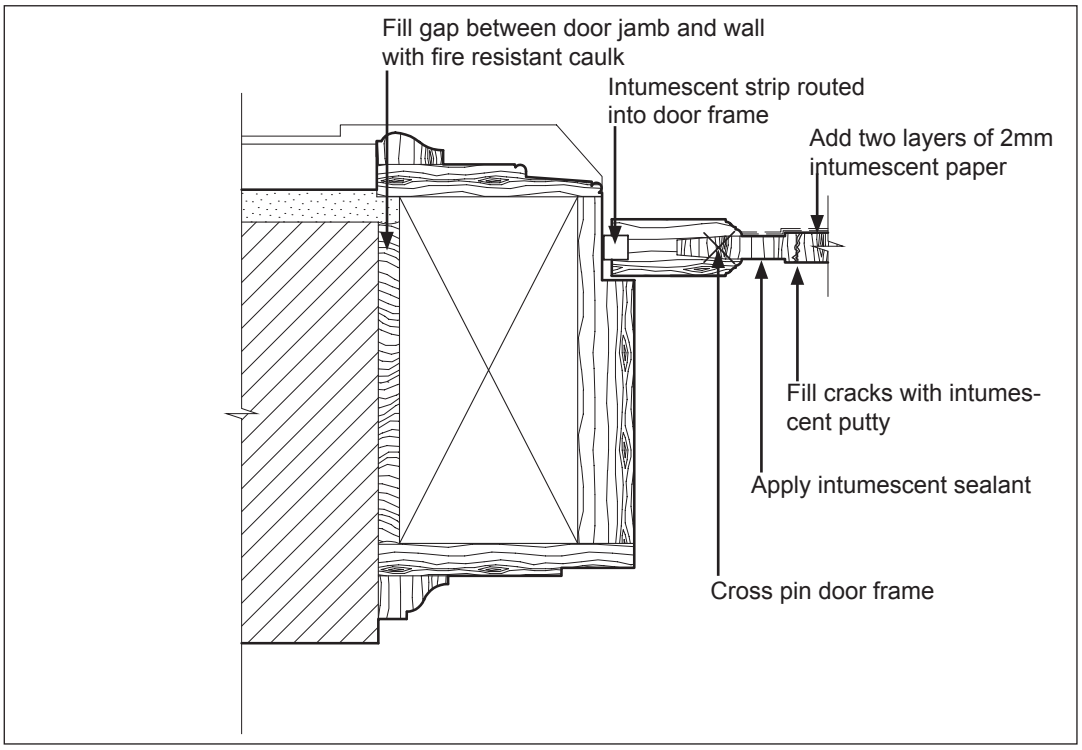
- Shut down all appliances including air conditioners when the space is vacant. Only circuits to serve fire and security detection/alarm systems and sump pumps should remain energized.
- Close all interior doors at the close of business to restrict internal fire spread.
- Close and secure all exterior windows and doors.

It must be recognized that all fires cannot be prevented, and so improvements to the building's fire resistance, fire detection and suppression are necessary. The remainder of this document presents options for improvements.

Fire Barriers

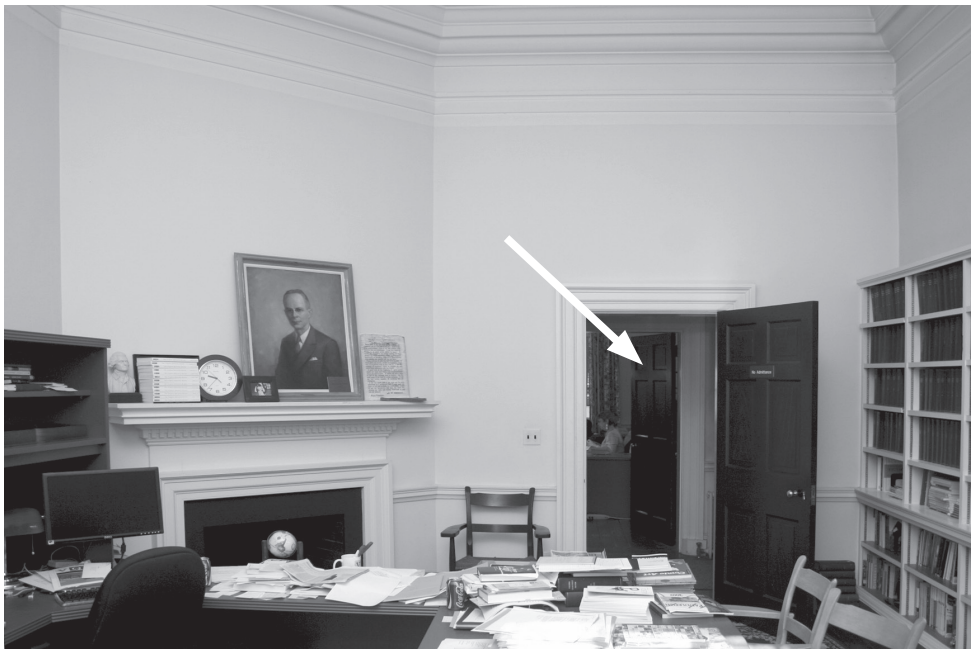
In a historic building an internal fire barrier can be provided by the building's walls, ceilings and doors ability to limit internal fire spread. The fire safety objective should be to limit the fire to the room where it starts, providing an opportunity for the fire department to arrive and extinguish the building.

