

UNIVERSITY OF VIRGINIA

HOTEL F



HISTORIC STRUCTURE REPORT

HOTEL F

UNIVERSITY OF VIRGINIA

HOTEL F

UNIVERSITY OF VIRGINIA



HISTORIC STRUCTURE REPORT

MESICK • COHEN • WILSON • BAKER
ARCHITECTS
2013

© Copyright 2013

Mesick • Cohen • Wilson • Baker Architects
and
The University of Virginia

*We would like to thank the following groups and individuals
for their assistance in the preparation of this report.*

University of Virginia

Teresa A. Sullivan, President
Colette Sheehy, Vice President for Management and Budget
Melissa F. Clarke, Director of Capital and Administrative Budgets
Robert J. Neil, Senior Budget Analyst

Office of the Architect for the University

David J. Neuman, FAIA, Architect for the University
Brian E. Hogg, Senior Historic Preservation Planner
Mark S. Kutney, Conservator

University of Virginia Facilities Management

Donald E. Sundgren, Chief Facilities Officer
Joseph Dye Lahendro, AIA, Supervisory Historic Preservation Architect
James D. W. Zehmer, Historic Preservation Project Manager
Ryan Taylor, Central Grounds Zone Superintendent, and the staff of Cost Center Four

Prepared for

UNIVERSITY OF VIRGINIA

Mesick • Cohen • Wilson • Baker Architects

388 Broadway
Albany, New York 12207

3302 Craggy Oak Court
Williamsburg, Virginia 23188

Partner-in-Charge

M. Jeffrey Baker

Architectural Historian

Eric Gradoia

Architectural Staff

John D. Alvarez

Thomas Burgess

Gina Gundersen

CONTENTS

| | |
|--------------------------------------------|-----|
| LIST OF ILLUSTRATIONS | i |
| INTRODUCTION | vii |
| USE AND FUNCTION | 1 |
| HISTORY | 25 |
| EXTERIOR ARCHITECTURAL DESCRIPTION | 59 |
| INTERIOR ARCHITECTURAL DESCRIPTION | 73 |
| PROBLEMS OF REPAIR | 155 |
| AN EXPLANATION OF BUILDING DESIGNATIONS | 161 |
| APPENDIX | |
| CHRONOLOGICAL LIST OF HOTEL KEEPERS | 174 |
| FIRE SAFETY ANALYSIS | 178 |
| MECHANICAL SYSTEMS SURVEY | 203 |

LIST OF ILLUSTRATIONS

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| University of Virginia, 1856. Engraved by J. Serz. Published by C. Bohn. H. Weber, Printer. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia. | Facing vii |
| Plan and elevation of Hotel F (labeled as Hotel E) currently attributed to John Neilson. Believed to date to November 1820 to March 1821. N-432. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia. | Facing 1 |
| Advertisement for lease of the Hotels. Richmond Inquirer. October 19, 1824. Volume XXI, Issue 49, page 1. | 2 |
| John B. Richeson's advertisement for boarders. Richmond Enquirer. January 5, 1826, Volume XXII, Issue 74, page 4. | 2 |
| Receipt for miscellaneous items to furnish a dormitory room. April 13, 1825. Signed Simeon B. Chapman. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia. | 5 |
| 1830 Federal census. John Rose, Hotel-Keeper at Hotel F, 1829-1833. M-19, Roll 197, Page 282. | 8 |
| 1830 Federal census. John Rose, Hotel-Keeper at Hotel F, 1829-1833. M-19, Roll 197, Page 283. | 9 |
| 1860 Federal census. Wyatt W. Hamner, Hotel-Keeper at Hotel F, 1858 - c.1860. M-653, Roll 1331, Page 539. | 14 |
| Circa 1870 map of the University grounds showing water and drainage lines. RG-31/2/2.791, RMDS Collections, Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia. | 17 |
| Path along the East Range, c. 1905. Library of Congress Prints and Photographs Division Washington, D.C. | 19 |
| Conjectural elevations of Hotel F and adjacent student rooms as originally constructed. | 21 |
| Original First Floor Plan of Hotel F and Adjacent Student Rooms. | 22 |
| Original Second Floor Plan of Hotel F. | 22 |
| Conjectural rendering of Hotel F circa 1825 showing hotel and student rooms roof framing. | 23 |

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Study for a Two Story Hotel. Labelled as C. Hotel. Ionic Dentil. Before 1822. N-358. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia. | 24 |
| Account for the construction of Hotel F. Proctor's Ledger. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia. | 27 |
| Thomas Jefferson's plans and elevation for Hotel F. N363 recto. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia. | 29 |
| Thomas Jefferson's specification for Hotel F. Note Jefferson identifies the hotel using the earlier building designation Hotel C. N363 verso. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia. | 30 |
| View of the University of Virginia, Charlottesville, and Monticello. Printed by F. Sachse and Company. Published by C. Bohn, 1856. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia. | 34 |
| Detail of Sachse Print showing Hotel F and attached student rooms. | 34 |
| View of the University of Virginia from the east, 1856. Unsigned. Published by C. Bohn, Washington. H. Weber, Printer. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia. | 35 |
| Detail of engraving showing Hotel F and attached student rooms. | 35 |
| Detail from a Plan of University Cleared Land. Drawn by William A. Platt. c. 1855. MSS-4527. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia. | 36 |
| 1891 Sanborn Map | 41 |
| 1896 Sanborn Map | 41 |
| 1907 Sanborn Map | 41 |
| 1929 Sanborn Map | 41 |
| Circa 1893 First and Second Floor Plans | 42 |
| Levering Hall. Corks and Curls, 1899. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia. | 44 |
| First floor and basement plans. Remodeling of interiors, Levering Hall and House "F." Stanislaw J. Makielski, Architect, February 1953. | 47 |

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------|----|
| Second floor plan and details. Remodeling of interiors, Levering Hall and House “F.” Stanislaw J. Makielski, Architect, February 1953. | 48 |
| Entrance doorway. Levering Hall. Stanislaw J. Makielski, Architect, February 1954. | 49 |
| Existing East Facade. | 56 |
| Existing East Facade, Section Through Arcade. | 56 |
| Existing West Facade. | 57 |
| Existing North Facade. | 57 |
| Existing South Facade. | 57 |
| Transverse Section Looking West. | 58 |
| Longitudinal Section Looking South. | 58 |
| Longitudinal Section Looking North. | 58 |
| East facade of Hotel F | 63 |
| North facade of Hotel F and west facade of Student Rooms 48-54. | 64 |
| Hotel F entry | 67 |
| Scars and brick infill where Hotel F and Levering Hall meet | 67 |
| Reset stone steps at Hotel F entry | 67 |
| Axonometric Section Through Basement | 70 |
| Axonometric Section Through First Floor | 71 |
| Axonometric Section Through Second Floor | 72 |
| Existing Basement Plan. | 74 |
| Existing First Floor Plan. | 74 |
| Doors Types | 76 |
| Doors Types | 77 |
| Room 101 Entry | 80 |

| | |
|-------------------------------------------------------------------------------------------------|-----|
| Room 101 1953 Stairs | 80 |
| Detail of 1953 Newel | 80 |
| Room 103 Typical 1953 Door | 80 |
| Architrave Types | 83 |
| Ground Floor Window Elevations and Sections | 85 |
| Window Types | 86 |
| Room 103. View Looking North | 89 |
| Baseboard Profiles | 89 |
| Existing Second Floor Plan. | 93 |
| Existing Roof Plan. | 93 |
| Room 201. View looking south. | 94 |
| Room 201. View looking west. | 94 |
| Hotel F attic looking east | 105 |
| Hotel F attic looking west | 105 |
| Levering Hall east facade | 108 |
| Levering Hall west facade | 108 |
| Room 105 looking west | 114 |
| Detail of stair newel | 114 |
| Room 105 Detail of baseboards. Differences reflect various periods of work. | 114 |
| Room 107. View looking northwest. | 120 |
| Room 108. View looking southeast. | 120 |
| Attic above Rooms 201 and 202. View looking south. | 141 |
| Attic above Room 213. Later walls have encapsulated portions of early ceiling lath and plaster. | 141 |
| Attic above Room 210, Looking north. Rebuilt brickwork identifies location of c. 1855 chimney. | 142 |

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Attic above Room 210, Footprint of angled chimney mass remains in the original ceiling joists. | 142 |
| East facade of Student Rooms 48-54 | 144 |
| West facade of Student Rooms 48-54 | 145 |
| Serrated roof over Student Rooms 48-54 | 152 |
| Typical condition of slate roof over Student Rooms | 154 |
| Detail of slate roof over Student Rooms | 154 |
| Bent gutter on east eave of Levering Hall | 156 |
| Detail of mortar joints on east facade of Hotel F | 158 |
| North wall of Student Room 48 | 158 |
| 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. | 162 |
| 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. | 163 |
| 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. | 164 |
| 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. | 165 |
| 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. | 166 |
| The Academical Village Today | 169 |
| Index to Pavilion and Hotel Designations | 170 |
| Brickmasons and Carpenters: 1817 - 1826 | 171 |

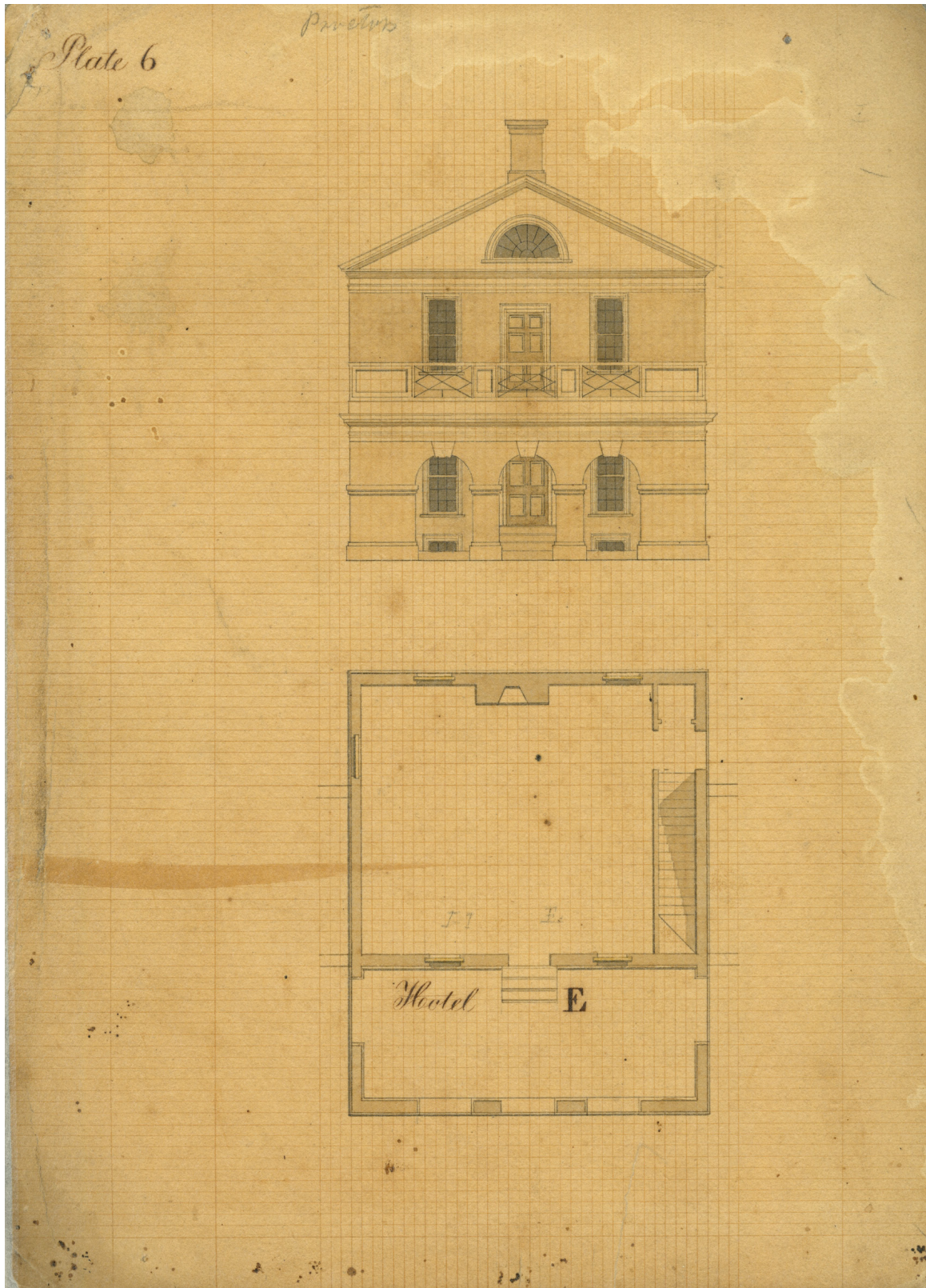


University of Virginia, 1856. Engraved by J. Serz. Published by C. Bohn. H. Weber, Printer. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

INTRODUCTION

The completion of this Historic Structure Report marks the second time one of Jefferson's "Hotels" at the University of Virginia is the subject of intense study. The first Hotel to be the subject of a Historic Structure Report was Hotel A, completed in 2007. During the preparation of that report it was realized that during the design and initial construction period of Jefferson's "Academical Village" no fewer than four different designations were given to the Hotels, and it was made clear that some of these designations occurred simultaneously. It is likely that this caused some confusion on the work site, just as it has caused some confusion for architectural historians ever since, and a section devoted to explaining these systems with accompanying diagrams was included in the Hotel A report. This was done in an effort to bring clarity to modern day researchers. During the preparation of this report it was decided to include the same explanatory section in case this study is used as a source for future researchers separate from the Hotel A report. Indeed, this text is so important to the understanding of how Jefferson and his builders referred to various structures on the campus that the section should be included in any future reports devoted to the remaining Hotels yet to be studied.

Perhaps as importantly, this discovery brought into focus the importance of considering each of the buildings within the Academical Village in the same way Jefferson and his builders considered them: as an integral part of an overall design concept and an integral part of a building complex. The Academical Village was ambitiously conceived as a unified whole and constructed as one very large building project. Like any village it is made up by the sum of its parts, but unlike most organically formed villages, this village was carefully planned by one of the most prolific and imaginative minds in American history. The study of the Hotels drives home the fact that these buildings were intended to serve as "support" facilities for the campus in the same way that Jefferson's "dependencies" supported the main body of Monticello. In the same way that the study and restoration of the dependencies at Jefferson's home revealed the inner workings and "behind the scenes" everyday life Monticello, this and the earlier study of the Hotels at the University has revealed how the fledgling and growing campus functioned throughout the nineteenth century. These studies have given us a new perspective on how Jefferson and his colleagues envisioned they would operate the school in its early years and the difficulties with those initial trials. They describe how they solved some of these difficulties while others remained unsolved for many years. They describe how both under and over-enrollment left their marks on Jefferson's concept over the years, as well as how disease and even death was attributed to the design of the buildings themselves. The study of these relatively prosaic buildings has shed new light on the history of the University and by extension has opened a new window into our collective American past. For those who find importance and value in such things, this has been a most worthy and important effort.



Plan and elevation of Hotel F (labeled as Hotel E) currently attributed to John Neilson. Believed to date to November 1820 to March 1821. N-432. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

HOTEL F

USE AND FUNCTION

In the University's early period, the running of the Hotels was placed in the hands of Hotel-keepers. While these individuals were hired by the Board of Visitors to manage the daily operations of the Hotels, these individuals were also expected to look after their boarders, attending to their needs and also their conduct. Though hired by the University, the Hotel-keeper was an entrepreneurial figure, renting the Hotels from the University and charging students for board. Before they could expect to see any profits, Hotel-keepers had to have a sufficient number of boarders to cover their expenses.

Prior to the start of the first session in March 1825, the Board of Visitors hired the first six Hotel-keepers. A record of rents paid a year later identifies the keepers at the following Hotels:

| | |
|---------|--------------------------------|
| Hotel A | Edwin Conway |
| Hotel B | John B. Richeson |
| Hotel C | Warner W. Minor |
| Hotel D | George W. Spotswood |
| Hotel E | John Gray Jr. |
| Hotel F | Simeon B. Chapman ¹ |

An earlier document identifying the stationing of the Hotel-keepers is Jefferson's 1825 *Memorandum on Buildings*. In this document, Jefferson identified each Hotel, together with the tenant (Hotel-keeper) occupying it. Curiously, he listed Simeon Chapman in Hotel B and John Richeson in Hotel F. The only other reference suggesting this arrangement is found in a letter written by Chapman on his move to the University. In it he writes:

I expected to leave here in the morning via Madison I expect to have my family at the Hotell A. on Sunday next... Anderson will take the Dormtory [sic] 2nd. to my house which I believe is No 2. or 3²

It may be that Chapman's reference to *Hotel A* is actually Hotel B, using the old building designation system. His identification of the student rooms would seem to indicate he is referring to a Hotel at the north end of the range, presumably Hotel B. These documents raise the question whether Chapman and Richeson were originally located in these Hotels, or perhaps, they merely anticipated living there and reality proved different. In any event, by March of 1826, records show Chapman was situated in Hotel F, where he remained until being dismissed in 1828.

HOTEL F

UNIVERSITY OF VIRGINIA.
THE following resolution was adopted by the Board of Visitors on the 4th October—
“Resolved that the Proctor be authorized and required after the 15th day November next, to lease the Hotels of the University to such persons offering, of worthy and proper character, as he shall approve; that the leases shall not be for a longer term than one year, and that the proctor cause to be inserted in them such covenants as he shall deem necessary, as to the preservation of the buildings, enclosures and appurtenances of the tenements, and that this be published without delay, that all persons may have notice who may desire to apply.”
Any communication addressed to me by letter, (postage paid,) on the subject of the above resolution shall be attended to.
A. S. BROCKENBROUGH, P. U. Va.
October 14. 47—115N

UNIVERSITY OF VIRGINIA.
THE subscriber having taken a Hotel in this Institution, solicits encouragement the ensuing year. He has laid in with great care a good supply of provisions, and by an unremitting attention on his part, hopes to give entire satisfaction to his boarders. The price of Board for the session of ten and a half months is fixed at \$100. He will furnish washing, bedding, &c. on the most reasonable terms.
None but students of the University will be taken as boarders
Dec. 13. 65—w6w JOHN B. RICHESON.

Top. Advertisement for lease of the Hotels. *Richmond Inquirer*. October 19, 1824. Volume XXI, Issue 49, page 1.

Bottom. John B. Richeson's advertisement for boarders. *Richmond Enquirer*. January 5, 1826, Volume XXII, Issue 74, page 4.

USE AND FUNCTION

Simeon Chapman had relocated to Charlottesville in February 1825.³ His previous residence is unknown; though on December 19, 1824, he wrote from Clover Hill, seventy miles northwest of Charlottesville. Chapman's letter suggests a sense of commitment to the new venture, implying that he sees it as a long-term endeavor:

As regards the particular Hotell which you may allot or set apart for me the next year I shall not burthen you with a remark further than say, I have full confidence that you will do me every Justice, and endeavour to promote my comfort.

In the postscript he goes on to mention:

I have not sold my Land as yet, but have been expecting to do so which would have relieved my mind verry much & would be preferable to renting it out

Owing to their position and various responsibilities, the Hotel-keepers were required to enter into contracts with the University. While a copy of Simeon Chapman's contract does not exist, a contemporary one for John Gray Jr., keeper of Hotel E, does exist. The contract was made up of articles covering the location of the Hotel, use of the Hotel, upkeep of the building, and rent. Article two outlined the core agreement between the Hotel-keepers and the University for:

2dly. The sd John Gray junr. 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.⁴

Initially, the fee charged for renting the Hotels varied among the buildings, ranging between \$210.00 and \$170.00.⁵ By the second session, Hotel rents were changed to \$200 per Hotel, likely in response to the lack of full enrollment at the University, resulting in less than expected revenue by the Hotel-keepers. Initially, the Visitors speculated that the Hotel-keeper could expect to earn approximately \$1,500. In reality, after paying their expenses, the Hotel-keepers made very little profit. In addition to rent, they paid for slaves, 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.⁶

In the first year of operation, students were allowed to choose their dormitories and with whom they boarded, resulting in a gross imbalance of boarders among the Hotel-keepers. The courting of students by Hotel-keepers resulted in a number of problems. At least one keeper, John Richeson, went to the effort of placing an advertisement in the *Richmond*

HOTEL F

Enquirer promoting his Hotel.⁷ While the Hotel-keepers wished to please their boarders by accommodating their needs, the Proctor also expected them to act as an extension of the faculty. This required that they report actions and misconduct observed in their precincts to the Proctor, a circumstance that could result in them falling out of favor with the students, possibly causing boarders to switch Hotels. As early as the second session, issues with the Hotel-keepers had become apparent. Jefferson, in a letter to Joseph Coolidge Jr., his granddaughter's husband, wrote of this situation:

the competition among our Hotel-keepers has made them too obsequious to the will of the Students. we must force them to become auxiliaries towards the preservation of order, rather than subservients to their irregularities. we shall continue under this evil until the renewal of their leases shall place them in our power, which takes place but annually.⁸

In an effort to regulate the situation, the Board of Visitors at their October 2, 1826, meeting passed a number of resolutions aimed directly at curtailing abuses by both the students and Hotel-keepers:

After the present session, no student shall be permitted to board or lodge out of the precincts of the University, unless in the family of his parent or guardian, or in the family of some particular friend approved by the faculty.

The student shall not choose his quarters at pleasure; but his Hotel & dormitory shall be assigned him by the proctor, under the control of the faculty; and they shall be so distributed among the different Hotels, as to preserve equality of numbers at each, as nearly as convenient. In this assignment, the wishes of the student will be respected, as far as may comport with equality of numbers at the Hotels, and fitness of residence in the dormitories: but students, being once located, must not be compelled to change their residence for the mere purpose of equality, and shall not be allowed to change either their Hotels or dormitories, without the consent of the faculty.

The keepers of Hotels shall not furnish luxurious fare to their boarders: but the fare shall be plentiful, plain, of good and wholesome viands, neatly served and well dressed; and, in all its details, conformable to such rules as the faculty may prescribe pursuant to this enactment.

The faculty are authorised, and required if they find it convenient, to prescribe the details of the fare at the Hotels—in the spirit of this enactment, assuring, as far as may be, uniformity throughout the institution.

The Hotel-keepers shall furnish the students not only with diet, but with bedding and furniture for their dormitories, fuel, candles, and washing: also proper attendance of servants for domestic and menial duties:—the details of all which shall be regulated by the faculty. For all these, instead of the board now allowed, they shall receive one hundred and fifty dollars, for the ordinary session; and one half that sum for the next session.

If any Hotel-keeper shall fail to comply with the rules prescribed by this enactment or by the faculty, there shall be such deduction made from the amount of board allowed him, as the faculty shall judge proper.

USE AND FUNCTION

| | | | |
|------------------------------|----------------------------------------------------------------|--------------------------------------------|-----------------|
| H ^{on} J. S. Duvall | | University Va. April 13 th 1825 | |
| 1825. | To one stone pitcher 3/9 | | \$ 66 |
| April 13 th | " One wash Basin & pitcher 10/6 | | 0 62 1/2 |
| | " 1 China Chamber pot - 4/ | | 1 75 |
| | " 1 Glass Tumbler - 1/ | | 0 67 1/2 |
| | " 1 Pair of snuffers 1/6 | | 0 17 |
| | " 6 Yds of coarse linen for under Board 9/9 | | 0 25 |
| | " 1 Broad Head - 18/ | | 0 75 |
| | " 1 Pair of And Iron 7/6 | | 3 00 |
| | " 1 Pillor including tick feathers } and two pillor cases } | | 1 25 |
| | " 1 Shaving Glass 3/ | | 0 50 |
| | Rec ^d payment | | <u>\$ 10 22</u> |
| | | Simeon B. Chapman | |
| | paid \$35 | | |

Receipt for miscellaneous items to furnish a dormitory room. April 13, 1825. Signed Simeon B. Chapman. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

The proctor shall superintend the Hotels, shall inspect their tables and the furnishings of the dormitories, at least once a month, and whenever else he shall be required, by any Hotel-keeper, or boarder, or by the faculty; and he shall regularly report to the faculty all deficiencies and improprieties which he may observe or of which he may be informed.⁹

Furthermore, at the December 5, 1826 meeting of the Board of Visitors, additional enactments were passed concerning the Hotels and Hotel-keepers. First and foremost, these enactments changed the Hotel-keeper from a contracted position to one of appointment by the Proctor. This arrangement allowed the Proctor to dismiss Hotel-keepers with thirty days notice if they did not fulfill their obligations. The enactments went on in detail as to the moral responsibilities of the Hotel-keepers and the duties required of them.¹⁰

During this same meeting, the Visitors passed a resolution that:

HOTEL F

only four Hotel-keepers shall be appointed, till the further order of the board; unless the Executive committee shall think the interests of the institution manifestly require it.

Resolved that the recommendation of Warner W. Minor by the proctor, as a suitable person to keep one of the Hotels of the University, be confirmed by the Board of Visitors.

Resolved that the recommendation of Edwin Conway, J. B. Richeson, & George W. Spotswood, as suitable persons to keep Hotels of the University, be confirmed by the Board of Visitors.

The dismissal of Simeon Chapman and John Gray was short lived. Only a few weeks later, Arthur Spicer Brockenbrough, Proctor of the University, wrote John Hartwell Cocke, with an appeal that the Hotel-keepers be restored to their positions, if only for the next session:

The unfortunate and particular situation of Gray and Chapman induces me to write to ask a little indulgence towards them, cut off so unexpectedly from their Hotels here, without money or any place to go to Their situation is truly deplorable -- If they can be reinstated only for the next short session it will give them time to look out for some other situation for themselves and families -- I would not ask this indul[g]ence¹¹

Brockenbrough's plea may have been born out of a personal interest rather than compassion. Brockenbrough was married to John Gray's sister, Lucy. John Gray, together with his wife, Sarah Carter Gray, and their seven children, lived in Hotel E.¹² Coincidentally, this Hotel was originally intended to be the residence of the Proctor; however, Brockenbrough chose not to occupy the building, but rather remain in Monroe Hill House. This likely explains the domestic plan of Hotel E with a center passage and flanking rooms compared to the other Hotels designed with single, large dining halls.

By February 1827, the two Hotel-keepers were reinstated; in a letter to Joseph Carrington Cabell, James Madison addressed the situation:

In conformity to the opinion of the Visitors assembled at Richmond, I gave notice to the Proctor that the two discontinued Hotels were to be put again under the charge of their former keepers. It is to be hoped that the change in the relations between all of them and the students will produce a change for the better on both sides. If it should not on that of the Hotelkeepers, a remedy is provided; but will it not be well to make it more prompt and efficacious than the late enactment on that subject authorizes?¹³

Enrollment at the University remained low during the following session. In October of 1827 there were only ninety-eight students boarding at the University, scarcely enough to support six Hotels. It was Brockenbrough's opinion that four Hotels would suit the needs of the University, necessitating the dismissal of two Hotel-keepers:

Minor appears to be determined to quit at xmas at all events -- of the other five, If John Carter is permitted to take the Hotel for Mrs Gray, I should be for removing Chapman & Richeson¹⁴

USE AND FUNCTION

Both John Hartwell Cocke and James Madison weighed in on this situation with recommendations of their own, but in the end, John B. Richeson and Simeon B. Chapman were dismissed, leaving Hotels B and F vacant.¹⁵ Letters and Board of Visitors minutes indicate these Hotels were used to accommodate faculty and guests from time to time prior to being pressed back into service as dining halls.¹⁶

In July 1829, John N. Rose was engaged as a Hotel-keeper. Warner W. Minor and George W. Spotswood had both resigned their positions in December 1828; it appears though that Spotswood remained through the following session. Rose was officially appointed on July 17, 1829 bringing the total number of Hotel-keepers to three. Except for a brief period during 1832 and 1833, the University employed three keepers to operate the Hotels in the Academical Village; Edwin Conway at Hotel A, Sarah Carter Gray at Hotel E, and John Rose at Hotel F. This number of Hotel-keepers continued until about 1875, when the number was reduced to two.

Rose was engaged as a Hotel-keeper at the University from 1829 to 1835; however, he only inhabited Hotel F until the summer of 1833, at which time he moved to Hotel D.¹⁷ John N. Rose is identified in the Albermarle County census records for 1830. A total of twenty-two people were listed among the members of his household; six free-white persons, three free-colored persons and thirteen slaves. Edwin Conway, keeper of Hotel A included forty people; twelve free-white persons and twenty-eight slaves. John Gray, husband of Sarah Carter Gray, the Hotel-keeper at Hotel E, listed twenty-four people; eleven free-whites and thirteen slaves.¹⁸

Given the size and plan of Hotel F, the housing of twenty-two people under this one roof seems impossible, though twenty-first century perceptions of what accommodations should be may cloud one's understanding. Where upper floors of the Hotels are easily perceived as inhabited space, documentation and surviving physical fabric support the fact that the cellars of the Hotels were once also occupied. The existence of cellar kitchens is most easily recognized, in some instances by the remains of large cooking hearths; however, other areas of the cellar were used in a variety of ways, including lodging.¹⁹ A rare reference to these spaces is recorded in the 1835 Faculty Minutes:

In regards to the repairs to Hotel D + to the Cellar room of Hotel F occupied by Capt. Rose + subsequently occupied by Capt. Perrow for the accommodating the servants attached to the Hotel, the Proctor by resolution so as directed to charge the respective occupants Capt. Rose + Perrow, as suggested in his report.²⁰

Although documents reveal the Hotel-keepers sought ancillary buildings for the purpose of lodging their servants, little evidence exists demonstrating this practice occurred. The use of cabins, outbuildings, or student rooms to shelter servants has not been substantiated, but cannot be ruled out.²¹

HOTEL F

[illegible]

1830 Federal census. John Rose, Hotel-Keeper at Hotel F, 1829-1833. M-19, Roll 197, Page 282.

USE AND FUNCTION

| by the Marshal of the | | | | | | | | | | District (or Territory) of | | | | | | | | | | 283 | | | | | | | | | | | |
|-------------------------|---------------------------------------|------------------------------------------|-----------------------------------------|----------------------------------------|----------------------------------------|------------------------------------------|-------------------------------------------|------------------------------------------|-----------------------------------------------|----------------------------|---------------------------------------|------------------------------------------|-----------------------------------------|----------------------------------------|----------------------------------------|------------------------------------------|-------------------------------------------|------------------------------------------|-----------------------------------------------|-------------------------|---------------------------------------|------------------------------------------|-----------------------------------------|----------------------------------------|----------------------------------------|------------------------------------------|-------------------------------------------|------------------------------------------|-----------------------------------------------|-----|--|
| SLAVES. | | | | | | | | | | FREE COLORED PERSONS. | | | | | | | | | | TOTAL. | | | | | | | | | | | |
| MALES. | | | | | FEMALES. | | | | | MALES. | | | | | FEMALES. | | | | | TOTAL. | | | | | | | | | | | |
| Under ten years of age. | Of ten and under twenty years of age. | Of twenty and under thirty years of age. | Of thirty and under forty years of age. | Of forty and under fifty years of age. | Of fifty and under sixty years of age. | Of sixty and under seventy years of age. | Of seventy and under eighty years of age. | Of eighty and under ninety years of age. | Of ninety and under one hundred years of age. | Under ten years of age. | Of ten and under twenty years of age. | Of twenty and under thirty years of age. | Of thirty and under forty years of age. | Of forty and under fifty years of age. | Of fifty and under sixty years of age. | Of sixty and under seventy years of age. | Of seventy and under eighty years of age. | Of eighty and under ninety years of age. | Of ninety and under one hundred years of age. | Under ten years of age. | Of ten and under twenty years of age. | Of twenty and under thirty years of age. | Of thirty and under forty years of age. | Of forty and under fifty years of age. | Of fifty and under sixty years of age. | Of sixty and under seventy years of age. | Of seventy and under eighty years of age. | Of eighty and under ninety years of age. | Of ninety and under one hundred years of age. | | |
| 1 | 3 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 5 | 7 | 5 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 2 | 5 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 7 | 2 | 4 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 2 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 12 | 15 | 2 | 9 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| 47 | 43 | 19 | 15 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| (124) | | | | | | | | | | (149) | | | | | | | | | | (1) | | | | | | | | | | (3) | |

1830 Federal census. John Rose, Hotel-Keeper at Hotel F, 1829-1833. M-19, Roll 197, Page 283.

HOTEL F

Slaves were essential to the operation of the Hotels. Early on, servants were commonly slaves, and in some instances free persons of color. The role of the slaves was likely great and varied, assisting with many of the responsibilities placed upon the Hotel-keepers. These included the procurement of supplies needed for meals, in addition to preparation and serving. The Hotel-keepers were also expected to provide boarders with a servant to perform basic tasks; cleaning, errands, and the like. These 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 slaves would deliver ice, and in the winter they would stock the student rooms with wood.²² Though students enjoyed the use of these slaves, they remained the property of the Hotel-keepers. Several entries recorded in the Faculty Minutes detail the abuse of servants by students and subsequent punishments administered by the Proctor. The employment of servants was not without troubles of its own, these same minutes record improprieties on the part these people. Two instances worth noting include the following:

October 30, 1830

Free Black Woman of Bad Character in the Precincts

The Assistant Proctor informed me that a Free Black woman named Keziah Fortune, of bad character, was living within the Precincts, without being under the control of any particular master. She washes for Mr. Rose. By a law of the Faculty, she cannot be permitted to remain, and Mr. Rose was informed. Mr. Rose called to mention that her immediate removal would cause him very serious inconvenience. The whole matter was referred to the Proctor.

And;

July 18th, 1837

The Chairman informed the Faculty that servants belonging to the Hotels had been intercepted by the Proctor and himself in bringing spirituous and [illegible] liquors into the University – the servants claimed them as their own, tho' it was suspected that they were intended for students.

The Chairman then submitted the following resolution which was seconded and passed –

Resolved that the Hotel-keepers be informed that the Faculty will require them immediately to dismiss from their service and the University any of the servants who shall introduce or keep spirituous liquors within the precincts; except in cases of their introduction where such servants shall be sent for them by his master or mistress for his or her own use.

The principal job of the Hotel-keeper was to furnish his boarders with meals; breakfast, dinner and supper. The meals were required to be “plentiful, plain, of good and wholesome viands, neatly served and well dressed...”²³ 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 their

USE AND FUNCTION

own fare, it was natural that the quality of food varied among Hotels. The issue of quality would be a matter of concern among the students, Hotel-keepers and Visitors in the early years of the University. While the fare at first was accepted by most students, it was not long before dissatisfaction with the quality and monotony of the meals began to rise.

Through the years, the faculty attempted to prescribe what sorts of food the Hotel-keepers should serve. One such example dates to 1834:

The committee appointed to prepare and report to the Faculty a bill of fare for the Hotels, make the following report.

1. Breakfast. There shall be furnished at this meal, hot or cold meat or fish; light and sweet loaf bread or rolls, biscuits and corn bread; sweet and good butter; good molasses; tea + coffee to be well made of good materials, good loaf sugar for the tea and good brown sugar for the coffee, and cream or rich milk for both; and fresh milk for drink for those who desire it from the commencement of session to the 1st of March, and from the 1st of May to the end of the session.

2. Dinner. There shall be furnished at this meal, hot bacon, hot roast, fresh meat + poultry; soup well boiled; four kinds of vegetables from the commencement of the session to the 1st of January, three kinds from the 1st of January to the 1st of May and four kinds again from the first of May to the end of the session; Sweet and good butter for the vegetables; a supply of mustard, pepper and other proper seasonings for the meats and vegetables; good molasses; wheat and corn bread; and dessert once a week, to consist of pies made of fresh fruit or mince pies, puddings made of raisins, rice, etc.; fritters with sugar and butter + tarts, or any two of these, occasionally varied.

3. Supper. There shall be furnished at this meal, hot or cold meat, or fish; good molasses; light and sweet loaf bread or rolls, biscuits and corn bread; sweet and good butter; tea + coffee, and cream or rich milk for both; and fresh milk for drink for those who desire it from the commencement of the session to the 1st of March, and from the 1st of May to the end of the session.

The articles required shall be abundant, of good quality, well cooked, and served up in a clean manner + the plates, table cloths, knives and forks + spoons shall be clean.²⁴

Though the menu of items appears quite delectable, Minutes of the General Faculty contain numerous entries of students dissatisfaction with various Hotel-keepers' fare. The basis of the complaints varied; however, the most common grievances concerned the lack of specific items, and the poor quality of food. The Faculty minutes reveal that no Hotel-keeper was safe from their boarders' criticisms; settlement of the charges was up to the Proctor, or in some instances the Assistant Proctor. Two examples of this concerning Mr. Rose occurred in January 1831:

January 22, 1831
Complaint of Mr. Rose's Table

HOTEL F

A communication signed by 20 of Mr. Rose's boarders, complaining of the fare at his table, was handed to me by Mr. Lewis Randolph. I wrote in consequence, to the Assistant Proctor, requesting him to inspect the dinner at Mr. Rose's today

Interview with Mr. Rose. His Excuses.

I sent for Mr. Rose. He thought the complaints as to his table were without sufficient grounds, and referred for his defense, to the evidence of the Assistant Proctor. As to tea and coffee, he said he got those articles of the best quality, and that to judge by the quantity consumed, they seemed to be well enough relished.

January 23, 1831

Bread at Mr. Rose's Table

Two rolls from Mr. Rose's table were left at my house by two very respectable students, - as "a fair specimen of the bread given them at breakfast this morning." They were quite unfit to eat.

Mr. Wertenbaker's Report of Mr. Rose's Table

Mr. Wertenbaker called on me, he said that the meat dinner at Mr. Rose's yesterday was excellent, consisting of good beef well cooked and a variety of forms. There was no vegetable but rice. No wheat bread. No dessert. He mentioned that he had some of the same flour that Mr. Rose was using, and that although it was dark colored, it rose very well and made very good bread; so that the fault of Mr. Rose's bread lies in the cooking. I requested the Ass. Proctor to inspect the supper at Mr. Rose's this evening.

I wrote a note to Mr. Rose on the subject of the complaint made this morning. After some time he called on me, with specimens of the bread furnished at breakfast and at supper yesterday. It was not of the best quality, but it was tolerable light, and was sweet and wholesome, such as might, I think, be eaten, without complaints. As to the bread this morning, he acknowledged that it was very bad, but he says this was owing to one of those accidents which will occasionally happen in all households.²⁵

Following John Rose's move to Hotel D in 1833, records indicate Hotel F was occupied by a number of different individuals between 1834 and 1857. The first of these occupants was Alexander A. Penci. Penci, a Corsican, held the title of Instructor of Gymnastics and Fencing. Starting in 1834, he held his lessons in one of the upper rooms of Hotel F, lessons consisting of boxing, fencing and quarter-staff.²⁶ Board of Visitor minutes show that in July 1835, Penci and his family were granted use of "the apartments in the S.E. Hotel for the accommodation of himself and family."²⁷ Later, having contracted an illness, Penci relocated to Havana to take advantage of the warm weather; he died there in or around 1838.²⁸

Between 1846 and 1858, Hotel F was the Proctor's residence, occupied by William S. Kemper during his tenure (1846 to 1853) and by Robert R. Prentis from 1853 to 1858, at which time the new dining hall was built onto the south side of Hotel F. The Board of Visitors granted Kemper use of the Hotel at their June 27, 1846 meeting:

USE AND FUNCTION

Resolved that the building designated Hotel F. within the precincts be, and the same is hereby assigned to him as his residence with the grounds appropriate...

It is not clear if the Proctor occupied the entire Hotel or simply the upper rooms of the building. No references have been located suggesting that the dining hall continued to be used as a refectory during this period; however, Philip Alexander Bruce, in his *History of the University of Virginia*, does comment on the Washington Society utilizing the Hotel for meetings:

The Washington Society seems to have been buffeted about during several years...In 1846 it convened in one of the rooms of Hotel F, which building was, at that time, occupied in part by the family of the Proctor; but this privilege was soon taken away...in 1847, they were still coming together in their former quarters in Hotel F.²⁹

By 1853, the Proctor's office was located in student room 56 and remained there until the construction of the new dining hall.³⁰ This same student room also housed the University post office during Colonel Prentiss's period in office.³¹

By the middle of the 1850s, the Board of Visitors began to address the need for additional space, particularly as it related to the dining halls. At the February 14, 1857 Board of Visitors meeting the Visitors resolved:

that the Executive Committee enquire into and report to the next annual meeting, upon a plan for enlarging the Dining rooms of the several Hotels within the University, so as to afford convenient accommodations for as many as 100 students in each, if practicable.³²

It seems that the new Hotel at the south end of the eastern range was built between July and September 1858. Apparently, construction of the new Hotel complicated the use of Hotel F as a dwelling:

The erection of the new Dining Hall in connection with the Hotel at present occupied by the Proctor as a residence renders it necessary to furnish the Proctor another house. He is therefore authorized to take possession of the house recently occupied by Mrs. McCoy as a Hotel.³³

Mrs. McCoy's Hotel was located at Monroe Hill House.

By the September 1858 meeting of the Board, the Visitors had acted on numerous resolutions concerning the Hotels, many specific to the new Hotel. During this meeting, Dr. Wyatt W. Hamner was appointed Hotel-keeper of the new Hotel. Owing to the greater size of this building, twice as many students were assigned to it as to Hotel A and Hotel E, Colonel Ward and Mrs. Ross's Hotels.³⁴ Moreover, students boarding at the new Hotel were required to furnish their own rooms and were responsible for washing their own towels and bed linens. In consideration of this arrangement, the students were allowed an abatement of \$12.50 per a session.³⁵

HOTEL F

Page No. 295

SCHEDULE 1. Free Inhabitants in St James Parish in the County of Albemarle State 539
 of Virginia enumerated by me, on the 6th day of July 1860. Bennett Taylor Ass't Marshal.
 Post Office Charlottesville

| Families—those in order of valuation. | | | Description. | | | Value of Estate Owned. | | | Place of Birth, Naming the State, Territory, or Country. | Married within the year. | Attended School within the year. | Whether deaf and dumb, blind, insane, idiotic, pauper, or convict. | |
|---------------------------------------|-----|---------------------|--------------|-----|---------------------|----------------------------------------------------------------------------------------|----------------------|--------------------------|----------------------------------------------------------|--------------------------|----------------------------------|--------------------------------------------------------------------|----|
| 1 | 2 | 3 | Age | Sex | Color, (if colored) | Profession, Occupation, or Trade of each person, male and female, over 15 years of age | Value of Real Estate | Value of Personal Estate | | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| | | Patsy Madison | 51 | F | | | | | Nelson | | | | |
| 158 | 164 | John Galy | 34 | M | | Housecarver | 900 | 1100 | Ireland | | | | |
| | | Ellen | 29 | F | | | | | " | | | 1 | |
| | | Mary | 3 | F | | | | | Augusta | | | | |
| | | John O'Haden | 43 | M | | | | | Ireland | | | 1 | |
| | | William Hoffman | 30 | M | | | | | " | | | 1 | |
| | | Eliz. Salmar | 24 | F | | | | | " | | | | |
| 159 | 165 | B. M. Wolfe | 53 | M | | Merchant | 14900 | 3300 | Jefferson | | | | |
| | | Ann | 45 | F | | | | | Orange | | | | |
| | | Rebecca | 20 | F | | | | | Albemarle | | | | |
| | | Emmie T. | 9 | F | | | | | " | | | | |
| 160 | 166 | Th. J. Wintonbaker | 44 | M | | Merchant | 10000 | 30000 | " | | | | |
| | | Mary T. | 38 | F | | | | | Henrico | | | | |
| | | Ellen C. | 13 | F | | | | | " | | | 1 | |
| | | Rosalie C. | 10 | F | | | | | Albemarle | | | 1 | |
| | | Charles H. | 8 | M | | | | | " | | | | |
| | | William D. | 5 | M | | | | | " | | | | |
| | | Mary C. | 3 | F | | | | | " | | | | |
| | | Eliza & Hyde | 24 | F | | | | | Henrico | | | | |
| | | H. T. Bode | 23 | M | | Shoemaker | | | Westmoreland | | | | |
| 161 | 167 | Eliza H. Barrington | 63 | F | | | | 21600 | Washington | | | | |
| | | Ann L. | 28 | F | | | 500 | 26500 | Halifax | | | | |
| | | Virginia P. | 27 | F | | | | 1500 | " | | | | |
| | | James M. D. | 21 | M | | | | 1000 | " | | | | |
| 162 | 168 | W. A. Pratt | 42 | M | | Superintendent of Public Schools in the County of Albemarle | 15000 | 700 | England | | | | |
| | | Frederica | 39 | F | | | | | Hampshire | | | | |
| | | George J. | 18 | M | | Student at U. of Va. | | | Alexandria | | | 1 | |
| | | William L. | 10 | M | | | | | Henrico | | | | |
| | | Charles E. | 8 | M | | | | | " | | | | |
| | | Elizabeth | 71 | F | | | | | England | | | | |
| | | James | 14 | M | | | | | Albemarle | | | | |
| 163 | 169 | W. W. Hamner | 41 | M | | Doctor of Med. | | 11475 | Buckingham | | | | |
| | | James M. | 41 | F | | | | | Albemarle | | | | |
| | | W. P. | 18 | M | | Student at U. of Va. | | | Appomattox | | | 1 | |
| | | N. B. | 15 | M | | | | | " | | | 1 | |
| | | Edw. C. | 12 | M | | | | | " | | | 1 | |
| | | B. W. | 10 | M | | | | | " | | | 1 | |
| | | M. D. | 4 | F | | | | | " | | | | |
| | | Charles R. | 15 | M | | | | | Albemarle | | | | |
| | | Alfred L. Brown | 40 | M | | Baker | | | Scotland | | | | |

1860 Federal census. Wyatt W. Hamner, Hotel-Keeper at Hotel F, 1858 - c.1860. M-653, Roll 1331, Page 539.

USE AND FUNCTION

It is believed that Dr. Hamner resided at Hotel F while he managed the new Hotel. The 1860 census for Albermarle County lists Dr. Hamner as a Doctor of Medicine.³⁶ The census identified twelve people at this residence including, Dr. Hamner, his wife Jane, and six boys ranging in age from one month to eighteen years old. In addition to his family, Dr. Hamner's baker, housekeeper, waiter and washerwoman were listed.³⁷

Dr. Hamner did not serve as a Hotel-keeper for very long. Philip Alexander Bruce notes in his *History of the University of Virginia*, that during the four years of the Civil War there were no Hotel-keepers at the University.³⁸ Prior to the war, Mrs. Ross, Colonel Ward, and Dr. Hamner managed the Hotels. After the war, only Mrs. Ross remained; two new Hotel-keepers filled Ward and Hamner's vacancies; Henry Massie at Hotel A and William Jefferies at Hotel F.

William Jefferies was appointed as Hotel-keeper at the September 16, 1865 meeting of the Board of Visitors:

Resolved that William Jeffries be appointed Hotel-keeper in place of Dr. W. W. Hamner resigned and that he be allowed to charge each student for board, the use of all necessary room furniture & servants attendance one hundred & eighty dollars a session payable in current funds.

Jefferies served as the Hotel-keeper of Hotel F between 1865 and 1874, a period of time that saw attendance at the University both rise and fall. After the war, attendance spiked to four hundred and ninety students for the 1866-67 session; the greatest number of students attending the University between 1861 and 1890. But this was far short of the six hundred and sixty four recorded during the 1856-57 session.³⁹ Enrollment gradually dropped to an average of three hundred and thirty six between 1878 and 1885.⁴⁰ Decline has been attributed to several factors, including the revival of other southern academic institutions, a depressed southern economy, and a degree of dysfunction in government during the Reconstruction period.⁴¹ In any case, this decline lessened the need for three Hotels, and in 1874 Jefferies disposed of his lease for Hotel F.⁴²

At the start of the 1875 session, Hotel F (not including the Levering Hall addition) was reserved for use by the messing clubs recently established at the University. Created as an alternative to the traditional dining system associated with the Hotels, messing clubs allowed groups of students to organize and prepare their own meals, take care of their own laundry, and provide their own room furniture. The appeal of messing clubs was that they were cheaper than the fees charged under the Hotel system. The savings one could realize by joining such a club were illustrated in the 1879 *Catalogue*:

The charges common to all students if two occupy the same room...[total] \$263.00...By messing, the board may be reduced to \$90 [from \$162.00, a \$72.00 savings], and thus the expenses above enumerated may be reduced to \$191.00⁴³

HOTEL F

Included in the *Catalogue* was a section explaining the details of the messing system:

Students can join the Mess-Club with the design of reducing the cost of living while members of the institution. Suitable University rooms have been assigned for the accommodation of the club. The Mess will be managed by its own members as far as practicable. The Chairman of the Faculty will render such assistance as may be found necessary to advance its interests.

By the experience of private mess-clubs connected with the University during several sessions past, it is established that the cost of living, including board, room rent, fuel, etc., need not exceed fifteen dollars per month, with the fare abundant and wholesome...The business of the Mess, catering, etc., will be attended to by a superintendent, to be selected by the club, subject to the approval of the Faculty. It is suggested to those students who propose to join a mess-club to bring bedding, etc., from their homes with them.

The system of messing by the students, authorized by the Board, has been in successful operation during the present session upon a more extended scale than before. Over eighty students have been messing in two distinct messes in different locations within the precincts.⁴⁴

Parallel with Hotel F serving the messing club, present-day Levering Hall became the impromptu gymnasium in 1876. Writing in the early years of the twentieth century, author David Culbreth, M.D., commented:

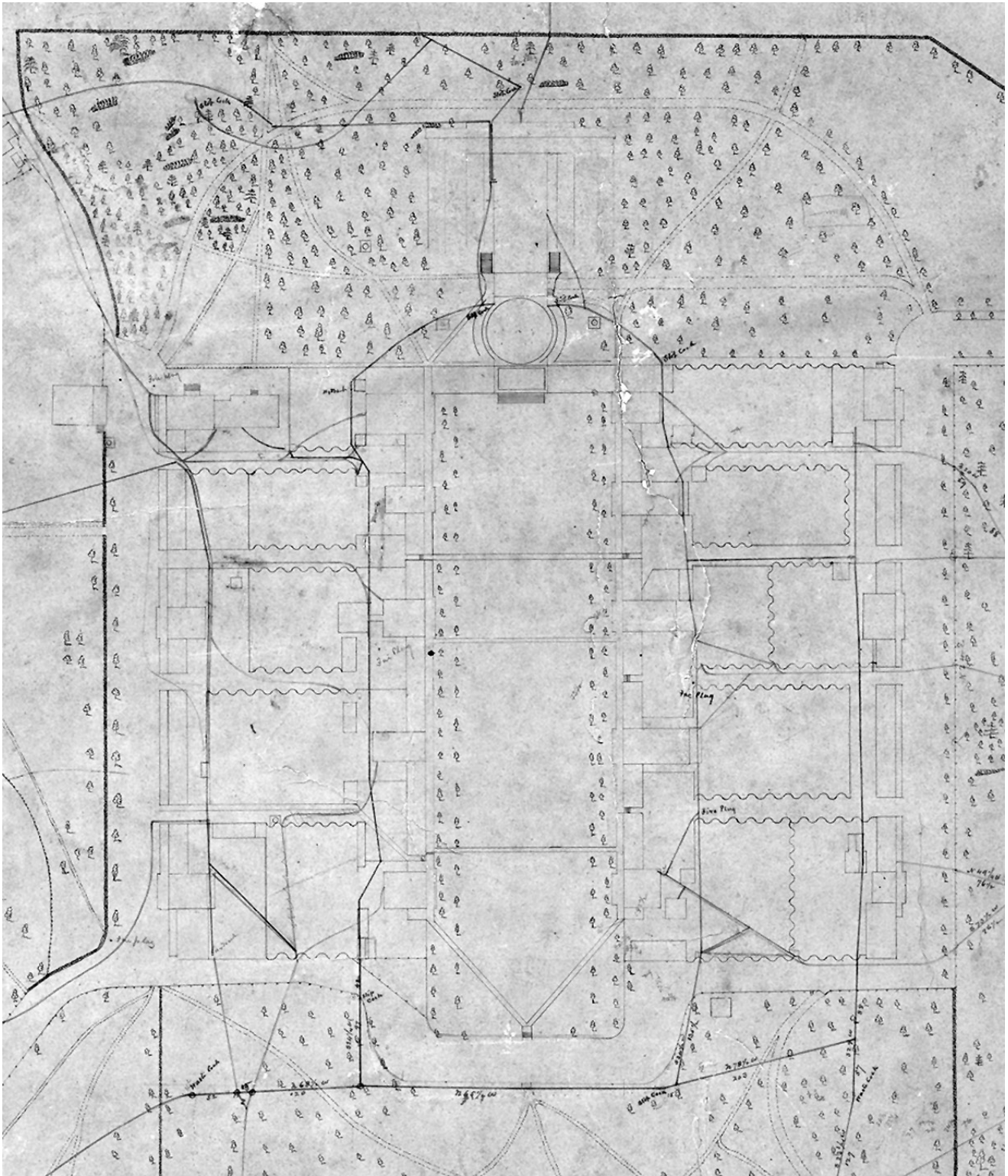
Among the new students this year was Mr. Edward Hamilton Squibb, Brooklyn, New York, who, finding us without any permanent gymnasium, generously offered to provide the necessary outfit if the University would house it. During the early part of the previous session the Dining Hall at the south end of East Range, kept for many years by Mr. Jefferies, was closed... This hall was considered the only available and suitable room, consequently Mr. Squibb had installed into it all the appliances and apparatus it could accept conveniently, presenting the same to the University.”⁴⁵

A number of sources attribute the donation of the gymnasium equipment to Edward Squibb's father, Edward Robinson Squibb. A correction published in the November 1894 *Alumni Bulletin* concerning a previously published article on “The Physical Culture at the University” states:

The gift for the equipment of the Gymnasium was from E. H. Squibb, M. D., the son, who was then a student, and not from the father, E. R. Squibb, M.D. Mr. Squibb, then studying in the schools of Ancient and Modern Languages, made the measurements of the building, determined the pieces which could be used, and furnished the money for the purchase. Dr. Squibb, Senior, very kindly made the purchases and sent the equipment down from New York to Virginia, but the gift was from the son.⁴⁶

The long-term effects of this gesture are noteworthy. Ultimately this would grow into the first University sanctioned gymnasium. In 1885, the Board of Visitors resolved:

USE AND FUNCTION



Circa 1870 map of the University grounds showing water and drainage lines. RG-31/2/2.791, RMDs Collections, Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

HOTEL F

That a Club, styled “The Gymnastic Club of the University of Virginia”, to consist of such students of the University as may pay the initiation fee be and is hereby established. Resolved that the initiation fee be fixed by the Faculty at not more than \$5 to be paid to the Proctor...Resolved that the building, now known as the Gymnasium, standing at the Southern end of the Eastern Range, be set apart for the use of said Club. Resolved that the Faculty be empowered to set apart two days during the month of November in each year for public and Competitive exercises of said Club, during which days all scholastic labors of the University may be suspended.⁴⁷

Descriptions of the gymnasium are limited. One account places it on “The second floor of the present Levering Hall.” Another simply states that it was in “...the Dining Hall at the south end of the East Range...this hall was considered the only available and suitable room...” These descriptions suggest the gymnasium was located in a room consisting of a single open space, which would make sense owing to its prior use as a dining hall. The gymnasium remained here until 1893, when the University built Fayerweather Hall, the school’s first building constructed solely to accommodate athletics training.

Meanwhile Hotel F accommodated the messing club until 1884/5, when Professor Francis Perry Dunnington was assigned the Hotel as his residence. Dunnington, Professor of Analytical and Agricultural Chemistry, occupied the Hotel until 1890, when it was “placed in the hands of the Proctor for rent, upon the condition that it be rented to some official of the University of Virginia, provided none of the Professors wish to occupy it.”⁴⁸ In 1891, Dr. Paul Brandon Barringer, Professor of Physiology and Materia Medica (Latin for materials of medicine), moved into the Hotel.⁴⁹ Dr. Barringer remained in the Hotel until around 1898, during which time a number of additions and improvements were made to the Hotel and neighboring Levering Hall (See *Alterations to Hotel F*).

Perhaps some of the most detailed descriptions that exist of daily life in and around Hotel F come from Dr. Barringer’s daughter, Anna Barringer’s, written memoir of growing up at the University. This manuscript offers rare glimpses of everyday life at the University, especially as it relates to the private side of domestic life. Of her life at Hotel F, she writes:

“In the summer of 1890 we had moved to the last Pavilion on the East Range, designed originally as an eating hotel with one large room, it was now cut into two rooms with a corner fireplace in each and large folding doors between. Our dining room was long with a large window at each end but the parlor had lost space and one window by a hall and stairway taken from it. Neither room had any architectural merit and adjoining this pavilion was a very large plain brick building, the gymnasium, which resounded at all hours with the thumping sound of men working out with dumbbells or Indian clubs or more strenuous gymnastics....Attached to the house was one student room convenient and cozy with a great open fire, a general sitting room, with a room above which made a total of three bedrooms upstairs. On the Range, Dr. Barringer again had two offices, one for a study and consultation and the other for oculist practice when a door was opened for correct range of vision. There was no central heating, only large stoves in parlor and dining room jutting out from the fireplace. Small rooms had coal grates or a Franklin type stove. There was no bathroom, only a cold water faucet upstairs and down in the halls available for table, for pitchers and for the various washstands which had not yet become archaic but were highly valued members of the bedroom suite.”

USE AND FUNCTION

Sometime just after 1893, the “old gymnasium,” as it was called, was converted into dormitory space. It was also at this time that the building acquired the name, “Levering Hall.” Board of Visitor minutes from July 1893 note:

“the recommendation of the Superintendent of Grounds and Buildings in relation to changing the old Gymnasium building into a dormitory be hereby referred to the Executive Committee with authority to make the change whenever, in the opinion of the committee, the financial condition of the University will justify the same.”⁵⁰

This dormitory housed eight rooms. In 1912, the Board of Visitors set the room rates for this dormitory at \$60.00 per student; the other rooms on the East Range cost \$72.00.⁵¹ At the turn of the twentieth century, John Shelton Patton, author of *Jefferson's University*, described the East Range as, “a row of dormitories with the Washington Literary Society Hall at the North end, the old gymnasium, now used for student's rooms, at the south end, and the building sometimes known as the Alumni Hall in the center.”⁵²



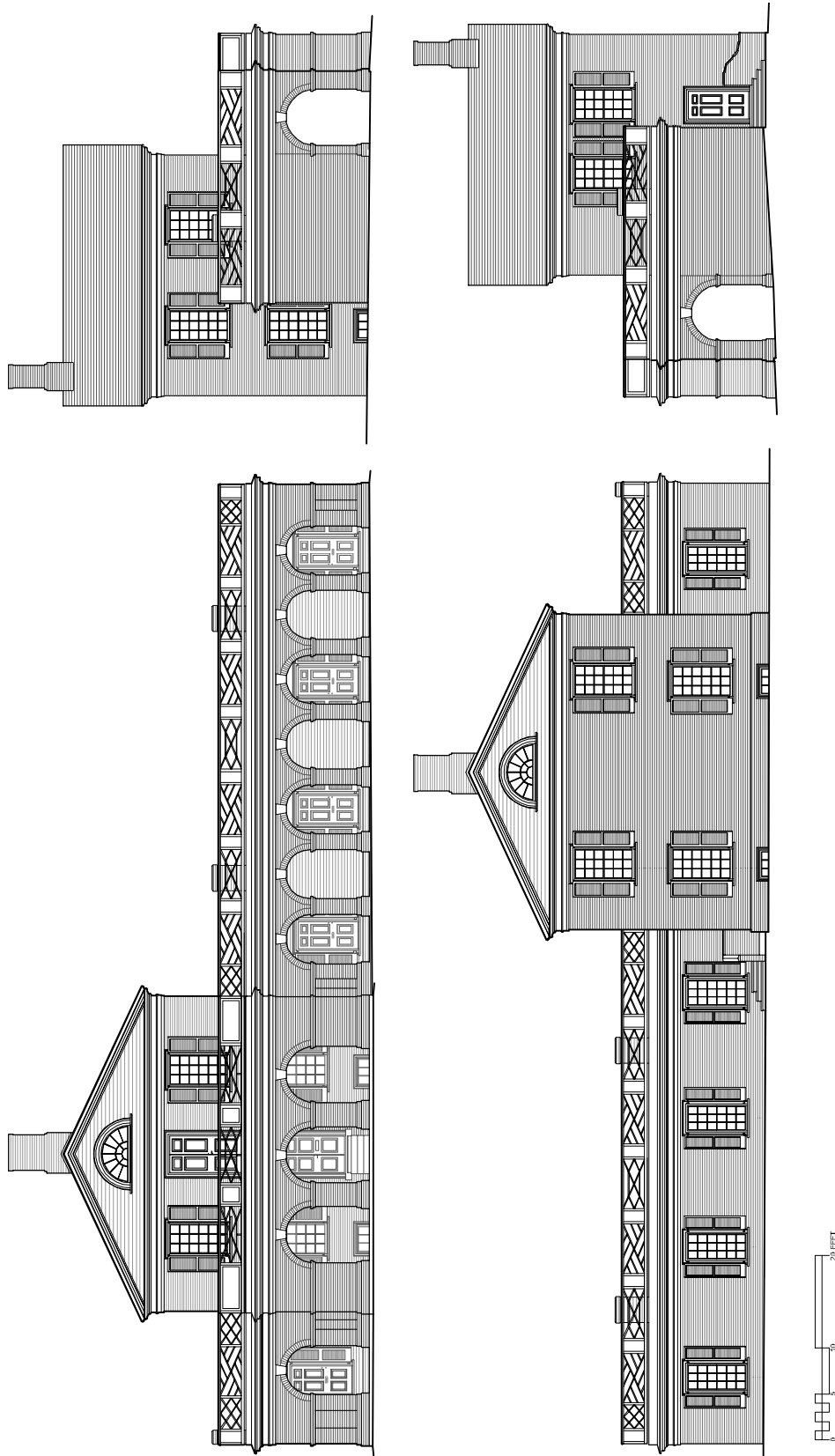
Path along the East Range, c. 1905. Library of Congress Prints and Photographs Division Washington, D.C.

HOTEL F

In the waning years of the nineteenth century and the first decades of the twentieth century, Hotel F served as a fraternity house. In or about 1898, Hotel F was secured by Zeta Psi.⁵³ By 1913, Phi Sigma Kappa occupied the building.⁵⁴

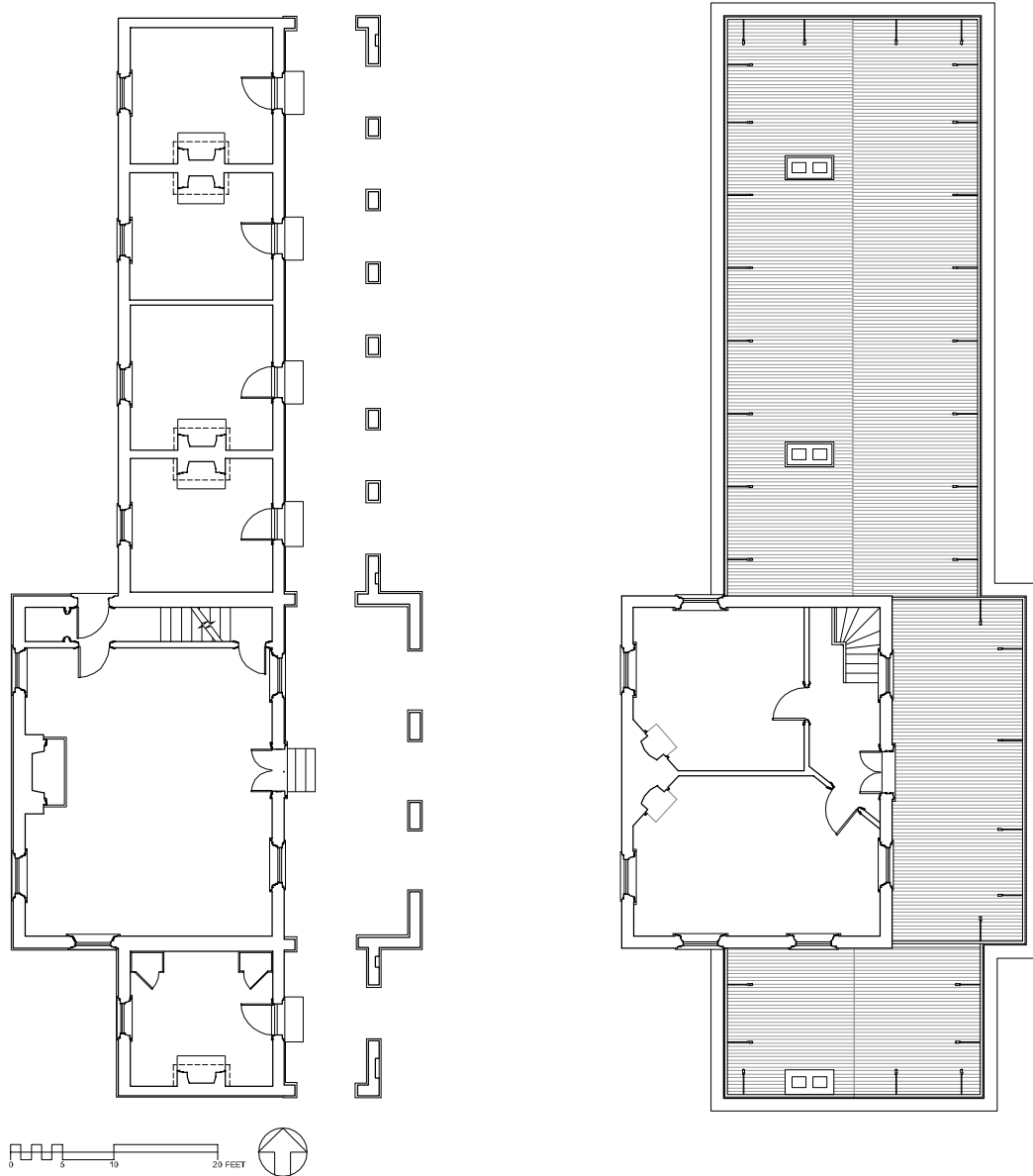
In the 1950s, the University carried out an interior remodeling of Hotel F and Levering Hall. Plans for this work were executed by the Charlottesville architect, Stanislaw Makielski. Makielski's drawings show sinks in many of the rooms on both the first and second floors. This suggests that the buildings were to continue serving as dormitories. Frederick D. Nichols in his article, *Restoring Jefferson's University*, comments that, "About 1950, Hotel F was converted into offices as Levering Hall."⁵⁵ While the reference to Levering Hall is incorrect, this may have been when offices were placed in the buildings. By 1970, listings in University publications show offices located in Levering Hall.

USE AND FUNCTION



Conjectural elevations of Hotel F and adjacent student rooms as originally constructed.

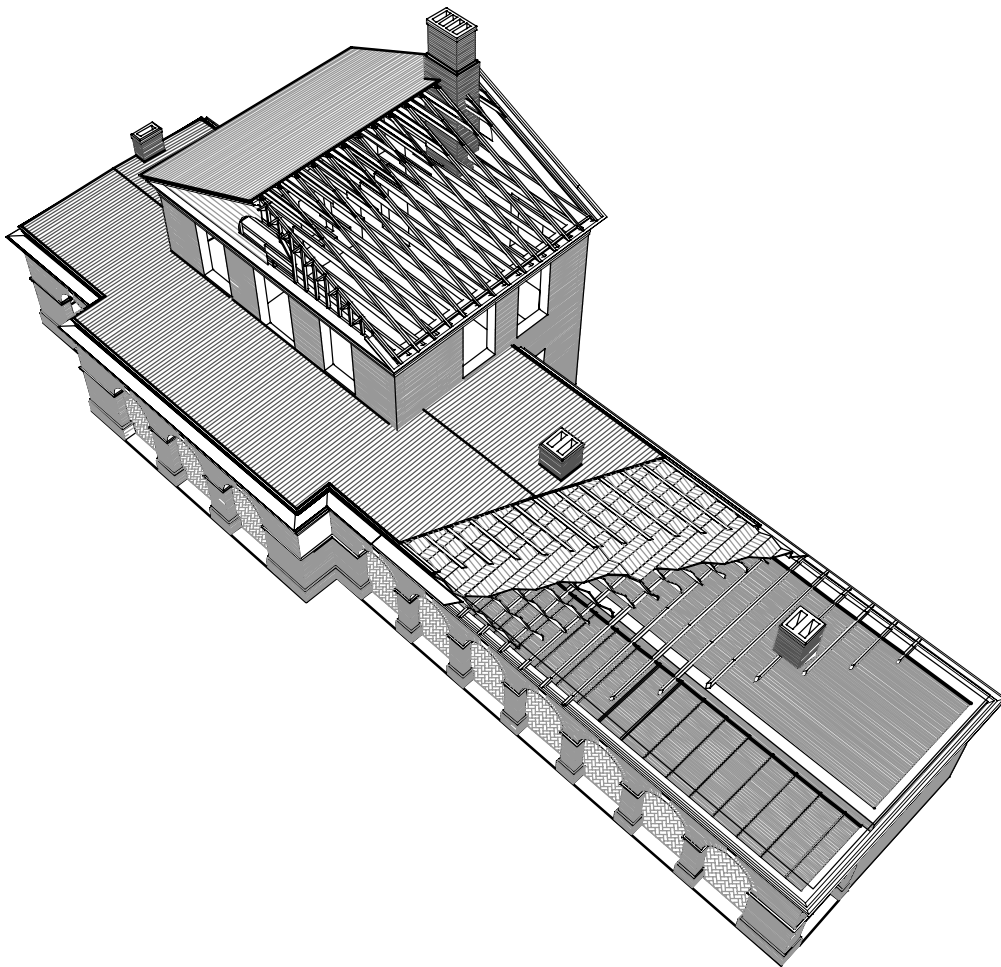
HOTEL F



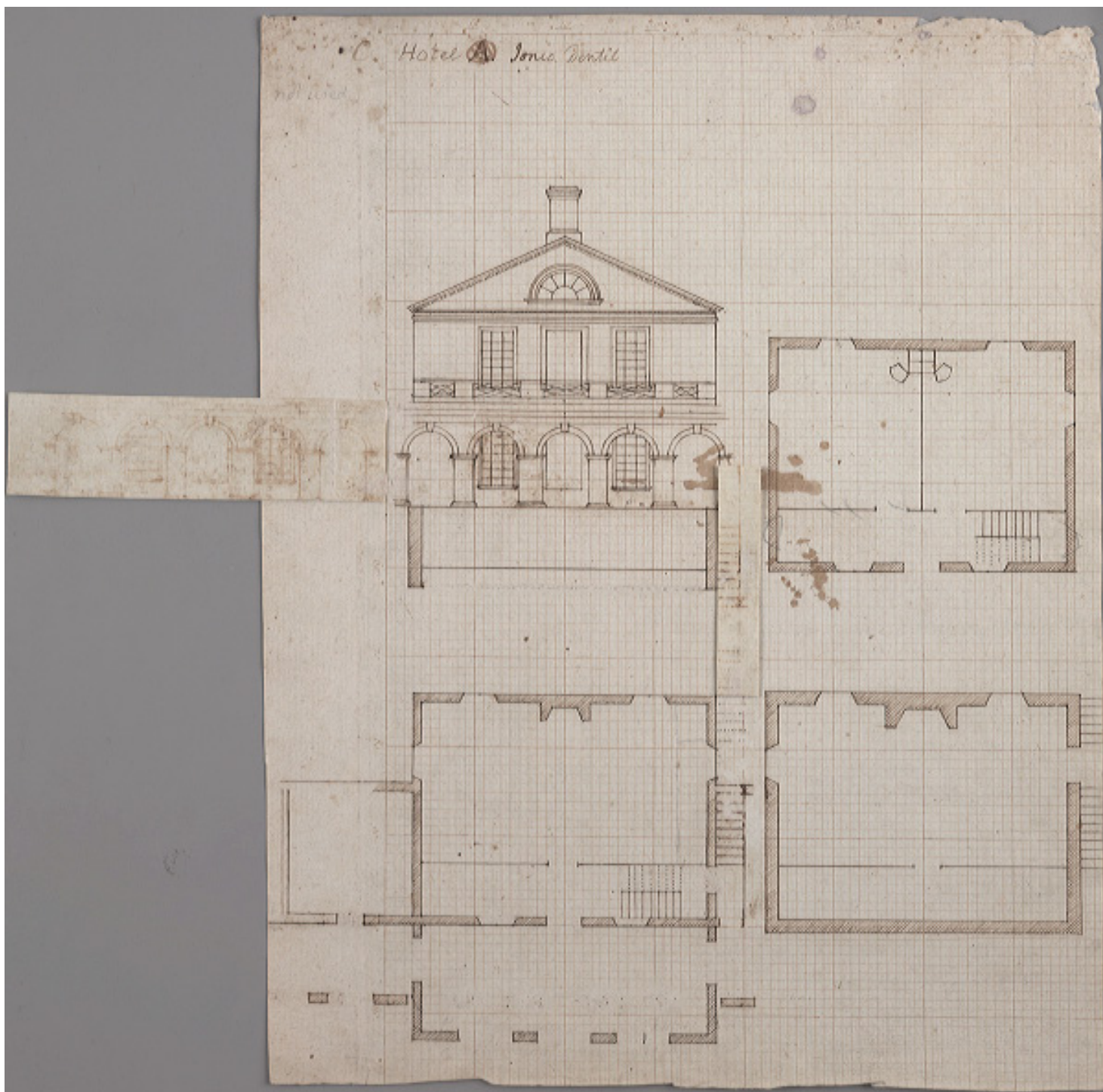
Left, Original First Floor Plan of Hotel F and Adjacent Student Rooms.

Right, Original Second Floor Plan of Hotel F.

USE AND FUNCTION



Conjectural rendering of Hotel F circa 1825 showing hotel and student rooms roof framing.



Study for a Two Story Hotel. Labeled as C. Hotel. Ionic Dentil. Before 1822. N- 358. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

HOTEL F

HISTORY

The Construction

Records show that the construction of Hotel F and the adjacent student rooms began during the 1821 building season, with the shell of the Hotel and student rooms largely completed by October 1822. By July 1823 the Hotel was habitable; a ledger entry records a payment from Richard Ware for [\$]166.67 for “Hotel C Rent 1 year + 8 months.”⁵⁶ The building of Hotel F and “dormitories 24 to 28 East Street” were assigned to William B. Phillips and George Wilson Spooner Jr.. Phillips, a brick mason, and Spooner, a carpenter, had both been employed at the University during the previous building seasons. William B. Phillips was a native Virginian who had learned his craft under Anthony Turner, a master brick mason from Richmond. In Turner’s recommendation of Phillips to Jefferson, he wrote:

I do hereby certify that William Phillips the bearer hereof, Served Seven years with me as an Apprentice to the bricklaying business, and afterwards worked with me as my foreman, the further term of Seven Years: He is trustworth, an excellent workman; of good Morrals and industrious and attentive to business. -- I do not know a better workman in that line. -- He has carried on Brickmaking and laying in this City for two Years, much to the Satisfaction of those who employed him.”⁵⁷

Phillips was in charge of the construction of Pavilion X and later the Anatomical Theatre, and he also partnered with Curtis Carter in building Pavilions I and IX.

Spooner, also a Virginian, had worked for John Neilson prior to arriving at the University in August 1819. In his earliest known letter from Charlottesville, Spooner recounted his lodging situation and the state of the building site, noting:

The two Ittalians are going on quite laisurely they have cut three Bases and one Corrinthian Cap the two from Philadelphia I went out to the Quarries to see, they appear to go on quite slow owing to the difficulty in Quarry this verry hard Rock I think & it Is the opinion of Mr Garret that It would be best to employ one other hand who is acquainted with blowing as well as Quarrying, however I understand Mr Jefferson who is now in Bedford has some Idea of getting Marble from Lynchburg which might alter the Case -- there is Twoo or more Letters in the Office which I have forwarded to You said to be from Jefferson I have directed the Overseear of the Labouers to proceed with foure hands to get the logs for the conveyance of the water I shall set them at It tomorrow -- the Philada bricklayers have declind laying stone & are engaged in their brick yard -- Mr Dinsmore is putting up the Modellians on the Cornice of his Pavillian⁵⁸

HOTEL F

Ultimately, Spooner would be responsible for construction of Hotels C and E and adjoining student rooms, in addition to assisting John Neilson with the building of Pavilion IX and James Dinsmore with the Rotunda.

In the Fall of 1822, both Phillips and Spooner were paid for their work at Hotel F (then referred to as Hotel C under the earlier identification system) and on the dormitories. Entries in the Proctor's Journal record a payment on October 29, 1822 to George Spooner totaling \$1,870.30 for his work on the Hotel. This payment was for a \$1,220.64 bill of work and \$649.66 bill of lumber. Spooner was paid an additional \$1,283.78 for work on the dormitories.

On November 25th Phillips was paid for his brick work at the Hotel; it covered:

| | | |
|---------------------------------|------|---------------|
| Hotel C For paving in arcade | | 16.83 |
| For 70.438 bricks layed @ | \$10 | 704.38 |
| 7.356 " " | 16 | 117.69 |
| 2.460 " " | 10 | 24.60 |
| 68 yds paving | 40 ¢ | 27.70 |
| 7.688 bricks layed in an arcade | | 76.88 |
| 6.239 " " | \$16 | <u>100.82</u> |
| | | 1,068.40 |

For his brick work at dormitories 24 to 28, Phillips was paid \$841.80

Common practice for the time was for the undertaker to execute his work and then have a measurer examine and record this work to determine the amount the person was to be paid. James Dinsmore, the master carpenter responsible for Pavilions III, V, and VIII, suggested to Jefferson 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."⁵⁹

Payments were listed in the Proctor's Journal record when the undertaker was compensated for his work and not necessarily when the work was actually performed. Wages at the University were based on Matthew Cary's 1812 edition of *The House Carpenter's Book of Prices and Rules for Measuring and Valuing All Their Different Kinds of Work* adjusted to suit the market and location as a way of standardizing pay to the workmen.⁶⁰ The University's advertisement for workmen, published in Virginia and Philadelphia newspapers in March 1819, stated:

As the items of house carpenters and Joiners and there several Prices are too nu[m]erous to be specified, some Standard of refference for Prices must be proposed. The Philadelphia House Carpenters book of prices printed by M. Carey in 1812, is adopted for the rule of

HISTORY

41

Dr Hotel Co. or F Cr

| | | | | | | | | | | | | | | |
|---------|---------|-----|---------------|------------------------|--------|--------|-------------|-------------|---------------|--------------|-----------------|--------|--------|--------|
| 1821 | July 11 | 85 | To | Receipt v ^o | 113 | 60 | 1822 | Nov 175 | By | Richd Ware | 235 | 20 | 49 | |
| " 14 | " | " | " | Smith Shop | 102 | 1 | 37 | " 26 | 152 | " | Balance Account | 278 | 5147 | 83 1/2 |
| 1822 | " 3 | 136 | " | John Gorman | 253 | 13 | 24 | | | | | | | |
| Sept 21 | 143 | " | " | A. S. Brockington | 256 | 10 | " | | | | | | | |
| Oct 7 | 147 | " | " | M. Blackdale | 84 | 12 | 23 | | | | | | | |
| " 8 | " | " | " | Lam. Camp place | 120 | 12 | 65 1/2 | | | | | | | |
| Nov 25 | 160 | " | " | J. M. Perry | 259 | 1 | 187 68 | | | | | | | |
| " " | " | " | " | Acct of Tin | 161 | 56 | " | | | | | | | |
| " " | " | " | " | Hotel Co. | 38 | 10 | 67 | | | | | | | |
| " " | " | " | " | Labour Account | 246 | 35 | " | | | | | | | |
| " " | 165 | " | " | Acct of Linc | 255 | 13 | 24 | | | | | | | |
| " " | 166 | " | " | Funerals | 254 | 7 | 49 | | | | | | | |
| " " | 173 | " | " | J. M. Perry | 259 | 1 | 187 46 | | | | | | | |
| " " | 178 | " | " | Crnt. Expenses | 79 | 25 | 23 | | | | | | | |
| " " | 179 | " | " | Butt. Bur. & Salad | 86 | 22 | 90 | | | | | | | |
| " " | " | " | " | Hardware Master | 99 | 17 | 50 | | | | | | | |
| " " | 180 | " | " | Wagon. Acct. | 250 | 51 | 33 | | | | | | | |
| " " | 181 | " | " | Stone Work | 268 | 150 | 17 | | | | | | | |
| " " | 182 | " | " | Labour Account | 275 | 280 | 07 | | | | | | | |
| 1822 | | | | | 5168 | 52 1/2 | | 1823 | | | | 5168 | 52 1/2 | |
| Nov 26 | 186 | To | Stock Account | 979 | 5147 | 83 1/2 | | Jan 10 227 | By | Inc. Rodes | 282 | 4 | | |
| " 190 | " | " | " | John Rodes | 282 | 4 | " | July 22 260 | " | Richard Ware | 255 | 47 | 75 | |
| 1823 | Apr 16 | 210 | " | Sam. Litch | 299 | 1 | 52 | Sept 30 261 | " | Balance acct | 5462 | 40 1/2 | | |
| June 2 | 221 | " | " | A. S. Brock. Po. | 292 | 4 | " | | | | | | | |
| July 18 | 239 | " | " | Richard Ware | 255 | 216 | 68 | | | | | | | |
| Sept 24 | 257 | " | " | E. Lowber | 257 | 63 | 80 | | | | | | | |
| " 27 | 268 | " | " | J. M. Perry | 309 | 76 | 34 | | | | | | | |
| | | | | | 5514 | 15 1/2 | | | | | | 5514 | 15 1/2 | |
| Oct 1 | 265 | To | Stock account | 279 | 5462 | 40 1/2 | 1824 | Sept 30 | By | Balance acct | 5991 | 97 1/2 | | |
| Dec 17 | 281 | " | " | J. Gorman | 253 | 65 | 25 | | | | | | | |
| 1824 | Jan 1 | 282 | " | Ben. Blackford | 110 | 4 | 48 | | | | | | | |
| Feb 21 | 290 | " | " | Traveling exp | 124 | 2 | 50 | | | | | | | |
| Sept 11 | 315 | " | " | E. Lowber | 257 | 103 | 88 | | | | | | | |
| " 13 | 327 | " | " | Lo. Antoin | 207 | 334 | 52 | | | | | | | |
| " 17 | 319 | " | " | J. M. Perry | 326 | 12 | 94 | | | | | | | |
| | | | | | 5991 | 97 1/2 | | | | | | 5991 | 97 1/2 | |
| 30 | | To | Bal. acct | 5991 | 97 1/2 | | Sept 20 359 | By | Building exp. | 145 | 6035 | 64 | | |
| Jan 10 | 347 | " | " | Thorn & Co | 303 | 8 | 16 | | | | | | | |
| Feb 4 | 352 | " | " | Lo. Antoin | 307 | 13 | 55 | | | | | | | |
| | | | | | 6013 | 68 | | | | | | | | |
| Sept 3 | 381 | " | " | M. F. Crawford | 129 | 8 | 16 | | | | | | | |
| " 16 | 386 | " | " | J. Clarke | 129 | 13 | 80 | | | | | | | |
| | | | | | 6035 | 64 | | | | | | 6035 | 64 | |

Account for the construction of Hotel F. Proctor's Ledger. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

HOTEL F

prices and every undertaker is to say whither he will undertake, at the Prices printed in that book or at what pr Cent more or less... Where an item of work and prices are not to be found directly in the price Book it is to be deduced from the elements furnished by other articles in the book. As the buildings are distributed in portions of a little more or less than a 100 thousand Bricks, each undertaker is to say for How much of these portions he will contract to finish the wooden work by the first day of February next.⁶¹

Jefferson had inquired into the prices charged by Philadelphia builders as early as 1817, writing to architects and workmen acquaintances he thought might be able to furnish him with a copy of Cary's book. Procuring a copy of this book proved difficult. Benjamin Henry Latrobe was able to locate and send Jefferson a "Pittsburg pricebook, compiled from that of Philadelphia [price book]." Ultimately, Jefferson received a copy provided by Cary himself.⁷¹ Concerning the pricing, Jefferson was informed by Thomas Carstairs, a contractor he had worked with decades earlier, that "'I find the only material difference is the new book allows about twenty per cent on floors & ten per cent on common stairs more than the book I have sent you, our present working prices and for some years past, is from ten to twenty per cent discount from the book prices or what is generally termed the old price.'" ⁶²