At present, Hotel A is constructed with non-combustible exterior walls and a series of non-combustible interior partitions. Ceilings are plaster on wood framing. The plaster on masonry walls effectively have an unlimited fire resistance rating while the plaster on wood walls can be expected to achieve a minimum of one hour fire resistance. There are,



Interior period door fire resistance improvements.

Example of interior door that can be upgraded using the English Heritage techniques.



Closing the door that leads from this office to the corridor can provide a fire barrier that will reduce the rate of interior fire spread. Each door should be inspected to make sure that it can close and policy should be implemented to close doors when the building is vacant.

Openings in floor and wall framing should be sealed to prevent fire migration.

however, two factors that can prevent achievement of the estimated fire resistance; general damage to the barrier or penetrations by cable or plumbing runs, or doors that do not achieve equal fire resistance or are left open.

Specific fire resistance improvements are as follows:

- Ensure fire resistance to prevent fire migration within the basement. All basement doors should be 30 minute, fire rated, self-closing units that should be maintained in a closed position.
- All wall and ceiling penetrations should be sealed to prevent fire spread through openings.
- Ensure that all interior doors can be properly closed. All doors within the property, including the lightest framed units will offer some level of fire resistance if they are properly closed when the fire occurs. Establish a procedure to close interior doors when the building is unoccupied to provide an initial level of fire spread control.
- Upgrade interior period doors. Period doors can help to create a series of interior partitions to prevent the passage of fire and smoke. The present doors can be modified to provide up to an approximate twenty minutes of fire resistance by utilizing intumescent strips and coatings to prevent door fatigue when it is exposed to heat. This is especially critical for all doors that lead into the main corridors. It is important that a fire be contained in the room where it starts until the fire department responds. The illustration on the preceding page shows a concept that is presented in National Fire Protection Association (NFPA) Standard 914, Code for Fire Protection in Historic Structures and is based on successful fire testing by English Heritage.
- Attic subdivision. Create a minimum of two fire zones in the attic with fire barriers that can prevent flames from spreading throughout the space. This may be accomplished by a barrier consisting of gypsum wallboard on wood or metal framing studs. Further subdivision is advisable to additionally limit fire spread.
- Seal all wall, floor and ceiling openings. All openings in interior walls should be fire stopped or filled with non combustible insulation to prevent a fire from traveling within these concealed spaces.

Fire Detection and Alarm

In a historically significant building it is crucial that a developing fire be recognized while in its incipient phase to provide a high probability that it can be extinguished before extensive damage occurs.

Currently Hotel A has a Cerberus addressable fire-detection system with smoke detectors

and manual alarm initiating stations. The panel appears to be in suitable operational condition and has the capability to add devices. The main concern with the present system is that there does not appear to be an adequate number of detectors for the structure, especially in the main offices and corridors. It is recommended that additional devices be added to increase the automatic fire detection capabilities.

For historic buildings there are several fire detection options that range from relatively slow responding thermal detectors to highly sensitive aspirating smoke sensors.

Basic performance requirements for detection in Hotel A should include:

- The system must be technically appropriate for the anticipated fire scenarios. In Hotel A the initial fire is likely to be a slow developing situation that should be detected before the first flames appear.
- Components must be placed to minimize aesthetic impact while ensuring that they are able to function as intended. All cutting and patching of historic fabric must be minimal. In some instances this may require deviation from the normal procedures that are used in contemporary buildings, while still achieving system performance. A common example is to place smoke sensors out of the normal photographed field-of-view, rather than in the middle of a ceiling.
- The design and installation of all system components should be compliant with appropriate preservation standards, and should be reversible to permit replacement with future, technologies as improvements warrant.

Since the fire should be detected before flames appear, thermal detectors are not recommended. The choices for this building will therefore be addressable spot detectors or air sampling detection. Both detection types could be used depending on the conditions at specific locations in the building.

The advantages of spot detectors are the common nature of the device, their wide spread familiarity in the trade, and their addressability. The present Cerberus fire alarm system has a series of smoke detectors that are compatible with the panel. These detectors can provide the alarm panel with an accurate description of the specific room where the fire has been detected. The disadvantage of a spot detector in historic buildings is that it cannot be used in spaces where freezing is possible (i.e. attics). There will also be an aesthetic impact since they are relatively sizable devices.

Air sampling detection has several advantages: it can detect a fire faster than most spot detectors and is more resistant to false alarms from non-hostile sources such as dust and air movement. They can be used in cold spaces and have a lower aesthetic impact since the detection sample point is significantly smaller than spot detectors (0.25 – 0.75 inch diameter

This photo shows a typical room where air sampling smoke detection is recommended. The sample points would be placed adjacent to, or within, the ceiling fixtures to reduce visual impact.

Unoccupied and often vacant secondary locations like the basement are potentially desirable locations for spot detection or air sampling detectors.

compared to 4-inch diameter for spot detectors).

The recommendation is to install air sampling detection in the main, aesthetically-significant spaces and the attic. Spot smoke detectors can be used in secondary areas including the basement and storage rooms. In this case air sampling smoke detection would consist of a main detection and processing unit, an array of nominal 18mm-25 mm (0.75 inch – 1.0 inch) main sampling tubes, and one or more 8 mm (3/16 inch) branch sampling points. This will provide very early smoke detection and minimize visual impact. The sampling detector will be located in a readily accessible area for easy servicing.

Fire Suppression

Once a fire has started, it should be controlled and extinguished to prevent significant damage. If it is discovered while relatively small, it can often be suppressed by a fire extinguisher, but once this is exceeded, the process of fire control will require the fire department or an automatic extinguishing system. Currently Hotel A does not have an automatic extinguishing system, so the fire department would have to provide fire fighting for a large fire.

The nearest fire station has an estimated response time of 4-5 minutes, but this assumes that fire fighters are available and not at a simultaneous emergency. When the first fire truck reaches the structure, it will need to secure a fire fighting water source and establish a fire control strategy which adds time before the first hose is actually put into action. An 8-10 minute period from the time of alarm to the first attack is realistic for this structure.

Based on the probable fire scenarios, it is likely that the fire would spread through most of the building before the commencement of fire department operations. In that case severe damage to the structure and contents is to be expected and the building will be unavailable for its normal function for a long period of time. For these reasons, it is recommended that an automatic fire extinguishing system be installed to hold the fire to the room where it starts until the fire department can respond.

Automatic fire suppression systems utilize water or extinguishing gas agents. Gases produce minimal collateral damage to building contents and can operate independent of electric power or the public water supply which makes them advantageous if the water service is disabled. However a gas must remain within the room where it is discharged for approximately ten minutes, or the fire can reignite. The physical construction of Hotel A is such that confinement cannot be guaranteed, so gases are not recommended.

Water is a widely used and effective extinguishing agent for common fire situations, especially for materials such as wood, paper, and plastics. Residual damage can occur, primarily as saturation, but this is usually less than would be encountered with fire hoses.

HOTEL A

For the anticipated fire scenarios at Hotel A, water suppression systems are appropriate.

The options for suppression systems include conventional fire sprinklers and high pressure water mist sprinklers. Conventional sprinklers are widely used and there are many product manufacturers and installation contractors who can do the work. There are a variety of sprinkler head options and finishes. If properly selected these would have a relatively low visual impact. The disadvantages of sprinklers are that they discharge a high quantity of water (15-25 gallons per minute per sprinkler) and, since approximately six to eight sprinklers would operate in a Hotel A building fire, the total quantity of water applied would be substantial. A new 4-6 inch water line would be needed to supply a fire sprinkler system.

Water mist applies lower water quantities (approximately 1-2 gallons per minute per sprinkler). Subsequently the resultant damage to historic fabric and contents would be lower. These systems use small diameter tubes (0.5 -1.5 inches), substantially smaller than comparable sprinkler pipes (1.0 -4.0 inch). During installation, that difference would afford some reduction in the cutting and patching of the building fabric. A water mist system can be supplied by dedicated water tanks located in the basement, as opposed to a new water supply from the public utility. The tubes are stainless steel which typically have a longer life expectancy than standard sprinkler piping (greater than 100 years versus 50-60 years). The disadvantage of a mist system is there are few manufacturers and installation contractors who can provide these systems. Where public water supplies are available they can be more expensive than sprinklers. However if the cost to install a water main is high due to archeological, ledge or other factors then the cost for a mist system can be comparable or less. If water mist were selected, the system would consist of the following:

- A high-pressure mist system installed in a wet pipe arrangement (water filled piping). A dry zone would be installed in the attic and any other areas where freezing is possible.
- Tubing sizes would be 0.5-1.50 inches (12-38mm).
- Sprinklers would be sidewall or ceiling (pendent) configuration, depending on the specific location in a room.
- The system would have its own water tanks and therefore would not require connection to the public water service. The system would able to function if the public service were to be disrupted.
- The pump would be powered by compressed air which does not rely on the electric utility.

If conventional sprinklers are selected:

- The system would operate at standard pressures 50-80 psi and would be primarily a wet-pipe system with dry-pipe zones for the areas subject to freezing.

- Pipe size would be 1.0-4.0 inch. Steel pipe is the most commonly used sprinkler material but it is recommended that galvanized or stainless steel pipe or copper tube be used to increase life expectancy.
- Sprinklers would be sidewall or ceiling mounted with specific finishes selected to minimize aesthetic impact.
- The system would be supplied by a new 6-inch water line from the public utility.
- Based on the building's location and the nearby availability of public water it is not currently expected that a fire pump would be needed. However if the water service is subject to pressure losses below approximately 40 psi, then a supplemental pump with a dedicated three phased power supply would be required.

Given the reduced impact on the building's fabric, the ability to avoid excavation and installation of a new fire service main, and possible archeological issues, and the lower volume of water damage expected, high pressure mist would be the preferred choice. However if the University determines that these issues are outweighed by other considerations, then standard sprinklers would handle the expected fire and could be installed with minimal aesthetic impact. Further discussion should be undertaken to formalize this decision. This should involve the University's facilities maintenance department and the staff who occupy the building to determine the impact of water discharge on the contents that are housed.

Design Issues

For the recommended fire detection and suppression systems, the following design and installation details are important:

- Exposed component finishes should be selected to match existing wall finishes.
- Careful fire engineering judgment must be used to ensure that all components are placed where they will be effective, responsive, and within the intent of fire alarm and sprinkler standards.
- All components must be located to comply with the United States Secretary of the Interior's Preservation Standards, and other mandated State and Local preservation requirements.
- The design must be carefully detailed, illustrating pipe runs precisely and indicating the models, finishes, and placement of sprinkler heads.