The terms set out in the proposals received in response to the University's advertisement varied greatly. Perhaps the most colorful response came from a John Percival, whose proposal read:

It is very astonishing that the first men in this very extensive & riseing Empire Should fix as a standard perhaps. the most Antient in the present Day the most illiberal the most Obsolete & the least Scientific of all Books. extant and by this means. to enslave with a yoke & reduce to Vassalage the most extinsive & useful Branch of the Republic

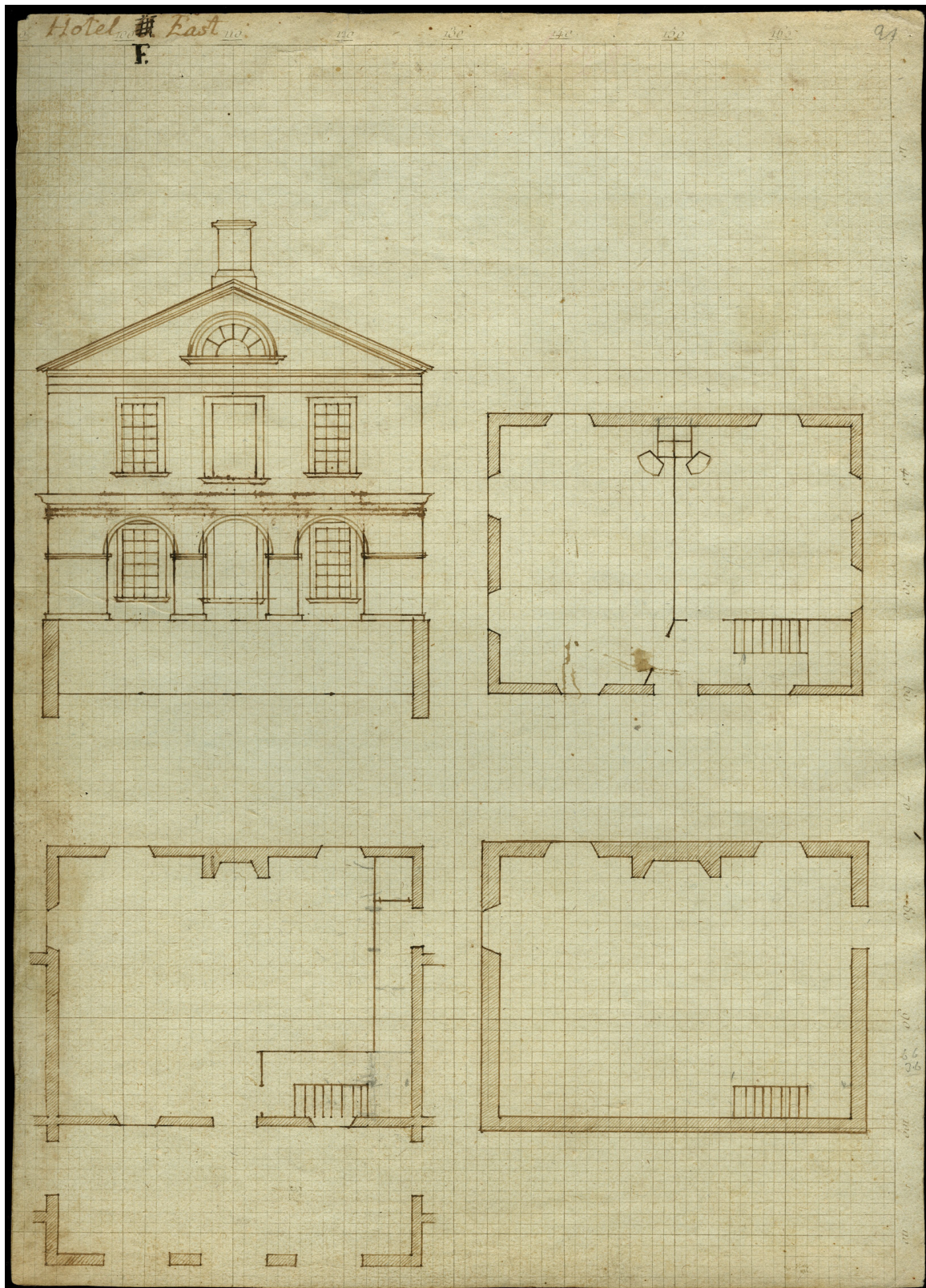
Haveing workd. by prices at least forty pr. ct. on the nominal prices in the philadelphia price Book and have made but little I think it imprudent to work any lower

I therefore propose to contract for from two to three Portions. at Forty pr. ct. Advance on the Philadelphia price Book ⁶³

John Parnham, a well established master carpenter from Philadelphia informed Nelson Barksdale, Proctor of the University, in his proposal:

The book of Prices said to be printed by M. Cary is not Known at all by the Measurers and Carpenters of this City; and was never used as a rule for Measurement by any Carpenters in this City. There are two books at present in use; One belonging to old, and the other to what is called the New Carpenters Hall. There are no private books in use, those I speak of belong to the "Halls" and are loaned to the Members; and there is very little Variation in them in regard to prices. The Carpenters in the City, where Lumber and all other Materials are at hand, generally work, at 10 per Cent or Sometimes 15 pr. Ct. below the prices laid down in those books, and which will only afford to us a scanty living. I have generally worked at the prices in the book, And I would not be able to pay wages for good workman by Undertaking the work at less than prices.⁶⁵

HISTORY



Thomas Jefferson's plans and elevation for Hotel F. N363 recto. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

HOTEL F

Hotel C. East. Tuscan below & above two stories
 an arcade below projecting 4. f. beyond the arcade of the Dormitories.
 3 arches & 4. piers of the same height of those of the Dormitories but differ. in bread.
 the breadth of the arches 6. f. the 2 middle piers 2.8 the 2. outer 2.5.4 To wit
 $5.4 + 6. + 2.8 + 6 + 2.8 + 6 + 5.4 = 34$ the width of the front.
 the windows & doors to be spaced correspondently, to wit 8.4 + 8.8 + 8.8 + 8.4 = 34
 the order below (as in the Dormitories) 11.7.86
 face of the porch 5.4 entablature 2.3.86 = 11.7.86
 from the kitchen floor to the 2^d 7.0
 to the ceiling 1.0 } clear pitch of Kitchen.
 from the 2^d to the floor of the lower room 2.0
 clear pitch of lower room 10.0
~~steps~~ ^{into} floor 6. = 1.0
 13.0
 deduct the order below 11.7.86
 leaves descent from upper floor to terras 1.4.12
 clear pitch of upper room 10.3.72
 gives upper order same as lower 11.7.86
 projection of the Cornice 4 3/2 = 11.6
 Pediment. Span 36 f.
 height 8
 Stairs to rise 11. f. to wit 17. risers of 7 1/2 = 10.11 1/2
 16. treads of 10. f. = 13.4 require 1st flight 9. risers
 2^d 2. = 8
 17
 the sashes of all the hotels should be of glass 12. f. square.

Thomas Jefferson's specification for Hotel F. Note Jefferson identifies the hotel using the earlier building designation Hotel C. N363 verso. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

HISTORY

Proposals submitted by Virginians also show dissatisfaction with working below the published prices.⁶⁶ The frank acceptance of Richard Ware to work for less than the published prices is uncharacteristic of the proposals as a whole:

the subscriber will be happy to undertake three portions mentioned in the advertisement & upon the conditions their specified at fifteen percent below the Book of Prices published by M Cary in 1812 provided it should meet the approbation of that Honourable Body⁶⁷

In the end, the Board of Visitors decided to use the printed prices in Cary's book as the wage rate where it applied. Jefferson's letter to Ware accepting his proposal explains:

we give up the discount of 15. percent below the printed prices in Careys book, because we wish our workmen to receive a reasonable living price for what they do⁶⁸

The brick used for the construction of Hotel F and the associated student rooms was most likely made by Abiah B. Thorn, a Philadelphia bricklayer working for John M. Perry. In a letter to John Hartwell Cocke, John Neilson wrote:

He [Jefferson] is full of brickmaking ideas at present, he said they had or would engage Mr Thorn (a brick-layer who came here in partnership with Mr Ware) as superintendent of the brick-yard Mr. Jefferson being better pleased with the colour of his brick in No 2 and 4 than he is with other that was made here, he does not know that Thorn was not the maker he that made them left this at the very time I came up herewith Fittz Thorn has since been in the employ of J Perry so that I think Mr Jefferson ought to look at No 8 Hotel C [present day Hotel F]. and the Proctors House, as it was with those jobs only he was engaged in the making of the brick.⁶⁹

In September 1823, Perry was paid for brick used at Hotel F and the dormitories. Specifically these payments were for:

| | |
|-------------------------------------------------------------------------------------|---------------------|
| Hotel C for 18,569 bricks in Garden Walls, Pavement | 200.70 |
| Dormitories from 24 to 28 East Street for 2157 bricks in Garden Walls + Pavement | 21.57 ⁷⁰ |

Perry was also paid \$5 for the five student room hearths.⁷¹

The majority of payments recorded in the ledger entry for Hotel F date between August 1821 and December 1822. While Spooner and Phillips' payments represent the most sizable payments made towards the construction of the Hotel, the numerous smaller payments listed in the Proctor's Ledger help illustrate the breadth of trades necessary to construct such a building.

Hotel F, like the other buildings constructed with pitched roofs in the Academical Village, was originally covered with tin shingles. Asa Brooks, a tin smith, was responsible for

HOTEL F

roofing the Hotel, as well as many of the other Hotels and Pavilions. Records show Brooks received \$72.25 for “covering roof” of “Hotel C”.⁷² The tin plate used to roof the Hotel was charged against a separate tin account recorded in the Proctor’s Ledger. At \$14.00 per box, the nine and one quarter boxes of tin used to roof the Hotel, costing the University \$129.50.⁷³

John Gorman, an Irish stone mason living in Lynchburg was responsible for much of the cut stone work at the University. Gorman had worked for Jefferson at Poplar Forest prior to arriving at the University around 1819. His agreement with the University specified that:

John Gorman Does agree to Work all the tuscan Basses and Caps and all the other Moulded Sircular Or Straight Work or plain work for the University of Va.

All Such Work to be measured as agreed on by the Proctor that is to take the Dementions at the Largest part of the mouldings and to pay for them at 75 Sents pr. foot Superficial all Such Blocks as will require help the Proctor will lend or Cause to be Lent Such assistance as may Be required all tool Sharping to Be paid for or Done by Order of the Proctor at the Shop Now at the University of Va. the Said Work is to be Measured at the End of Every three Months Beginning from first of January 1820 the one half of the money to be paid then the other half in Six months after Each Measurement⁷⁴

For his work at Hotel F, Gorman was paid \$33.67 for “2 stove stones + setting stoves \$5.40 2 front sills \$11.36 2 plain sills \$7.88 2 W [window] sills \$2.28 3 key stones \$2.25 Capping + Sill for back steps \$4.50.”⁷⁵ In December 1823, Gorman was also paid \$16.50 “for 16 ½ ft of Coping stone at \$1 p ft.”⁷⁶

A June 20, 1822 entry in the Proctor’s Journal supports Jefferson’s drawing of the Hotel depicting stoves in the second-floor rooms. The entry in the “Castings + Iron Account” reads:

| | |
|-----------------------------|-------|
| Hotel C for 2 Stoves @ \$15 | 30.00 |
| For Window weights | 21.37 |

A charge of \$8.25 for window weights was also recorded to the dormitories at this time.⁷⁷

By September 1823, workmen were beginning to be paid for finish work performed at the Hotel and dormitories. Edward Lowber, a Philadelphian responsible for much of the glazing and painting at the University was paid \$138.53 for “Glass Glazing + 2 coats paint on sashes” at Hotel F and \$22.50 for the dormitories.⁷⁸ A year later, Lowber was paid for painting the Hotel and dormitories; for these services he was paid \$122.50 and \$66.50 respectively.⁷⁹ It was at this time, too, that Joseph Antrim was paid for his “Bill of Plastering.” Antrim received \$268.10 for his work at Hotel F and \$197.25 for the dormitories; in February 1825, he received an additional \$11.85 for “Extra Measurement”.⁸⁰ By the close of the 1819-1825 Proctor’s Journal, the cost for building Hotel F was listed

HISTORY

as \$4,536.48, nearly making it the least expensive Hotel to build, second only to Hotel B at the north end of the East Range.⁸¹ Dormitories 24 to 28 are listed as costing a total of \$3,203.96 or approximately \$641.00 each.⁸²

Alterations to Hotel F

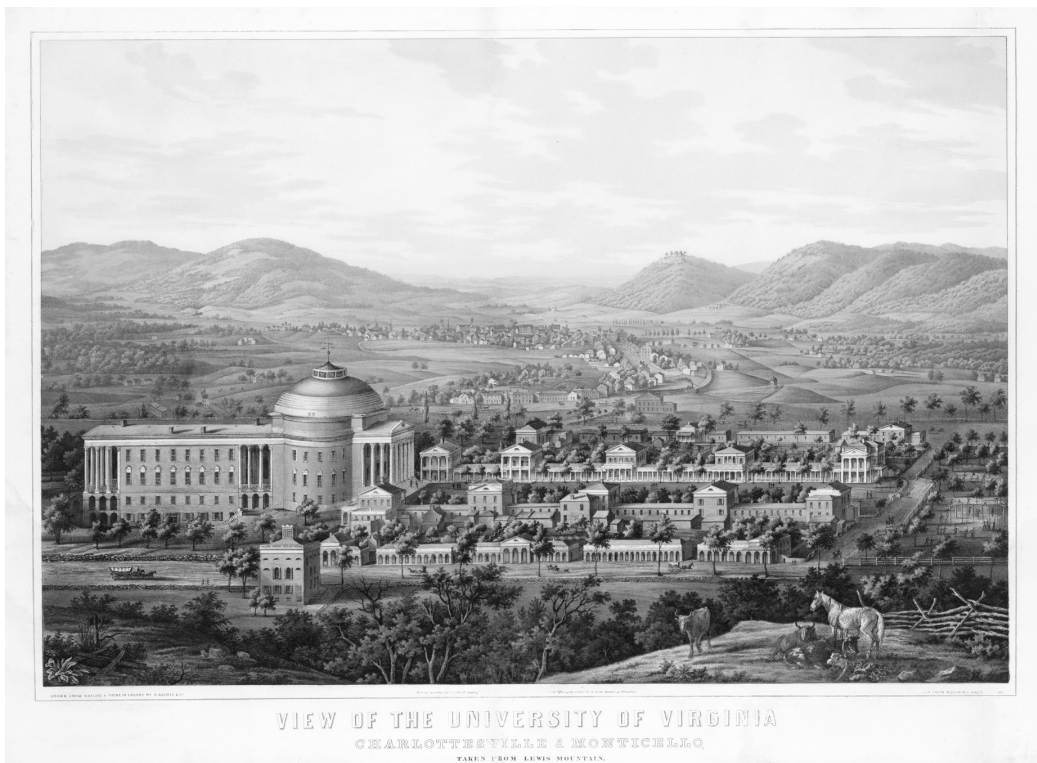
The first significant improvement to impact Hotel F and the adjacent dormitories came in response to the roof leaks occurring throughout the University. Jefferson's use of tin shingles on the pitched roofs, serrated roofs over the student rooms, and on some pavilions, in combination with shortcomings in the application of the roofing, had resulted in chronic roof leaks which plagued the University from the beginning. Where leaks in the Pavilions, hotels, and student rooms may have been an inconvenience to the occupants, failures in the Rotunda roof caused the Visitors great concern. The spring rains of 1826 wreaked havoc on the Rotunda, which leaked so badly that it necessitated an entirely new roof, though the building had scarcely been completed. By 1830, the problem was so widespread that the Board of Visitors resolved "to have proper measures speedily taken for stopping the leaks in the various roofs of the buildings of the University."⁸³ In December 1835, George W. Spooner was contracted to repair the roofs over the dormitories; based on the entries in the Proctor's Journal, Spooner's work involved covering the serrated roofs of the dormitories with pitched roofs.⁸⁴ Entries in the Journal also show Edward Sims was contracted at the same time to slate the dormitory rooms, concurrent with Spooner's work. Payments to Spooner and Sims for "roofing Dormitories, Hotels and Pavilions" continued through July 1838.

While the products of this campaign remain in the form of the pitched roofs over the dormitories and Pavilions V and VIII, aspects of it have been lost through the passage of time. An interesting example of this occurred at Dormitory 56 East Range, the student room located on the south side of Hotel F. In June 1836, two entries are made in the Proctor's Journal associated with repairs made to the roof of No. 56. In the first entry, George Spooner is paid for:

Repairs to Dormitory No. 56, East Range, to which the Tin covering, from dormitory No. 36 E Lawn, was removed. Viz.:

| | | |
|--------------------------------------------|---------|-------|
| 264 feet Roofing | @\$3 | 7.92 |
| 154." double flooring | \$11.25 | 17.32 |
| 16 Braces & knees screwed on | 6¢ | .96 |
| 1 Pannel to window | | 1. |
| 48 feet Chinese Railing | @ 20 | 9.60 |
| Enlarging Tablet at the end of dormitory | | .75 |
| 55 feet caping around Tablet | @6¢ | 3.30 |
| 16 " Plinth | 6¢ | .96 |
| 20 " heart scantling + 30 feet heart plank | | 1.25 |
| 3 [illegible] Nails | @8¢ | .24 |
| 14 feet Leading on eve | 5¢ | .70 |

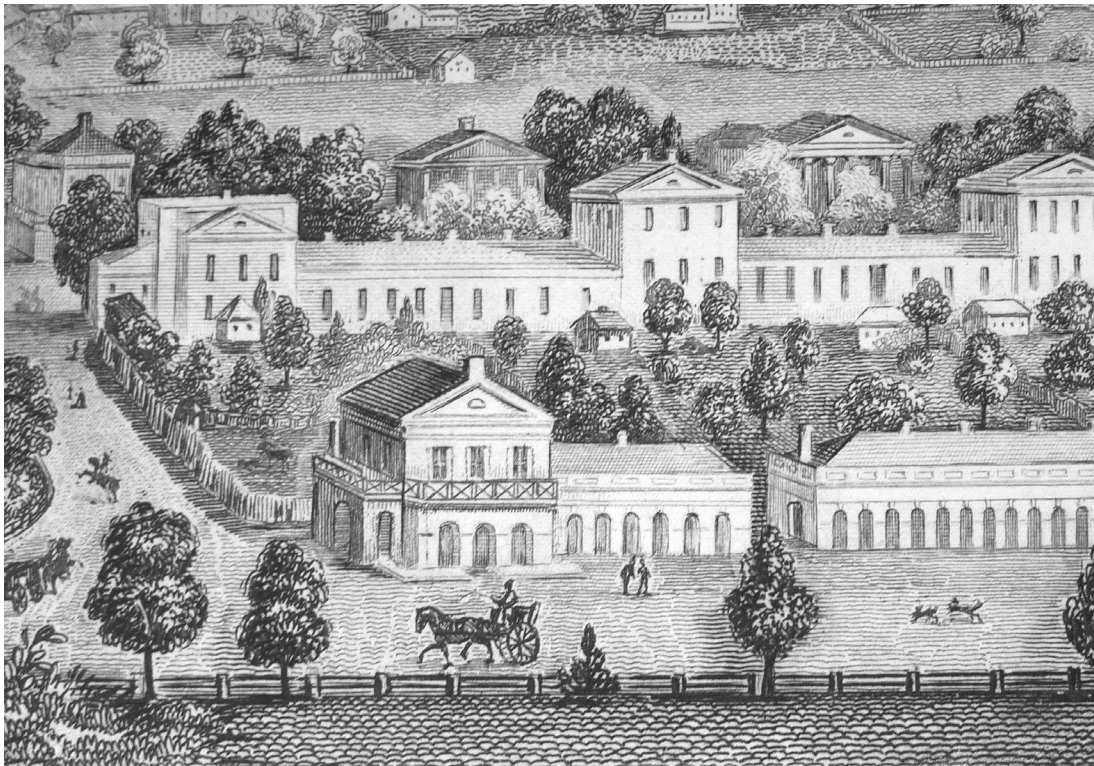
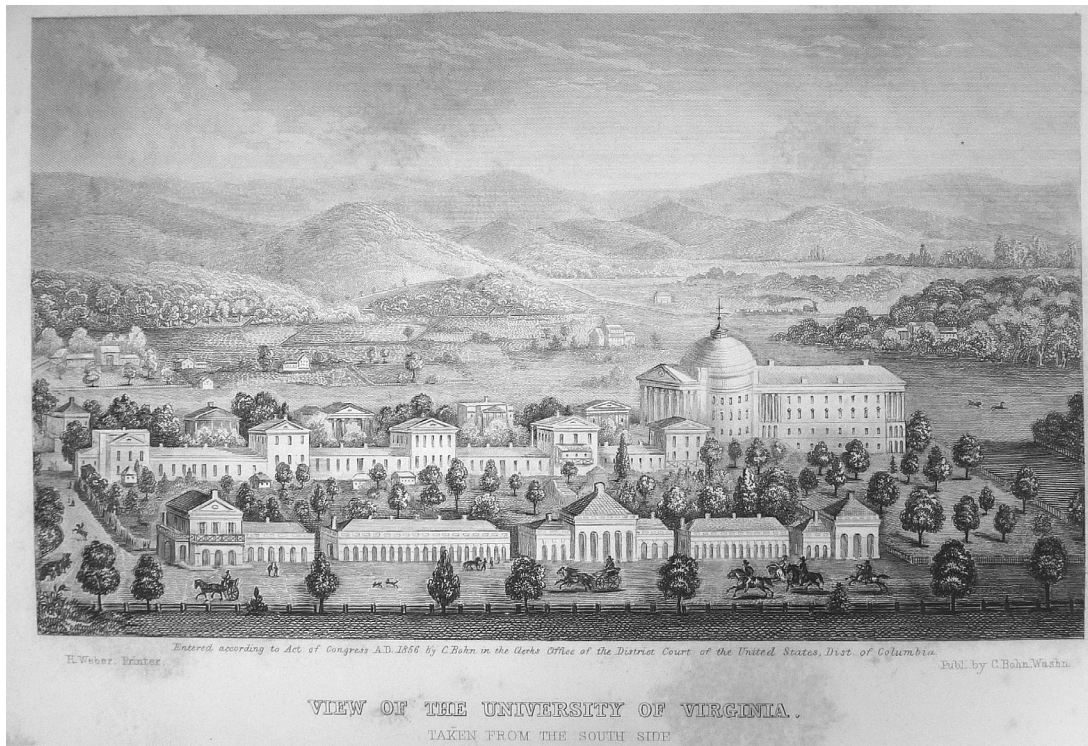
HOTEL F



Top, View of the University of Virginia, Charlottesville, and Monticello. Printed by F. Sachse and Company. Published by C. Bohn, 1856. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

Bottom, Detail of Sachse Print showing Hotel F and attached student rooms.

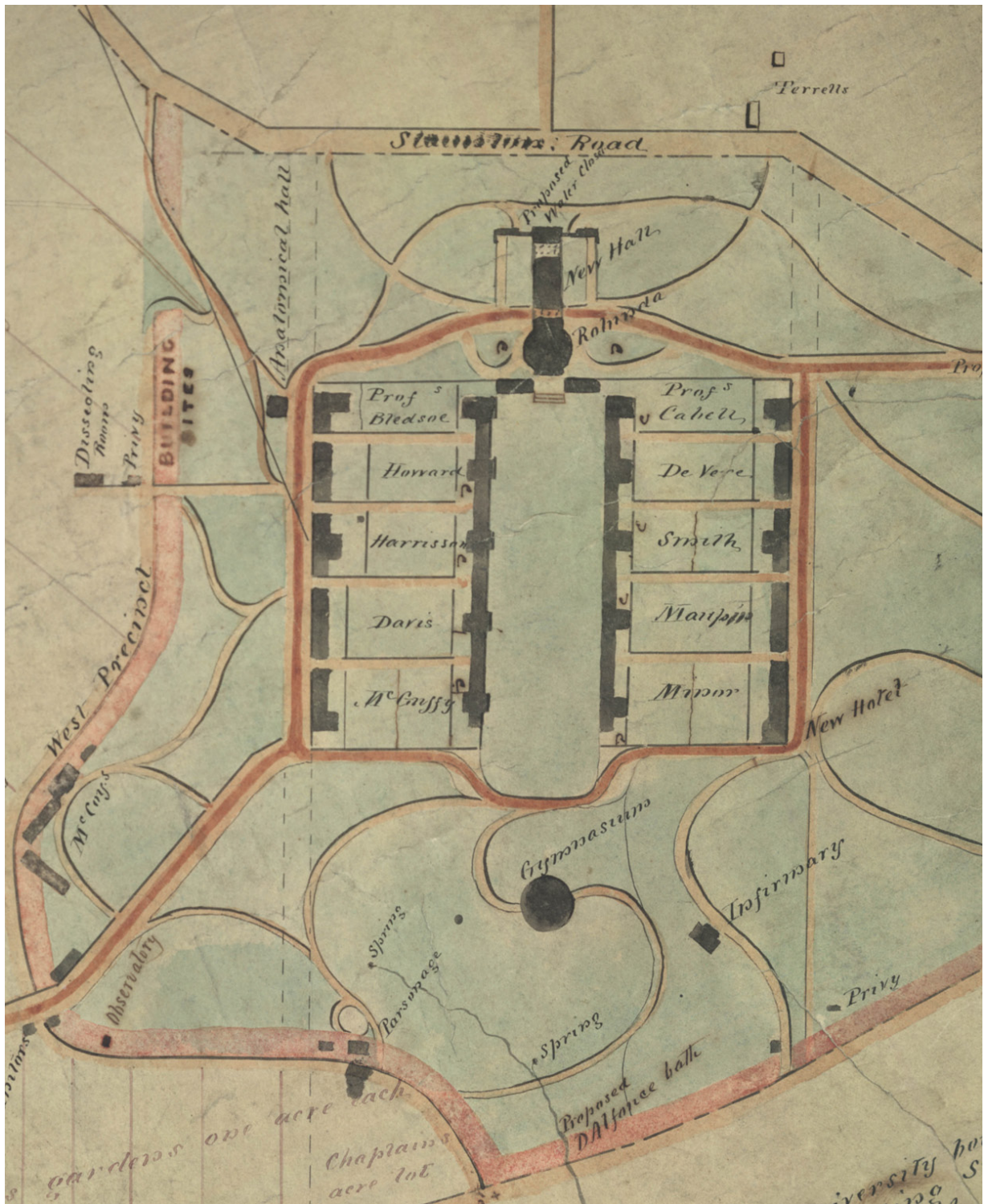
HISTORY



Top, View of the University of Virginia from the east, 1856. Unsigned. Published by C. Bohn, Washington. H. Weber, Printer. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

Bottom, Detail of engraving showing Hotel F and attached student rooms.

HOTEL F



Detail from a Plan of University Cleared Land. Drawn by William A. Platt. c. 1855. MSS-4527. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

HISTORY

Only a few entries after this is a record of work performed by Edwin Pastuer, who, based on his work, was a tin worker. Pastuer was being paid for a number of repairs and small jobs across the University, one of them being:

| | |
|--------------------------------------------------------------------------------|-------|
| Covering Dormitory No. 56 E Range with Tin removed from Dormitory 36 E Lawn | 10.00 |
|--------------------------------------------------------------------------------|-------|

While a casual examination of these entries might suggest to the reader that the roof of Dormitory 36 East Lawn was reused to cover 56 East Range, this could not be the case, as the serrated roofs at this location only utilized tin in the valleys of the roof. This, together with the modest cost of the task, suggests it may have been some sort of repair or possibly work that contributed to Spooner's labors installing the pitched roof over the dormitory.

Most interesting are the details that can be gleaned from Spooner's entry. This entry confirms and clarifies a number of items that have previously been a subject of speculation. Reference to "48 feet Chinese Railing" validates the existence of this feature both after the addition of the pitched roofs *and* along the façades of the East Street. The reference to "Enlarging Tablet at the end of dormitory" likely refers to the parapet-like feature located at the south end of the student room roof. Close examination of the Sach's print shows a good representation of this element. Curiously, no Chinese rail are illustrated on the back sides of the student rooms; however, in the same print, they are depicted on the fronts of the student rooms along the West Range.

The 1850s marked the first large-scale campaign of improvements and additions to the Academical Village since it had opened as a public institution. These actions were initiated in response to a number of problems facing the University, primarily aging buildings, a shortage of space, and chronic outbreaks of medical maladies. By this period of time the buildings would have been exposed to nearly three decades of use and decay. Given the dilapidated condition of the University shortly after it was built, one can imagine how it must have appeared thirty years on.⁸⁵ Records from the 1850s indicate it was apparent to the Visitors that additional buildings were becoming necessary to meet the increasing needs at the University. Board of Visitors minutes for 1850 note:

The subject postponed from the last meeting of erecting such additional buildings as in the opinion of the Board of Visitors have become necessary for the purposes of the University--On full consideration the Board are of opinion that the existing buildings are totally insufficient for the accommodation of the increasing number of Students & to insure a successful operation of the Institution...The Board are of opinion that no time should be lost in taking immediate measures for the erection of such needful buildings.⁸⁶

The University was not simply lacking space, it was lacking safe space. Reports concerning the Library Room in the Rotunda, the largest assembly space at the University, had determined that "having been planned and constructed merely for the purpose of the library

HOTEL F

and its appropriate uses, the floor is not calculated to sustain the pressure of the great additional weight thrown upon it” by great assemblies of people.⁸⁷

Compounding these problems was an outbreak of typhoid fever which struck the University in 1856. Though epidemics were nothing new at the University, the size to which the institution had grown by this time complicated matters considerably.⁸⁸ Originally built to house 200 students, the University had grown to over 600. Between October 1856 and March 1857, fifty cases of typhoid among the student population were reported; of these, ten cases proved fatal.⁸⁹ In response to this outbreak, the Board of Visitors ordered an inquiry to be performed by the University’s medical faculty. The dormitories on the East and West Ranges attracted special attention owing to the fact that twenty-four of the fifty cases occurred in these locations including half of the fatalities.⁹⁰ At a time when the study of bacteria was in its infancy, the determination of what produced these outbreaks was often imprecise or based on empirical knowledge. The findings presented in the *Report of the Medical Faculty* determined that while the initial cases of typhoid may have been a result of the students being exposed before they had arrived at the University for the session, later cases were brought about as a result of “local influences operating upon the residents of the infected districts.”⁹¹ The report goes on to provide a detailed explanation of these influences:

With but few exceptions, the cases have originated among the occupants of ground floor dormitories, of which the foundations is exclusively of brick, and of which the brick walls are plastered without the intervention of studs and laths. It is well known that the moisture of the soil will be readily absorbed by the foundation bricks, and will rise, through the superadjacent brick work, to the height of several feet. Now, as the floor in many of these dormitories is not more than two feet from the foundation, it is obvious that the absorbed moisture of the soil must rise considerably above the level of the floor, and affect the inner plastering, which is laid directly upon the brick walls. These are also exposed in the rear to the beating of the rain. Corner rooms being exposed on two sides to this latter source of dampness, are proved, by the incidents of the recent sickness, to be the most dangerous localities. The several blocks of dormitories on the eastern range are still further exposed to the settling under their foundation of the floor, resulting from the surface drainage of the eastern slope of the eminence on which the University buildings are situated. On the block most unfavorably situated in this respect, eight cases of fever have occurred, one of which proved fatal.⁹²

The report further addresses the crawl spaces under the buildings:

Another prolific source of evil to which the rooms on the outer ranges and a few of those on the lawn are exposed, is the total absence of ventilation in the shallow spaces underneath the floors. A recent examination of one of these shallow cellars, the floor the dormitory having been partially removed for the purpose, revealed the fact that it contained a body of confined and very foul air, that could not have been other than very deleterious in its influence on the health of the occupants of the room.⁹³

HISTORY

Based on these findings, the medical faculty were “unanimously of opinion” that:

The dormitories on the two outer ranges are, in their present condition, unsuitable and unsafe as lodging rooms. We earnestly recommend that these dormitories should be immediately vacated, in order that active measures may be taken to remove the alleged or suspected causes of disease, and such additional precautions be used as may be deemed likely to insure their future salubrity. ... We further recommend the protection of the walls of the dormitories against the effect of external moisture, by means of new walls of laths and plaster, with an intervening space of air between them and the present walls. ... We earnestly recommend the adoption of some suitable means of effectively ventilating the spaces under the dormitory floors, according to any plan which may be approved by practical architects.⁹⁴

At the insistence of the medical faculty, the Board of Visitors was called to convene in the spring of 1858. Reluctantly, the Visitors agreed to suspend lectures for six weeks. The students were sent back to their homes, the University was vacated so repairs could be made to the buildings improving the students living conditions and halting the spread of the epidemic, and the session was extended to make up for the time lost.⁹⁵

Inspection of the crawl spaces under the student rooms north of Hotel F reveal improvements performed to remedy moisture and air issues of the original construction. These modifications included excavation of the crawl spaces under the rooms to lower the grade, and raising of the floor structure to minimize any contact with dampness and/or increase the volume of open space under the rooms. To facilitate ventilation, cast iron grilles were installed in the east and west foundations allowing air to circulate through the crawl space.

In response to the antiquated dormitories and to the pressing need for space the University embarked on a campaign of new construction across the Academical Village. The 1850s would see the construction of Robert Mills’ annex to the Rotunda (1851-54), William Pratt’s Varsity Hall and dining hall additions to Hotel F (1858), Hotel E (1859) and Hotel A (believed to be c.1859).⁹⁶

Consideration of new dining halls appears as early as February 1857, with the Executive Committee agreeing to enquire into “a plan for enlarging the Dining rooms of the several Hotels within the University, so as to afford convient [sic] accommodations for as many as 100 students in each, if practicable.”⁹⁷ Consent for the construction of the new dining hall attached to Hotel F appears in the September 1858 Board of Visitor minutes:

Resolved that the action of the Executive Committee in building the new Hotel at the South end of the Eastern Range be approved.

Reference to the addition that would become known as Levering Hall is recorded in the

HOTEL F

Proctor's Ledger for 1851-60.⁹⁸ Under an account titled "New Hotel on Eastern Range," five, \$500 payments were made to William A. Pratt between July and September 1858. Pratt had begun a relationship with the University supervising construction projects around 1856 and by November 1857 he was paid by the University "for three months salary as Architect." In September 1858, Pratt was officially appointed Superintendent of Buildings and Grounds by the Board of Visitors. Considering the amount paid to Pratt under the New Hotel's ledger entry, he may have been providing more than just architectural services. Indeed he might have been involved in some aspect of the actual construction. Pratt's 1858 map of the University illustrating his proposed improvements to the grounds identifies the south end of the east range with the legend, "New Hotel."⁹⁹

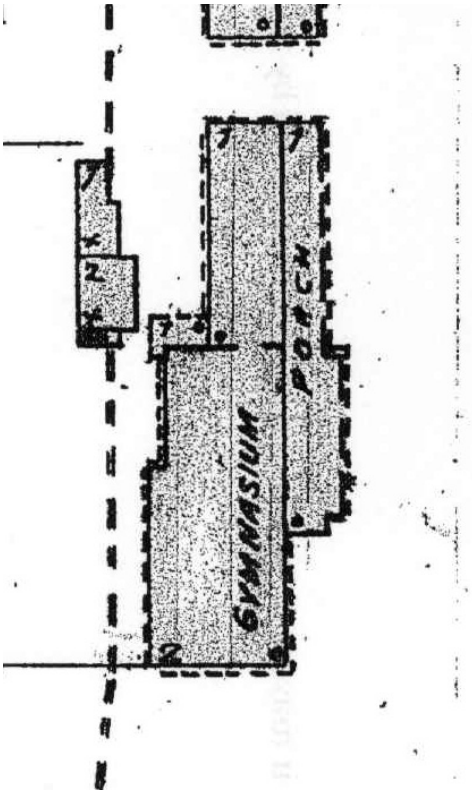
While the outward form of the new Hotel mirrors what is seen today at Levering Hall, details such as the fenestration and entries appear to have changed. The construction of the addition absorbed student room 56 into the mass of the new building, essentially eradicating it from the range. Though the original interior of the "new Hotel" has been entirely lost, surviving fragments together with conditions observed at the addition built at Hotel E, provide an insight into the original layout of the building.¹⁰⁰ It seems that the plan of the building consisted of one large open space, two stories high, creating a large, open dining hall. In fact, the new Hotels were described as "large, airy and comfortable dining halls," just after they were built.¹⁰¹ This plan essentially mimics Jefferson's layout of the original Hotels and can also be seen decades later in Garrett Hall (1906-1908), McKim, Mead, and White's refectory. The surge in enrollment by the 1850s would necessitate such spaces to accommodate the burgeoning student body at the University.

The floor of the new Hotel stood eight to ten inches lower than its current height. This condition can be observed in the crawl space of the building, where original wall surfaces can be seen extending down past the current floor framing.

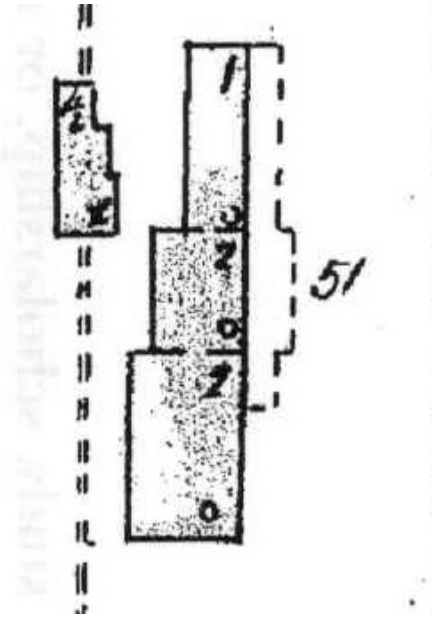
Examination of the building's fenestration reveals a number of anomalies attributed to alterations made through the years. The second-floor window openings on all elevations except at the north end appear to be original; however, the majority of the window units appear to have been replaced.¹⁰² Unlike the second-floor, the first-floor window openings exhibit signs of significant interventions. Close examination of the openings suggest one of two possibilities; that ground floor windows did not originally exist, and the openings are a later addition; or, that much smaller windows were present, and the openings were later enlarged. Evidence of this exists in the form of crude brickwork framing the openings, the lack of closers in the brick courses, and the irregular locations of the openings in relation to the second floor openings.

Seven years after its construction, the new dining halls were again discussed by the Board of Visitors. In August 1865, at a special meeting of Visitors, records show that:

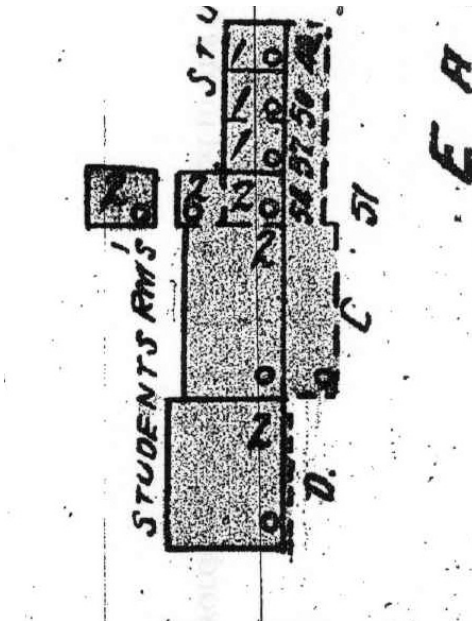
HISTORY



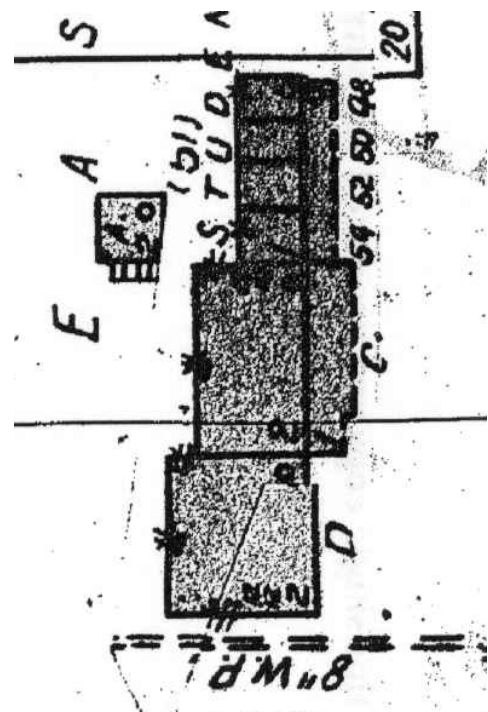
1891 Sanborn Map



1896 Sanborn Map

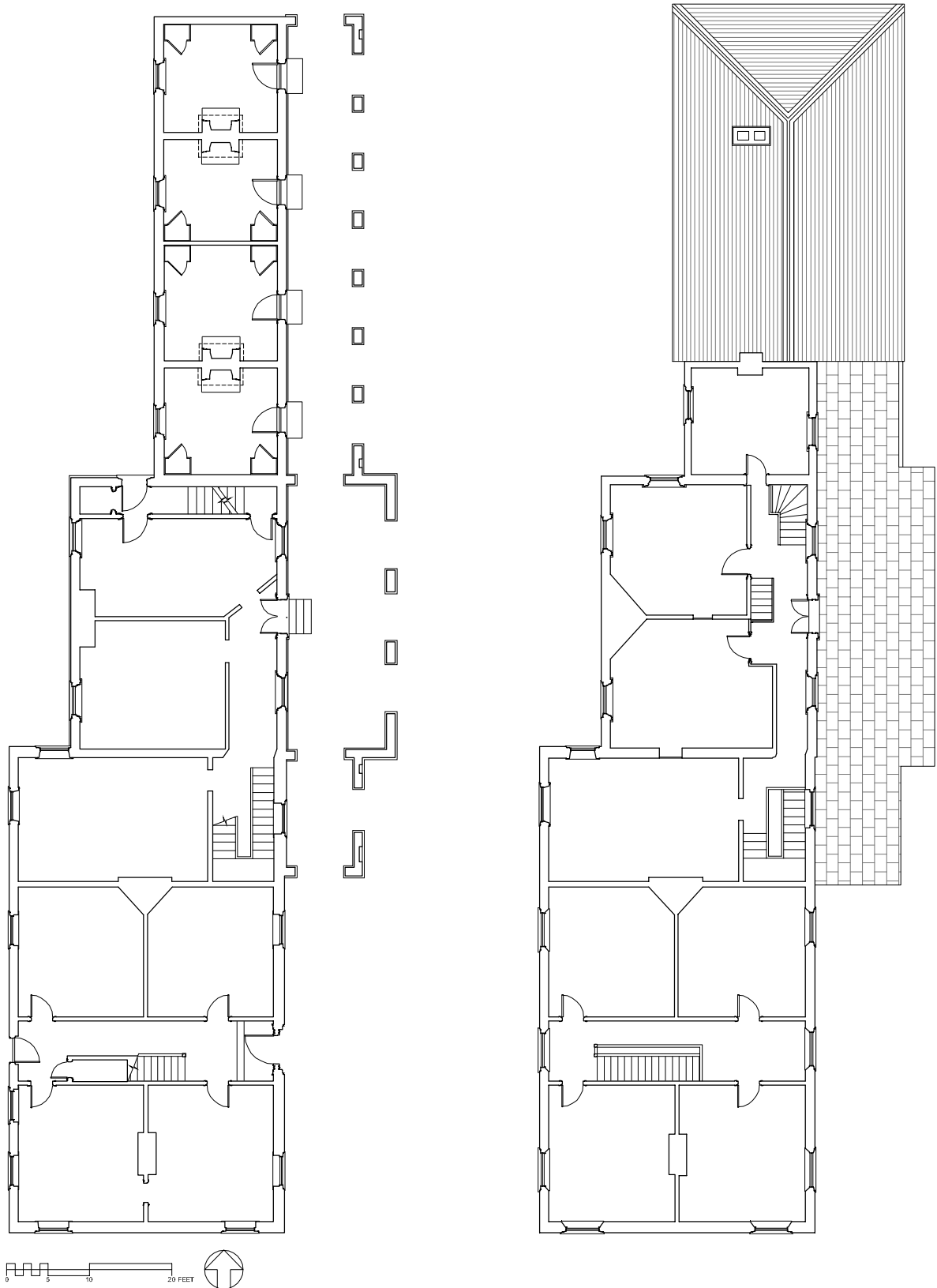


1907 Sanborn Map



1929 Sanborn Map

HOTEL F



Circa 1893 First and Second Floor Plans

HISTORY

On examination of the recently erected Dining Rooms of the two Hotels at the Southern ends of the Ranges, your Committee found the roofs too ruinous a condition to admit of repair and deemed it essential for safety and permanency to contract for the removal of them and the substitution of roofs of a different description to be covered with tin at the expense of \$500 for each house.¹⁰³

Apparently the quality of the roofs left much to be desired. Unfortunately no other references to the exact conditions or repairs made have been located leaving one to speculate whether simply the roofing materials had failed, or perhaps the entire roof frame was deficient. Curiously, during the field investigation of Hotel F and Levering Hall by the authors, numerous pieces of salvage material were observed to have been incorporated into the roof framing of Levering Hall.¹⁰⁴ This may be a result of the frame having been reconstructed at this time.