APPENDIX - B

MECHANICAL, ELECTRICAL, AND PLUMBING

MECHANICAL SYSTEMS SURVEY

MECHANICAL

Heating:

Existing Conditions

Originally, Hotel A was heated with fireplaces, many of which still exist in the principal rooms of the building. In addition to the three ground-floor fireplaces in the Hotel, each of the attached student rooms has its own fireplace, which is actively used by the occupant. Three fireplaces were originally located in the basement of the Hotel: a large cooking hearth in the kitchen and smaller fireplaces in each of the two chambers. The two chamber fireplaces have been altered. The fireplace in the southeast room has been partially demolished; however, the opening to the fireplace in the northeast room has been bricked-in, encapsulating the original firebox.

Hotel A is currently heated by a hot-water radiator system. The system is comprised of a single-pipe loop distribution within the basement of the main block. The main distribution pipe maintains a 3" diameter around the perimeter of the entire basement. The heating system is set up as a single zone, controlled by a pneumatic thermostat located on the first floor in the front office. The thermostat appears to control a zone circulation pump and 3-way valve.

The hot water circulation pump and 3-way valve serving Hotel A are located in the basement under the student rooms where hot water supply, return and reverse return piping enters the building through an underground trench. The piping originates in Randall Hall in the form of a hot-water-to-hot-water heat exchanger. Correspondence with the campus facilities department indicates that the piping within the utility trench and the heat exchanger are in good operating condition.

Each of the student rooms has a single radiator that is connected upstream of the Hotel A circulation pump to the supply and return heating piping from the utility trench under the student rooms. This arrangement would suggest that each of the student rooms does not have zone control and is either on or off depending on the status of the supply system.

There is an outside temperature sensor that is located on the east exterior wall of the student rooms. Although the sensor is quite small, consideration for relocating the sensor to a location away from the building may be warranted.

The piping appears to be in good condition; however it is not insulated within the basement of Hotel A. Some sections have insulation which has been tagged with asbestos warning labels. It is recommended that insulation be provided along the entire length of the piping in the basement. We recommend that the asbestos containing insulation be properly removed.

HOTEL A

Ghosts of three cast-iron radiators are visible where they used to be located in the basement. The piping runouts have been capped at these locations. The radiators themselves still exist and are being stored within the basement of Hotel A. The hot-water radiator system was likely installed in the mid-twentieth century.

Recommendations:

- Insulate basement piping
- Abate all hazardous materials from the building

Air-Conditioning:

Existing Conditions

Hotel A is currently air-conditioned by three stand-alone, window-mounted air conditioning units. There is a single unit dedicated for each of the office rooms; however, window-mounted air conditioning units are visually intrusive to both the interior and exterior appearance of the building.

The sills of the windows where air conditioning units are located are damaged as a result of condensate dripping directly on the sills. This moisture is not effectively draining away from the window, and can accelerate rot and mold at these locations. Good air-conditioning solutions for historic buildings are often extremely challenging, and one needs to carefully balance the diminished visual intrusion against damaging historic fabric. This dilemma may be solved by installation of a central air-handling unit that would distribute cold air through the use of ductwork in the basement. This arrangement would require floor grilles to be cut into the floor to provide air flow to the first floor. An air-handling scheme has multiple options for its method of heat rejection. The air handling could be piped to an outdoor condensing unit; however this would result in an additional visual intrusion in the landscape. A possible solution would be connecting to the campus chilled water system, where a chilled water coil could be installed within the unit, eliminating the need for an outdoor component. Another variation to the central chilled water system could be to replace the radiators with fan-coil units. This arrangement would require an additional set of pipes for the cooling function and the addition of condensate drains.

General:

Other mechanical systems pass through the basement of Hotel A that do not directly support the building. Most intrusive are a set of large steam pipes that enter through the utility tunnel at the student room's basement and exit at the utility tunnel along the north-east wall. An additional set of pipes exits along the north-west wall, towards the street.

MECHANICAL SYSTEMS SURVEY

It is apparent that many generations of systems have been installed in the Jefferson buildings over the years to stay current with the ever changing needs of the University. These systems are often obtrusive, and when new or upgraded systems are installed they are commonly situated adjacent to the existing infrastructure so that the existing services do not need to be shut-down. These installation methods result in additional penetrations and is detrimental to the historic fabric.

Owing to the extent of services that support each building and the extraneous systems that also enter each historic building, it may be warranted to explore the concept of an underground utility system outside the footprint of the historic building. Under this arrangement only services necessary for the building would be introduced.

Recommendations:

- An in-depth feasibility study should be performed to evaluate in greater detail the advantages and disadvantages of available air-conditioning systems.

- A feasibility study should be performed to analyze the impact of a new underground utility trench outside the historic building footprint to house mechanical, electrical, and plumbing services and systems.

Plumbing

Existing Conditions

Hotel A was not originally equipped with indoor plumbing. Over time there has been a minimal amount of plumbing installed within the building, however, the installation of these systems is invasive and has impacted original building fabric.

The building has been supplied with cold water, hot water and hot water return piping from the underground utility tunnel that enters the basement under the student rooms. The piping distribution within Hotel A is, for the most part, galvanized pipe. It appears as though a new 2" copper cold water line has been added to the utility tunnel which has been tapped within the basement of the student rooms to back feed the old galvanized piping distribution in Hotel A and the associated student rooms.

The only plumbing fixture in the basement is a wall-mounted porcelain sink having a dedicated 2" sanitary drain that exits the building along the North-East wall. The vent pipe has been run through the large fireplace in the basement and vents directly into the basement. This penetration has damaged the brick firebox.

On the first floor there is a wall-mounted porcelain sink located in the closet of Office

(104). The plumbing lines, which include cold water, hot water, sanitary drain and sanitary vent, have been run up through the wall shared with the corridor. There is evidence on the roof that the vent line continues up the wall and out through the roof.

Each of the two student rooms has a wall-mounted porcelain sink within a closet. The plumbing lines have also been run up through the masonry wall from the basement below.

The sanitary lines which leave the building below grade are galvanized and appear to be of an age that is past their useful life. The piping appears to be in fair condition; however where galvanized piping is in contact with soil there is usually a considerable amount of pipe deterioration that occurs.

It is our understanding that a new sanitary system is being proposed for Hotel A. Care should be taken with determining where new pipe penetrations occur to ensure that additional damage is not done to historic fabric.

Recommendations:

- Existing openings should be utilized to their fullest extent when planning and/or installing new services in order to minimize additional damage to historic fabric.

Electrical

Existing Conditions

Service and Distribution:

The electrical service entrance for Hotel A consists of a single feeder that enters from the utility tunnel in the basement under the student rooms and continues into the basement of Hotel A. The conduit terminates in a junction box, where the feeder splits into (2) separate feeders, one serving a panel in the basement (225A 30-pole Main Lug Only (MLO) – Square D NQOD) and the other serving a panel on the first floor (100A 20-pole MLO – Square D Load Center). Correspondence with the campus facilities department indicates that the service is rated 100 amperes at 240/120V - 1-Phase – 3-Wire and is being protected by a 100A breaker in Jefferson Hall.

This service arrangement does not meet the requirements of the National Electrical Code (NEC) section 225.30. The section describes that building electrical services that originate in another building must be supplied with a single feeder and terminate in single main disconnect or centralized group of no more than six disconnects. We understand that the campus most likely meets the exception criteria where documented switching procedures are maintained, however the purpose of this code section is to provide emergency personnel

with a means to quickly and easily disconnect power to the entire building in case of a fire or other emergency. It is good practice to install a single disconnect in the remote building in the event that emergency personnel arrive on the scene prior to the individuals understanding the documented switching scheme.

Currently there is no means within the building to fully disconnect power to Hotel A, as neither panelboard has a main breaker. We highly recommend that a single service entrance rated disconnect or two (2) centrally located service entrance rated disconnects be installed within the basement to meet NEC requirements. The disconnect switch(es) should be labeled with signage indicating that it is the main disconnect.

Both panelboards appear to be recently installed and are in good condition. The panel directories have not been labeled. Proper circuit labeling and documentation should be enforced to avoid confusion.

The basement panelboard has a considerable amount of debris in the bottom that should be cleaned out.

There are abandoned circuit breaker panels in the basement that have been tagged, "DO NOT OPERATE." We would recommend that this extraneous system be removed to ensure that any old wiring system components have been removed in their entirety to ensure that the old system is no longer active. There are other abandoned equipment and feeders within the basement space below the student rooms that should be removed.

Branch Circuiting:

It appears that much of the circuitry within the basement has been abandoned and disconnected from the panels. There are a few active, surface-mounted receptacles installed throughout the basement that are served by surface-mounted conduit from the new panel boards. A single lighting circuit has been added within the basement which supplies power to certain fixtures for general illumination. This circuit has been strung loosely throughout the basement using NM (Nonmetallic-Sheathed) cable. NM Cable is not allowed by code to be run exposed in structures other than dwelling units per NEC Section 334.10.

It also appears that there may have been a short in the basement lighting circuit at one time as there is evidence of a small fire around an abandoned device box.

Much of the branch circuiting on the first floor is 1950's vintage or older and has been reconnected to the new panel board on the first floor. This wiring is beyond its useful life and should be replaced.

Most of the receptacles have been installed above the baseboard molding at 18" above

finished floor (AFF). There is little evidence that suggests the branch circuiting for these receptacles has been fed from the basement below. Instead it appears that these receptacles have been fed from the attic down through the walls which suggest that the walls have been disturbed.

Lighting:

There are 1960's vintage fluorescent fixtures in the basement that for the most part have been abandoned.

In one of the basement rooms, compact fluorescent bulbs have been connected to the lighting circuit using open air splices. This condition is very dangerous and should be corrected immediately particularly considering the fact that there are dwelling units attached to the Hotel.

There is a minimal amount of lighting on the first floor. Each of the rooms has fairly modern recessed down lights, which would have originally had incandescent bulbs. Some of the fixtures have been retrofitted with screw in compact fluorescent lamps.

Recommendations:

- Install a single disconnect to cut power to the electrical system in the case of fire or similar emergency. The disconnect switch(es) should be labeled with signage indicating that it is the main disconnect.

- Panel directories have not been labeled. Proper circuit labeling and documentation should be enforced to avoid confusion.