The “New Hotel” operated as a dining facility until 1875, when it was closed by the University. The following year, the hotel was outfitted by Mr. Edward Robinson Squibb of Brooklyn, New York, the father of Edward Hamilton Squibb, a student of the University, as a gymnasium (See *Use and Function* for a detailed discussion of this period). Conversion of the building for use as a gymnasium appears to have required little, if any, physical changes to the structure. David M. Culbreth, M.D., noted in his 1908 book *The University of Virginia: Memories of Her Student-Life and Professors*, “This hall was considered the only available and suitable room, consequently Mr. Squibb had installed into it all the appliances and apparatus it could accept conveniently...” The wording of this description further reinforces the idea that few changes were made to the building in converting it into a gymnasium.

The next major renovation occurred c.1893, when the gymnasium was renovated for use as a dormitory and Hotel F was updated as faculty housing. Though the new Hotel had functioned as a gymnasium since 1876 (see *Use and Function* for a full discussion of this period), it is believed the building changed little to accommodate this use. In June 1893, the Board of Visitors requested the Superintendent of Grounds and Buildings to “examine the Old Gymnasium and the building called Temperance Hall” to determine if “either of them can be utilized either as offices for the faculty or any of them for rooms for students.”¹⁰⁵ One month later the Visitors reported that on “recommendation of the Superintendent of Grounds and Buildings in relation to changing the old Gymnasium building into a dormitory be hereby referred to the Executive Committee with authority to make the change whenever, in the opinion of the committee, the financial condition of the University will justify...”¹⁰⁶

This change in use necessitated an interior plan that would accommodate the lodging of students. The conversion of the old gymnasium into dormitory space required extensive changes and improvements to the building to meet this program. To accomplish this, an entirely new interior was constructed within the brick shell of the “new Hotel.”

HOTEL F

In the old gymnasium, the ground floor was raised approximately eight to ten inches and an entirely new interior was constructed. The new plan consisted of a central stair passage running east-west through the building with the staircase located against the south wall of the passage. A pair of rooms was located to each side of the stair on each floor of the building resulting in a total of eight dormitories. Ground-floor windows were introduced or enlarged at this time to provide natural light and ventilation to these new rooms, while the second floor utilized the existing fenestration in most cases. Two chimneys were constructed, one for each pair of rooms. The north chimney was integrated into the end wall of the building and served both dormitory rooms as well as the adjacent rooms in and above what had been 56 East Street.

Following renovations to the building, the new dormitory was named Levering Hall. The earliest reference identifying this building as Levering Hall occurs in the 1899 *Corks and Curls*, where a photograph of the building is captioned, "Levering Hall" followed by, in parenthesis, "Named after J. W. Levering. After extensive search of University documents, newspapers, periodicals, and census records, the identity of J. W. Levering remains a



Photo by Holsinger.

LEVERING HALL.

(Named after J. W. Levering.)

Levering Hall. Corks and Curls, 1899. Albert and Shirley Small Special Collections Library, University of Virginia Library, Charlottesville, Virginia.

HISTORY

mystery. Aside from this single reference, no other documents have been located that mention J. W. Levering, leaving his identity, and the reason why the building was named after him a mystery.¹⁰⁷ Curiously, in the 1899 *Corks and Curls*, a third year student in the Law Class is one Thomas Wilson Levering, from Philadelphia, Pennsylvania; his campus address is 70 Levering Hall. In fact, this volume of *Corks and Curls* contains a number of cursory references with respect to Levering Hall. One such reference occurs in an article titled, “*What the Catalogue Can Not Tell; A Sketch of the Place and the People.*” Chronicling the East Range, it reveals, “On our left hand, behind and on a slope below East Lawn and facing east towards Charlottesville, stretches East Range its north and south ends marked respectively by Washington and Levering Halls, the temples of Peitho and Bacchus.” Elsewhere in the year book turns up what must have been an inside joke amongst the students at the University. In the section “*Roasts: Advertisement and Want Column,*” where humorous one liners about students, professors, and the University in general are listed, one advertisement reads, “The history of Levering Hall, in eighteen volumes, illustrated.” One wonders what sort of activities carried on here to earn it references such as these.

At the same time these improvements were transforming the old gymnasium, next door, at Hotel F, the ground-floor refectory was subdivided into three spaces: a new stair passage, and two adjoining rooms; a third room was constructed within the confines of the “new Hotel”, accessible only from the new passage. A new stair to the second floor was constructed in the southeast corner of this passage in what was originally 56 East Range. The original stair to the second floor remained along the north wall of Hotel F. At the second floor, the existing stair passage was extended southward along the front wall of the building allowing access to the four rooms on this level: two within the original Hotel, one within the addition building and a fourth, added at this time, above Student Room 54, on the north side of the Hotel.

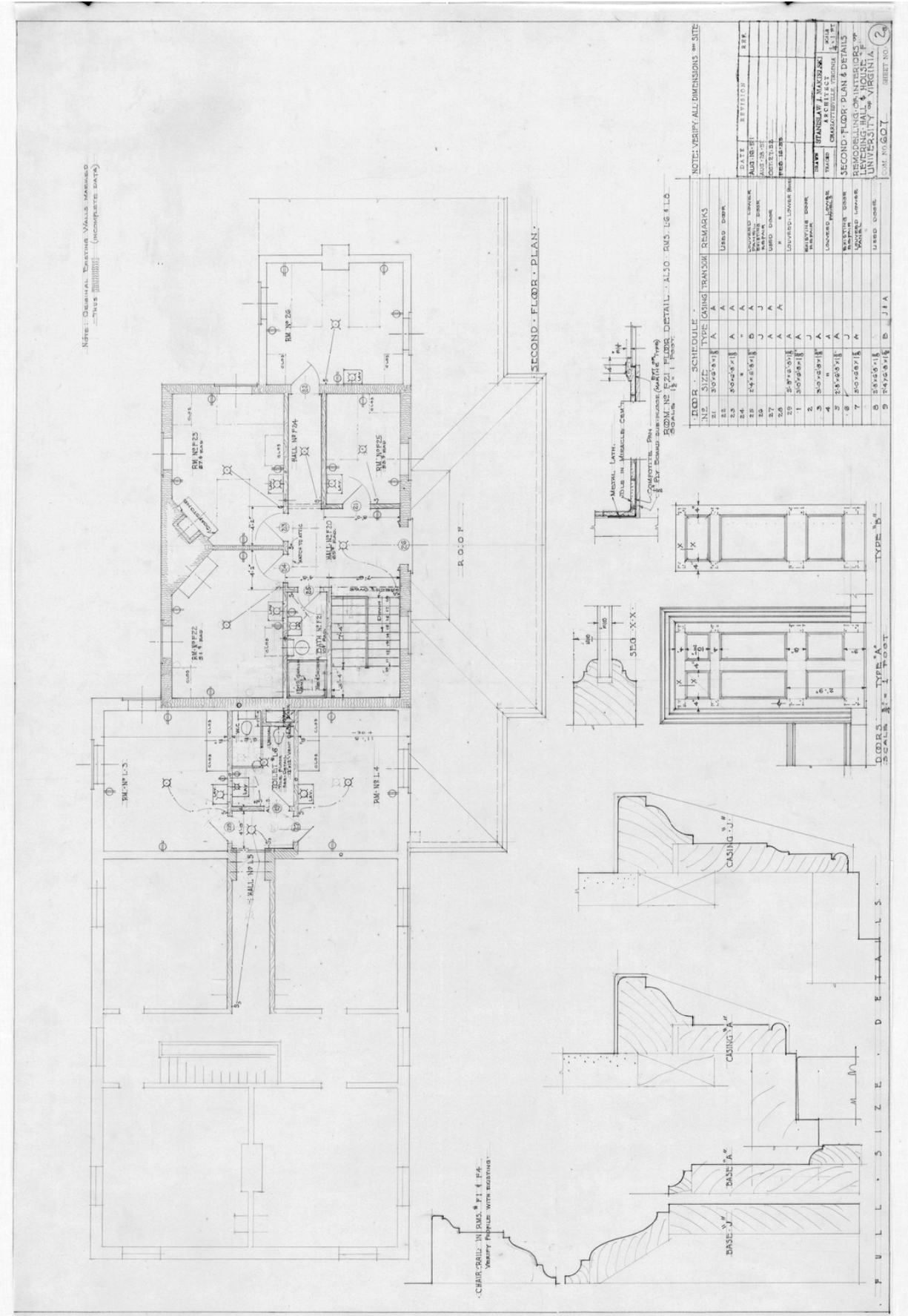
Sometime between 1902 and 1907, a small, brick, addition was built on the north side of Hotel F. This addition consisted of a two story structure built on the west side of Student Room 54, and the construction of a second floor above the same student room and attached to the north side of Hotel F. The addition first appears on the 1907 Sanborn Fire Insurance Map and is present on the 1913, and 1920 maps. Anna Barringer, who chronicled her childhood at Hotel F in her memoir on growing up at the University notes, “Down in the basement at the far end next to the Gym, so sharing the same water works, was a toilet seat rather monumental and dreary. It was now relegated to the servants, and on the back porch was a new one built for our family, cold and uncomfortable, but accessible. From this porch, down two steps and a wide short walk, was the kitchen...” Unfortunately, Barringer does not state when this happened; however, her manuscript covers the period between 1889 and 1905. It may be that the addition illustrated in the Sanborn maps is the “back porch” Anna mentions. Owing to the diminutive size of the addition and the close proximity to the Cracker Box, Hotel F’s kitchen, it comes surprisingly close to Anna’s

HOTEL F

description of the location of the water-closet. By 1929 the portion of the addition off the west side of the student room is no longer present, instead a window on the north side of Hotel F is shown. The second story added to Student Room 54 remains to this day.

The last significant renovation to Hotel F and Levering Hall took place c. 1953. The present appearance of Hotel F and Levering Hall is largely a result of the improvements made during this campaign. Designs for this project were drafted by Charlottesville architect Stanislaw J. Makielski.¹⁰⁸ His drawings show both the conditions as found at the time the buildings were measured and the changes to be performed. The drawings reveal that it was at this time that Hotel F and Levering Hall were linked by the present passage between the buildings, made possible through removal of the north chimney.

The work performed during this campaign was extensive, resulting in the removal of nearly all of remaining Jefferson fabric in Hotel F. Based on the existing conditions recorded by Makielski, it appears that many original, Jefferson-era features, including the staircase, doors, fireplaces and presumably mantels remained in place at this time. These were either demolished, or in some cases, encapsulated by new walls to accommodate the new plan. This renovation of Hotel F created five new rooms and a new stair hall on the ground floor while modifying the second-floor plan to accommodate one additional room and a bathroom. In Levering Hall, cross-passages were introduced off the stair halls on the first and second floors. These passages interposed between the existing rooms north of the stair hall, creating a corridor on each floor between Levering Hall and Hotel F.



Second floor plan and details. Remodeling of interiors, Levering Hall and House "F."
Stanislaw J. Makielski, Architect, February 1953.

HOTEL F

- 1 Proctor's Ledger, 1817-1832, p. 417
- 2 Simeon B. Chapman to Arthur Spicer Brockenbrough, February 22, 1825
- 3 Simeon B. Chapman to Arthur Spicer Brockenbrough, December 19, 1824 and February 22, 1825
- 4 Form of Agreement Between Proctor and Hotel-keepers, December 5, 1824
- 5 Thomas Jefferson, Memorandum on Buildings, 1825
- 6 Philip Alexander Bruce, *History of the University of Virginia 1819-1919* (New York: The Macmillian Co., 1920), Vol. II, pp. 216-229.
- 7 Richmond Enquirer, January 5, 1826: Vol. XXII, Issue 74, pg. 4
- 8 Thomas Jefferson to Joseph Coolidge Jr., June 4, 1826
- 9 Board of Visitors, Minutes, October 2, 1826
- 10 Board of Visitors, Minutes, December 5, 1826
- 11 Arthur Spicer Brockenbrough to John Hartwell Cocke, December 24, 1826
- 12 Bruce, Vol. II, pg. 227
- 13 James Madison to Joseph Carrington Cabell, February 7, 1827
- 14 Arthur Spicer Brockenbrough to John Hartwell Cocke, October 7, 1827
- 15 James Madison to Arthur Spicer Brockenbrough, October 29, 1827, and John Hartwell Cocke to Arthur Spicer Brockenbrough, November 15, 1827
- 16 Board of Visitors, Minutes, July 14, 1828; Robert M. Patterson to Arthur Spicer Brockenbrough, August 6, 1828, Arthur Spicer Brockenbrough to John Hartwell Cocke, August 27, 1828; John Hartwell Cocke to Arthur Spicer Brockenbrough, December 1, 1828
- 17 Board of Visitors, Minutes, July 10, 1833
- 18 Albermarle County. 1830 U.S Census, Micropublication M19, roll 197, pp. 239, 253, 282. Heritage Quest Online.
- 19 Mesick Cohen Wilson Baker Architects, Hotel A: Historic Structure Report, 2009, p. 14.
- 20 Minutes of the General Faculty, November 6, 1835
- 21 Multiple references to "cabins" are found in correspondence as it relates to sheltering servants. See George W. Spotswood to James Madison, November 29, 1823 [Note: The date of this letter is believed to be incorrect as another letter by Spotswood to Arthur Spicer Brockenbrough dated October 10, 1824 indicates he had not yet located at the University.] In the October 10, 1824, Spotswood also wrote, "if there are any out Buildings (Cabbins) I should like to get one for some few negroes I shall be forced to bring up that I am not disposed to sell..."

HISTORY

22 Bruce, Vol. II, pp. 208-209

23 *Ibid.*, p. 231

24 Minutes of the General Faculty, November 5, 1834

25 Minutes of the General Faculty, January 22-23, 1831

26 Bruce, Vol. II, p. 340

27 Board of Visitors, Minutes, July 2, 1835

28 Pendleton Hogan, "*The Lawn: A Guide to Jefferson's University*" (University Press: Virginia, 1987), p. 77

29 Bruce, Vol. III, p.173

30 Board of Visitors, Minutes, June 26, 1855; John Shelton Patton, *Jefferson, Cabell and the University of Virginia* (Neale Publishing Company, 1906), p. 293

31 *Ibid.*,

32 While this resolution was rescinded at the following meeting of the Board of Visitors, it demonstrates their consideration of the matter

33 Board of Visitors, Minutes, September 1, 1858

34 Colonel Ward at Hotel A was assigned 48 students, Mrs. Ross at Hotel E was assigned 48 students and Dr. Hamner at the new Hotel was assigned 95 students.

35 Board of Visitors, Minutes, September 1, 1858

36 Albermarle County. 1860 U.S Census, Micropublication M653, roll 1331, pp. 539-540. Heritage Quest Online

37 Dr. Hamner's staff consisted of Alexander [illegible], 40 years old, male, white, baker, born in Scotland. Jane Stuart [last letters illegible], 33 years old, female, white, housekeeper, born in Nelson County. John R. Barber, 18 years old, male, black, waiter, Virginia. Mary Hailstorks, 22 years old, female, mulatto, washerwoman, Virginia.

38 Bruce, Vol. IV, fn. 1, p. 71

39 Bruce, Vol. IV, pp. 57, 327

40 This average is based on attendance numbers published in *A Catalogue of the Officers and Students of the University of Virginia*, between 1878 and 1885

41 Bruce, Vol. IV, pp. 56-63

42 Culbreth, David Marvel Reynolds, *The University of Virginia: A Memoir of Her Student Life and Professors* (Neale Publishing Company, 1908), p. 316

HOTEL F

43 *A Catalogue of the Officers and Students of the University of Virginia; Fifty-Fifth Session, 1878-79.* p. 51

44 *Ibid.*, pp. 53-54

45 Culbreth, p. 308

46 *The Alumni Bulletin.* Vol. 1, No. 3. November, 1894, p. 89. John S. Patton incorrectly states in *Jefferson, Cabell and the University of Virginia*, “A thousand-dollar donation made by Mr. Edward Robinson Squibb of Brooklyn, New York, the father of Edward Hamilton Squibb, a student attending the medical school at this time, funded the purchase of gymnasium equipment.” p. 298.

47 Board of Visitors, Minutes, July 3, 1885

48 Board of Visitors, Minutes, April 24, 1890

49 Board of Visitors, Minutes,, June 30, 1891

50 Board of Visitors, Minutes, July 20, 1893

51 Board of Visitors, Minutes, December 16, 1912

52 John Shelton Patton and Sallie J. Doswell, *Jefferson's University; Glimpses of the Past and Present of the University of Virginia.* (J. P. Bell, 1900), p.23

53 *Alumni Bulletin*, Volume VII. University of Virginia, 1907

54 *Virginia School Report, Biennial Report of the Superintendent of Public Instruction of the Commonwealth of Virginia.* (Richmond, 1913) p. 695

55 Frederick D. Nichols, “*Restoring Jefferson's University.*” In Charles E. Peterson, F.A.I.A. (Ed.) *Building Early America* (Chilton Book Company: 1976) p.333

56 Proctor's Journal 1819-1825, p. 239

57 N. Turner, Christopher Tompkins, & B. Tate to Thomas Jefferson, August 31, 1818 – March 15, 1819

58 George W. Spooner to Arthur Spicer Brockenbrough, August 9, 1819

59 James Dinsmore to TJ, March 27, 1819

60 TJ to Thomas Carstairs, November 1, 1817

61 Nelson Barksdale, *Advertisement for Workmen*, c. March 1, 1819

62 TJ to Thomas Carstairs, January 16, 1818

63 Thomas Carstairs to Thomas Jefferson, January 26, 1818

HISTORY

64 John Percival to TJ, March 29, 1819

65 John Parnham to Nelson Barksdale, March 23, 1819

66 This is reflected in both James Dinsmore's and James Oldham's proposals. See James Oldham to Nelson Barksdale, March 27, 1819 and James Dinsmore to TJ, March 27, 1819

67 Richard Ware to Nelson Barksdale, March 26, 1819

68 TJ to Richard Ware, April 9, 1819

69 John Neilson to John Hartwell Cocke, February 22, 1823

70 Proctor's Journal, 1819-1825, p. 258

71 Proctor's Journal, 1819-1825, p. 123

72 Proctor's Journal, 1819-1825, p. 149

73 *Ibid.*, pp. 160, p. 166

74 John Gorman, Agreement for Stonecutting, ca. 1819

75 Proctor's Journal, 1819-1825, p. 136

76 *Ibid.*, p. 280

77 Proctor's Journal, 1819-1825, p. 132

78 Proctor's Journal, 1819-1825, pp. 257, 325

79 Proctor's Journal, 1819-1825, p. 325

80 Proctor's Journal, 1819-1825, pp. 327, 352

81 Proctor's Journal, 1819-1825, pp. 36, 38. Of all the Hotels, the three on the East Street were both the most and least costly ones to build. Hotel D was the most costly, at \$6,297.19, while Hotel B, just north of it, cost \$4,513.01, and Hotel F, at the south end of the Range cost, \$4,536.48.

82 Proctor's Journal, 1819-1825, p. 59

83 Board of Visitors, Minutes, July 10, 1830

84 Proctor's Journal, 1832-1844, pp. 128, 130, 132-133, 136-137, 143, 145-146, 156, 159-161, 165-167, 169, 173, 177.

85 Some examples of these include John H. B. Latrobe's description of the University published in John E Semmes, *John H. B. Latrobe and His Times 1803-1891* (Baltimore, The Norman, Remington Co., 1917), p. 247, and Philip Alexander Bruce, *History of the University of Virginia 1819-1919* (New York: The Macmillian Co., 1920), Vol. II, pp. 381-382.

HOTEL F

86 Board of Visitors, Minutes, June 29, 1850

87 Report of the Rector and Visitors of the University of Virginia, 1850, p. 9

88 See Bruce, Vol. II, pp. 240 -244 , for information on the typhoid fever outbreak of 1829 and episodes of cholera in the 1830s

89 Bruce, Vol. III, p. 143

90 *Governor's Message and Reports of the Public Officers of the State, of the Boards of Directors, and the Visitors, Superintendents, and Other Agents of Public Institutions or Interests of Virginia.* William F. Ritchie, public printer, 1859. Document 12, p. 55

91 *Ibid.*, p. 56

92 *Ibid.*

93 *Ibid.*, p. 57

94 *Ibid.*

95 "*Governor's Message...*", p. 37

96 Board of Visitors minutes for March 17, 1859 state "that the Executive Committee be authorized and instructed to take immediate measures for erecting dormitories at accommodate fifty students, upon the western part of the University grounds---and also such a building to be attached to the Hotel now occupied by Mrs. Ross as has been added to the Hotel now occupied by Dr. Hamner.

97 Board of Visitors, Minutes, February 14, 1857

98 Proctor's Ledger, 1851-1860, p. 87

99 The formal name of the Pratt map is "A Plan of University Cleared Land" by William A. Pratt, 1858. RG-31/1/2:2.532; Small Special Collections Library, University of Virginia.

100 The new buildings attached to Hotel E and F are believed to have been very similar in many respects when originally built. Not only was William Pratt responsible for the design of both, and the two were built scarcely a year apart.

101 "*Governor's Message...*", p. 39

102 The southernmost window frame and sash on the second floor of the west elevation appears to be original.

103 Board of Visitors, Minutes, August 16. 1865

104 Reused material was observed where the north end of Levering Hall's roof joins that of Hotel F. Salvaged material is used for the ceiling joists and roof purlins in this area.

105 Board of Visitors, Minutes, June 13, 1893

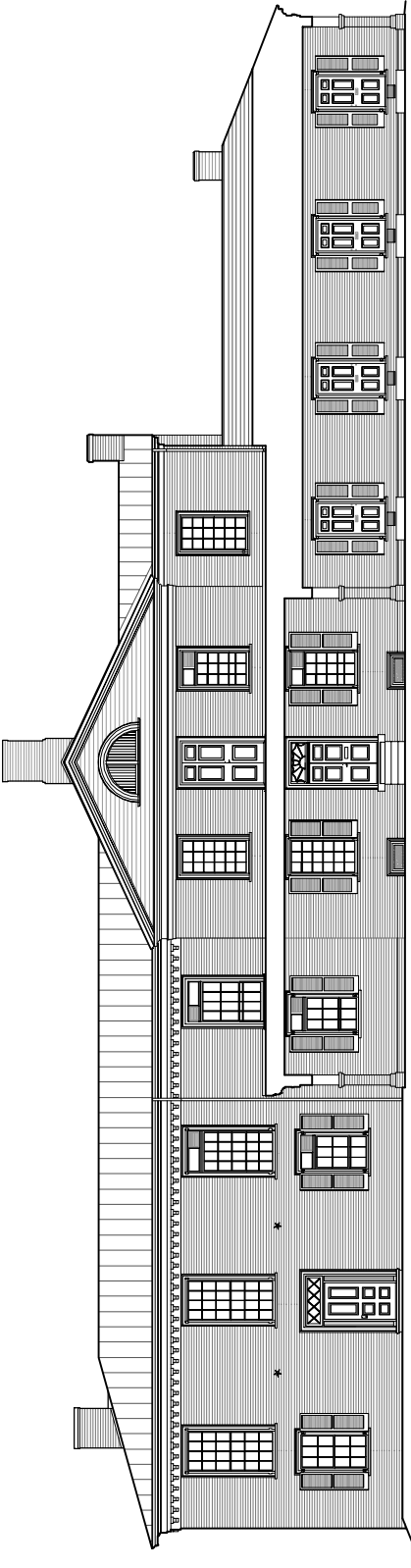
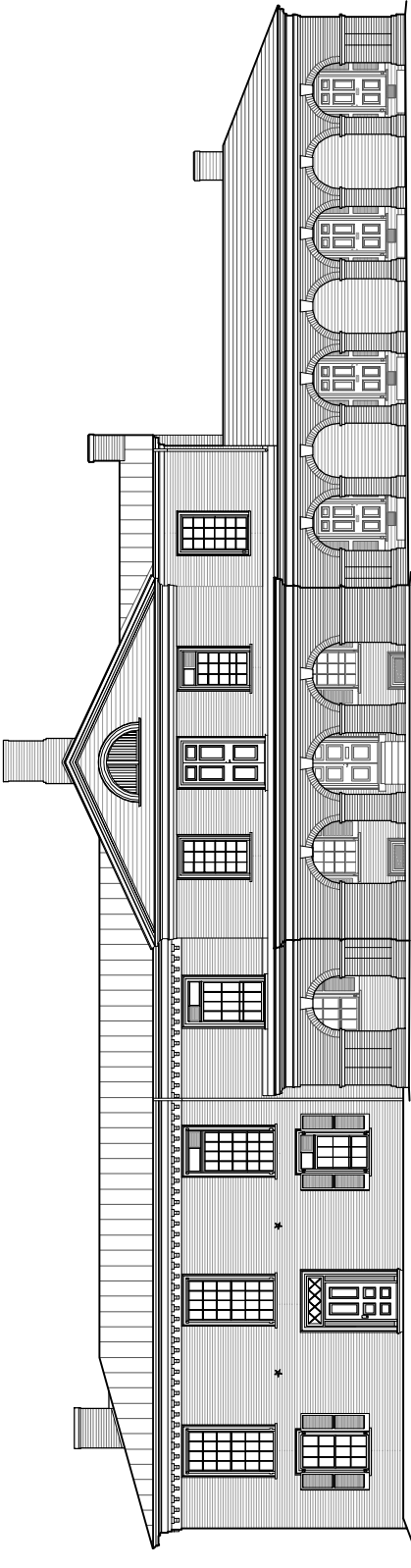
HISTORY

106 Board of Visitors, Minutes, July 20, 1893

107 While the search to identify J. W. Levering did locate individuals bearing the same initials and surname, no links either directly or indirectly between these individuals and the University of Virginia could be established. A search for Thomas Wilson Levering's family in census records proved unsuccessful. A review of the Alumni Bulletin for the University of Virginia for the years between 1894 (the first year of publication) and 1900 did not yield any information about Levering Hall. This is surprising owing to the fact that these publications contain numerous references to monetary gifts by alumni for new buildings, as well as general comments concerning improvements to existing University buildings. In a telephone conversation with the author on June 11, 2012, University historian Alexander Gilliam could not offer any insight as to the identity of J. W. Levering or why the new dormitory was named after him.

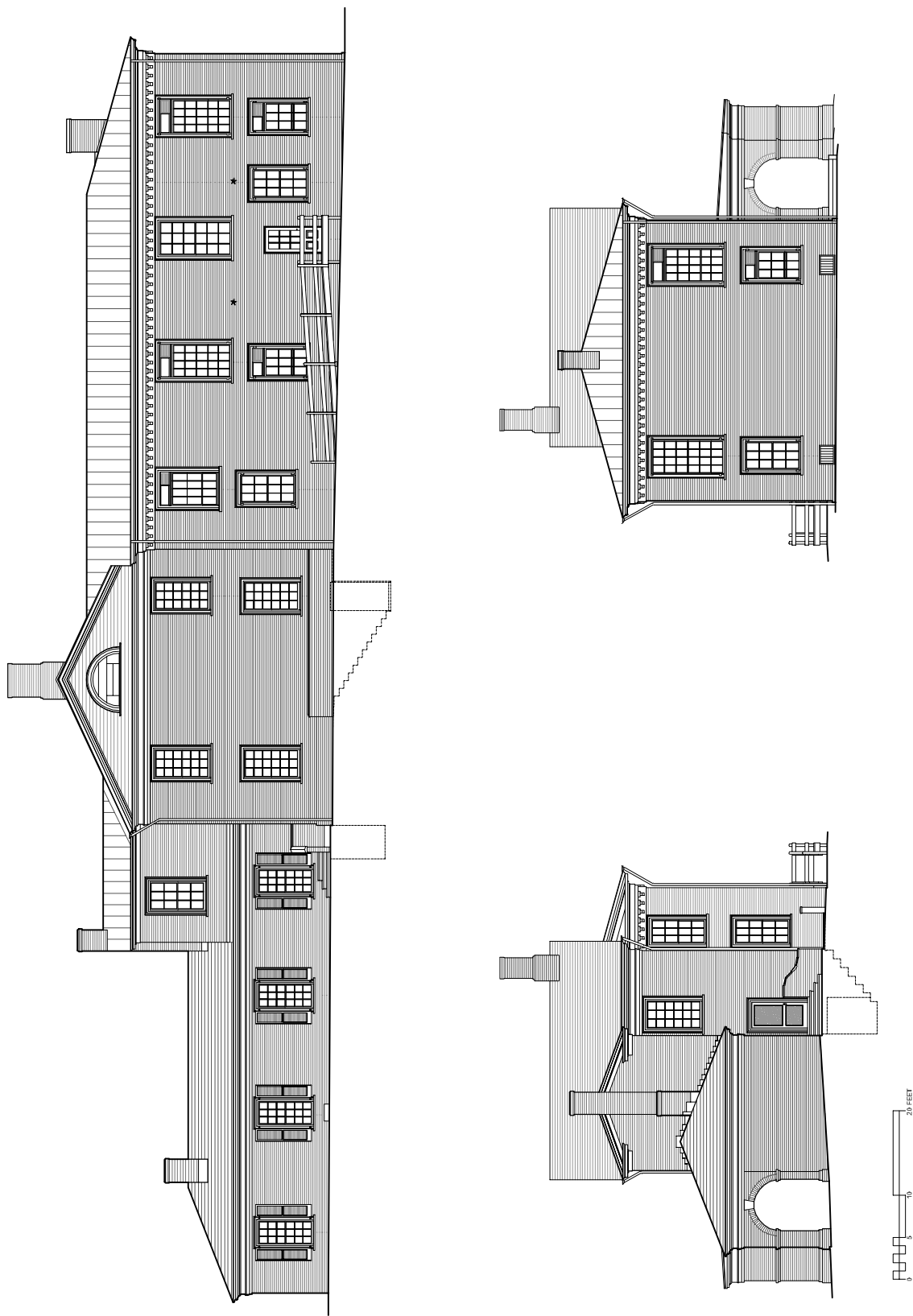
108 Stanislaw J. Makielski, Papers, 1914-1968, Accession # 10768-c, Special Collections Dept., University of Virginia Library, Charlottesville, Va. Levering Hall & House "F," University of Virginia #607 1951-1954 OS Tray 13 Folder: 20; Levering Hall floor plans, Department of Building and Grounds, Barcode numbers 033938, 033888-033890, Facilities Planning and Resource Center Archive, University of Virginia.

HOTEL F



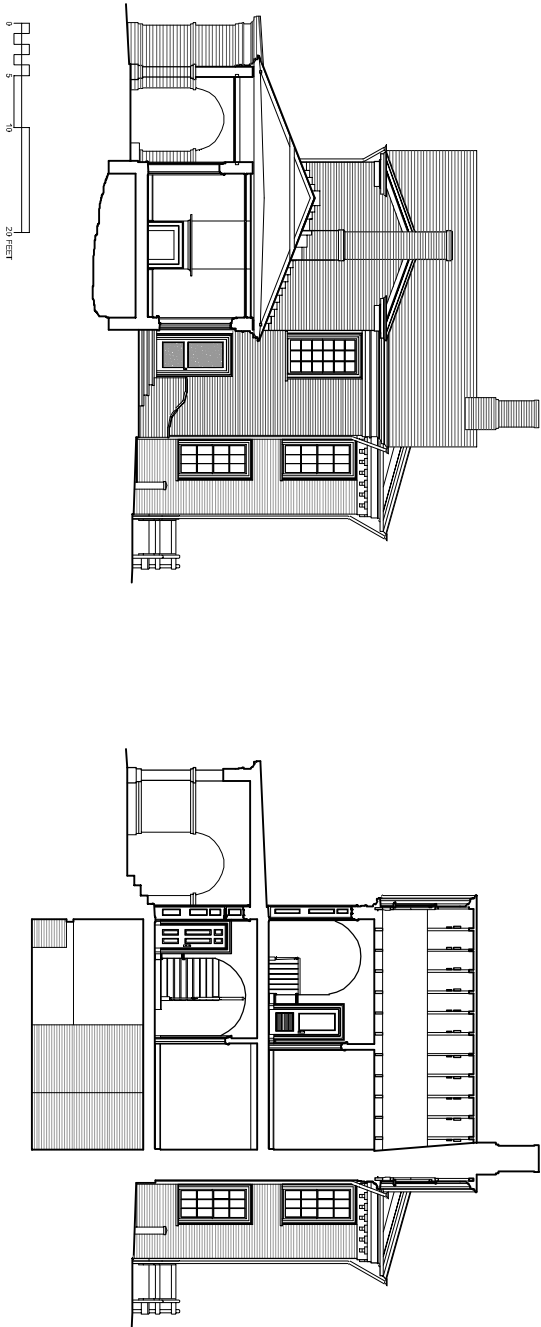
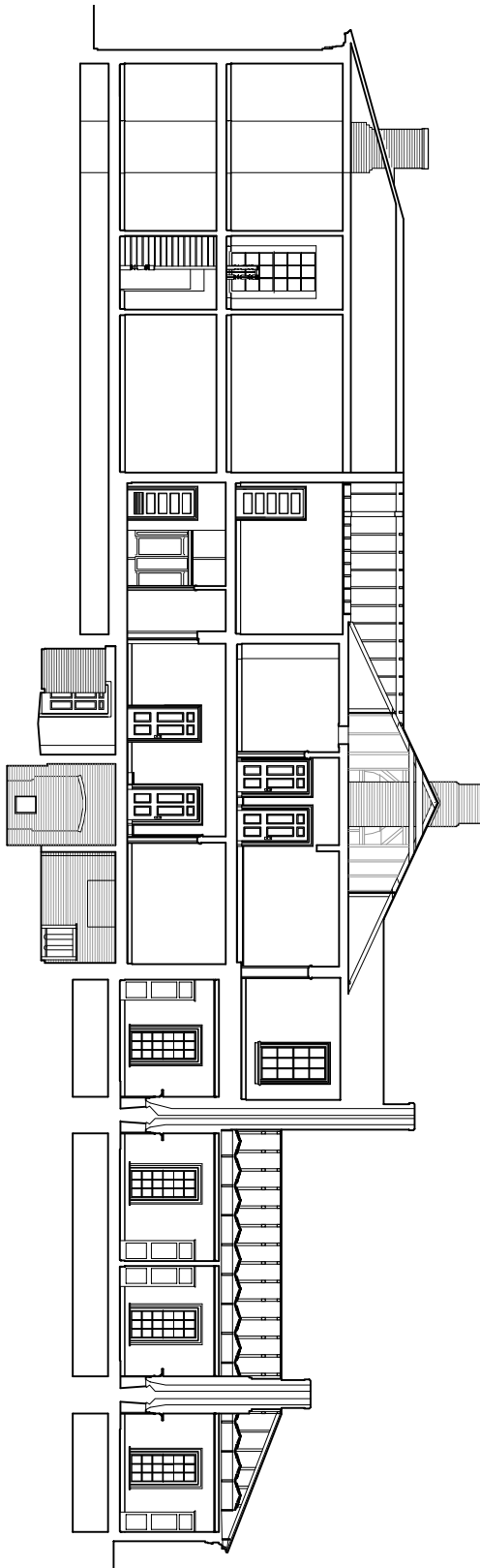
*Top, Existing East Facade.
Bottom, Existing East Facade, Section Through Arcade.*

HISTORY



Top, Existing West Facade. Bottom Left, Existing North Facade. Bottom Right, Existing South Facade.

HOTEL F



Top, Transverse Section Looking West. Bottom Left, Longitudinal Section Looking South. Bottom Right, Longitudinal Section Looking North.

HOTEL F

ARCHITECTURAL DESCRIPTION

EXTERIOR

Thomas Jefferson's design notes for the building now designated as Hotel F directed that the structure be "Tuscan below & above – two stories." His drawing for the front (east) elevation shows a two-story, gable-fronted structure, having a two-stage chimney at the ridge of the roof, a lunette window in the gable. At the ground floor, he showed a one-story, three-bay arcade. A later elevation, prepared by John Neilson indicates that a Chinese balustrade (now removed) originally crowned the arcade. Hotel F still embodies the essentials of Jefferson's design.

Student rooms were built against both flanks of Hotel F at the time of its construction. To the north was a range of four "dormitories" embracing 48-54 East Range; to the south was just one room—56 East Range. Each of these subsidiary wings had its own arcade, and in each case, a serrated roof covered the student range and arcade in a single span. The serrated covering of the north student range was covered by the present hipped roof in the 1830s.

The exterior of Hotel F retains much that is original to the Jefferson era, and true to "Old Sachem's" intent, the Hotel has Tuscan cornices at the roof and on the arcade. Significant changes occurred in 1858, with construction of Levering Hall (to the south), and in 1890 with the addition of a second-story above 54 East Lawn, (to the north). At present, Hotel F appears much as it did following the 1898 renovation that transformed Levering Hall into a dormitory, closing what had been the front doorway of 56 East Range.

The ridge of the gable roof runs east-to-west, the front and rear gables being detailed as classical pediments with lunette windows. The roof is now covered with tern-plated stainless steel shingles, as used elsewhere on the restored Jefferson buildings. These shingles replicate the originals remaining on the south slope of the Hotel roof, trapped below the extended 1858 roof of Levering Hall. On the south slope of the Hotel roof, just forward of the chimney, a hatch provides exterior access to the attic below.

A Tuscan cornice girds both eaves and continues across the lower edges of the front and rear pediments. This cornice is in very good condition and so may date to the 1953 renovation.

HOTEL F

In the typical Jeffersonian manner, the chimney is a two-stage affair, rising 11 courses above the ridge, then corbelling back two courses to the upper section of the stack. This upper section rises thirteen courses to the cap, which is composed of two flush courses pulled out slightly beyond the stack. The masonry is laid in stretcher bond. Based on the appearance of the masonry in the attic, this stack is not original. However, it does replicate the appearance of that on the Jefferson drawing.

EAST ELEVATION

Jefferson's specification for the order of this building stipulated "Tuscan below & above." Above the colonnade, the pediment was the sole vehicle for expressing the specified order. The raking members of the cornice are correct renditions of the Tuscan order. All members are in very good condition and so may date to the 1953 renovation.

The cornices are correctly rendered in the Tuscan order, omitting the crown molding for the horizontal cornice of the pediment, which is covered with a metal coping. The tympanum is composed of a flush boards applied to the gable-end studs. The date of this sheathing is uncertain. The condition is such as to suggest that it has been replaced, though from the interior it appears to be early.

The lunette window is trimmed with a stepped, double architrave in the conventional Jeffersonian style, with a large cyma reversa backband. The molded sill protrudes well beyond the backband of the lunette trim. It is composed of a heavy torus for the nosing, with a fillet and cove below. This member may be original. The drawings of Thomas Jefferson and John Neilson both show a glazed sash in this opening, each having radially deployed muntins. The present blind sashes are modern.

Above and below the arcade, the front wall of Hotel F is laid in Flemish bond, four courses to 11 3/8," with trimmed and scored joints approximately 3/8" thick. The masonry is largely original. At all corners there are 2' closers in alternating courses.

Some evidence of early color-washing and penciling is visible. On the upper pier at the southeastern corner of the Hotel, early graffiti, originally applied in white paint, is faintly visible, having since been covered over with lime wash. It reads:

VA – 30

W&L - 7

This refers to the Cavaliers' defeat of Washington and Lee in a football game played before 10,000 spectators on November 7, 1926—an extraordinary event for the time, sufficiently notable to make the sports section of the New York Times.