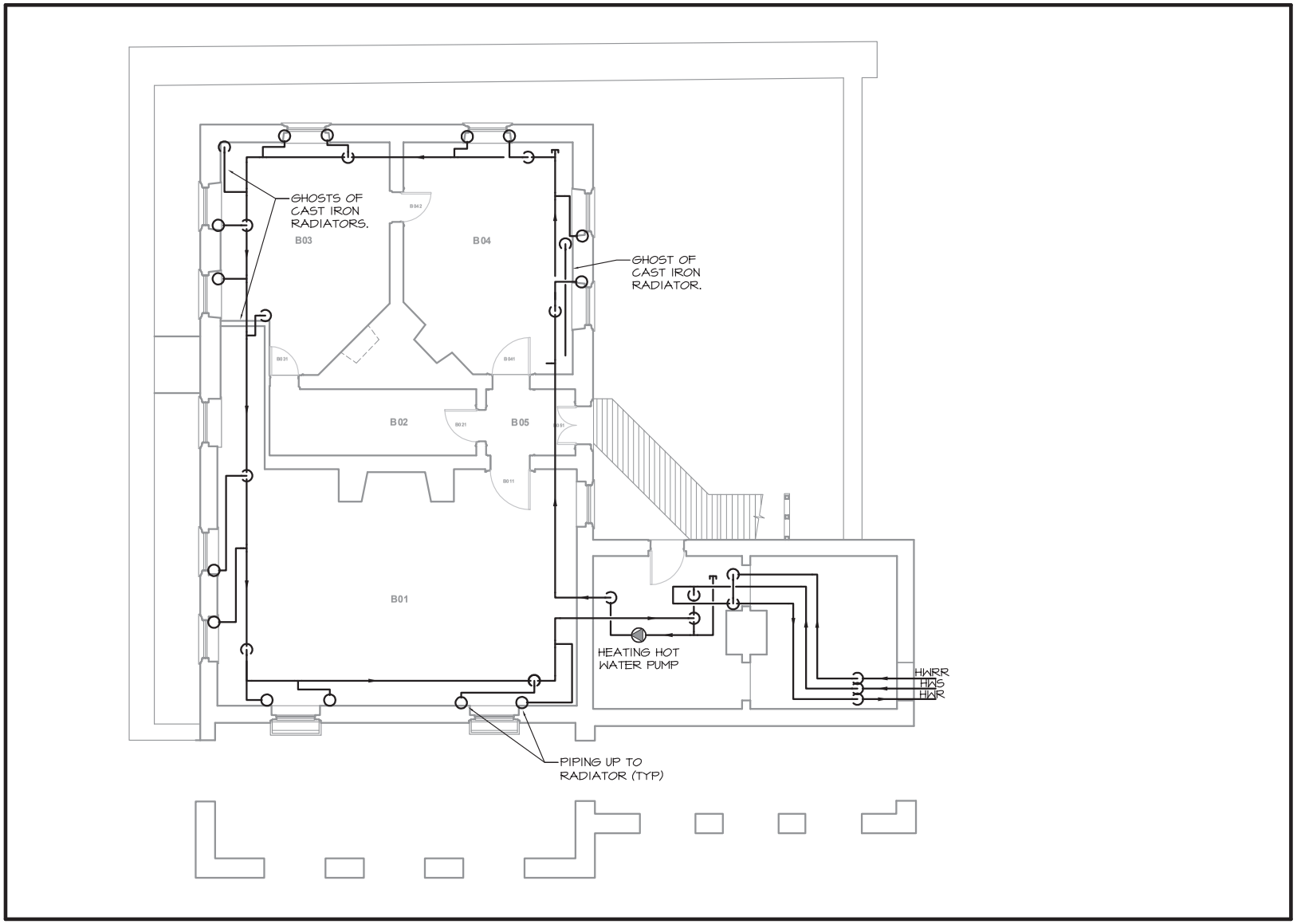
- Remove open air splices and provide code compliant lighting within the basement.

- Remove remains of electrical systems no longer in service.