ARCHITECTURAL DESCRIPTION

The lower zone of the wall has been re-pointed as a consequence of rising damp. The double door located in the second floor of the building leads to the upper stair hall. The opening is trimmed with a 7 3/8" double architrave, fashioned in the Jeffersonian manner, with a stepped double architrave and a large, cyma reversa backband. Unlike the window trim, these architraves lie over the masonry. On both jambs, the lower ends of the backband have been patched using incorrect molding profiles. Otherwise, the trim appears to be original. The doors are original as well, each having three raised panels.

Because they stand at the interior plane of the wall, the embrasure stands on the exterior. It is finished with paneled jambs and soffit, which align with the divisions of the doors. A bead in the central stile of the soffit corresponds with that between the doors. The fore edges of these paneled units meet the back of the trim in a 1/4" bead. These elements are all original.

The sill is now covered entirely with lead-coated copper, which turns up on the lower rails of the paneled jambs and then crosses over the architraves. It remains unclear whether the wooden sill below this metal is original.

Both shutters have vanished, however surviving pintles leave no doubt that they once originally existed. Both of the original upper pintles remain in place, the inner edges of their back plates aligning with the step in the architrave. Evidence for the lower pair of pintles is difficult to make out, probably a consequence of repairs.

The double doors at the ground floor lead into the first floor stair hall. The opening is trimmed in the Jeffersonian manner, having a 7" double architrave, stepped, with a large, cyma reversa back-band. Unlike the trim of the windows, these members lie over the masonry. The trim of the head and north jamb is original. That of south jamb may be replaced. Both doors are original. Each has three raised panels. Because they stand at the interior face of the wall, the finished embrasure stands on the exterior, having paneled jambs and soffit.

A modern, oval brass name plate bearing the designation, "Hotel F," is attached to the lock rail of the south door. A stamped brass mail slot cover and frame protect the slot in the lock rail of the north door. For more information, see Room 112.

This transom sash dates to the Jefferson-era construction. It is positioned with the putty side out. The face of the transom bar is trimmed with a surbase-like molding. At the top is a backband composed of a fillet, a quirked ovolo, and an astragal. This is applied to a plain base member, adorned on the lower edge with a quirked cyma reversa. At each end of the transom bar, this molding turns onto the jamb and continues toward the outer face of the wall, returning just behind the architrave. This member is entirely original.

HOTEL F

The panels of the jambs and soffits align with those of the doors, though the central stile of the soffit has no bead to correspond with that between the doors. The fore edges of these paneled units meet the back of the trim in a ¼" bead. The front stile of the south jamb has been repaired down at the sill.

At the bottom of the transom, the front stile of each jamb unit exhibits a 3" x 1 ¼" Dutchman where an outer transom bar ran over the tops of the shutters, providing support for a closure board laid flat over the void between the doors and the shutters. Except for the repairs noted, these features are original.

The present sandstone sill is entirely original. At each end are plinth blocks that serve to terminate the wooden trim. Between these plinths, the fore edge of the sill is molded with a half-round nosing above a fillet and cove. On the top of this sill, just behind the innermost plane of the architraves, is a hole for the foot bolt that secured the original shutters. The hole is square, suggesting a staple-type bolt design.

The shutters formerly associated with this doorway have vanished. Dutchmen visible on the north architrave—at the bottom and just at the height of the transom bar—show where the pintles for hanging the north shutter were situated. No Dutchmen are visible on the south trim, possible indication that it is replaced. Patched holes in the wall to either side of the doorway indicate the former existence of holdbacks positioned about 46" above the watertable. The south holdback was 24" off the masonry opening; the north holdback was 25 ¼" off the opening.

The first course of masonry below the stone sill appears to have been stone, rather than brick. The face of this material is broken off at the wall, indicating that it once protruded. That could indicate that there was some sort of stoop with a 2 ½" thick stone paving, or, more likely, that the tread of each step was clad with a similar piece of stone.

A layout mark for these earlier steps is visible on the face of the watertable, directly below the outside edge of the south plinth. This mark is visible when illuminated with a raking light.

The present steps are of concrete, designed in imitation of stone. The rectangular ends of the steps were intended to suggest that each was a distinct piece of stone, each protruding beyond the cheek walls. The result is convincing, except that the whole is narrower than the out-to-out width of the door frame. The present pavement bears no evidence of the earlier steps and so must have gone down before the existing steps were poured. It is likely, then, that these steps date to 1898, when the pavement was laid.

The present railing is modern, making no pretense to historical fidelity. The newels stand well beyond the bottom step, so that the railings extend 16" into the walkway which allows the stairs to comply with universal access requirements.

ARCHITECTURAL DESCRIPTION

The windows are original to the Jefferson era. The 6 5/8" double architraves are stepped, with large, cyma reversa backbands, fashioned in the usual Jeffersonian manner. The sills are squared at the front edge, with extensions held tight against the masonry. The upper sash have been fixed in a lowered position with supports in the sash channels to accommodate a window A/C unit. Plexiglas closure panels fill the resulting void above the top sash.

The arcades that serve Hotel F and the adjacent student rooms were originally distinct constructions, but are now joined as one entity.

The main arcade in front of Hotel F was first to be built. If John Neilson's drawing can be taken at face value, it was adorned with a Chinese balustrade across the top. It had elliptical arches at both ends. A short time later, when the walls of the adjoining student rooms were complete, the adjoining arcades were built, abutting the fronts of the student ranges and both ends of the main arcade. At some later time, probably in 1898, the south end of the Hotel arcade was demolished, merging that structure and the adjoining student room arcade into a single structure and thus a single space.

The roof of the main arcade is framed east to west with a series of slender joists. It has a flat-seam metal roof of lead-coated copper. This metal turns up onto and covers the gable of the student room roof to the north. The decking below the metal is not accessible at present.



East facade of Hotel F

HOTEL F

The entablature is fashioned according to the Tuscan order. It is largely replaced. The upper member of the architrave is incorrectly rendered as two separate pieces—they should appear as one. Also incorrect is the omission of the crown molding throughout, replacing it with a second, upper fascia.

The arcade ceiling is composed of narrow slats spaced to ventilate the framing and upper deck. This is a Victorian detail, and the installation probably dates to the latter part of the 19th century. The ceiling boards here differ from those in the adjoining arcade for 56 East Range, reflecting two separate campaigns of construction. Those in front of 56 East Range are wider, square-edged boards. They appear to have stopped against the now-vanished south wall of the main arcade. The ceiling in front of the Hotel has beaded edges and runs across the area previously occupied by that south wall. It appears that this later ceiling was associated with the removal of the main arcade's south wall and arched opening during the 1898 changes to Levering Hall.

The roof is quite delicate and it runs in the wrong direction for the roof to be covered with exposed wooden decking. This suggests that the present framing and deck have always been covered by a metal roof.

The main arcade advances across its three-bay front, stepping back at the flanking student rooms to either side. The front has three equally-sized openings, all spanned by elliptical



North facade of Hotel F and west facade of Student Rooms 48-54.

ARCHITECTURAL DESCRIPTION

arches, all centered on the openings behind. This arcade originally communicated with the adjoining student room arcades at either end by broad openings, each spanned by an elliptical arch. The end wall and opening at the north end remain intact. Those at the south end have been removed. On the front wall of the Hotel is clear evidence for the pier that formed the west spring of the vanished arch. The removal of this arch probably correlated with the construction of the new dining hall (currently Levering Hall). This would have occurred in or around 1858.

The exterior of the main arcade is faced with pressed brick, laid in Flemish bond with 3/16" joints and closers at the corners in alternating courses. The interior work is laid in 1:5 bond using smaller bricks and thus, larger joints—3/8" in this case. The header courses have closers at all corners. The coursing for the arcades runs four courses to 12 1/2". The bases of the piers corbel back two courses to form the shafts—1 3/4" for the bottom course; 1" for the top course. Just below the arches, the shafts corbel out two courses—1 1/4" each—to form the imposts.

The arches are one brick high, the bricks having been cut as voussoirs and laid with tapered joints. These arches were rubbed in place, and one can still see areas where the rubbing ran past the arch onto the adjacent pressed brick. At the top of each arch is a broad, roughly dressed keystone, extending into the wall about 1" beyond the back of the sandstone arch. On the intrados of each arch, the mortar joints remain untooled, since the centering made this impracticable.

The south student room arcade has a half-round arch, centered on the location of the original doorway, which is now closed up.

The free-standing walls of the arcade are plastered from the ceiling down to the imposts of the arches. Because the arches are just one header deep, the remainder of the intrados was rebated for plaster, which flushes up with the brick. The front edge of this plaster is neatly beveled at the back edge of the brick. The finish wraps into the interior of the arcade, which is plastered above the imposts, except the front walls of the Hotel and the adjoining north student room (56 East Range). It appears that some of the original plaster remains.

To judge from surviving remnants at Hotel A, the arcade for this building was originally paved with brick laid herring-bone style within a perimeter of stone edging. This supposition is confirmed by the records. At a later time, probably during the 1898 conversion of Levering Hall, this early paving was taken up and a layer of bats, finished with a top dressing of concrete, was laid down. The exposed surface of the new pavement was ruled to imitate the appearance of 30" stone flags and edging (18" wide at the exterior and 20 1/2" wide against the front of the hotel and the adjoining student room to the north—typical for the Ranges. At the north end of East Range is a bronze plaque bearing information about this pavement:

HOTEL F

GRANOLITHIC
NO. 269480
STUART'S PATENTS
THE CRANFORD PAVING CO.
1418 F. ST. WASHINGTON D.C.

The term, "granolithic," refers to concrete made with crushed granite aggregate to enhance resistance of the surface to wear. This and several other concrete compositions were patented in the 1880s. "No. 269480" refers to the U. S. Patent awarded Peter Stuart on December 19, 1882 for applying textures to concrete pavements with a roller. Stuart had previously patented other improvements for concrete pavements, hence the reference to "Stuart's Patents".

The present paving bears no evidence of the vanished arch, and so was put down after the removal of that feature, probably in 1898, when Levering Hall became a dormitory.

NORTH ELEVATION

The north wall of the hotel is laid in 1:5 American bond, four courses to 11 3/8." The joints are trimmed, averaging 1/2" wide. They show some evidence of penciling. Above the water-table, the wall steps back 2 1/2". This masonry shows evidence of several changes:

First, that there was an oval window at some point, just west of the present doorway. This window lit a small bathroom that formerly occupied the northwest corner of what is now Room 109. The bathroom and windows appear on a measured plan of existing conditions prepared in 1951. Both were demolished in the 1953 renovation.

Second, the masonry has been rebuilt above the existing doorway, and third, the upper zone of the wall masonry has been heavily re-pointed.

Finally, the masonry on this face of the Hotel has been lightly sandblasted--from the salient northwest corner back to the rear wall of the student room. This surface continues onto the rear of the student room, running out to the point where a rain leader formerly divided the wall of the student room wing. (This leader aligned with the salient corner of the 1890 addition above). On both walls, the effects of the blasting are visible as high as the top of the student room entablature. This altered surface relates to the addition of a rear porch or shed, probably in association with the 1890 addition above. (See Porch discussion below).

The full height Tuscan entablature may have been repaired or replaced in 1953. In any event, it remains in very good condition.

Thomas Jefferson's plan for the first floor of this Hotel shows a door in this facade. The stone sill and the masonry jambs of the present opening date from the initial phase of construction. The exterior trim is entirely modern, probably dating from the 1953 renovation. The present door is not original. For interior information, see "Room 109."

ARCHITECTURAL DESCRIPTION



Hotel F entry



Scars and brick infill where Hotel F and Levering Hall meet



Reset concrete steps at Hotel F entry

HOTEL F

The existing porch succeeds what may have been an earlier room or porch that was probably constructed in 1890 for Dr. Paul Barringer and his family. The present installation dates to 1953. The brick deck is running bond, laid flat in mortar. Clipped stretchers form treads on two adjacent edges of the deck. Headers and stretchers form each of the two treads below. These treads are laid with a single course below serving as the riser.

The 1953 porch structure incorporates a cellar stair, which must have succeeded an earlier access in the same location, since the cellar doorway appears to be early, and the cellar entry is shown here on Thomas Jefferson's plan. Judging from Thomas Jefferson's cellar floor plan for the Hotel, this is the original location of the cellar entry, but the present arrangements date from the 1953 renovation, when the Hotel cellar was divided between mechanical space in the northern part and showers in the southern part. The present brick steps descend to the cellar in seven 10 ½" risers. The cheek wall stands on the north side of the cellar steps. Above grade it is laid in running bond and dates to the 1953 renovation. The top of this modern wall is finished with gabled coping bricks. (A quantity of these coping bricks remains unused in the north basement room). Below grade the wall is rougher--and earlier.

At the foot of the steps, under the present rear stoop, is a trapezoidal space. The east wall of this space is the foundation of the north student range. This wall is early all the way up to a ledge, possibly a watertable, though the offset is situated below the present grade. Above it--and below the slab that carries the stoop--are three additional courses of early work.

The north wall stands at an angle to the student range, so the west side of the landing is broader than the east side. This work appears to be contemporary with the foundation of the student range and so may be a Jefferson-era feature. It extends 12 courses above the landing. Above this point the masonry dates to the 1953 renovation.

The west wall, running parallel to the student range, is quite rough down low and seems to be early, though whether it is original remains unclear. Higher up, the masonry dates to 1953.

Around 1890, a second-floor room was added above 54 East Range. For more information about this extension, see "North Student Range."

WEST ELEVATION

The west wall is laid in 1:5 American bond, 4 courses to 11 ¼", with trimmed, concave joints averaging 7/16" wide. The wall is largely original, though significant changes are evident—the original west cellar window has been closed, and the masonry above this opening has been extensively rebuilt. Additional rebuilding is visible over the heads of the first-floor windows. The lower zone of the wall is heavily repointed, a consequence of rising damp. No evidence of color washing or penciling is visible.

ARCHITECTURAL DESCRIPTION

The raking cornices are detailed according to the Tuscan order. The date of these moldings is uncertain—they are in excellent condition and may have been renewed during the 1953 renovation. This entablature is also detailed according to the Tuscan order, omitting the crown on the horizontal cornice of the pediment, as is proper. This horizontal member is protected by a metal coping. The date of the entablature is uncertain—it, too, is in excellent condition and may have been renewed during the 1953 renovation.

The tympanum is composed of flush southern yellow pine boards, nailed to the gable framing. Judging from their interior surfaces, they seem to be original, though the exterior remains in unexpectedly good condition. Perhaps this material was also renewed in the 1953 renovation.

It appears that the Hotel attic was originally a habitable space, so it is certain that there was originally a glazed lunette sash here to light the space. That sash has since been replaced by flush sheathing with a small jib door at each end. All of this is modern. The double architrave trim and its Jefferson-style back band are original.

Access to the south basement (Room B02) dates from the 1953 renovation. The present shower room was created at that time to serve the dormitory and residents of the East Range.

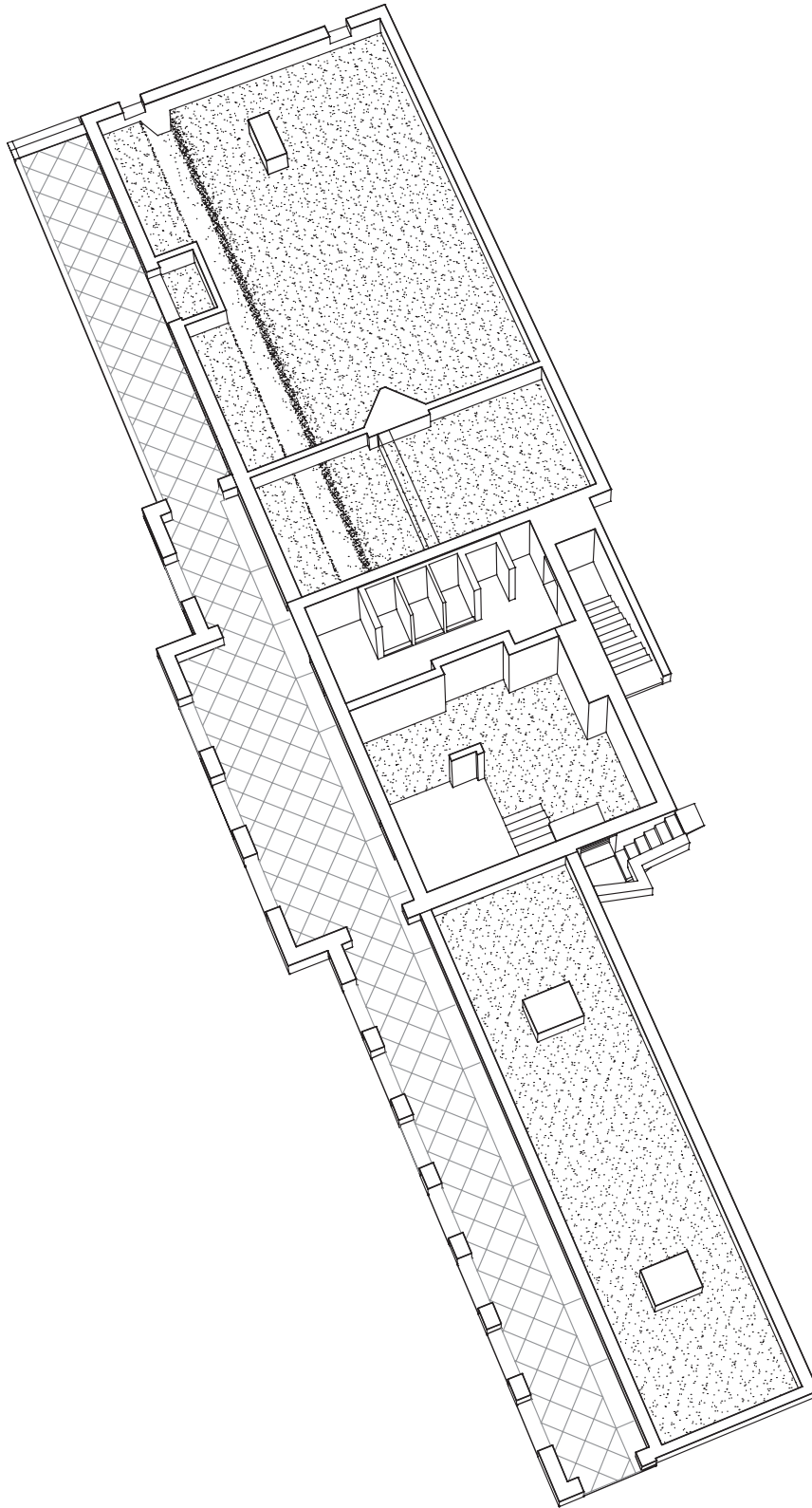
The Hotel foundation is quite rough below the finished grade of the surrounding yard. Clearly, this foundation was not originally exposed. It follows that the present access is not original. The steps are concrete, descending 12 risers to a concrete landing, at the center of which is a floor drain. All of this dates to the 1953 renovation.

The cheek wall is laid entirely in stretcher bond and dates in its entirety to the 1953 renovation. The top of the wall runs clear to the corner of Levering Hall and is finished with gabled coping bricks. A quantity of these bricks remains unused in the north basement room. At the south end of the steps is a retaining wall to stabilize the earth below the northeast corner of Levering hall, which has no cellar. Brick paving is laid on grade between the north wall of Levering Hall and this retaining wall. This arrangement dates to the 1953 creation of the basement shower room and stair.

SOUTH ELEVATION

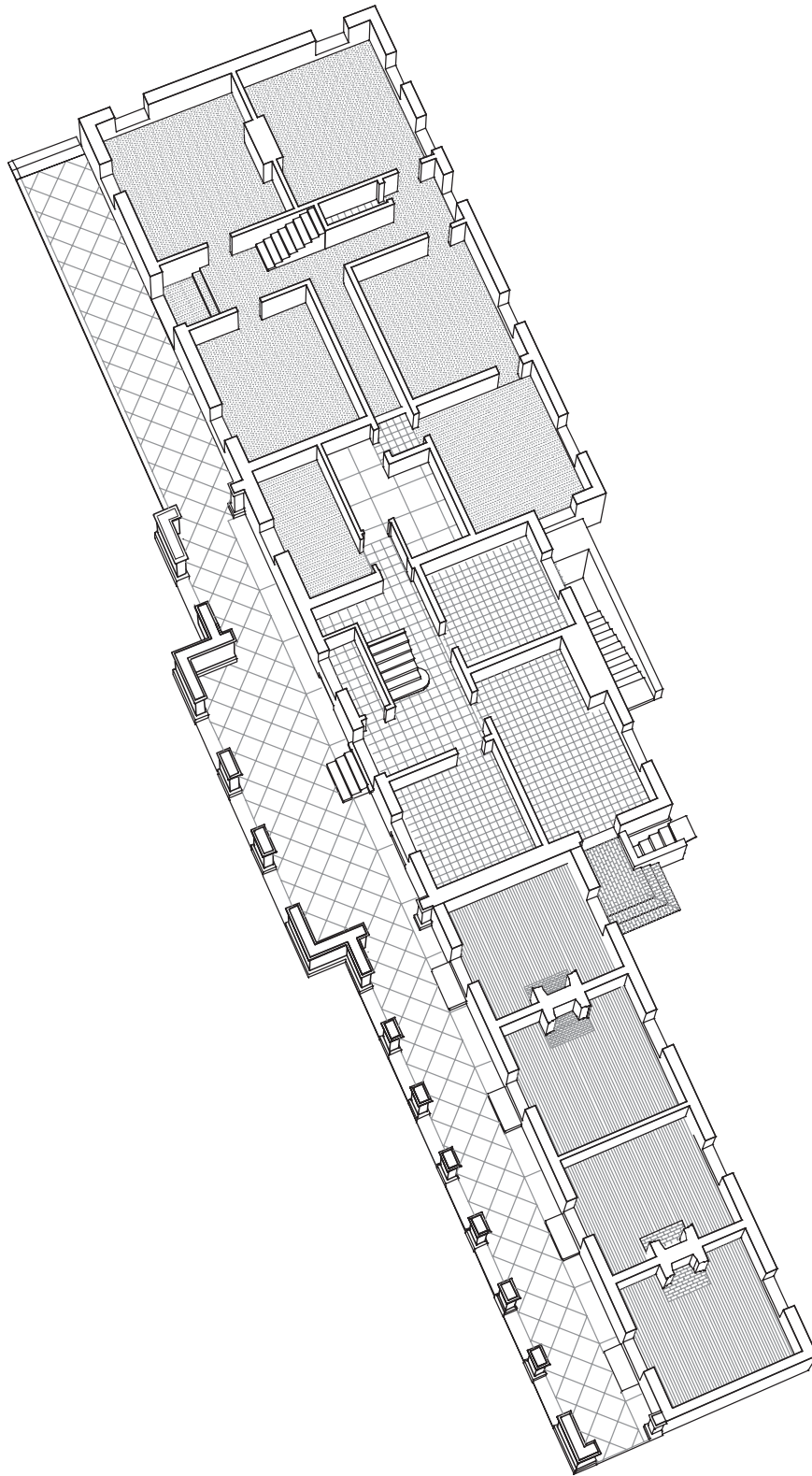
The south flank of Hotel F is covered entirely by the 1858 addition of the building we know today as Levering Hall.

HOTEL F



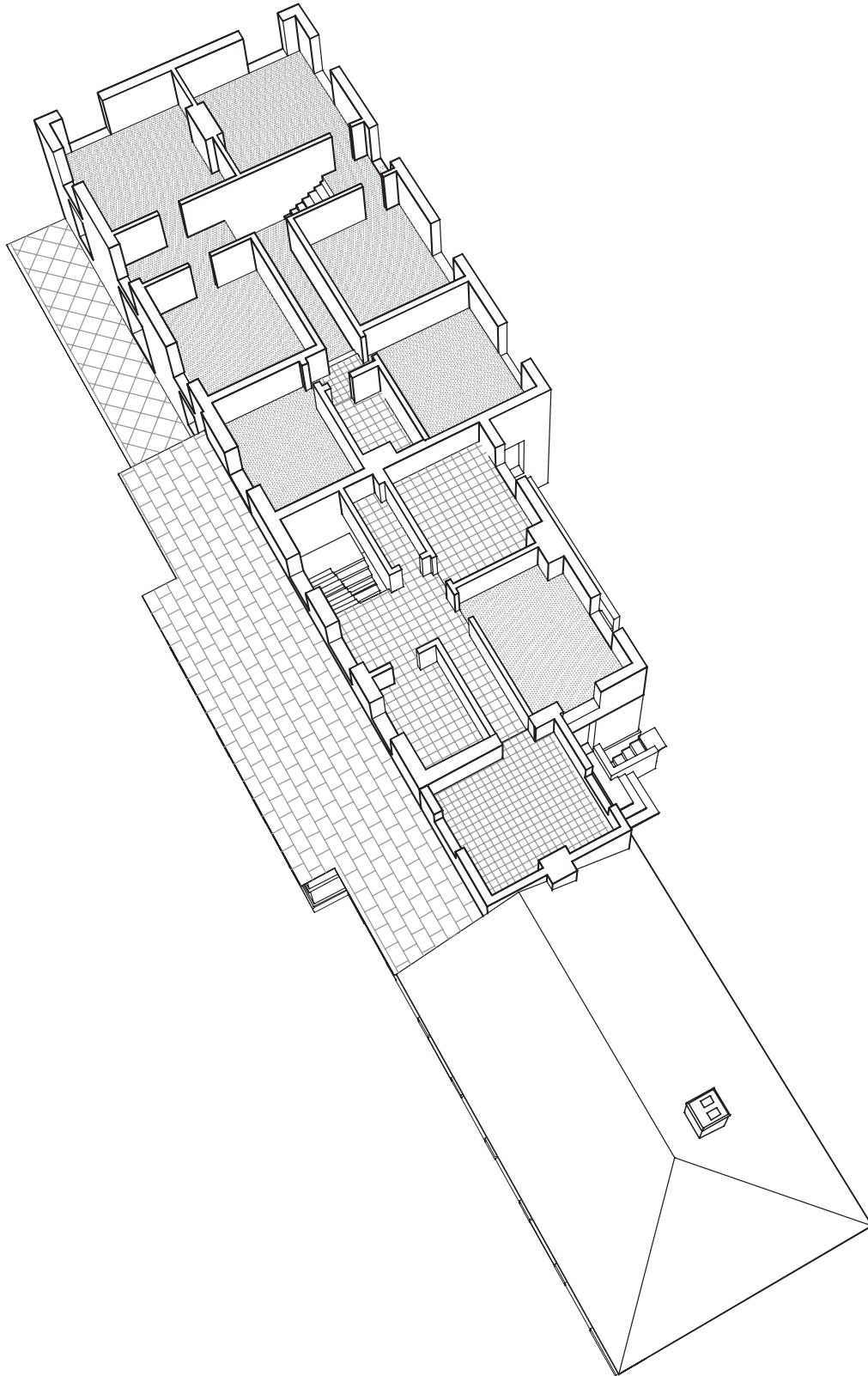
Axonometric Section Through Basement

ARCHITECTURAL DESCRIPTION



Axonometric Section Through First Floor

HOTEL F



Axonometric Section Through Second Floor

ARCHITECTURAL DESCRIPTION

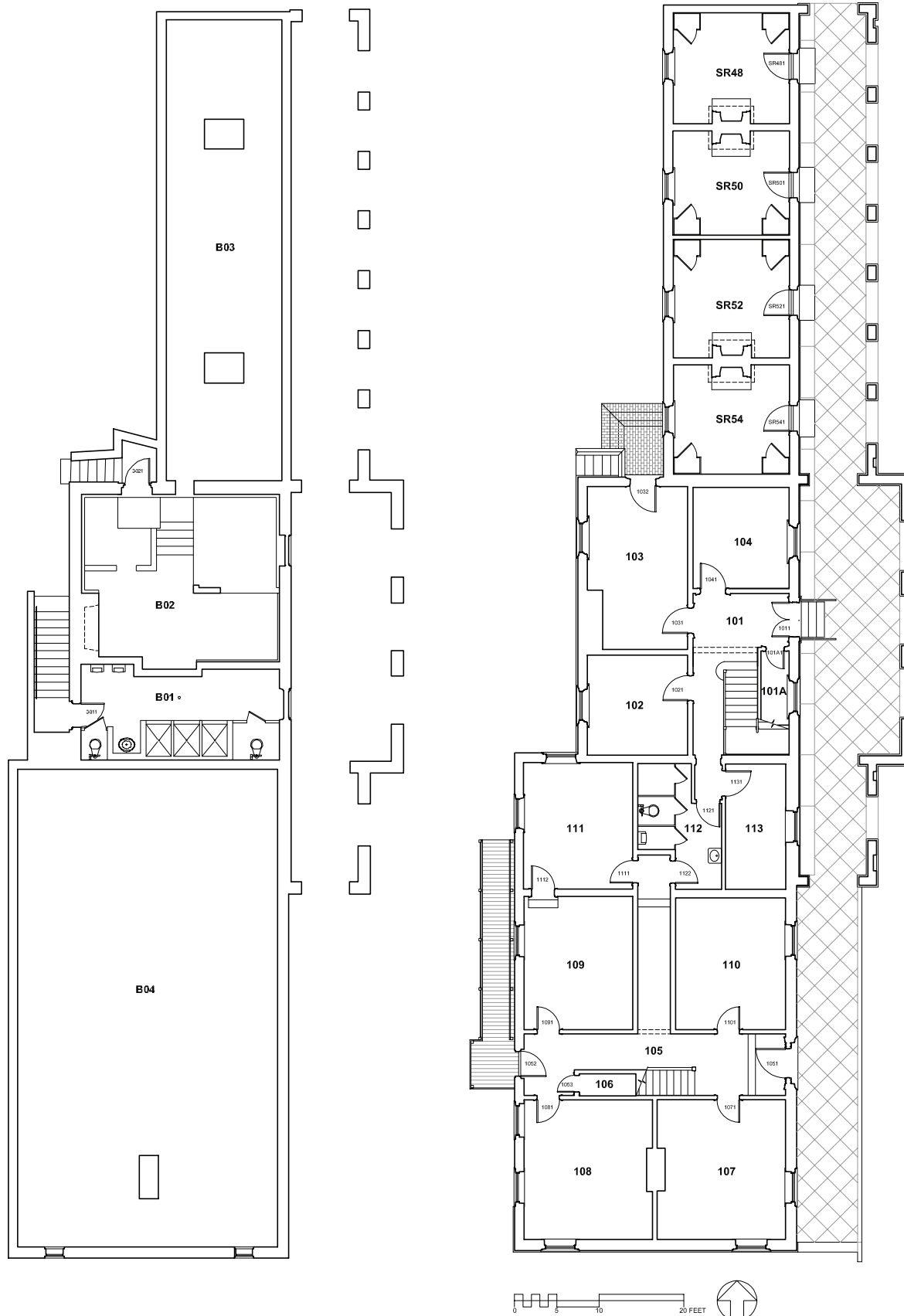
HOTEL F INTERIOR

BASEMENT

ROOM B01 SOUTH BASEMENT

The southern third of Jefferson's original basement has been divided from the rest of the basement by excavating the middle third for a boiler to serve the central heating system for Hotel F and Levering Hall. When exactly this occurred is not known; however, in 1953, this excavation was enlarged and the division of the space completed when the southern half of the Hotel F basement was appropriated for showers and toilets to better equip both buildings for their dormitory function. Today, this installation remains largely unchanged. The present steps and areaway were created at that time to access the new shower room.

- Floor:** The space has a concrete floor, which is graded to a drain, except in the toilet stalls, where it remains level to accommodate the floor-mounted fixtures.
- Finishes:** Except in the showers, the ceiling and the perimeter walls are all plastered. The showers are built of glazed ceramic blocks, which comprise the finished surface of the stalls.
- Doorways:** No. B011: This door opening dates to 1953 when the present shower room was created. It intersected an earlier window aligned with the present opening in front. The present door (Type D-4) and frame appear to be relatively recent, corresponding with security-related modifications described below. The door and frame are entirely modern. One lock, operated by a keypad, and a second lock, operated by a card reader, secures the door.
- Windows:** At the end eastern end of the space, situated in the front wall, is the frame of the original east basement window. This frame is now inaccessible and so could not be examined from the inside. A ventilation fan occupies the upper portion of the opening.
- The sill of the east window stands well below the present paving, as is evident on the interior. Originally the lower portion of the window was contained within a well similar to the original remaining at Hotel E. The frame is entirely original. The exterior rat wire screen is modern.
- Fixtures:** North of the doorway are two urinals, both original to the 1953 improvements. On the south wall, just inside the exterior doorway, is a single wooden toilet stall. The partitions and hardware are unchanged, being identical to those on the upper floors. However, the toilet has been replaced. Beyond



Left, Existing Basement Plan. Right, Existing First Floor Plan.

ARCHITECTURAL DESCRIPTION

this toilet enclosure are three shower stalls of glazed block, served by nickel-plated, exposed plumbing. Beyond the shower stalls is a second toilet enclosure, somewhat larger than the first. Here too, the wooden enclosure dates to 1953, and again, the toilet has been replaced. On the wall opposite this enclosure is a wooden strip mounted with cast iron coat hooks, presumably dating to 1953.

Room B02 NORTH BASEMENT

The north basement of Hotel F (Room B02) is much altered, but significant evidence remains bearing on its original character. Thomas Jefferson's basement plan showed an undivided space below the Hotel with a large fireplace for cooking the meals served to students upstairs. Jefferson envisioned that an internal stair would descend to this space along the east wall of the basement. However, if John Neilson's drawing of the ground floor plan represents the building actually built, the stair may have descended eastward along the north wall, instead. Unfortunately, no evidence of a stair was visible in either location.

Sometime early in the building's history, the basement was subdivided to create a separate room in the northeast corner of the space. The pier now standing at the southwest corner of the unexcavated area represents the exterior corner of that room. A nailer on the corner indicates that it was originally trimmed with a wooden corner bead and plastered. Remnants of this plaster are still to be seen here and at various points on the perimeter foundation walls.

From this corner, brick walls continued northward and eastward to intersections with the main foundation. It appears that the present pier formed the western jamb of a doorway between the larger and smaller rooms. Plaster remaining on the south face of this pier stops at a hard edge, representing the trim of that doorway. The corner of the brick pier forms a clean angle at this point, indicating that the opening was contemporary with the subdivision of this basement.

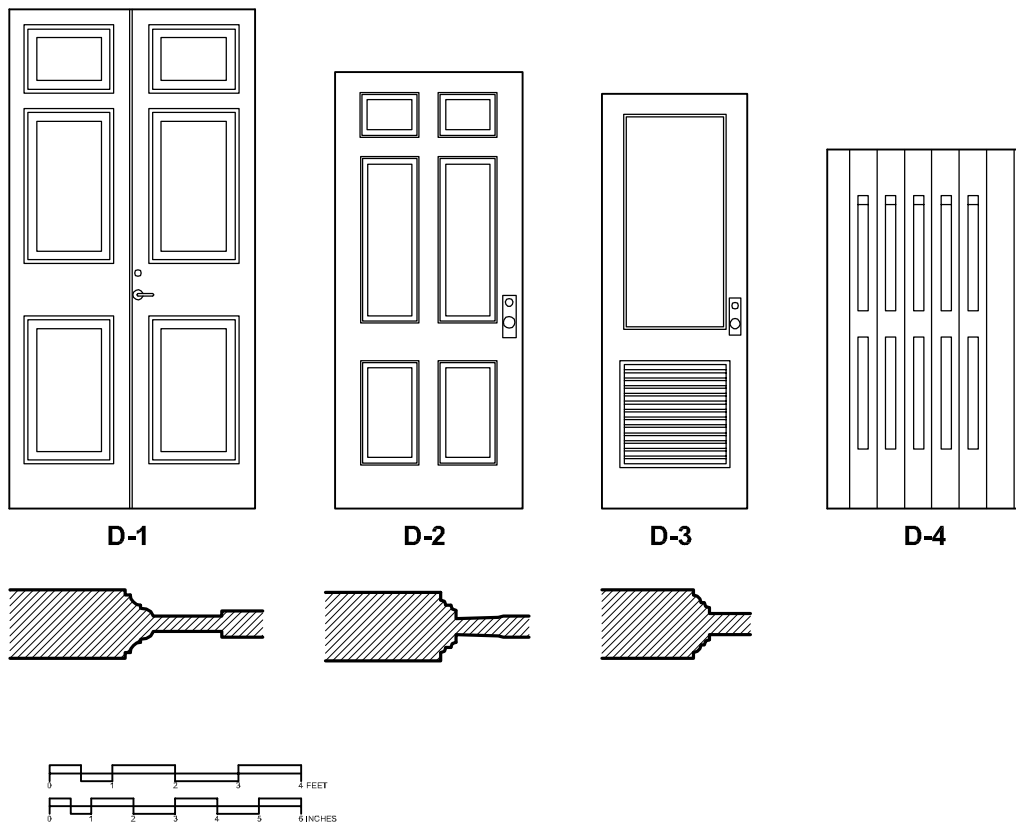
Since that early division of the basement, the space has been excavated in two successive campaigns. The first of these involved the middle third of the original basement, corresponding more or less with the width of the chimney. Perhaps this change dates to 1858, with the construction of the dining hall, 1890, when Dr. Paul Barringer and his family occupied the building, or to 1898, when Levering Hall was converted to a dormitory. Either way, the excavation probably accommodated a boiler for central heating. Perhaps it was at this time, too, that workmen created a ragged opening in the north wall to access the crawl space under the north range of student rooms.

To secure the perimeter of this first excavation, the existing walls were underpinned, and in the middle of the building, a retaining wall was laid against the unsecured south side of the

HOTEL F

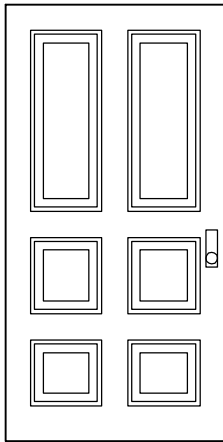
pit. From the bottom of the excavation up to cellar floor level, this wall was laid from inside the pit, trimming the joints on the north face. But when the wall reached the finished floor level of the original basement, the mason began laying his work from the *south* side of the wall, trimming his joints on *that* face and thus leaving unattended “snots” on the north side. This sequence of events accounts for the two distinct zones of work low down in the wall that now divides the shower room or South Basement (Room B01) from the North Basement (Room B02).

A second episode of excavation probably occurred in association with the 1953 renovation. This work extended the existing excavation to include the entire northwest quadrant of the Hotel F basement, and also the present shower room in the southern third. The intent was to provide a convenient means of descending into the excavation, and to create a bin for storing coal—evidently to fuel the boiler. All of this probably figured in the effort to better equip Hotel F as a dormitory. Battered revetments of concrete were poured against the sides of the new excavation and brick walls were laid up to enclose the northwest corner of the space for coal storage. There was originally some sort of door and frame in the south wall of this bin, as evidenced by two anchor bolts protruding from each masonry jamb of the doorway.

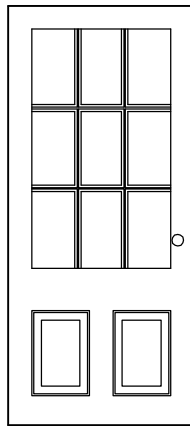


Doors Types

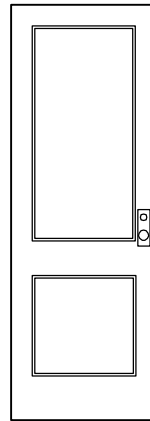
ARCHITECTURAL DESCRIPTION



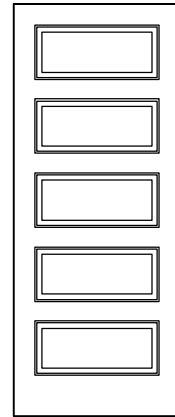
D-5



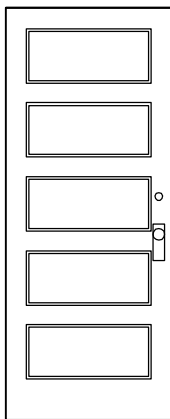
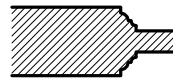
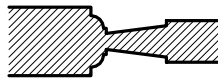
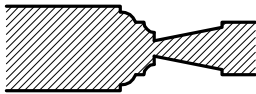
D-6



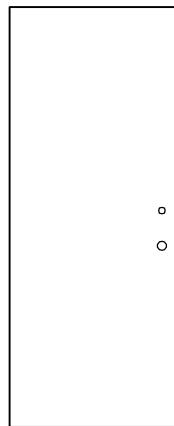
D-7



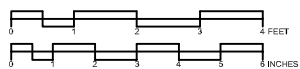
D-8



D-9



D-10



Door Types

HOTEL F

It appears that the fireplace was filled in at this time with hard red brick, providing a firebox and cast iron door near the new basement floor level. Above this was a thimble, possibly for a boiler flue.

Finally, the jogs in the wall separating the shower/toilet room from this space were completed during the 1953 renovations, extending for the first time clear up to the ceiling joists. This includes the jog by the fireplace, and the masonry in the upper half of the middle alcove, both of which are built of the same, hard, red brick.

On the back (west) wall, the cellar window north of the chimney was closed up. At the same time, the exterior doorway then existing was re-worked, and a new flight of steps, as well as the present cheek wall and steps, were constructed. A pallet of coping bricks from that job still remains in the basement.

Once all the brickwork in the basement was completed, a new slab was poured over the entire floor of the excavation.

Floor: The floor was laid rowlock fashion, running east to west. A few of these bricks remain in the unexcavated portion of the cellar. They were skimmed with mortar and then with a thicker topping of mortar or concrete. The plaster on the walls appears to have stopped against this last finish.

Walls: The perimeter walls are laid four courses to 11 ¾" in 1:5 American bond with 3/8" mortar joints. Much of the wall is covered with plaster, which seems to post-date the brick floor, which, in turn, post-dates subdivision of the space.

Ceiling: The ceiling of the basement appears to have been plastered in the Jefferson era. A small remnant of this ceiling survives over the top of window WB021, where the cut-nailed laths and a small quantity of plaster remain attached to the lintel, indicating that the main ceiling simply ran into the embrasure. The ceiling was entirely removed and reframed in the 1953 renovation of Hotel F, reusing some earlier material. These members can be seen where plaster burns cross over the older members.

Doorways: No. B021: The exterior doorway (Type D-2) is entirely new. For more information, see the west elevation discussion.

Windows: No. B021: The original window opening remains in the front wall--and a portion of the interior trim, as well. The head trim appears to be untouched, as the early plaster runs into the embrasure and dies against it. However, it looks as if the trim on each jamb has been pulled off, cut down, and reinstalled, showing only about 1 3/8" versus 2 ½" at the head. This may indicate that the embrasure has been narrowed—that would explain why no original mortar

ARCHITECTURAL DESCRIPTION

is visible in the present masonry jambs. Similarly, the sill of the masonry opening has been parged to create a slope, making it necessary to cut back the bottom trim. The present sash is entirely modern, with a single light filling the entire window.

The sill of this window also stands well below the present paving. It too was contained within a well. The exposed, upper row of lights is occupied by an exhaust fan serving the shower room below. The frame is entirely original, except for the backband, which is of Italianate design, and thus may date from a reworking of basements and crawl spaces on both ranges following the typhoid epidemic of 1858.

No. B022: This window, originally situated in the west wall, was closed in recent times, possibly in 1953, when this space was given entirely to the accommodation of mechanical systems. Reused bricks are visible in the infilling of the window.

- Fireplace: The original chimney and fireplace remain, though in altered form. The Jefferson-era fireplace was 5'-6" wide and 3'-0" high from the early floor to the arch springs. The single-rowlock arch remains, rising 6" above the springs, which stand about 1 1/2" in from each jamb. The original wrought iron lintel remains in place, though in a deteriorated state.
- Deck/Steps: These facilitate access into the excavated area of the basement. The deck, railing and steps are all modern, having been constructed of dimensional, pressure-treated lumber.

HOTEL F



Room 101 Entry



Room 101 1953 Stairs



Detail of 1953 Newel



Room 103 Typical 1953 Door

ARCHITECTURAL DESCRIPTION

FIRST FLOOR

Thomas Jefferson's plan for the first floor of hotel shows a large room with a stair passage taken out of it at the building's northeast corner. When the first and second-floor plans are examined in tandem it is clear that Jefferson first envisioned that the stair would ascend northward along the front wall. Perhaps the stair from the cellar was located under this. It appears that someone added a newel at the north end of Jefferson's stair, so that it would ascent southward along the front wall. Some related change may actually have been executed, for John Neilson's drawing shows the stair making an eastward ascent along the north wall. Window evidence in Room 110 suggests that the second "Jefferson" scheme was the one executed. The ground floor has since been altered radically, but evidence for the original arrangement may yet lie behind the plaster.

ROOM 101 ENTRY

This space was created in the 1953 renovation. It now contains the 1953 stair and, beside it, a narrow passage to Levering Hall via Room 112 (a remnant of the 1953 toilet room). This stair and passage are set off by an arch springing from the adjacent walls. The entry communicates with three ground-floor offices, With Levering Hall, and with what was originally a portion of the 56 East Range, now Room 113.

- Floor: The floor is covered with modern VCT (vinyl composite tile).
- Walls: All walls are finished with modern plaster, dating to the 1953 renovation.
- Ceiling: The ceiling is also finished with modern plaster, dating to the 1953 renovation.
- Base: In the front part of the space, is a 7 7/8" classical base, consisting of a plain plinth member surmounted by a molded cap (Type B-1). Beyond the arch that frames the stair is a simple 5 1/2" base, adorned on the top edge with a 1/2" bead. Most of this element is modern, dating from the 1953 renovation. However, on the front wall, to either side of the doorway, short sections of the classical base appear to be original.
- Surbase: The molded surbase is 3 1/4" high, being a flattened version of a classical pedestal cap. This is modern, dating to the 1953 renovation.
- Stair: The present stair was created in associated with the 1953 subdivision of Hotel F. From a point near the front doorway, it ascends in nine risers to a broad landing on the south wall, and then turns back on itself, completing its ascent along the front wall in nine additional risers.

HOTEL F

The stair is modern, though designed in a quasi-Jeffersonian mode. The turned newels, the rectangular balusters, and the scrolled brackets on the tread ends are historically inspired, but not always correctly formed. The oak treads, the large circular-ended “curtail step” at the first floor, and the seating of the newel on that step, rather than on the first floor itself, are typical of early 20th-century stair-building practice.

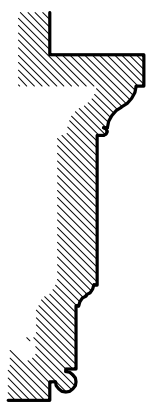
The newels are turned in the form of Tuscan columns, but with a heavy die at the bottom and a trumpet-shaped turning at the top, which dowels into the railing. The pendant lower ends of the newels are adorned with a quirked, concave cap. The unusual proportions of the various elements betray the modern origin of the design. This is oval in profile, extending over the tops of the newels. The rectangular balusters are modern. The stringer is adorned with scrolled tread-end brackets. The brackets miter to the risers, being just 3/8” thick. The treads, including the large curtail step at the first floor, are all made of red oak.

Doorways: Six doorways open into this space. All but the front doorway date from the 1953 renovation of Hotel F. Most of these were trimmed out in imitation of Jeffersonian work, and their later vintage is easily discerned from the offset relationship of the jamb and head linings to the trim (Type A-2).

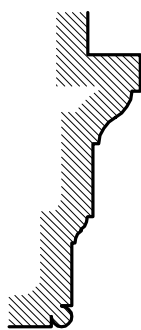
No. 1011: This is the original front doorway of the Hotel, and it remains largely intact (Type D-1). Both of the doors are original; each has three panels with raised fields, but no bevels. The rails and stiles are molded with a cyma and ogee. The double-architrave trim is original. It is of conventional Jeffersonian form, being 7 1/4’ wide, with scratch beads on the cymas. The beveled plinths are modern, dating from the 1953 renovation. The pine saddle is contemporary with the modern plinths.

Originally, the door was equipped with a right-handed, two-bolt rimlock, measuring 9” long x 5” high. The top of this lock stood 3’-4 1/2” below the beaded trim of the transom bar. The keeper for this lock was 2 5/8” wide x 5” high. Patched holes for the key and the knob spindle are also visible. The present mortise lock has a stepped face plate and strike to accommodate the rabbeted edges of the doors. The lock and its associated furniture date to the 1953 renovation. The top of the stationary leaf is secured by a spring-loaded head bolt, activated by a pull-chain, dating to c. 1900. Similarly, the bottom of the stationary leaf is secured by a spring-loaded foot bolt, dating to c. 1900. Both doors now swing on 4 7/8” modern butt hinges. These appear to occupy the rebates for the original hinges. A 1 1/4” x 4 3/4” patch in the trim of the north jamb shows where the keeper for a door bar has been removed.

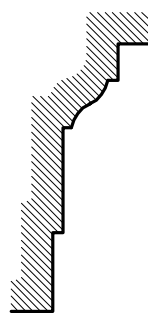
ARCHITECTURAL DESCRIPTION



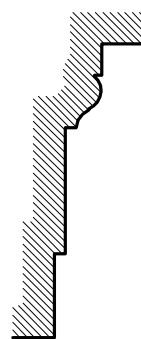
A-1



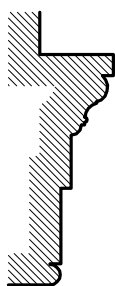
A-2



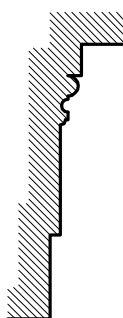
A-3



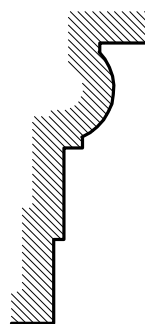
A-4



A-5



A-6



A-7



A-8



A-9



A-10



A-11



CR-1



CR-2



Architrave Types

HOTEL F

Similarly, a 1 ¼" x 5 ¼" patch in the trim of the south jamb shows where a keeper for the opposite end of this door bar has been removed.

No. 101A1: This doorway dates from the subdivision of Hotel F in 1953. The joined, six-panel door has raised panel fields with no bevels (Type D-2). It is contemporary with the doorway. The opening is trimmed with a double architrave in the conventional, Jeffersonian style. This trim and the beveled plinths at the floor also date from the subdivision of Hotel F in 1953. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation of Hotel F.

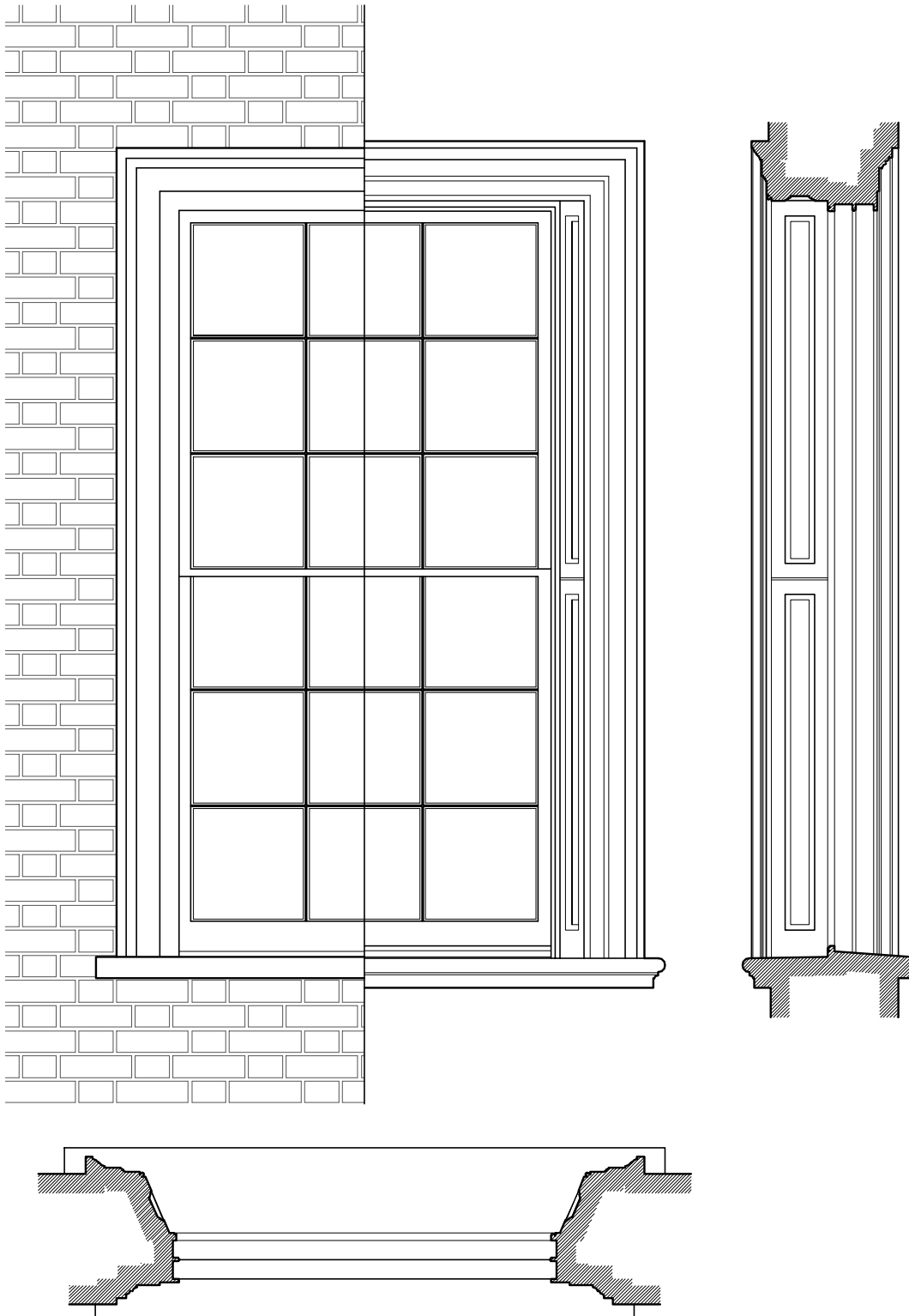
No. 1021: This doorway dates from the subdivision of Hotel F in 1953. This joined, six-panel door has raised panel fields with no bevels (Type D-2). It dates to the subdivision of Hotel F in 1953. The joined, six-panel door has raised panel fields with no bevels. It is contemporary with the doorway. The doorway is trimmed with a single architrave having a flattened backband. This trim dates from the subdivision of Hotel F in 1953. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation of Hotel F.

No. 1031: This doorway dates from the subdivision of Hotel F in 1953. The joined, six-panel door has raised panel fields with no bevels (Type D-2). It is contemporary with the doorway. The opening is trimmed with a double architrave in the conventional, Jeffersonian style. This trim and the beveled plinths at the floor date from the subdivision of Hotel F in 1953. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation of Hotel F.

No. 1041: This doorway dates from the subdivision of Hotel F in 1953. The joined, six-panel door has raised panel fields with no bevels (Type D-2). It is contemporary with the doorway. The opening is trimmed with a double architrave in the conventional, Jeffersonian style. This trim and the beveled plinths at the floor also date from the subdivision of Hotel F in 1953. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation of Hotel F.

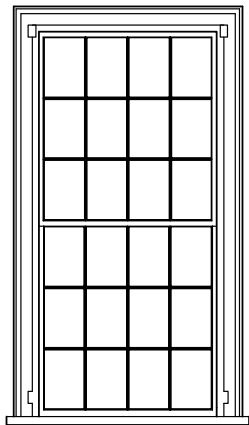
No. 1121: This doorway dates from the subdivision of Hotel F in 1953.

ARCHITECTURAL DESCRIPTION

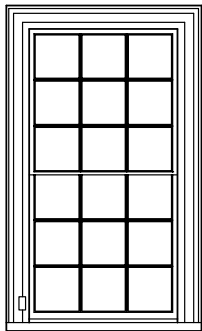


Ground Floor Window Elevations and Sections

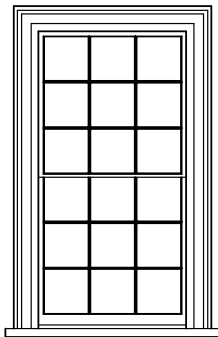
HOTEL F



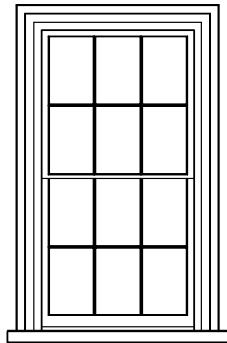
W-1



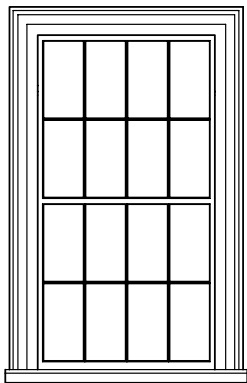
W-2



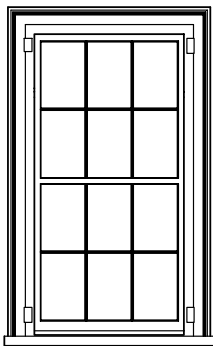
W-3



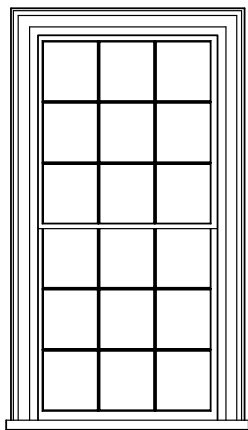
W-4



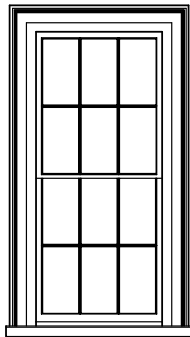
W-5



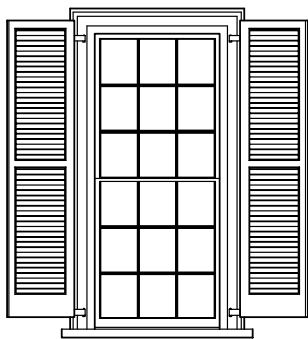
W-6



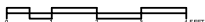
W-7



W-8



W-9



Window Types

ARCHITECTURAL DESCRIPTION

It connected Hotel F to Levering Hall by way of a new toilet room, now Rooms 112 and 113. The original door has been removed. Hinge evidence indicates that it formerly swung into the toilet room from the west jamb. It was 1 11/16" thick. The passage side of the frame is trimmed with a piece of crown molding, which is original to the 1953 renovation. The door appears to have been secured by a mortise lock—the frame is patched where the strike was removed. The hinges are gone, but appear to have been conventional butts.

Lighting: One fluorescent fixture, obviously of recent vintage, lights the room.

Heating: A cast iron radiator with floral decoration stands on the north wall, just inside the front door. It appears to date to 1900. However, this and other radiators throughout both buildings were brought in for 1953 renovation.

ROOM 101A CLOSET

This room, situated between the present stair and the front wall, was created in the 1953 subdivision of Hotel F. It presently contains a drinking fountain and a vending machine.

Floor: The floor is covered with modern VCT (vinyl composite tile).

Walls: All walls are finished with modern plaster, dating to the 1953 renovation.

Ceiling: The ceiling is finished with modern plaster, dating to the 1953 renovation.

Base: The plain, 6" beaded base is modern.

Doorways: No. 101A1: This doorway dates to the 1953 renovation. The joined, six-panel door is contemporary with this doorway. The opening is trimmed with a double architrave having a flattened backband and plinths, also dating to the 1953 renovation (Type A-2). The door swings on modern, 4" butt hinges. For more information see Room 111.

Windows: W101A1: This window opening and its trim are entirely original to the Jefferson period (Type W-3). The present stair (1953) lies partly over the south architrave and paneled jamb. The double-hung window has two, six-light sashes with cove/astragal muntins and canted meeting rails. The head and jambs of the opening are trimmed with conventional double architraves in the Jeffersonian style. Each jamb is adorned with a pair of recessed panels; each panel is framed by a joined assembly of rails and styles. The inner edges of these members are enriched with ogees. For each jamb, the panel

HOTEL F

assemblies are separated by a flush bead aligned with the top edge of the meeting rail. The soffit is adorned with a single, flat panel, recessed in the same manner as those of the jambs. The stool is approximately 1 ½" thick, finished with a half-round molding, and is trimmed below with a 1 7/8" cove.

Lighting: One fluorescent fixture, obviously of recent vintage, lights the room.

ROOM 102 OFFICE

This office was created in the 1953 subdivision of Hotel F. The partition now shared with Room 103 abuts the northeast corner of the large chimney that served the original ground-floor dining space.

Floor: The floor is covered with modern VCT (vinyl composite tile). The flooring below is applied to modern, diagonal subflooring.

Walls: All walls are finished with modern plaster, dating from the 1953 renovation.

Ceiling: The ceiling is finished with modern plaster, dating from the 1953 renovation.

Base: In this room is a simple 5 1/2" base, adorned on the top edge with a ½" bead (Type B-4). This base is modern, dating from the 1953 renovation.

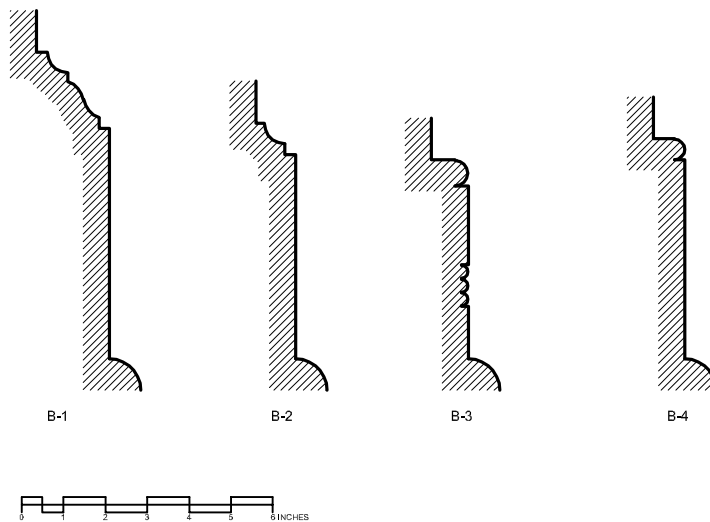
Doorways: No. 1021: This doorway is shared with Room 101. It dates to the 1953 subdivision of Hotel F. The doorway is trimmed with a double architrave having a flattened backband (Type A-2). This trim and the beveled plinths at the floor date from the subdivision of Hotel F in 1953. The door swings on modern 4 ½" butt hinges. For more information, see Room 101.

Windows: W1021: This window is entirely original to the Jefferson period. The double-hung window has two, six-light sashes with cove/astragal muntins and canted meeting rails (Type W-4). The head and jambs of the opening are trimmed with conventional double architraves in the Jeffersonian style (Type A-1). Within the embrasure, each jamb is adorned with a pair of recessed panels, each panel being framed by a joined assembly of rails and styles. In all cases, the inner edges of these members are enriched with ogees. For each jamb, the panel assemblies are separated by a flush bead aligned with the top edge of the meeting rail. The soffit is adorned with a single, flat panel, recessed in the same manner as those of the jambs. The stool is approximately 1 ½" thick, finished with a half-round molding, and is trimmed below with a 1 7/8" cove.

ARCHITECTURAL DESCRIPTION



Room 103. View Looking North



Baseboard Profiles

HOTEL F

- Lighting: One fixture, obviously of recent vintage, lights the room.
- Heating: A cast iron radiator in the southwest corner of the room provides heat. It appears that this and other radiators throughout both buildings were brought in for 1953 renovation.

ROOM 103 OFFICE

This office was created in the 1953 subdivision of Hotel F. The mass of the chimney that originally heated Jefferson's large ground-floor room is still present in the southwest corner of Room 103, abutting the partition shared with Room 102.

- Floor: The floor is covered with modern VCT (vinyl composite tile). The flooring below is applied to modern, diagonal subflooring.
- Walls: All walls are finished with modern plaster, dating from the 1953 renovation.
- Ceiling: The ceiling is finished with modern plaster, dating from the 1953 renovation.
- Base: In this room is a simple 5 1/2" base, adorned on the top edge with a 1/2" bead (Type B-4). This base is modern, dating from the 1953 renovation.
- Doorways: This space shares a doorway with Room 101 and has also a doorway to the exterior. For additional information about these doorways see the descriptions for Room 101 and for the East Elevation.

No. 1031: The doorway is shared with Room 101. It dated to the 1953 subdivision of Hotel F. The opening is trimmed with a single architrave having a flattened backband (Type A-10). This trim and the beveled plinths are contemporary with the doorway. The door swings on modern 4 1/2" butt hinges.

No. 1032: This doorway leads to the exterior. The present six-panel door is modern, having raised panels on both sides (Type D-2). The doorway is trimmed with a conventional double architrave in the Jeffersonian style (Type A-2). The base members of the east jamb and head are early. The base member of the west jamb and all of the backbands are modern, dating from the 1953 restoration. The original trim has scratch beads on the cymas—a treatment originally reserved for the exterior doorways. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock dates to the 1953 renovation. The door swings on modern 4 1/2" butt hinges.

ARCHITECTURAL DESCRIPTION

Windows: This room now has one window, situated on the west wall. Late in the 19th century, a small oval window was cut in just to the west of D1032 to light a small bathroom. It appears that this opening was filled back in during the 1953 renovation.

W1031: This window is entirely original to the Jefferson period. The double-hung window has two, six-light sashes with cove/astragal muntins and canted meeting rails (Type W-4). The head and jambs of the opening are trimmed with conventional double architraves in the Jeffersonian style (Type A-1). Each jamb is adorned with a pair of recessed panels, each panel being framed by a joined assembly of rails and styles. In all cases, the inner edges of these members are enriched with ogees. For each jamb, the panel assemblies are separated by a flush bead aligned with the top edge of the meeting rail. The soffit is original and is adorned with a single, flat panel, recessed in the same manner as those of the jambs. The stool is entirely original. It is approximately 1 1/2" thick, finished with a half-round molding, and is trimmed below with a 1 7/8" cove.

Lighting: Two fluorescent fixtures, obviously of recent vintage, light the room.

Heating: A cast iron radiator below the window provides heat. It appears that this and other radiators throughout both buildings were brought in for 1953 renovation.

ROOM 104 OFFICE

This office occupies the former location of the original stair. It resulted from a subdivision of the building during the 1953 renovation.

Floor: The floor is covered with modern VCT (vinyl composite tile). The flooring below is applied to modern, diagonal subflooring.

Walls: All walls are finished with modern plaster, dating from the 1953 renovation.

Ceiling: The ceiling is finished with modern plaster, dating from the 1953 renovation.

Base: In this room is a simple 5 1/2" base, adorned on the upper edge with a 1/2" bead. This base is modern, dating from the 1953 renovation.

Doorways: No. 1041: The opening is trimmed with a single architrave having a flattened backband (Type A-10). This trim and the beveled plinths at the

HOTEL F

floor date from the subdivision of Hotel F in 1953. The door swings on modern 4 ½” butt hinges. For more information, see Room 101.

Windows: This window is largely original to the Jefferson period. It retains some evidence documenting the trajectory of the original stair which crossed over this opening, ascending from south to north along the front wall.

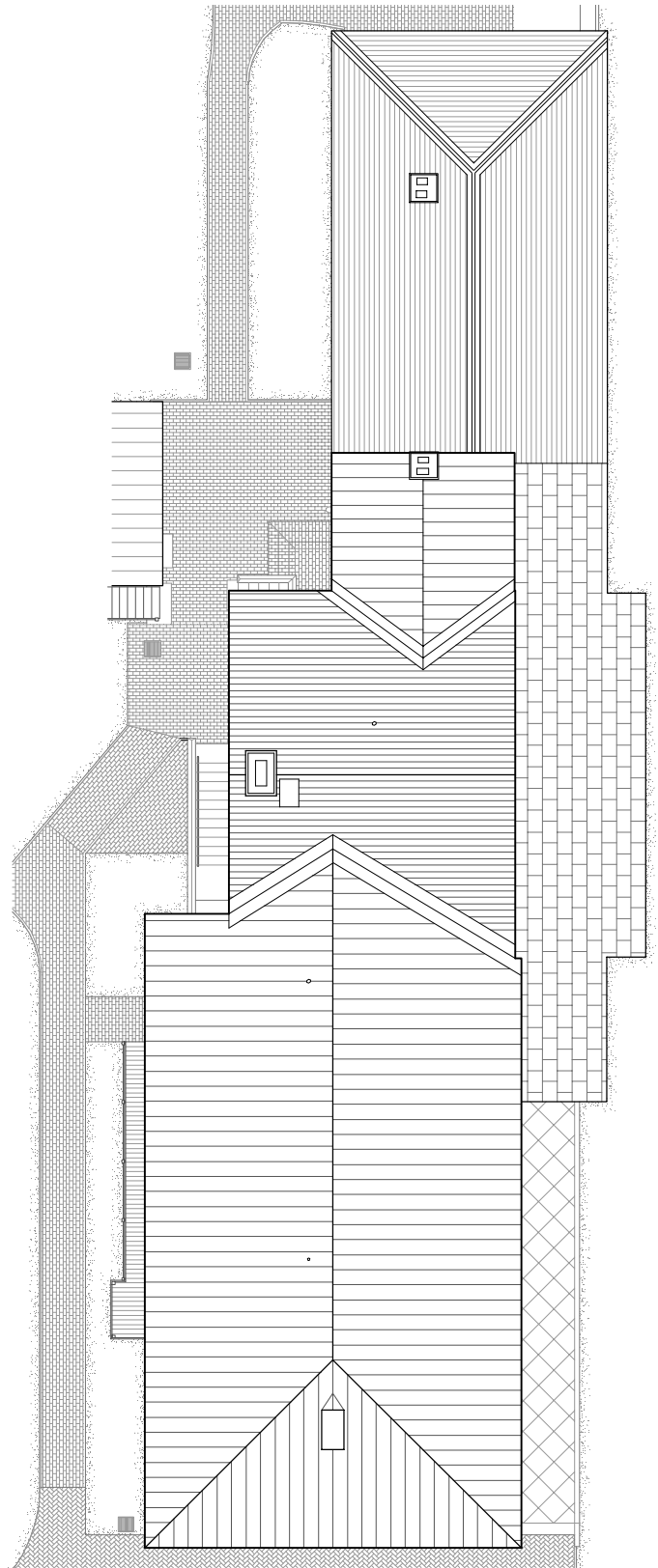
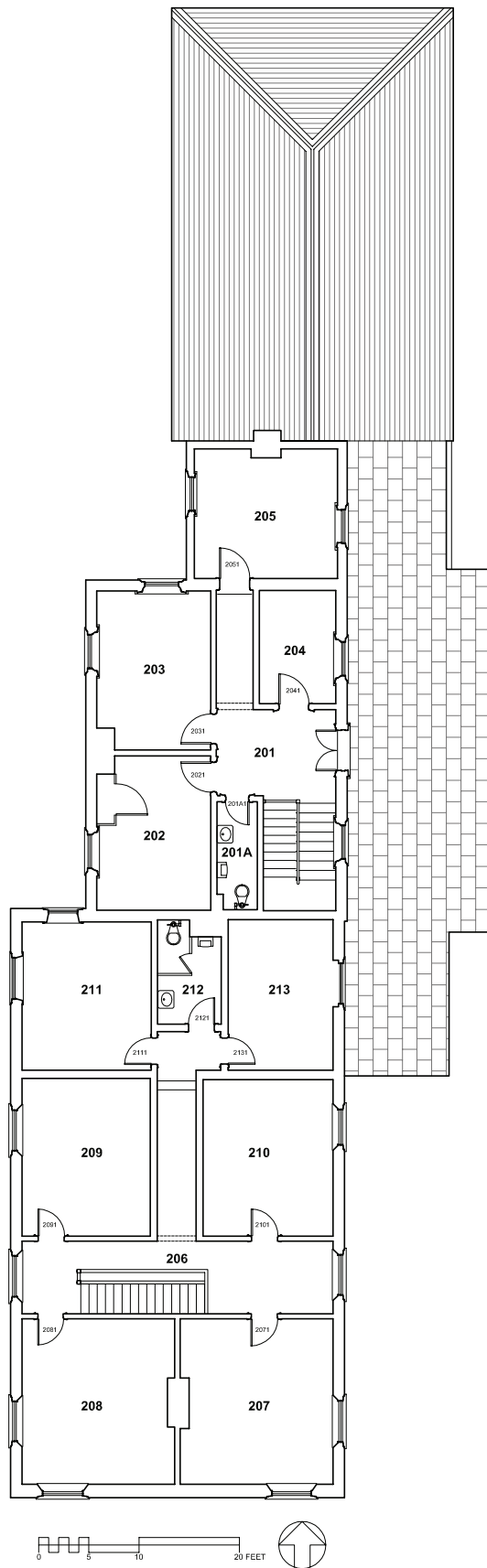
W1041: This double-hung window has two six-light sashes with cove/astragal muntins and canted meeting rails (Type W-4). Both are original. The opening is trimmed with conventional double architraves in the Jeffersonian style (Type A-1). These are mostly original.

On the south jamb, however, there is a foot-long patch in the backband, beginning 3’ -5 ½” above the stool. The north backband is entirely replaced. At the upper end of the base member is a clean area, possibly indicating where the stair crossed over the window, protecting the trim from the earliest episodes of painting. The upper backband appears to be entirely replaced, having been pieced out with two sections of molding. Presumably, the replacement of this and the north backband had something to do with removal of the original stair. Given the “clean” area at the upper left corner of the trimmed opening, it seems that the stair may have crossed over the window, ascending from north to south. That would comport with the stair as shown on John Neilson’s plan.

Within the embrasure, each jamb is adorned with a pair of recessed panels, each panel being framed by a joined assembly of rails and styles. In all cases, the inner edges of these members are enriched with ogees. For each jamb, the panel assemblies are separated by a flush bead aligned with the top edge of the meeting rail. Both are original. The soffit is original and is adorned with a single, flat panel, recessed in the same manner as those of the jambs. This too, is original. The stool is entirely original. It is approximately 1 ½” thick, finished with a half-round molding, and is trimmed below with a 1 7/8” cove.

Lighting: One fluorescent fixture, obviously of recent vintage, lights the room.

Heating: A cast iron radiator in the southeast corner of the room provides heat. Apparently, this and other radiators throughout both buildings were brought in for 1953 renovation.



Left, Existing Second Floor Plan. Right, Existing Roof Plan.

HOTEL F



Room 201. View looking south.



Room 201. View looking west.

ARCHITECTURAL DESCRIPTION

SECOND FLOOR

ROOM 201 STAIR HALL

During the 1953 renovation, directed by local architect, Stanislaw Makielski, the plan of the second floor was altered from something approximating the original Jefferson layout to the present arrangement. The earlier stair and circulation space ran along the front wall, in the northeast corner of the building. Three doorways provided direct access from this stair passage to a pair of second-floor rooms and to the arcade roof.

The present stair hall is an L-shaped space, situated in the southeast corner of the building. It contains the 1953 stair, standing south of the doorway to the arcade roof. The stair hall now communicates with a men's toilet room (Room 201A), and four offices, including the 1890 addition (Room 205) situated above the student room (54 East Range).

Floor: The floor is covered with modern VCT (vinyl composite tile), dating to the 1953 renovation.

Walls: All walls are finished with modern plaster, dating to the 1953 renovation.

Ceiling: The ceiling is finished with modern plaster, dating to the 1953 renovation.

Base: In this room is a simple 5 1/2" base, with a 1/2" bead adorning the top edge (Type B-4). The base is modern, dating to the 1953 renovation.

Surbase: The molded surbase is 3 1/4" high, being a flattened version of a classical pedestal cap. This member is modern, dating to the 1953 renovation.

Stair: The present stair was created in 1953. For more information, see the discussion for Room 101.

Doorways: No. 2011: This is the original doorway to the arcade deck. It remains largely intact. Both leaves of this double door are original. Each has three panels with raised fields but no bevels (Type D-1). The rails and stiles are molded with a cyma and ogee. The double architrave trim is original (Type A-1). It is of conventional Jeffersonian design, being 7 1/4' wide, with scratch beads on the inner edge of the backband. The beveled plinths are modern, dating to the 1953 renovation. The present wooden saddle is modern. Originally, this door was equipped with a two-bolt, left-handed rimlock (inverted) measuring 8 1/2" long x 5" high. The top of this lock stood 4"-3 1/2" below the lower edge of the head trim. The keeper for this lock was 1 3/4" wide x 5" high. Patched holes for the key and the knob spindle of the lock are also visible.

HOTEL F

The present mortise lock is a modern replacement. The top of the stationary leaf is secured by a spring-loaded head bolt, dating to c. 1900. The bottom of the stationary leaf is secured by a spring-loaded foot bolt, also dating to c. 1900. The hinges are both modern, possibly dating to the 1953 renovation.

No. 2021: This doorway is shared with Room 202. It dates from the subdivision of Hotel F in 1953. The joined, six-panel door has raised panel fields with no bevels (Type D-2). It is contemporary with the doorway. The opening is trimmed with a double architrave in the conventional, Jeffersonian style (Type A-2). This trim and the beveled plinths at the floor also date from the 1953 subdivision. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation of Hotel F.

No. 2011A: This doorway is shared with Room 201A. It dates from the 1953 subdivision of Hotel F. This joined, two-panel door has a louver in the lower panel (Type D-3). It is contemporary with the doorway. The opening is trimmed with a double architrave in the conventional, Jeffersonian style (Type A-2). This trim and the beveled plinths at the floor also date from the 1953 subdivision. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to 1953. For more information, see Room 201A.

No. 2031: This doorway is shared with Room 203. It dates from the subdivision of Hotel F in 1953. The joined, six-panel door has raised panel fields with no bevels (Type D-2). It is contemporary with the 1953 subdivision of Hotel F. The opening is trimmed with a double architrave in the conventional, Jeffersonian style (Type A-2). This trim and the beveled plinths at the floor also date from the 1953 subdivision. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to 1953. For more information, see Room 203.

No. 2041: This doorway is shared with Room 204. It dates from the subdivision of Hotel F in 1953. The joined, six-panel door has raised panel fields with no bevels (Type D-2). It is contemporary with the 1953 subdivision of Hotel F. The opening is trimmed with a double architrave in the conventional, Jeffersonian style (Type A-2). This trim and the beveled plinths at the floor also date from the 1953 subdivision. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to 1953. For more information, see Room 204.

ARCHITECTURAL DESCRIPTION

No. 2051: Room 205 was created c. 1902 as an additional bedroom for the family of Dr. Paul Barringer, who occupied the Hotel F that time. However, the present doorway dates from the subdivision of Hotel F in 1953. Prior to these changes, the doorway was situated at the end of the Jefferson-era passage, and so stood nearer the front wall. This arrangement shows on a 1951 plan of existing conditions, prepared by the University's Department of Buildings and Grounds.

The joined, six-panel door has raised panel fields with no bevels. It is contemporary with the 1953 subdivision of Hotel F (Type D-2). The opening is trimmed with a double architrave in the conventional, Jeffersonian style (Type A-2). This trim and the beveled plinths at the floor also date from the 1953 subdivision. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to 1953. For more information, see Room 205.

Window: W2011: This space has just one window, situated on the east wall, where it lights the present stair. The window is entirely original to the Jefferson period, when it lit the south, second-floor room.

This double-hung window has two, six-light sashes with cove/astragal muntins and canted meeting rails (Type W-4). The head and jambs of the opening are trimmed with conventional double architraves in the Jeffersonian style (Type A-1). Within the embrasure, each jamb is adorned with a pair of recessed panels; each panel is framed by a joined assembly of rails and styles. The inner edges of these members are enriched with ogees. For each jamb, the panel assemblies are separated by a flush bead aligned with the top edge of the meeting rail. The soffit is adorned with a single, flat panel, recessed in the same manner as those of the jambs. The stool is approximately 1 ½" thick, finished with a half-round molding, and is trimmed below with a 1 7/8" cove.

Lighting: One fluorescent fixture, obviously of recent vintage.

Heating: A cast iron radiator provides heat to the space. It appears that this and other radiators throughout both buildings were brought in for 1953 renovation.

HOTEL F

ROOM 201A TOILET ROOM

This space occupies a part of the original, south room of the upper floor. It was created in the 1953 subdivision of Hotel F.

- Floor: The floor is covered with modern VCT (vinyl composite tile), dating to the 1953 renovation.
- Walls: All walls are finished with modern plaster, dating to the 1953 renovation.
- Ceiling: The ceiling is finished with modern plaster, dating to the 1953 renovation.
- Base: In this room is a simple 5 ¼" base, with a ½" bead adorning the top edge (Type B-4). This base is modern, dating to the 1953 renovation.
- Doorways: No. 201A1: This doorway is shared with Room 201. The opening is trimmed with a single architrave having a flattened backband (Type A-10). This trim and the beveled plinths at the floor date from the subdivision of Hotel F in 1953. On the bathroom face of the door is a slide bolt that allows the door to be secured while the bathroom is in use. The door swings on 4 ½" butt hinges. All dates to the 1953 subdivision of Hotel F. For more information, see Room 201.
- Fixtures: Toilet: The Art Deco-style toilet bowl dates to the 1953 restroom installation. The seat and valve are later replacements.
- Urinal: This Art Deco-style fixture dates to the 1953 restroom installation.
- Lavatory: The lavatory is a modern replacement.
- Other: The mirror, towel dispenser, and towel dispenser all date to 1953; the soap dispenser is modern.
- Base: This room has a plain 5 ¼" base trimmed at the bottom with a shoe molding (Type B-4). The top edge of the base is adorned with a ½" bead. This base dates the 1953 renovation.
- Lighting: This room is lit by one fluorescent fixture on the ceiling, obviously of recent vintage, and another over the lavatory.
- Heating: A cast iron radiator provides heat to the space. It appears that this and other radiators throughout both buildings were brought in for 1953 renovation.

ARCHITECTURAL DESCRIPTION

ROOM 202 OFFICE

In 1953, this room was cordoned off the rear of the south, second-floor room. The partition that now separates this space from Room 203 occupies more or less the same position as the original, and may contain early framing. The mass of the chimney that originally heated this space probably remains buried within the projecting mass now present. An earlier, angled mass shows on the 1951 drawing. Whether the fireplaces shown on that drawing were original is unclear, as Jefferson's drawing shows that a stove was to have been the source of heat here, utilizing a much smaller chimney mass.

Floor: The floor is covered with modern VCT (vinyl composite tile), dating to the 1953 renovation.

Walls: All walls are finished with modern plaster, dating to the 1953 renovation.

Ceiling: The ceiling is finished with modern plaster, dating to the 1953 renovation.

Base: In this room is a simple 5 ¼" base with a ½" bead adorning the top edge (Type B-4). This base is modern, dating to the 1953 renovation.

Doorways: No. 2021: This doorway dates to the 1953 subdivision of Hotel F. The door swings on 4 ½" butt hinges. For more information, see Room 201.

Windows: W2021: This room has one window, situated on the west wall. It is entirely original to the Jefferson period. The double-hung window has two, six-light sashes with cove/astragal muntins and canted meeting rails (Type W-4). The head and jambs of the opening are trimmed with conventional double architraves in the Jeffersonian style (Type A-1). Within the embrasure, each jamb is adorned with a pair of recessed panels; each panel is framed by a joined assembly of rails and styles. The inner edges of these members are enriched with ogees. For each jamb, the panel assemblies are separated by a flush bead aligned with the top edge of the meeting rail. The soffit is adorned with a single, flat panel, recessed in the same manner as those of the jambs. The stool is approximately 1 ½" thick, finished with a half-round molding, and is trimmed below with a 1 7/8" cove.

Closet: Against the south side of the present chimney mass is a small closet which dates to the period when this building functioned as a dormitory. The closet is 6'-10" high and has a two-paneled door, similar to that now serving the toilet (Room 209). The door is secured by a turn latch. The opening is trimmed to match the Room 202 side of D2021.

Lighting: One fluorescent fixture, obviously of recent vintage.

HOTEL F

Heating: A cast iron radiator provides heat to the space. It appears that this and other radiators throughout both buildings were brought in for 1953 renovation.

ROOM 203 OFFICE

In 1953, this office was divided off the rear of the north, second-floor room. The partition now separating this space from Room 202 occupies the same location as the original, and so may contain early framing. The 1951 drawing shows a corner fireplace in this location. This is probably embedded within the present squared mass. Whether the fireplace was original remains uncertain, for Jefferson's drawing shows that a stove was to have been the source of heat here, served by a modest-sized chimney.

Floor: Below the existing carpet, the floor is covered with modern VCT (vinyl composite tile), dating to the 1953 renovation.

Walls: All walls are finished with modern plaster, dating to the 1953 renovation.