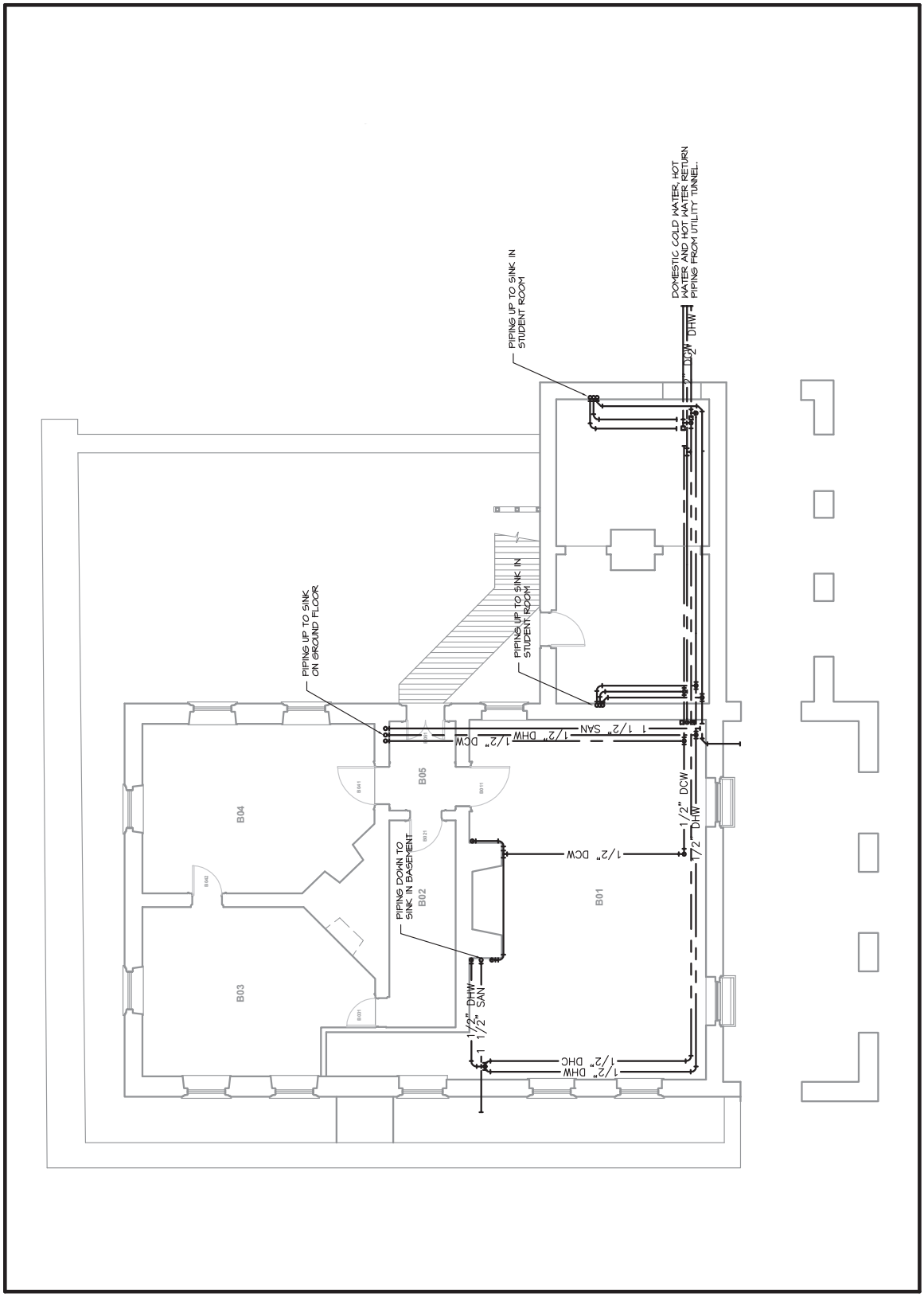
- Remove exposed NM cable and replace with code compliant service.

- Replace branch circuit wiring on the first floor with code compliant service.

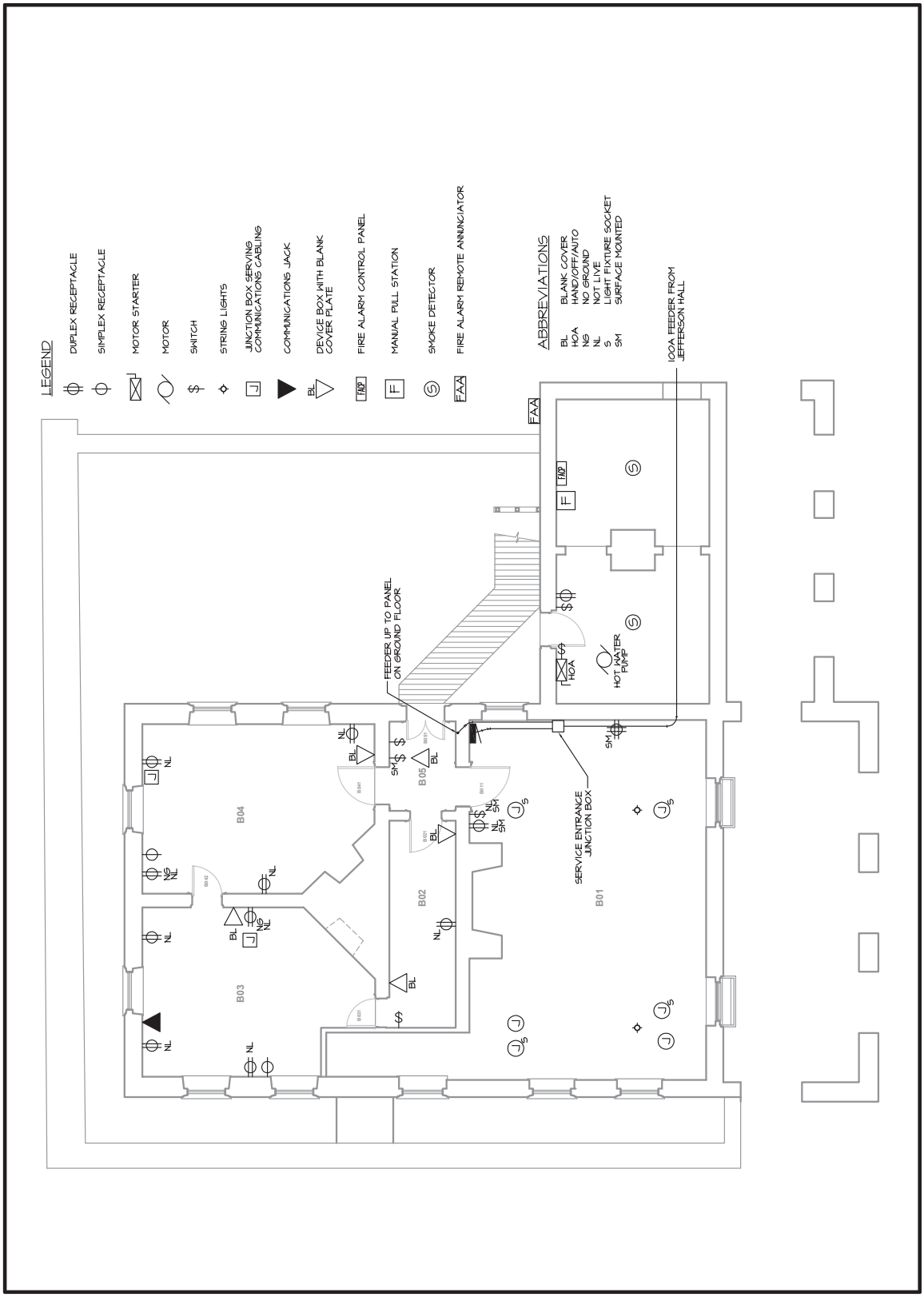
- Inspect and repair electrical connections to fixtures throughout the building.