Ceiling: The ceiling is finished with modern plaster, dating to the 1953 renovation.

Base: In this room is a simple 5 ¼" base, adorned on the top edge with a ½" bead (Type B-4). This base is modern, dating to the 1953 renovation.

Doorways: No. 2031: This doorway is shared with Room 201. The opening is trimmed with a single architrave having a flattened backband (Type A-10). This trim and the beveled plinths at the floor date from the subdivision of Hotel F in 1953. The door swings on 4 ½" butt hinges. All dated to the 1953 subdivision of Hotel F. For more information, see Room 201.

Windows: W2031: Situated on the west wall, this window is entirely original to the Jefferson period (Type W-4). The double-hung window has two, six-light sashes with cove/astragal muntins and canted meeting rails. The head and jambs of the opening are trimmed with conventional double architraves in the Jeffersonian style (Type A-1). Within the embrasure, each jamb is adorned with a pair of recessed panels, each panel being framed by a joined assembly of rails and styles. In all cases, the inner edges of these members are enriched with ogees. For each jamb, the panel assemblies are separated by a flush bead aligned with the top edge of the meeting rail. The soffit is adorned with a single, flat panel, recessed in the same manner as those of the jambs. The stool is approximately 1 ½" thick, finished with a half-round molding, and is trimmed below with a 1 7/8" cove.

W2032: Situated on the north wall, this window is entirely original to the Jefferson era (Type W-4). The double-hung window has two, six-light sashes

ARCHITECTURAL DESCRIPTION

with cove/astragal-style muntin profiles and canted meeting rails. The head and jambs of the opening are trimmed with conventional double architraves in the Jeffersonian style (Type A-1). Within the embrasure, each jamb is adorned with a pair of recessed panels, each panel being framed by a joined assembly of rails and styles. In all cases, the inner edges of these members are enriched with ogees. For each jamb, the panel assemblies are separated by a flush bead aligned with the top edge of the meeting rail. The soffit is original and is adorned with a single, flat panel, recessed in the same manner as those of the jambs. The stool is approximately 1 ½" thick, finished with a half-round molding, and is trimmed below with a 1 7/8" cove.

Lighting: One fluorescent fixture, obviously of recent vintage.

Heating: A cast iron radiator provides heat to the space. It appears that this and other radiators throughout both buildings were brought in for 1953 renovation.

ROOM 204 OFFICE

This office was created as part of the 1953 subdivision of Hotel F. It occupies part of the area where the original stair passage stood.

Floor: The floor is covered with modern VCT (vinyl composite tile). This floor dates to the 1953 renovation.

Walls: All walls are finished with modern plaster, dating to the 1953 renovation.

Ceiling: The ceiling is finished with modern plaster, dating to the 1953 renovation.

Base: In this room is a simple 5 1/4" base, adorned on the top edge with a ½" bead (Type B-4). This base is modern, dating to the 1953 renovation.

Doorway: No. 2041: This doorway is shared with Room 201. The opening is trimmed with a double architrave having a flattened backband (Type A-10). The door swings on 4 ½" butt hinges. All dates date from the 1953 subdivision of Hotel F. For more information, see Room 201.

Windows: W2041: Situated on the west wall, this window is entirely original to the Jefferson era. The double-hung window has two, six-light sashes with cove/astragal muntins and canted meeting rails (Type W-4). The head and jambs of the opening are trimmed with conventional double architraves in the Jeffersonian style (Type A-1). Within the embrasures each jamb is adorned with a pair of recessed panels, each panel being framed by a joined

HOTEL F

assembly of rails and styles. In all cases, the inner edges of these members are enriched with ogees. For each jamb, the panel assemblies are separated by a flush bead aligned with the top edge of the meeting rail. The soffit is adorned with a single, flat panel, recessed in the same manner as those of the jambs. The stool is approximately 1 ½" thick, finished with a half-round molding, and is trimmed below with a 1 7/8" cove.

Lighting: One fluorescent fixture, obviously of recent vintage.

Heating: A cast iron radiator provides heat to the space. It appears that this and other radiators throughout both buildings were brought in for 1953 renovation.

ROOM 205 OFFICE

This space was created c. 1902 as an added bedroom for Dr. Paul Barringer and his family. It stands above the student room immediately north of the Hotel (54 East Range), which was taken into the main building at that time as a sitting room. Centered on the north wall is a chimney mass measuring 2'-10 ¾" wide x 8" deep.

Floor: The floor is covered with modern VCT (vinyl composite tile). The flooring below is applied to modern, diagonal subflooring.

Walls: All walls are finished with modern plaster, dating to the 1953 renovation.

Ceiling: The ceiling is finished with modern plaster, dating to the 1953 renovation.

Base: In this room is a simple 5 1/2" base, adorned on the top edge with a ½" bead (Type B-4). This base is modern, dating to the 1953 renovation.

Doorways: No. 2051: This doorway is shared with Room 201. The opening is trimmed with a modern symmetrical casing (Type A-8). This trim is quite recent. The door swings on modern 4 ½" butt hinges.

Windows: W2051: Situated in the east wall, this window frame is original to the Jefferson period, though it does not occupy its original location. In Jefferson's time it was probably the east window in the north wall--north, second-floor room. It moved to the present location when this room was created. The double-hung window has two, six-light sashes with ovolo/fillet muntins and canted meeting rails (Type W-4). In their muntin profiles, these sashes differ significantly from the originals and so must be replacements. The stool is not original to the window frame. It is approximately 1 ½" thick, finished with a half-round molding. Below this is a 5" skirt having a ½" bead

ARCHITECTURAL DESCRIPTION

on the lower edge. A piece of 1898 backband from the dormitory period of Levering Hall is used under the stool as a kind of bed molding.

W2052: Portions of this window may date to the creation of this room c. 1902 as an extra bedroom for Dr. Paul Barringer, resident at the time. The trim matches the architraves of the 1890s interior doorways in Levering Hall. This double-hung window has two, six-light sashes with ovolo/fillet muntins and canted meeting rails (Type W-8). The muntin profiles differ significantly from those of the original sashes. The date of this frame is uncertain—it could be an early frame to which later elements have been applied. (On the exterior it has the typical stepped, Jefferson-type architrave, but with large, ovolo backbands). In that case, however, is unclear where a second, salvaged window from the Jefferson era would have come from. More likely, it dates to the construction of this room. The stool is clearly original to the addition of this space. It is approximately 1 5/8" thick, finished on the fore edge with a half-round nosing. Below this stool is a 5" skirt having a 1/2" bead on the lower edge. A piece of 1890s backband from the dormitory period of Levering Hall was applied under the stool as a kind of bed molding.

Lighting: Two fluorescent fixtures, obviously of recent vintage.

Heating: Just south of Windows W2052, a cast iron radiator with floral decoration provides heat to the space. It appears that this and other radiators throughout both buildings were brought in for 1953 renovation.

HOTEL F

ATTIC

The roof of Hotel F is a gabled structure, oriented with the ridge running front-to-back (east-to-west). Jefferson's plan for the second floor shows no access to this space, though it seems to have been sheathed on the knee walls and floored. Perhaps there was merely a scuttle and some sort of ladder in this period, though there is evidence of a framed enclosure below—perhaps Jefferson's plan was not followed precisely in the first-period construction. At some later time, possibly in 1898, a new attic stair was created, the early collars were cut away, new knee walls and sheathing were installed, and limewash was applied to all surfaces. Presumably these changes were intended to make the space habitable. In recent years, the attic stair was removed, and the remaining aperture was closed by "sistering" new joists against the old ones. Apart from the truncated collars, the original roof frame of Hotel F remains intact.

Framing: The roof is framed with common rafters and originally had collars with half dovetails, lapped in flush and nailed. The rafters all bear directly on the corresponding joists at the eave. At these points, a continuous cleat notches into the top of each joist and into the foot of each rafter—a common detail at the University. At each gable, the joists and rafters are mortised to receive outlookers for the raking and horizontal cornices of the pediments. The gable studs that carry the flush sheathing boards of the pediments are toe-nailed to the undersides of the first rafter and tenoned into the joist below.

All of the framing appears to be southern yellow pine, hewn and/or pit-sawn. The rafters are approximately 2 ¾" x 5," the joists are 2 ¼" x 9," and the collars (now cut away) were 2 ¼" x 7". The bottoms of these collars stood 4'-4" above the tops of the joists. The cleats at the eave were not accessible for measurement.

Sheathing: The roof is sheathed with tongue-and-groove boards. The interior faces are all "shot" or rabbeted on one edge. Though these boards appear to be early, there are too few nails in this sheathing to suggest a shingle roof of the sort visible from the attic of Levering Hall. Except where trapped by the later roof of Levering Hall, the original roof sheathing of this Hotel may have been replaced.

Finishes: The joists were originally laid with flooring, some of which remains behind the present sheathed knee walls. Nail holes in the tops of the joists leave no doubt that this flooring extended over most of the attic, terminating a few feet from each eave. At each of these edges was a lightly framed knee wall. The studs or "ashlars" for this wall remain in place, about 18 inches behind the existing sheathed walls. These earlier, lighter studs bear evidence of horizontal sheathing. All of this framing is secured by cut nails of a sort that

ARCHITECTURAL DESCRIPTION



Hotel F attic looking east



Hotel F attic looking west

HOTEL F

can be associated with the earliest construction phase. Evidently, the attic was a finished space in the Jefferson's time.

Stairs: Near the front of the building, in the 3rd and 4th bays from the front, is a header that framed an early opening in the attic floor. Given the evidence for early attic finishes, a conventional stair would make sense here. On the south face of the header, at the bottom edge, near the east joist, is a narrow, bevel-lap mortise, retaining an early cut nail. It is likely that this lap was involved in framing a second-floor enclosure for an attic stair. The header appears to be a fairly early feature, though admittedly, a stair to the attic is not shown on Jefferson's drawing.

The area south of this header corresponds with the area where a 1951 plan of existing conditions shows a later attic stair. This stair was could have been associated with a passage connecting the Hotel to Levering Hall, probably dating to 1898, when Hotel F became a dormitory. On the other hand, this stair could have been contained within the original passage outlined on Jefferson's second-floor plan. Evidence in the framing of the attic shows that this passage did exist.

Plan Below: Jefferson envisioned a lateral passage in the northeast corner of the second floor. It was to have had a canted partition at the southern end--a space-saving way to access both of the second-floor rooms as well as the arcade roof. The framing of the attic floor retains what seems to be evidence for this passage. About 4'-0" south of the building center line, the first joist in from the pediment was originally cut at a 45-degree angle and toe-nailed into the side of an angled member aligning with the canted wall of Jefferson's passage below. The top 2" or so of the truncated joist continued over the angled member, and so was trenched into it. (The resulting extension of the on the top of the joist was cut away in recent years). It appears, then, that there was some sort of plate on the top of the angled wall and that the joists laid partly into this member.

Chimney: At the rear or west end of the attic, the chimney nearly covers the lunette window. It is built of reused brick laid in Portland cement mortar. It is much larger than the stack of four flues shown on the Jefferson plan, and is surely a late feature.

Lunettes: The frames of both lunettes appear to be original. Each stands within a framed opening and is borne on a series of cripple studs. The upper portion of the frame is held in place by the sheathing which is nailed to it.
Front: The front lunette is divided in the center a by vertical mullion, ap-

ARCHITECTURAL DESCRIPTION

plied to the inside face of the frame. The two doors flanking this mullion are molded on the interior and mitered at all corners. They are composed on the exterior of several beaded boards which show little weathering. In view of this evidence, they must be modern. They are mounted on what may be cast-iron butt hinges. The original configuration of the opening could not be ascertained from physical evidence, though the drawings of both Jefferson and Neilson show a single, glazed sash here.

Rear: The rear lunette is divided into thirds by two vertical mullions. The infilling is composed of planks assembled in the manner of board-and-batten doors. Those in the end bays are operable, being mounted on modern butt hinges. The dates of these assemblies are difficult to ascertain, as the nails are rusted and the doors are fixed shut.

HOTEL F



Levering Hall east facade



Levering Hall west facade

ARCHITECTURAL DESCRIPTION

LEVERING HALL

EXTERIOR

This building was erected in 1858. As first completed, the building may have had smaller ground-floor windows than at present--or no ground-floor windows at all. The existing lower windows and the rear doorway date to the c.1893 conversion of this building to residential use. The front doorway dates to the 1953 renovation, though it probably succeeds an earlier, c.1893 opening. The original finished floor level of the Levering Hall lay at or near grade, possibly explaining the sill elevation of the present doorway.

The roof of Levering Hall extends over the 1858 addition atop 56 East Range abutting the roof of Hotel F. The Levering Hall roof has a standing-seam metal covering of unknown date. The same roofing system is present on the northward extension of Hotel F out over the adjacent student room. That extension dates to c. 1890, so the roof can be no earlier. It is composed of unusually small pans, each measuring 17 ½" wide x 12 3/8" long. Three vents and also a chimney stack serving the two south rooms on each floor now penetrate this roof. Two ranks of snow guards are deployed just above both eaves.

The cornice combines a crown and fascia in the manner of the Tuscan order, but the soffit is plain and deep. Below it is a cyma recta bed molding. That member lies over a machicolated frieze of projecting bricks, configured to resemble modillions. These bricks are painted white to read as part of a full entablature. Circular metal louvers have been inserted in the soffit at regular intervals to assist in venting the attic.

The present chimney was likely built in c.1893 with reused bricks. It served the two south student rooms on each floor following the building's conversion to a dormitory. It has since been taken out of service and the stack closed with a metal cap. The stack rises 15 courses above the roof on its "uphill" side. The top three courses were pulled out to form a cap. The stack has been re-pointed in recent years. A cricket on the north side directs water away from the uphill side.

A half-round gutter of lead-coated copper runs around the cornice of Levering Hall, beginning at the southeast corner of Hotel F. The hangers are driven through notches in the upper fillet of the crown molding.

EAST ELEVATION

The construction of Levering Hall in 1858 included the addition of what is now Room 213 over the top of (formerly) 56 East Range. The roof of this 1858 addition extended over to join with the roof Hotel F. Because this second-floor extension was constructed as part of Levering Hall, shares a roof with that structure, and has functioned as a part of that building since 1898 at least, it has been included in the following discussion.

HOTEL F

The front wall is laid four courses to 11 $\frac{3}{4}$ ", with stretchers in the odd courses and alternating headers and stretchers in the even courses. The work is tooled with overhand joints, averaging $\frac{1}{2}$ " thick. Remnants of the original penciling are still visible, though there seems to have been no color-washing on the brick.

On the east wall is a pair of cast iron anchor plates, each fashioned in the form of a star, each indicating the location of a rod running just below the second floor, aligned with the walls of the upper stair passage.

The date of installation is uncertain, but it is unlikely the rods ever existed apart from the second floor. If, as we suspect, all or part of this floor was inserted in 1898 when the building became a dormitory, therefore, it is probable that the rods went in at that time.

At the south end of the arcade is a 4" lead-coated copper rain leader discharging at the ground into a cast iron boot. Both components are modern.

This concrete walk is a modern replacement of earlier concrete paving. This surface is a continuation of the paved surface found in the arcade.

The brickwork shows signs of alteration around all of the first-floor windows. Clearly they were inserted at some point, almost certainly during the renovation of this building as a dormitory in 1898. The frames have stepped architraves with an unusual ogee backband molding. The entire architrave, including this backband, is 6 $\frac{7}{8}$ " wide. This trim matches that of the window that succeeded the original doorway of the south student room (56 East Lawn). In all cases, these ground-floor windows bear evidence of having been surfaced by machine. Shutters are provided only on the front, first-floor windows of Levering Hall. The present shutters are all modern, reproducing those found at Hotel F. This window retains no original pintles—those existing are all replacements. Mortar-filled holes in the masonry to either side of the window indicate where the shutter holdbacks were formerly positioned.

Compared to the first-floor windows, the second floor windows are quite large, having 12/12 sashes. The brickwork around the openings appears to be unaltered, so it must date to the 1858 construction period. They originally served to light what may have been a two-story dining space. The frames are trimmed with stepped, double architraves. Despite having quirked backbands, they strongly resembles the earlier, Jeffersonian work, which was surely the builder's intent. To either side of the openings are mortar-filled holes in the brickwork where wrought-iron holdbacks were originally set into the wall. W2071 (north) retains all of its original pintles.

The window situated above the south student room (the former 56 East Range), differs from other second-floor windows on this front, having 8/8 sashes, rather than 12/12. The anomalous height of the sill was necessary to accommodate the roof of the arcade. The trim matches that of the ground-floor windows and shows evidence of having been surfaced on

ARCHITECTURAL DESCRIPTION

a joiner or shaper. These facts suggest that the present window dates to 1898, when the fenestration was revised to make Levering Hall suitable for use as a dormitory. This supposition finds support in the fact that the masonry around the frame has been rebuilt, as for the first-floor windows. This window retains no pintles, and there are no holes for shutter hardware flanking it. This may indicate that there was originally a smaller window here--or no window--in 1858 construction.

The door opening is trimmed in the Jeffersonian manner with a stepped, double architrave having the usual ogee backband. The present transom sash is divided into a series of diamond-shaped lights. The door has six raised panels in an unusual configuration--two ranks of square panels below the lock rail, and a pair of larger vertical panels above. The door swings on modern butt hinges. The present concrete sill is contemporary with the 1953 door and frame. It is formed in imitation of a molded stone sill, having a half-round nosing with a fillet and cove below.

SOUTH ELEVATION

This elevation has remained largely unchanged since the 1898 conversion of Levering Hall to a dormitory. Evidence in the crawl space indicates that 1858 finished floor lay at or near grade. This floor was raised in 1898 when the building was converted to residential use. The small doors in the foundation were created at that time to access the new crawl space.

Just to the left of the eastern crawl space access, the foundation is heavily rebuilt—a consequence of trenching steam lines through the wall and into the crawl space at this point. The lower zone of the wall is heavily re-pointed.

At the south end of the arcade is a 4" lead-coated copper rain leader in a cast iron boot.

Below each of the first-floor windows is an access door to the crawl space. These were created when the first floor was raised in the c.1893 conversion of this building to a dormitory. The present frames are pushed down into the first course of the watertable. It is unclear whether these date to the c.1893 installation. The existing doors are of plywood, each secured by a pair of screen-door hooks.

WEST ELEVATION

As first completed in 1858, this elevation may have had smaller ground-floor windows, or no windows at all. The existing lower windows and the rear doorway date to the c.1893 conversion of this building to a dormitory, and these openings reflect the layout of the dormitory rooms. Since this renovation, the west elevation has remained largely unchanged. General observations concerning the brickwork of the east elevation are applicable here. For more information, see "East Elevation." In the west wall is a pair of cast iron anchor plates for tie rods, each fashioned in the form of a star. These plates indicate the locations

HOTEL F

of iron rods running just below the second floor, aligned with the walls of the upper stair passage. The lower zone of the wall is heavily repointed. South of the rear doorway the coursing is discontinuous at the ground. As a transition between the two sections of wall, the original masons laid a short section of work in rowlock orientation. There appears to be no foundation under this section of the wall, and the masonry here does not seem even to bear on the earth.

At each corner of this elevation, a 4" lead-coated copper rain leader discharges at the ground into a boot. The south boot is cast iron, with a hub at the top; the north boot is PVC. All components are modern.

The existing ramp was built in recent years to provide ADA-compliant access to the ground-floor rooms of Levering Hall. The ramp is constructed of modern, dimensional lumber.

All but one of the windows on this front (W 1081) is partly occupied by an AC unit, each with a Plexiglas closure panel adjoining.

NORTH ELEVATION

The bonding of this wall is quite disorganized, with stretchers and bats deployed in a haphazard pattern. The work is laid 4 courses to 12 ½", with 58" joints. The original joint treatment cannot be determined, owing to the condition of the wall—it badly needs re-pointing from the second-floor level downward. This wall butts to, but does not course with, the rear of Hotel F.

ARCHITECTURAL DESCRIPTION

FIRST FLOOR

ROOM 105 MAIN HALLWAY

This circulation space and the stair that rises from it were created in 1898, when Levering Hall was converted to a dormitory. The exact configuration of the front doorway at that time remains uncertain. The rear doorway has since been altered, but remains in its 1898 location. The adjoining lateral corridor was created in 1953.

Floor: Paving visible now visible under Levering Hall suggests that the original floor of the dining hall was brick, laid on grade and afterward skimmed with mortar, perhaps to carry sleepers and a wooden floor. The present, raised floor dates to the 1898 subdivision that converted the building into a dormitory.

At the front doorway, the floor now stands two risers below the main floor. The treads and nosings leading up to the main floor are red oak. Modern carpet covers the floor here, but the covering is presumed to be vinyl composite tile.

Walls: All walls are finished with modern plaster.

Ceiling: The ceiling is finished with modern plaster.

Base: In this room is a 5" reeded base, adorned with a ½" bead on the upper edge (Type B-3). This base dates from the conversion of Levering Hall to a dormitory in 1898. A shoe molding was added in the 20th century.

Stair: This closed-string stair was built concurrent with the 1898 subdivision of Levering Hall. It rises to the upper floor in a single flight of 18 risers. The closet below this stair was added in 1953 (See Room 106). The vigorously turned newel is 5 ½" square, fashioned in the Eastlake Style, with cubic dies at the top and bottom, and parallel grooves on the larger turnings. At the second floor, the upper newel drops below the ceiling to receive the stringer. The 3 ½" railing exhibits a low, rounded profile typical of the late 19th century. The 1" x 1 ½" rectangular balusters are also original to this stair. The stringer is composed of two parallel members. The joint between them is covered with a tri-lobate molding. A gabled cap crowns the top edge of the stringer. Just below this cap is an original, ovolo-and-fillet bed molding. The wooden treads have been painted and covered with non-slip, rubber material.

HOTEL F



Room 105 looking west



Detail of stair newel



Room 105 Detail of baseboards. Differences reflect various periods of work.

ARCHITECTURAL DESCRIPTION

Doorways: No. 1081: This doorway dates to 1898, when Levering Hall was subdivided for use as a dormitory. It communicates with Room 108. The joined door has five horizontal panels (Type D-9). It dates to the 1953 renovation. The opening is trimmed with a single, unbeaded architrave having a Victorian-style backband (Type A-9). This trim dates from c.1893. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation. The dead-bolt cylinder lock is a recent addition.

No. 1071: This doorway dates to c.1893, when Levering Hall was subdivided for use as a dormitory. It communicates with Room 107. The modern joined door has five horizontal panels (Type D-9). It replaced a similar door dating to the 1953 renovation. The opening is trimmed with a single, unbeaded architrave having a Victorian-style backband (Type A-9). This trim dates to 1898. The door is secured by a modern mortise lock.

No. 1091: This doorway dates to c.1893, when Levering Hall was subdivided for use as a dormitory. It communicates with Room 109. The joined door has five horizontal panels (Type D-9). It dates to the 1953 renovation. The doorway is trimmed with a single, unbeaded architrave having a Victorian-style backband (Type A-9). This trim dates to c.1893. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation. The dead-bolt cylinder lock is a recent addition.

No. 1101: This doorway dates to c.1893, when Levering Hall was subdivided for use as a dormitory. It communicates with Room 110. The joined door has five horizontal panels (Type D-9). It dates to the 1953 renovation. The doorway is trimmed with a single, unbeaded architrave having a Victorian-style backband (Type A-9). This trim dates to 1898. The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation. The dead-bolt cylinder lock is a recent addition.

No. 1051: This is the front doorway of the entry space. Except for the present closer, the entire assembly dates to the 1953 renovation of Levering Hall, which was supervised by the firm of local architect Stanislaw Mikielski. The design is unusual--fluted panels flank the door--as a pair of sidelights might do. At the bottom, the mullions turn outward, continuing along the sill to die against the outer jambs. It seems that this idiosyncratic design was partly the result of putting a single-leaf door into a double-width opening. This door has six panels with the smaller tier of panels deployed above the lock rail (Type D-5). The panels have raised fields and beveled

HOTEL F

edges. The transom occupies the entire width of the opening and is divided into a series of diamond-shaped lights. A double architrave, 8 ¼' wide, girds the opening, with beveled plinths at the floor. The mullions and transom bar are adorned with ½" trim, beaded on both edges.

The present mortise lock is identical to those elsewhere associated with the 1953 renovation. The door swings on three pairs of heavy, 5" bronze butt hinges. These are contemporary with the door. The present closer is modern. Installation may have been prompted by the introduction of window AC units and the consequent need to ensure that all doors remained closed.

No. 1052: This is the rear doorway of the entry space. The reeded base turns into the plastered embrasure for this doorway and appears to be undisturbed. This indicates that the present embrasure is at least as early as the c.1893 subdivision of Levering Hall, when this base molding first appeared in the building. The embrasure is 15" higher than the present frame, (7'-0" vs. 8'-3"), suggesting that the original doorway had a transom to assist in lighting the space.

Elimination of this transom probably occasioned installation of the present glazed door (Type D-6). It has nine lights with two raised panels below. The sticking matches that of no other door or sash in the building, and it appears to be fairly recent, having no evident accumulations of paint. The square-edged trim and the associated frame do not appear to be original. These are probably contemporary with the glazed door, and thus quite recent. The present mortise lock, with its stainless steel knob and appointments, is also contemporary with the door. The door swings on 3 ½" butt hinges—these, too, are contemporary with the door.

No. 1053: This doorway serves the closet below the stair. Like the closet, the entire assembly dates to the 1953 renovation of Levering Hall. The joined door has two panels (Type D-7). The sticking of this door matches that of the 1953 doors in Levering Hall. The doorway is trimmed with the same double architrave and flat backband associated with the 1953 renovation of Levering Hall. This trim dates the closet to that construction campaign. This mortise lock is original to the present door. The face plate embraces the knob and cylinder.

Heating: The large radiator exhibits the "plump" styling of the early 20th century. It stands on the north wall, centered between the lateral hallway and D1091. Apparently, this and other radiators throughout both buildings were brought in during 1953 renovation.

Lighting: A single fluorescent fixture provides lighting in the space, assisted by the glazed transom at the front, and the glazed door at the rear.

ARCHITECTURAL DESCRIPTION

ROOM 105 LATERAL HALLWAY

In 1953, this lateral hallway (now part of Room 105) connected the main hallway to Hotel F by way of a new toilet room.

Floor: Because the toilet room was to be accessible both from Hotel F and Levering Hall, it was necessary to make a transition between the floor levels of the two buildings. This was achieved by creating a small landing at the north end of the new lateral hallway. This landing served an office (Room 111) and the new toilet room, which originally included the spaces now designated 112 and 113. The landing stands two short risers above the main floor of the hallway. That floor is covered with carpet. The landing is covered with vinyl composite tile. The treads and nosings are red oak.

Doorways: No. 1111: This doorway was created in association with the lateral hallway (Room 105) and the adjoining toilet room (Room 112), both created in the 1953 renovation. The entire assembly dates to that time. It communicates with Room 111. The joined door has five horizontal panels, matching most of the other ground-floor doors in Levering Hall. The opening is trimmed with a narrow double architrave having flattened backbands and plinth blocks. The mortise lock is contemporary with the door and matches those on most doors in Levering Hall, all dating to 1953. The dead bolt cylinder lock is a recent addition. The door swings on two 4" butt hinges.

No. 1121: This doorway serves the toilet room, which was created during the 1953 renovation in association with the lateral hallway (Room 105) and the adjoining office (Room 111). With one exception, the entire assembly dates to that period. The joined door has five horizontal panels, matching most of the other ground-floor doors in Levering Hall (Type D-9). The opening is trimmed with a narrow double architrave having flattened backbands and plinth blocks (Type A-9). The mortise lock is a modern replacement. The door swings on two 4" butt hinges.

ROOM 106 CLOSET

This closet dates to the 1953 renovation, when the open area below the stair was enclosed. The corner of the earlier, smaller enclosure stood 8'-1" from the east face of the existing newel.

Walls: All the plaster is modern, dating to 1953.

Floor: The floor is covered with vinyl composite tile dating to the 1953 renovation.

HOTEL F

Base: This room has a plain 5 ¼" base and shoe molding applied over the plaster. These date to the 1953 renovation.

ROOM 107 OFFICE

This space dates to the subdivision of Levering Hall in the c.1893, when the building was converted to a dormitory. A 5'-0 ½" x 1'-0" chimney projection centered on the east wall was associated with this subdivision.

Floor: The floor is covered with modern carpet.

Walls: All walls are finished with modern plaster.

Ceiling: The ceiling is finished with modern plaster.

Surbase: A plain, 4" surbase, with both edges eased, girds the room. It was applied over the plaster, contemporary with the recent subdivision of the 1953 toilet room.

Base: In this room is a 5" reeded base, adorned with a ½" bead on the top edge (Type B-4). This dates from the c.1893 conversion of Levering Hall to a dormitory. A shoe molding was added in the 20th century. The base runs across the chimney mass, indicating that the room was originally heated with a stove, rather than a fireplace.

Doorways No. 1071: This doorway communicates with Room 105. It was created in the c.1893 subdivision of Levering Hall as a dormitory, though the present assembly dates mostly to the 1953 renovation of Levering Hall. The opening is trimmed with a narrow double architrave having flattened backbands and plinth blocks (Type A-9). The door swings on three modern 4 ½" stainless steel butt hinges, dating to the late 20th century.

Windows: W1071: Situated in the east wall, this window, along with most of the other ground-floor windows, was added in c.1893, when Levering Hall became a dormitory. The entire assembly dates to that period. The window is double-hung, having two six-light sashes with cove-astragal style muntin profiles (Type W-6). The stool is approximately 1 1/8" thick, finished with a half-round molding. This molding does not return at the ends, and there is no cove below. Both six-light sashes have cove-astragal style muntin profiles. The stool is approximately 1 1/8" thick, finished with a half-round molding. This molding does not return at the ends. There is no cove below.

ARCHITECTURAL DESCRIPTION

W1072: Situated in the east wall, this window, along with most of the other ground-floor windows, was added in 1898, when Levering Hall became a dormitory. The entire assembly dates to that period. The window is double-hung, having two six-light sashes with cove-astragal style muntin profiles (Type W-6). The stool is approximately 1 1/8" thick, finished with a half-round molding. This molding does not return at the ends, and there is no cove below. Both six-light sashes have cove-astragal style muntin profiles. The stool is approximately 1 1/8" thick, finished with a half-round molding. This molding does not return at the ends. There is no cove below.

Lighting: Two fluorescent fixtures, obviously of recent vintage, light the space.

Heating: A cast iron radiator stands just north of window W1071. Apparently, this and other radiators throughout both buildings were brought in during 1953 renovation.

Plumbing: On the western wall, hot and cold water lines for a lavatory are stubbed out of the plaster. Above these is an ornamental cover plate for a junction box that once served a light fixture over the lavatory. This lavatory was centered 34" from the southwest corner of the room.

ROOM 108 OFFICE

This room dates to the subdivision of Levering Hall in c.1893, when the building was converted to a dormitory. A 5'-1" x 8 1/2' chimney projection, centered on the east wall, was associated with this subdivision. Significantly, the original baseboard runs across this mass, indicating that the room was heated by a stove, not a fireplace.

Floor: The floor is covered with modern carpet.

Walls: All walls are finished with modern plaster.

Ceiling: The ceiling is finished with modern plaster.

Surbase: A plain, 4" surbase, with both edges eased, girds the room. It was applied over the plaster, contemporary with the recent subdivision of the 1953 toilet room.

Base: This room has a 5" reeded base (Type B-4). The top edge is adorned with a 1/2" bead. It dates from the conversion of Levering Hall for use as a dormitory in 1898. A shoe molding was added in the 20th century.

HOTEL F



Room 107. View looking northwest.



Room 108. View looking southeast.

ARCHITECTURAL DESCRIPTION

Doorways: No. 1081: This doorway communicates with Room 105. It was created in the 1898 subdivision of Levering Hall as a dormitory, though the present assembly dates entirely to the 1953 renovation of Levering Hall. The opening is trimmed with a narrow double architrave having flattened backbands and plinth blocks (Type A-9). The door swings on two 4 ½” butt hinges. For more information, see Room 105.

Windows: W1081: This is the south window on the west wall. Along with all but one of the other ground-floor windows, it was added in c.1893, when Levering Hall was converted for use as a dormitory. The entire assembly dates to this period. The window is double-hung, having two six-light sashes with cove-astragal style muntin profiles (Type W-6). The stool is approximately 1 1/8” thick, finished with a half-round molding. This molding does not return at the ends, and there is no cove below.

W1082: This is the south window on the west wall. Along with all but one of the other ground-floor windows, it was added in c.1893, when Levering Hall was converted for use as a dormitory. The entire assembly dates to this period. The window is double-hung, having two six-light sashes with cove-astragal style muntin profiles (Type W-6). The stool is approximately 1 1/8” thick, finished with a half-round molding. This molding does not return at the ends, and there is no cove below.

W1083: This is the north window of the west wall. It post-dates the 1898 conversion of Levering Hall to a dormitory. It was probably added early in the early 20th century, which accounts for its anomalous position in relation to the exterior. Consequently, it differs significantly from the other two windows in this room. Both six-light sashes have ovolo-fillet-style muntin profiles. They are similar to but not identical to others in the room, and they bear fewer layers of paint. Clearly, they are later than the others and are probably original to the early 20th-century frame. The stops are adorned on the outer edge with an ogee, versus beads on the stops of the earlier windows. The frame dates to the early 20th century. It is broader than the others in the room, measuring 3’ wide at the jamb, versus 1 5/8” for the other two windows in this space. The stool is original to this added window unit. It is approximately 1 1/8” thick, finished with a half-round molding. This molding does not return at the ends, and there is no cove below.

Lighting: Two fluorescent fixtures, obviously of recent vintage, light the space.

Heating: A cast iron radiator with raised floral decoration stands between the two west windows. Apparently, this and other radiators throughout both buildings were brought in during 1953 renovation.

HOTEL F

Plumbing: On the eastern wall, hot and cold water lines for a lavatory are stubbed out of the plaster. Above these is an ornamental cover plate for a junction box that once served a light fixture over the lavatory. This lavatory was centered 34" from the southeast corner of the room.

ROOM 109 OFFICE

This space was created in c.1893 when Levering Hall became a dormitory. In 1953, the eastern end of the room was taken away to accommodate the present lateral hallway. For this reason, there is no chimney mass in the space.

Floor: The floor is covered with modern carpet.

Walls: All walls are finished with modern plaster.

Ceiling: The ceiling is finished with modern plaster.

Surbase: A plain, 4" surbase, with both edges eased, girds the room. It was applied over the plaster, contemporary with the recent subdivision of the 1953 toilet room.

Base: This room has a plain 5 ¼" base with a shoe molding (Type B-4). The top edge is adorned with a ½" bead. This base dates from the creation of the adjoining lateral corridor early in 1953.

Doorways: No. 1091: This doorway communicates with Room 105. It was created in the c.1893 subdivision of Levering Hall as a dormitory, though the present assembly dates entirely to the 1953 renovation of Levering Hall. The opening is trimmed with a narrow double architrave having flattened backbands and plinth blocks (Type A-6). The door swings on two 4 ½" butt hinges. For more information, see Room 105.

No. 1112: Situated on the north wall, at the northwest corner of the room, this doorway communicates with Room 111. Judging from the character of the trim and from the absence of accumulated paint, the opening is quite recent. An earlier drawing suggests that a previous opening centered on the north wall. The threshold of the present opening stands two risers above FFL in this room. This reflects the raising of the floor in the toilet area (Room 112) and in Room 111 to transition between the floor levels of Hotel F and Levering Hall, a change probably associated with the 1953 renovation. The assembly is entirely modern. A flush, solid-core door occupies the opening (Type D-10). The opening is trimmed with a single architrave having a cyma reversa backband (Type A-10). For more information, see Room 111.

ARCHITECTURAL DESCRIPTION

- Windows: W1091: Situated in the west wall, this window, along with most of the other ground-floor windows, was added in c.1893 when Levering Hall became a dormitory. The entire assembly dates to that period. Both six-light sashes have cove-astragal style muntin profiles (Type W-6). The stool is approximately 1 1/8" thick, finished with a half-round molding. This molding does not return at the ends, and there is no cove below.
- Lighting: Two fluorescent fixtures, obviously of recent vintage, light the space.
- Heating: A cast iron radiator with raised floral decoration stands just south of window W1091. Apparently, this and other radiators throughout both buildings were brought in during 1953 renovation.
- Plumbing: On the eastern wall, hot and cold water lines for a lavatory are stubbed out of the plaster. Above these is an ornamental cover plate for a junction box that once served a light fixture over the lavatory. This lavatory was centered 35" from the southwest corner of the room.

ROOM 110 OFFICE

This space was created when Levering Hall became a dormitory, late in the 19th century. In 1953, the western end of the room was taken away to accommodate the present lateral hallway. For this reason, there is no chimney mass on the west wall.

- Floor: The floor is covered with modern carpet.
- Walls: All walls are finished with modern plaster.
- Ceiling: The ceiling is finished with modern plaster.
- Surbase: A plain, 4" surbase, with both edges eased, girds the room. It was applied over the plaster, contemporary with the recent subdivision of the 1953 toilet room.
- Base: This room has a plain 5 1/4" base with a shoe molding (Type B-4). The top edge of the base is adorned with a 1/2" bead. This base dates from the creation of the adjoining lateral corridor in 1953.
- Doorways: No. 1101: This doorway communicates with Room 105. It was created in the 1898 subdivision of Levering Hall as a dormitory, though the present assembly dates entirely to the 1953 renovation of Levering Hall. The opening is trimmed with a narrow double architrave having flattened backbands and plinth blocks (Type A-6). The door swings on two 4 1/2" butt hinges. For more information, see Room 105.

HOTEL F

- Windows: W1101: Situated in the east wall, this window, along with most of the other ground-floor windows, was added in 1898 when Levering Hall became a dormitory. The entire assembly dates to that period. Both six-light sashes have cove-astragal style muntin profiles (Type W-6). The stool is approximately 1 1/8" thick, finished with a half-round molding. This molding does not return at the ends, and there is no cove below.
- Lighting: Two fluorescent fixtures, obviously of recent vintage, light the space.
- Heating: A cast iron radiator with raised floral decoration stands just south of window W1101. Apparently, this and other radiators throughout both buildings were brought in during 1953 renovation.
- Plumbing: On the western wall, hot and cold water lines for a lavatory are stubbed out of the plaster. Above these is an ornamental cover plate for a junction box that once served a light fixture over the lavatory. This lavatory was centered 35" from the southwest corner of the room.

ROOM 111 OFFICE

This space stands behind what was originally 56 East Lawn, and was created in 1858 with the construction of Levering Hall. A 1951 drawing suggests that it previously communicated with Room 109, though the existing doorway is quite recent.

- Floor: The present floor level probably dates to 1953, when Hotel F and Levering Hall were connected by the present lateral corridor and an earlier toilet room. This change required a transition between the floor levels of the two buildings, accounting for the steps and landing that now serve Rooms 111 and 112. The floor is covered with modern carpet.
- Walls: All walls are finished with modern plaster.
- Ceiling: The ceiling is finished with modern plaster.
- Surbase: A plain, 4" surbase, with both edges eased, girds the room. It is contemporary with the recent subdivision of the 1953 toilet room.
- Base: This room has a plain 5 1/4" base applied over the plaster and trimmed at the bottom with a shoe molding (Type B-4). The top edge of the base is adorned with a 1/2" bead. This base dates to the 1953 renovation.
- Doorways: No. 1111: This doorway communicates with Room 105. It dates from the 1953 renovation, when Hotel F and Levering Hall were connected by

ARCHITECTURAL DESCRIPTION

the present lateral corridor. That change required a transition between the floor levels of the two buildings. In all the affected rooms, the doorways exhibit the same kind of finish. The opening is trimmed with a narrow single architrave having a flattened backband (Type A-10). The door swings on two 4" butt hinges. For more information, see Room 105.

No. 1112: See Room 109.

Windows: W1111: Situated on the west wall, this window, along with the other ground-floor windows, was added in 1898, when Levering Hall became a dormitory. The entire assembly is original to that period. Both six-light sashes have cove astragal-style muntin profiles (Type W-6). Splayed plank jambs and a plain board soffit adorn the window embrasure. An unbeaded single architrave, with a Victorian-style backband matching that Levering Hall's earliest doorways, covers the fore edges of the jambs and soffit (Type A-9). The stool is approximately 1 1/8" thick, finished with a half-round molding, which does not return at the ends. Below the stool is a 3 1/2" beaded apron.

W1112: Situated on the north wall, this window, along with the other ground-floor windows, was added in 1898, when Levering Hall became a dormitory. The entire assembly is original to that period. Both six-light sashes have cove-astragal style muntin profiles (Type W-6). Splayed plank jambs and a plain board soffit adorn the window embrasure. An unbeaded single architrave, with a Victorian-style backband matching that Levering Hall's earliest doorways, covers the fore edges of the jambs and soffit (Type A-6). The stool is approximately 1 1/8" thick, finished with a half-round molding, which does not return at the ends. Below the stool is a 3 1/2" beaded apron.

Lighting: Two fluorescent fixtures, obviously of recent vintage, light the space.

Heating: A cast iron radiator with raised floral decoration stands in the northwest corner of the room, just north of window W1111. Apparently, this and other radiators throughout both buildings were brought in during 1953 renovation.

Plumbing: On the eastern wall, hot and cold water lines for a lavatory are stubbed out of the plaster. Above these is an ornamental cover plate for a junction box that once served a light fixture over the lavatory. This lavatory was centered 56" from the southeast corner of the room.

HOTEL F

ROOM 112 TOILET ROOM

The present restroom was part of a larger toilet space created in 1953--at the same time that showers and toilets were created in the basement and toilets were created elsewhere in Levering Hall and Hotel F. The first-floor toilet room originally embraced Rooms 112 and 113, together with the small lobby now adjoining Room 113. In recent years, this original toilet room was subdivided to create Room 113, retaining what is now Room 112 for the toilet. For that reason, the doorways serving Room 113 and the northern end of Room 112 are modern.

Floor: The present floor level dates from the 1953 renovation, when a toilet room and office were created at the north end of Levering Hall. Because the toilet room was accessible from Hotel F as well, it was necessary to make a transition between the floor levels of the two buildings—hence the steps on the Levering Hall side. The present floor is terrazzo, dating to the time when this space was part of the 1953 toilet room.

Walls: All walls are finished with modern plaster.

Ceiling: The ceiling is finished with modern plaster dating to the initial restroom installation.