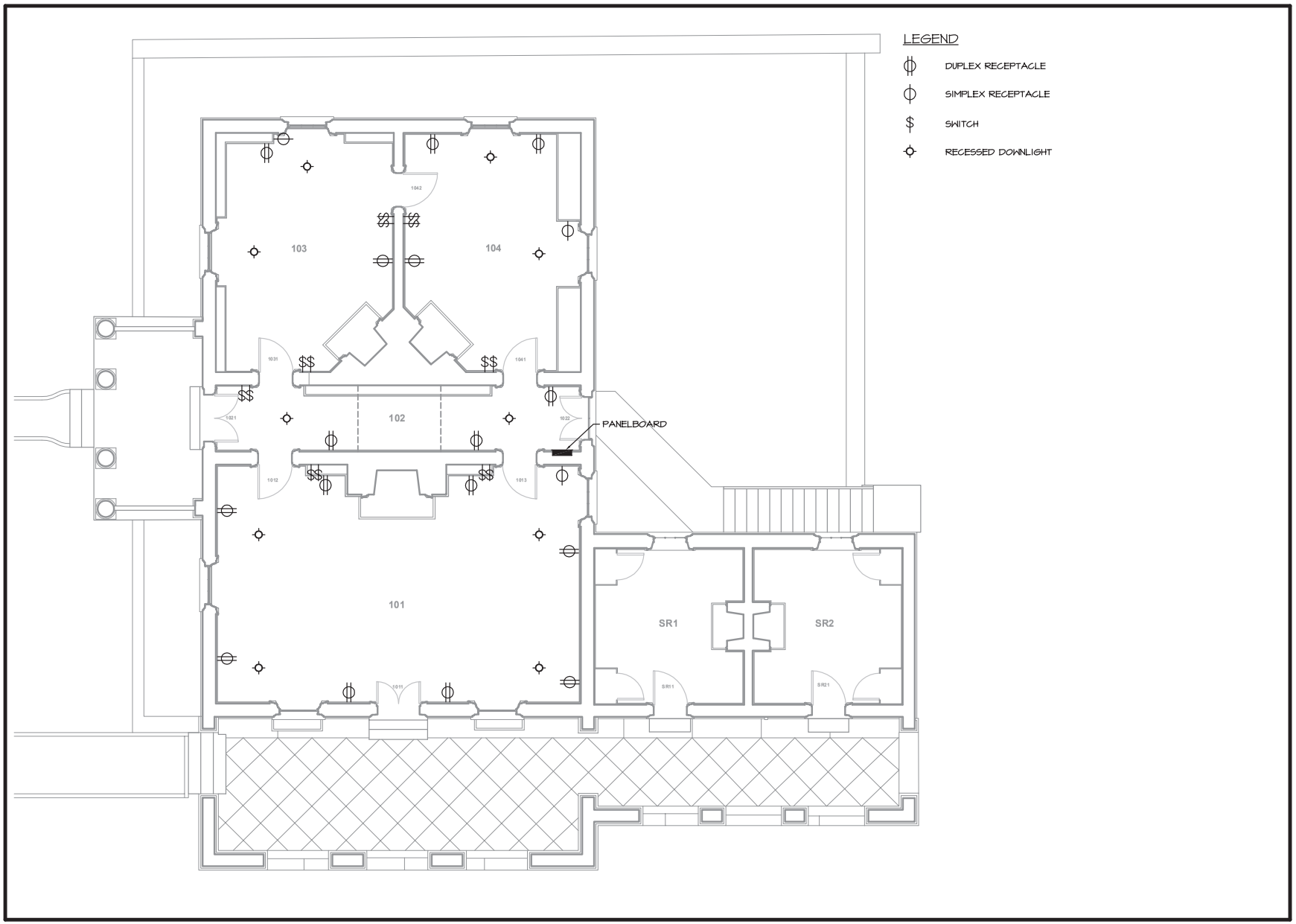
Basement Mechanical Plan



Basement Plumbing Plan



Basement Electrical Plan



First Floor Electrical Plan