Partitions: The wooden partitions and chromed hardware date to the 1953 toilet room installation.

Fixtures: Toilet: The Art Deco style toilet bowl dates to the 1953 installation. The seat and valve are later replacements.

Urinal: This Art Deco style fixture dates to the 1953 installation.

Mop Sink: This fixture dates to the 1953 installation.

Lavatory: The lavatory is an addition, dating to the recent subdivision of the toilets.

Surbase: A plain, 4" surbase, with both edges eased, girds the room. It is applied over the plaster and dates to the recent subdivision of the 1953 toilet room.

Base: This room has a plain 5 ¼" base applied over the plaster and trimmed at the bottom with a shoe molding (Type B-4). The top edge of the base is adorned with a ½" bead. This base dates to 1953.

ARCHITECTURAL DESCRIPTION

Doorways: No. 1121: This doorway communicates with Hotel F. It dates to the recent subdivision of the 1953 toilet space. The joined door is modern. It has five horizontal panels (Type D-8). The doorway is trimmed with a narrow double architrave having flattened backbands and plinth blocks (Type A-6). This trim dates from the 1953 renovation, when the restrooms were first created. The lock is recent. The door swings on two 4" butt hinges dating to the 1953 renovation.

No. 1122: This doorway communicates with Levering Hall. It dates to the creation of the first-floor toilet room in 1953. The joined door is modern. It has five horizontal panels (Type D-8). The doorway is trimmed with a narrow double architrave having flattened backbands and plinth blocks (Type A-6). This trim also dates to the 1953 renovation, when the toilet room was first created. The lock is modern. The door swings on two 4" butt hinges dating to the 1953 renovation.

ROOM 113 OFFICE

This office occupies a part of what was originally a student room abutting the south side of the Hotel--56 East Range. Later this space was subsumed by Levering Hall. Later still, it was occupied by a stair, probably in 1898, when the building became a dormitory. The present office was created by a relatively recent subdivision of the 1953 toilet room.

Floor: The floor is covered with modern VCT (vinyl composite tile). The flooring below is applied to modern, diagonal subflooring.

Walls: All walls are finished with modern plaster.

Ceiling: The ceiling is finished with modern plaster.

Base: In this room is a modern 5 1/2" base, the top edge being adorned with a 1/2" bead (Type B-4).

Doorways: No. 1131: The office shares this doorway with the toilet room vestibule. The doorway is trimmed with a symmetrical casing. This trim is quite recent. The door swings on modern 4 1/2" butt hinges. For more information, see the discussion concerning the toilet room vestibule.

Windows: W1131: This window dates to 1898, when Levering Hall became a dormitory. It replaced the exterior doorway of 56 East Range. Consequently, there are no finishes in the embrasure, nor any trim at the interior face of the wall. The double-hung window has two, six-light sashes with ovolo-fillet muntins and canted meeting rails (Type W-6). The muntin profiles differ significantly from those of the original sashes, so the present sashes must be later.

HOTEL F

The frame appears to be early, but judging from the depth of the interior sash, which is retained by parting strips, it differs from other frames in the building that are demonstrably original. The frame almost certainly dates from 1898, when a stair was built here to serve Levering Hall. The stool is 1 1/8" thick—different from the thicker, original stools elsewhere, and unlike those stools, the half-round nosing on this example does not return.

- Lighting: One fluorescent fixture, obviously of recent vintage, lights the room.
- Heating: A cast iron radiator below the window provides heat. It appears that this and other radiators throughout both buildings were brought in for 1953 renovation.

LOBBY ADJOINING ROOMS 112 and 113

This small area occupies part of the space first built as the south student room (56 East Range). It was probably altered from the Jefferson-era layout in 1898, when the exterior doorway was closed up and part of the space was taken for a new stair. The remaining portion of 56 East Range was combined with a rear addition to create a new student room (now embracing Rooms 111 and 112). The 1951 drawing of existing conditions documents the result of these changes. In the 1953 renovation, 56 East Lawn was reconfigured as a toilet room, embracing what are now Rooms 112 and 113. At some later time, this toilet room was divided to form the present arrangement, maintaining ground-floor communication between Hotel F and Levering Hall. The smallest of the resulting spaces now functions as a lobby for the remaining restroom.

- Floor: The terrazzo floor was part of the 1953 toilet room.
- Walls: All walls are finished with modern plaster.
- Ceiling: The ceiling is finished with modern plaster.
- Base: A modern vinyl base is applied to the walls.
- Doorways: No. 1131: The lobby shares this doorway with Room 113. For additional information, see the discussion for that space. This joined, six-panel door has raised panel fields with no bevels. It dates to the subdivision of Hotel F in 1953. This opening is trimmed with a symmetrical casing, which is quite recent. The door swings on modern 4 1/2" butt hinges.
- No. 1131: The lobby shares this doorway with Room 113. For additional information, see the discussion for that space. The flush, hollow-core door dates from the recent subdivision of the bathroom (Type D-10). This opening is trimmed with a symmetrical casing, which is quite recent (Type A-11). The door swings on modern 4 1/2" butt hinges.

ARCHITECTURAL DESCRIPTION

SECOND FLOOR

ROOM 206 UPPER STAIR HALL

This circulation space dates to a subdivision of Levering Hall late in 1898, when the building became a dormitory.

Floor: The floor is covered with modern carpet. A red oak nosing is present at the top of the stair.

Walls: All walls are finished with modern plaster.

Ceiling: The ceiling is finished with modern plaster. A narrow scuttle at the western end of the hallway provides access to the attic.

Base: In this room is a 5" reeded base with a ½" bead on the upper edge (Type B-3). It dates from the conversion of Levering Hall to a dormitory in 1898. The base is bedded in the plaster, except for those sections adjoining the lateral hallway which are applied over the plaster. The latter were probably reset in 1953 to work with the added bases in the new hallway. A shoe molding was added throughout in the 20th century.

Stair: This closed-string stair was built in 1898. At the second floor it lands near the rear of the hallway. Two newels at the top of the stair match that on the ground floor, below. A 3 ½" railing, identical to that below, girds the stair opening and dies into the plaster on the south wall. The balustrade is composed of 1" x 1 ½" rectangular balusters, as below. At the north east corner of the stair opening, a 1 ½" square baluster makes the turn in the balustrade. All of the balusters sit on a stepped curb, to which a shoe molding has been added. The skirting is a plain board, beaded on the lower edge. For more information see Room 105.

Doorways: No. 2081: This doorway communicates with Room 208. It dates to the 1898 subdivision of Levering Hall. The joined door has five horizontal panels (Type D-9). It dates to the 1953 renovation. The doorway is trimmed with a single, unbeaded architrave having a Victorian-style backband, dating from the 1898 subdivision of Levering Hall (Type A-9). The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation. The dead-bolt cylinder lock is a recent addition.

No. 2071: This doorway communicates with Room 207. It dates to the 1898 subdivision of Levering Hall. The joined door has five horizontal pan-

HOTEL F

els. It dates to the 1953 renovation (Type D-9). The doorway is trimmed with a single, unbeaded architrave having a Victorian-style backband, dating from the 1898 subdivision of Levering Hall (Type A-9). The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation. The dead-bolt cylinder lock is a recent addition.

No. 2091: This doorway communicates with Room 209. It dates to the 1898 subdivision of Levering Hall. The joined door has five horizontal panels. It dates to the 1953 renovation (Type D-9). The doorway is trimmed with a single, unbeaded architrave having a Victorian-style backband, dating from the 1898 subdivision of Levering Hall (Type A-9). The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation. The dead-bolt cylinder lock is a recent addition.

No. 2101: This doorway communicates with Room 210. It dates to the 1898 subdivision of Levering Hall. The joined door has five horizontal panels. It dates to the 1953 renovation (Type D-9). The doorway is trimmed with a single, unbeaded architrave having a Victorian-style backband, dating from the 1898 subdivision of Levering Hall (Type A-9). The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation. The dead-bolt cylinder lock is a recent addition.

Windows: W2061: Situated at the east end of the upper main stair hall, this double-hung window dates to 1858 construction period, when the building served as a dining hall, and so had large windows only at the upper level. The reeded baseboard turns into the plastered embrasure, indicating that this present treatment is at least as early as 1898, when these baseboards were installed. The sashes have twelve lights each, with ovolo-fillet muntin profiles. Both are original to the 1858 construction period. The frame is original to the 1858 construction, showing 1 1/8" (excluding the stop). The embrasure is plastered. The stool is original to the 1858 construction. It stands approximately 2" AFF.

W2062: Situated at the west end of the upper main stair hall, this double-hung window dates to 1858 construction period, when the building served as a dining hall, and so had large windows only at the upper level. The reeded baseboard turns into the plastered embrasure, indicating that this present treatment is at least as early as 1898, when these baseboards were installed. The sashes have twelve lights each, with ovolo-fillet muntin profiles (Type W-1). Both are original to the 1858 construction period. The

ARCHITECTURAL DESCRIPTION

frame is original to the 1858 construction, showing 1 1/8" (excluding the stop). The embrasure is plastered. The stool is original to the 1858 construction. It stands approximately 2" AFF.

Heating: A large, mid-20th century-style radiator stands on the north wall, near window W2061. Apparently, this and other radiators throughout both buildings were brought in during 1953 renovation.

Lighting: A pair of fluorescent fixtures provides lighting in the space, assisted by the windows at each end of the hallway.

ROOM 206 UPPER LATERAL HALLWAY

This lateral hallway (now part of Room 206) was created in 1953 to connect the main hallway to Hotel F by way of a new toilet room.

Floor: At the north end of the hallway, the floor steps up to a small landing, which aligns with the floor levels of Rooms 211, 212, and 213. The main floor is covered with carpet. The landing is covered with vinyl composite tile. The treads and nosings are of red oak.

Walls: All walls are finished with modern plaster.

Ceiling: The ceiling is finished with modern plaster.

Base: In this room is a plain 5 1/4" base adorned on the upper edge with a 1/2" bead (Type B-4). This base is applied over the plaster and dates from the creation of the lateral hallway in 1953. The shoe-mold is probably original to that period.

Doorways: No. 2111: This doorway communicates with Room 211. It dates to the 1953 renovation of Levering Hall when the lateral hallway, the restroom, and the present office were created. The joined door has five horizontal panels (Type D-9). The opening is trimmed with a narrow double architrave having flattened backbands and plinth blocks (Type A-6). The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door. The dead-bolt cylinder lock is a recent addition.

No. 2121: This doorway dates to the 1953 renovation of Levering Hall when the lateral hallway and toilet room were created. The joined door has five horizontal panels (Type D-9). To ventilate the toilet room, a grill has been cut into the bottom panel of the door. The opening is trimmed with a narrow double ar-

HOTEL F

chitrave having flattened backbands and plinth blocks. The door is secured by a mortise lock, having a face plate that embraces the (Type A-6) knob and the original cylinder. This lock is original to the present door.

No. 2131: This doorway dates to the 1953 renovation of Levering Hall when the lateral hallway, the toilet room (Room 212) and the present office were created. The joined door has five horizontal panels (Type D-9). The doorway is trimmed with a narrow double architrave having flattened backbands and plinth blocks (Type A-6). The door is secured by a mortise lock, having a face plate that embraces the knob and the original cylinder. This lock is original to the present door and so dates to the 1953 renovation of this building. The dead-bolt cylinder lock is a recent addition.

Lighting: A pair of fluorescent fixtures provides lighting in the space.

ROOM 207 OFFICE

This space dates to a subdivision of Levering Hall in c.1893, when the building became a dormitory. Centered on the west wall is a chimney projection measuring 5'-0" x 10 ¾".

Floor: The floor is covered with modern carpet.

Walls: All walls are finished with modern plaster.

Ceiling: The ceiling is finished with modern plaster.

Base: A 5", reeded base, adorned with a ½" bead on the upper edge, girds the room (Type B-3). This base is bedded in the plaster and dates to the c.1893 conversion of Levering Hall to a dormitory. A shoe molding was added in the 20th century and is continuous across the window stools.

Doorways: No. 2071: This doorway communicates with Room 206. It dates to the c.1893 subdivision of Levering Hall. The opening is trimmed with a single, unbeaded architrave having a Victorian-style backband (Type A-9). This trim dates from the 1898 subdivision of Levering Hall. The 4" butt hinges date to the 1953 renovation. For more information, see Room 206.

Windows: W2071: Situated on the east wall, this double-hung window dates to the 1858 construction, when the building served as a dining hall, and so had large windows only at the upper level. The reeded baseboard turns into the plastered embrasure, indicating that this present treatment is at least as early as c.1893, when these baseboards were installed. The sashes have twelve

ARCHITECTURAL DESCRIPTION

lights each, with ovolo-fillet muntin profiles (Type W-1). Their dates are unclear, though neither appears to be original. The stool is original to 1858. It stands approximately 1 ½" AFF.

W2072: Situated on the south wall, this double-hung window dates to the 1858 construction, when the building served as a dining hall, and so had large windows only at the upper level. The reeded baseboard turns into the plastered embrasure, indicating that this present treatment is at least as early as c.1893, when these baseboards were installed. The sashes have twelve lights each, with ovolo-fillet muntin profiles (Type W-1). Both are original to the 1858 construction. As for the adjoining window, it stands approximately 1 ½" AFF.

Plumbing: At present, the west wall is largely obscured by bookcases. However it is likely that there was a lavatory on this wall, west of the fireplace.

Heating: A large radiator stands on the front wall, in the northeast corner of the room. It exhibits the "plump" styling typical of examples from the early 20th century. However it appears that this and other radiators throughout both buildings were brought in during 1953 renovation.

Lighting: A pair of fluorescent fixtures provides lighting in the space.

ROOM 208 OFFICE

This space dates to the c.1893 subdivision of Levering Hall. Centered on the west wall is a chimney projection measuring 5'-1" x 8 ¾".

Floor: The floor is covered with modern carpet.

Walls: All walls are finished with modern plaster.

Ceiling: The ceiling is finished with modern plaster.

Base: A 5" reeded base, adorned with a ½" bead on the upper edge, girds the room (Type B-3). This base is bedded in the plaster and dates from the conversion of Levering Hall to a dormitory in c.1893. A shoe molding was added in the 20th century and is continuous across the window stools.

Doorways: No. 2081: This doorway communicates with Room 206. It dates to the 1898 subdivision of Levering Hall. The opening is trimmed with a single,

HOTEL F

unbeaded architrave having a Victorian-style backband (Type A-9). This trim dates from the 1898 subdivision of Levering Hall. The 4" butt hinges date to the 1953 renovation. For more information, see Room 206.

Windows: W2081: Situated on the south wall, this double-hung window dates mostly to the 1858 construction, when the building served as a dining hall and so had large windows only at the upper level. The sashes have twelve lights each, with ovolo-fillet muntin profiles (Type W-1). The lower sash is early, but not original, being like no other observed. The upper sash is a modern replacement. The frame is original to the 1858 construction. The embrasure is plastered. The reeded baseboard turns in to the embrasure, indicating that the present treatment is at least as early as 1898, when these baseboards were installed. The stool is original to the 1858 construction. It stands approximately 2" AFF.

: W2082: Situated on the west wall, this double-hung window dates to the 1858 construction, when the building served as a dining hall, and so had large windows only at the upper level. The reeded baseboard turns into the plastered embrasure, indicating that this present treatment is at least as early as 1898, when these baseboards were installed. The sashes have twelve lights each, with ovolo-fillet muntin profiles (Type W-1). Their dates are unclear, though neither appears to be original. The stool is original to 1858. As for the adjoining window, it stands about 1 ½" AFF.

Plumbing: On the east wall, hot and cold water lines for a lavatory are stubbed out of the plaster. Above these is a modern cover plate for a junction box that once served a light fixture over the lavatory. The lavatory was centered 28" from the southeast corner of the room.

Heating: A large radiator stands on the west wall, just north of window W2082. It exhibits the "plump" styling typical of examples from the early 20th century. However it appears that this and other radiators throughout both buildings were brought in during 1953 renovation.

Lighting: A pair of fluorescent fixtures provides lighting in the space.

ROOM 209 OFFICE

This space dates to a subdivision of Levering Hall in 1898, when the building became a dormitory.

Floor: The floor is covered with modern carpet.

ARCHITECTURAL DESCRIPTION

- Walls:** All walls are finished with modern plaster.
- Ceiling:** The ceiling is finished with modern plaster.
- Base:** A 5", reeded base, adorned with a ½" bead on the upper edge, is beaded in the plaster of the south wall (Type B-3). It dates from the conversion of Levering Hall to a dormitory in 1898. A shoe molding was added in the 20th century and is continuous across the window stool. A plain, 5 ¼" base is applied over the plaster of the north, east and west walls. It dates to the 1953 renovation.
- Doorways:** No. 2091: This doorway communicates with Room 206. It dates to the 1898 subdivision of Levering Hall. The opening is trimmed with a single, unbeaded architrave having a Victorian-style backband (Type A-9). This trim dates from the 1898 subdivision of Levering Hall. The 4" butt hinges date to the 1953 renovation. For more information, see Room 206.
- Windows** W2091: Situated on the west wall, this double-hung window dates to the 1858 construction, when the building served as a dining hall, and so had large windows only at the upper level. The reeded baseboard turns into the plastered embrasure, indicating that this present treatment is at least as early as 1898, when these baseboards were installed. The sashes have twelve lights each, with ovolo-fillet muntin profiles (Type W-1). The top sash is a modern replacement. The lower one is original to the 1858 construction. The stool stands approximately 2" AFF.
- Heating:** A large radiator with raised floral decoration stands on the west wall, just south of Window W 2091. It is typical of examples dating to c. 1900, however it appears that this and other radiators throughout both buildings were brought in during 1953 renovation.
- Lighting:** A pair of fluorescent fixtures provides lighting in the space.

ROOM 210 OFFICE

This space dates the 1898 subdivision of Levering Hall in 1898, when the building became a dormitory.

- Floor:** The floor is covered with modern carpet.
- Walls:** All walls are finished with modern plaster.

HOTEL F

- Ceiling: The ceiling is finished with modern plaster.
- Base: The walls are almost entirely obscured by bookcases. However, it appears that a 5 ¼" beaded base is applied over the plaster of the south wall. The shoe molding is probably contemporary with the base, which dates to the 1953 renovation. The original west wall of the space was demolished at that time, and it was surely that event which occasioned renewal of the base.
- Doorways: No. 2101: This doorway communicates with Room 206. It dates to the 1898 subdivision of Levering Hall. The opening is trimmed with a single, unbeaded architrave having a Victorian-style backband (Type A-9). This trim dates from the 1898 subdivision of Levering Hall. The present 4" butt hinges have orb-like finials on the pins. These are early 20th century in date, but are not original to the present installation. For more information, see Room 206.
- Windows: W2101: Situated on the east wall, this double-hung window dates to the 1858 construction, when the building served as a dining hall, and so had large windows only at the upper level (Type W-1). The frame is original to the 1858 construction, showing 1 1/8" (excluding the stop). The reeded baseboard turns into the plastered embrasure, indicating that this present treatment is at least as early as 1898, when these baseboards were installed. The detailed character of these sashes could not be determined owing to the extensive contents of the room. The stool stands approximately 2" AFF.
- Plumbing: At present, the west wall is entirely obscured by bookcases. However it is likely that there was a lavatory on this wall, west of the fireplace.
- Heating: A large radiator with raised floral decoration stands on the east (front) wall, just south of window W2101. It is typical of examples dating to c. 1900, however it appears that this and other radiators throughout both buildings were brought in during 1953 renovation.
- Lighting: A pair of fluorescent fixtures provides lighting in the space.

ROOM 211 OFFICE

This space was first created as part of Levering Hall in 1858. It attained its present form in 1953, when Room 212 was cordoned off of the east end as a toilet room and the present lateral hallway (Room 206) was established to communicate with it.

- Floor: The floor is covered with modern carpet.

ARCHITECTURAL DESCRIPTION

- Walls:** All walls are finished with modern plaster.
- Ceiling:** The ceiling is finished with modern plaster.
- Base:** A plain 5 ¼" base, with a ½" bead on the upper edge is applied over the plaster of the east wall. This was associated with the creation of Room 212 in 1953. A similar, though slightly earlier base is applied over the plaster of the other walls. The date of this feature is uncertain. A shoe molding was added in the 20th century and is continuous across the window stool.
- Doorways:** No. 2111: This doorway communicates with Room 206. It dates to the 1953 renovation of Levering Hall when the lateral hallway, the restroom, and the present office were created. The opening is trimmed with a narrow double architrave having flattened backbands and plinth blocks (Type A-6). This trim and the 4" butt hinges also date to the 1953 renovation. For more information, see Room 206.
- Windows:** W2111: Situated on the west wall, this double-hung window dates to the 1898 subdivision of Levering Hall, when the window in this location was revised, equipping the structure to function as a dormitory. Owing to the higher floor level of this room, the sill, as seen from the exterior, is somewhat higher than those of the other second-floor windows. The sashes have eight lights each, with ovolo-fillet muntin profiles (Type W-5). An unbeaded, single architrave with a Victorian-style backband matching that Levering Hall's earliest doorways covers the fore edges of the jambs and soffit (Type A-9). The splayed jambs and the flat soffit are finished with plain boards. The stool stands approximately 6 ¾" AFF.
- W2112: Situated on the north wall, this double-hung window dates mostly to the 1898 subdivision of Levering Hall, when windows were added at the building's rear corner, equipping the structure to function as a dormitory. To clear the back wall of the Hotel, this window had to be a good deal narrower than W 2111. As a consequence, the sill is also a good deal higher, as well. The sashes have six lights each. They differ from one another and from others in the building (Type W-8). Both may be early replacements. The stool stands approximately 17" AFF. Below this stool is 3 ½" skirt.
- Plumbing:** On the east wall, a waste line, plus hot and cold water lines, all for a lavatory, are stubbed out of the plaster. Above these is a modern cover plate for a junction box that once served a light fixture over the lavatory. This lavatory was centered 6'-8" from the southeast corner of the room.

HOTEL F

Heating: A large radiator stands on the west wall, just south of window W2111. It exhibits the “plump” styling typical of examples from the early 20th century. However it appears that this and other radiators throughout both buildings were brought in during 1953 renovation.

Lighting: A pair of fluorescent fixtures provides lighting in the space.

ROOM 212 TOILET ROOM

This space was created in 1953, when toilets were first provided on all three levels of the building. The new toilet room took space from Rooms 211 and 213.

Floor: The floor is covered with vinyl composite tile. This is probably original to the 1953 renovation.

Walls: All walls are finished with modern plaster.

Ceiling: The ceiling is finished with modern plaster. In the northeast corner is a scuttle which provides access to the attic over Rooms 211-213.

Base: A plain 5 ¼” base, adorned with a ½” bead on the upper edge, is applied over the plaster. This is original to the 1953 renovation.

Doorways: No. 2121: This doorway communicates with Room 206. It dates to the 1953 renovation of Levering Hall when the lateral hallway and the restroom were created. The opening is trimmed with a narrow double architrave having flattened backbands and plinth blocks. This trim and the 4” butt hinges also date to the 1953 renovation, and perhaps the present closer as well. For more information, see Room 206.

Fixtures: Urinal: This fixture is fashioned in the art deco-style. It is original to the 1953 renovation.

Toilet: This fixture is also fashioned in the art deco-style. It, too, is original to the 1953 renovation. However, the flush valve and seat are modern replacements.

Lavatory: Modern replacement.

Partitions: The wooden toilet partitions are suspended from the ceiling. The stiles of the doors are finished with an ogee termination. The hinges are chrome-plated.

Lighting: A single fluorescent fixture provides lighting in the space.

ARCHITECTURAL DESCRIPTION

ROOM 213 OFFICE

This space was created in the 1858 construction of Levering Hall, extending over the top of the single-story north student room (56 East Range). It may have existed as a separate space during the dining hall and gymnasium periods. It was surely such by the time Levering Hall began to function as a dormitory, beginning in 1898. This is indicated by the brick partition in the attic, which was constructed at that time. During the dormitory period, a stair ascended from what had been the south student room, rising in a southerly direction along the front wall. Room 213 attained its present form in 1953, when this stair was removed and Room 212 was created as a toilet.

Floor: The floor is covered with modern carpet.

Walls: All walls are finished with modern plaster.

Ceiling: The ceiling is finished with modern plaster. In the northeast corner a scuttle provides access to the attic over Rooms 211-213.

Base: A plain 5 ¼" base, with a ½" bead on the upper edge is applied over the plaster of the west wall (Type B-4). This installation was associated with the creation of Room 212 in 1953, which was taken partly from this space. A similar, though slightly earlier base is applied over the plaster of the other walls. The date of this feature is uncertain. A shoe molding was added in the 20th century and is continuous across the window stool.

Doorways: No. 2131: This doorway communicates with Room 206. It dates to the 1953 renovation of Levering Hall when the lateral hallway, the restroom, and the present office were created. The opening is trimmed with a narrow double architrave having flattened backbands and plinth blocks (Type A-6). This trim and the 4" butt hinges also date to the 1953 renovation. For more information, see Room 206.

Windows: W2132: Judging from the exterior trim, this 8/8 double-hung window dates to the 1898 construction period, when the fenestration of the building was revised to make it more suitable for use as a dormitory (Type W-5). The rebuilt south jamb suggests that the present window replaced and earlier, smaller unit--like the corresponding window of Room 211. The frame has 3 ¼" of exposure at the jamb and ½" at the head, excluding the stops. These anomalous dimensions confirm that the frame is later than the original second-floor windows of Levering Hall. Both sashes have eight lights each. They have ovolo-fillet muntins. They date to 1898. The embrasure is plastered, like other windows, but here the jambs are squared up. This anomalous treatment probably reflects the fact that it originally stood above a stair landing, not in a student room. The stool aligns with the top of the

HOTEL F

base. Like the rest of the window, it dates to the 1898 construction. The anomalous height of the sill was necessary to accommodate the roof of the arcade.

Heating: A radiator stands on the east wall south of window W2131. It exhibits the taut lines typical of mid 20th century examples. Apparently, this and other radiators throughout both buildings were brought in during 1953 renovation.

Lighting: A pair of fluorescent fixtures provides lighting in the space.

ATTIC

Framing: The roof of Levering Hall is framed with three king-post trusses. Two of these stand in the attic of Levering Hall proper; the third stands in a “separate” attic for the added room over 56 East Range. All framing is southern yellow pine, circular-sawn.

For each of the trusses, the top chord measures approximately 6” by 5” in section, while the bottom chord is approximately 6” x 10”. The kingposts are 6” square. Each has broad haunches at the base, on which diagonal struts are borne to brace the upper chords. At the top of each kingpost are narrow haunches to receive these upper chords. Where the kingpost joins to the lower chord, a wrought iron stirrup, (attached with two wrought bolts and taps) secures the connection. At each extremity of the bottom chord, the toe of the upper chord is let in, aligning, more or less with the outside face of the wall. This produces a perceptible “kick” at the eave.

Between each pair of trusses is a ridge member, measuring approximately 2” x 8”. This tenons at each end into the top of the adjacent king post. Halfway down each roof slope, a purlin measuring approximately 8 ¾” x 2” notches into the top chord of the adjoining truss. Common rafters, each measuring 2” x 4 ¾” in section, are notched over these purlins to a depth of approximately 2”. These rafters align with the joists. At the eave they are borne on a board false plate, which stops well short of the adjoining trusses.

The second-floor ceiling is applied to the bottoms of the attic joists. From the intersection of the two hips back to Hotel F, these joists run front-to-back (east-west) direction, being deployed in three ranks. They are tenoned into purlins that are simply paired joists, which in their turn, are tenoned into the lower chords of the adjacent trusses.

ARCHITECTURAL DESCRIPTION



Attic above Rooms 201 and 202. View looking south.



Attic above Room 213. Later walls have encapsulated portions of early ceiling lath and plaster.

HOTEL F



Attic above Room 210, Looking north. Rebuilt brickwork identifies location of c. 1855 chimney.



Attic above Room 210, Footprint of angled chimney mass remains in the original ceiling joists.

ARCHITECTURAL DESCRIPTION

The middle rank of attic joists appears to have been reused, having nails in the upper edge, which make no sense in their present context. Similar nailing is visible on the bottoms of some purlins.

South of the point where the hips intersect the joists change direction, running north to south, spanning to the south wall. At the east and west eaves, the joists are held well back from the wall, and from the outermost of these, outriggers span to the east and west walls. Just below the king post of the truss, the north end of the joist was borne on a cleat to avoid eating up too much of the bottom chord at this intersection.

North of the point where the hips intersect, the western slope of the roof is largely rebuilt, probably the result of a fire, for which charring in various locations provides clear evidence. Below the rebuilt section, the bottom a length of steel I-beam was laid over the top of the lower truss chord and secured with a series of stirrups.

Sheathing: The roof frame bears a covering of square-edge, circular-sawn plank, closely spaced, but not tight. Very few nails can be seen protruding through this material, indicating that the building has always had standing-seam metal covering.

Divisions: The frame offers good evidence of the building's earliest subdivision. Among all the present partitions, only the south wall of the second-floor passage has studs that protrude into the attic, and the plaster ceiling stops against this partition. All other partitions are later, having been set against an existing plaster ceiling.

Most of these later divisions are related to building's conversion to a dormitory at the end of the 19th century. Contemporary with this change, a brick wall was erected to divide the attic of Levering Hall from that of the second-floor addition over the south Student room (56 East Range). This was necessary because the added room over 56 East Range belonged to the Hotel, even though it was physically part of the Levering Hall. Once the structure became a dormitory, the wall ensured a total separation between the adjoining rooms of the dormitory and Hotel F.

Chimneys: It was necessary, of course, to heat the upper rooms of the new dorm. At the north end, this was accomplished by a shared chimney that afforded corner fireplaces in two adjacent spaces. Evidence for this chimney is still visible in the attic. The first two joists south of the brick attic wall have been truncated at a 45-degree angle, to accommodate the triangular mass of the chimney. This added chimney was integral with the new attic wall, and one

HOTEL F

can see a patch in this wall where it was rebuilt, following removal of the chimney is 1953.

The opposite end of the building was similarly divided in the dormitory period, and it too required some means of heating. In this case, the chimney stood on the longitudinal interior partition. It is still present, having been constructed with re-used bricks. The joists and rafters were altered to accommodate this insertion. At the attic floor the joist that corresponded with the kingpost was not mortised into the bottom chord, but was borne on a cleat to avoid too many cuts in the truss. This joist was later cut and the portion nearest the truss was removed to make way for the chimney. On the back side of the chimney, the other half of this joist remains. Up at the roof, one of the rafters was cut, moved and re-attached to a header to accommodate the new stack.



East facade of Student Rooms 48-54

ARCHITECTURAL DESCRIPTION

STUDENT ROOMS 48-54 EAST RANGE

EXTERIOR

This wing of student rooms embraces 48-54 East Range. This range and its arcade were built against the north flanks of Hotel F and its arcade after their completion. Each of the rooms had a single doorway in the front and was lit by a single window in the rear.

By 1907 Hotel F was extended by the construction of additions above and behind Student Room 54. Owing to these improvements, it is likely that the student room itself was incorporated into the plan of Hotel F. The rear extension first appeared on the 1907 Sanborne insurance map. Perhaps it was a porch. In any case, this ground-floor addition has disappeared, but the second-floor extension remains. Because it brackets a portion of the north student range, it is included in the following discussion.

GENERAL FEATURES

Roof: Once the walls of the North Student Range and the adjacent arcade rooms shared a serrated covering of the sort originally devised by Thomas Jefferson. Here and elsewhere around the University, these roofs proved to be a constant source of difficulty. During the 1830s, new hipped roofs were built



West facade of Student Rooms 48-54

HOTEL F

over all the student rooms, including 48-54 East Range. The latter roof is now clad with slates of graduated size and exposure. The ridge and hips are coped with copper. The date of these coverings is unclear.

Chimneys: Both chimneys center on the depth of the student rooms, but the present gable roof centers on the combined depth of the student rooms and arcade. As a result, both chimneys emerge from the rear slope of that roof.

48 and 50 East Range: This chimney is approximately 2'-8" square. The rear face rises 20 courses above the roof, with the top two courses pulled out slightly to form a cap. The stack is laid in stretcher bond. Though original, it seems to have been re-pointed and re-flashed in recent times. The cap flashings are too high, calling unwanted attention to themselves.

52 and 54 East Range: The chimney that now serves these student rooms is incorporated into the end wall of the 1890 extension over 54 East Range. See "c. 1902 Addition," below.

EAST ELEVATION

The masonry walls of this range were originally laid against the existing walls of Hotel F. Subsequently, the student rooms and the arcade in front were covered in a single operation with one of Jefferson's serrated roofs. The four student rooms were heated by two shared chimneys—the north one serving 48 and 50 East Range; the south one serving 52 and 54 East Range. Each of the rooms was accessible by a single doorway on the east front, and each was lit by a single window in the rear (west) wall.

Entablature: See "Arcade" below.

Masonry: The east wall of this student range is laid four courses to 11 ½," with trimmed overhand joints averaging 3/8" thick. The work is Flemish bond above the watertable and stretcher bond below. The top of the water table stands three courses above the concrete pavement of the arcade.

The wall retains traces of early, perhaps original, color-wash and the joints retain early penciling. Below the watertable the brick exhibits traces of lime wash, which turns onto both ends of the concrete steps, but not the fronts. That would seem to date the finish to the end of the 19th century when the steps were probably installed. See "Steps" below.

Below each of the doorsills, the void created by raising the doors was filled in with new brickwork, incorporating a cast iron vent. See "Doorways" below.

ARCHITECTURAL DESCRIPTION

Doorways: All doorways in this section of East Range have been elevated four courses—it appears that the wooden sills originally sat directly on the top of the watertable. In most cases, the masonry jambs of the original doorways remain visible below the present door sill.

All of these doorways were altered as a consequence of the 1858 typhoid epidemic. In the wake of this outbreak, the Board of Visitors directed that the spaces below the student rooms on both ranges be cleaned and ventilated. Pursuant to this directive, vents were installed in the crawl spaces under this and certain other sections of the ranges. The intention was to promote better ventilation and thus better hygiene.

Although the frames have all shifted in their openings, they are original to the Jefferson-era construction, having stepped double architraves and bold, cyma reversa backbands. This trim is applied to the fore edges of the plain plank jambs and soffits. The sills of the doorways are made of yellow pine and exhibit varying degrees of wear. All are original to the Jefferson-era construction. The sill at 48 East Range exhibits a round bolt hole just within the plane of the architrave, this being where a foot bolt secured the stationary leaf of the louvered blinds. Nor clear evidence for a foot bolt was visible on either shutter, however. The other sills exhibit no evidence for foot bolts.

In contrast to the frames, all the doors are modern, having blind tenons and no pegs. These probably date from the 1953 renovation of Hotel F, and so too must the present mortise locks and butt hinges.

Shutters: All of the shutters are early. Each has a medial rail with louvers above and below. In the most recent renovations, copper screen was added to the inner face of each louver and secured by small wooden strips. Some of these shutters may not be original to their present locations.

These shutters are held open by thumb latches, each engaging a catch bedded in the wall. This hardware appears to be early. All shutters are mounted with strap-type hinges, pivoting on surface-mounted pintles. All the straps are original. As is typical for the earliest ones, they have no finials and are mounted with flat-head woodscrews. The pintles are all mounted on back plates secured by flat-head woodscrews. A few of these appear never to have moved, though most seem to have been reset at some point.

Steps: The raising of the doorways and floors of the student rooms shortly after 1858 made it necessary to provide steps of some sort down to the paving. These arrangements were probably modified when the arcade paving was renewed in 1898. The present steps relate closely to the later paving, and it

HOTEL F

is likely that these features were contemporary installations. The steps are typically 4'-2" long x 10 3/4" deep x 10 1/2" high.

Arcade: This structure abuts the front of 48-54 East Range and also the north end of the main Hotel arcade. It was built following completion of the main arcade. To maintain a consistent rhythm in the spacing of the arcade openings, centering every arch on a corresponding doorway, Jefferson adjusted the end bays by introducing paired pilasters at both ends. By truncating the pilaster that adjoined the main arcade, Jefferson and his masons were able to achieve a regular composition.

This arcade shares a hipped roof with the adjoining range of student rooms. For more information, see the general exterior discussion for this range. The entablature on the arcade is also the entablature for the east elevation of the student range. It matches that elsewhere on the other elevations and on the adjoining arcades. It has been renewed at both ends of this arcade, but the central portion of the fascia, soffit, frieze, and that portion of the architrave integral to it are original.

Previous comments concerning the masonry walls of the main arcade are applicable here. This arcade differs from those to the south in having a plastered ceiling. The plaster turns down onto the free-standing walls of the arcade, stopping at the imposts. The front wall of the student rooms is not plastered.

Addition: Circa 1890, a new bedroom (Room 205) was constructed atop 54 East Range. It was intended for the use by Dr. Paul Barringer, who then occupied Hotel F with his family.

The metal, standing-seam roof covering this addition matches that on Levering Hall. For more information, see the general exterior discussion for Levering Hall.

The chimney that now serves 52 and 54 East Range is incorporated into the north wall of the c. 1890 extension. It projects about 12" from the wall and is approximately 44" wide. Sixteen courses above the roof (counted up the rear corner) the chimney steps in about an inch. The top of the stack stands 44 courses above that point, with the top two courses pulled out an inch or so to form the cap. The pointing does not appear to be recent, nor does it seem to be original.

The cornice displays a simple, classically-inspired profile—a cyma recta crown, a plain fascia and soffit, a cove bed molding, and a plain fascia

ARCHITECTURAL DESCRIPTION

below the bed. The cornice returns on the gable end, indicative of its later date. At the corner of the hotel, the cornice abuts and copes to the original Tuscan cornice.

The front wall of the c. 1890 addition is laid in 1:6 bond, with alternating headers and stretchers in what would normally be the header courses. The masonry rises 4 courses in 12 $\frac{3}{4}$ ", with $\frac{1}{2}$ " overhand joints. These joints show clear evidence of penciling, but not color-washing.

Window W2051 helps to light the c. 1890 addition. By all appearances, it is a Jefferson-era window, reused in the present location. Originally it was probably the east, second-floor window on the north end of the Hotel. For some reason, the north end of the sill has been clipped. For more information, see Room 205.

NORTH ELEVATION

Roof: See East Elevation.

Cornice: The Tuscan cornice on the end of the arcade continues across the north elevation of 48 East Range. On this north end of the structure, it is entirely modern.

Masonry: The end wall of the student room range is laid in 1:5 American bond, four courses to 11 $\frac{1}{4}$ ", with trimmed overhand joints, averaging $\frac{3}{8}$ " thick. The north end of the arcade is laid in the same manner at the eastern front. For more information, see "East Elevation."

The piers are laid in stretcher bond. The stepped plinth for the west pier of the arch returns against the face of the north wall.

Addition: The gable end of the c. 1902 extension over 54 East Range is visible above the roof of the student range. The end chimney adjoining this gable replaced the chimney that originally served 52 and 54 East Range. The raking cornices of the extension have deep soffits, matching the front and rear cornices of the addition. They die into the sides of the chimney and may have been renewed in the 1953 renovation, as they are in very good condition. For more information, see "East Elevation."

HOTEL F

WEST ELEVATION

From this side of the building, the second-floor addition atop 54 East Range is evident. The construction of this second-floor extension accompanied a ground-floor addition. It seems that the latter was pulled down in 1953.

Entablature: The Tuscan entablature continues along the entire west wall of this range of student rooms. All is modern above the frieze, and also the upper member of the architrave. At the northern end of the range, the frieze and the lower member of the architrave have been replaced to a point about 4 feet in from the corner. At the opposite end of the range, the entire entablature is modern from the hotel back to a point directly below the salient corner of the addition over 54 East Range.

Masonry: General comments concerning the masonry wall of the north elevation are applicable here. No watertable is visible here, owing perhaps to the higher grade on this side of the building. For more information, see “North Elevation.”

This back wall of 54 East Range--and the adjacent wall of Hotel F--appear to have been lightly blasted within the confines of the c.1907 ground-floor extension, possibly to remove paint or some other finish from the brick. This could indicate that the enclosure was a porch. In any case, the appendage was approximately 13'-4" wide, measured along the back wall of the student rooms.

Doorways: Circa 1907, a doorway was cut into the west wall of 54 East Range for access from that space--then serving as a sitting room for the hotel--to a new rear porch or shed. The south jamb of the masonry opening stood 4" off the flank of Hotel F, and was 3'-3" wide x 6—7 ¼" high, measured from the existing stoop. The rear appendage was later removed and the later filled with masonry, probably in 1953, when the present porch was created.

Windows: Four windows in this rear wall light the corresponding student rooms. The 6 ½" double architraves of the four ground-floor windows are stepped, with large, cyma reversa backbands fashioned in the usual Jeffersonian manner. The sills are squared at the front edge, with extensions held tight against the masonry. The six-light sashes are all modern, dating to the recent (2009) remodeling of these rooms.

Shutters: The shutters are all modern, made in accord with the reproductions on the fronts of Hotel F and Levering Hall. However, all the hinge straps appear

ARCHITECTURAL DESCRIPTION

to original, being wrought and having no finials. The shutters are hung on a mixture of early pintles. Few if any of these appear to be in their original situations. All holdbacks are modern, restoration-type fittings, which do not match originals noted elsewhere at the University. They probably date to the 1953 renovation.

- Rain Leader: At some past time, a rain leader descended along the interior corner formed by the 1890 ground-floor addition and the back wall of 45 East Range. At the ground it entered a tile boot, which is still visible. When the rear extension was removed, the rain leader was removed, the entablature was extended all the way to the Hotel, and the boot closed with mortar. A ghost of the leader is still visible on the rear wall of the student rooms.
- Vent: Below the window of 50 East Range, a cast-iron vent delivers fresh air to the crawl space below the student rooms. This vent was probably installed in 1858 as part of an effort to improve hygiene in the wake of an epidemic earlier that year. The vent stands partly below grade in a brick well, supporting the idea that the ground has been raised in the rear of the student rooms.
- Telcom: Between the windows of 50 and 52 East Range stands a metal pedestal housing communications wiring.
- Porch: The existing porch dates from the 1953 renovation. For more information see Hotel F, “North Elevation.”

HOTEL F



Serrated roof over Student Rooms 48-54

ARCHITECTURAL DESCRIPTION

SOUTH STUDENT ROOM (56 EAST RANGE)

EXTERIOR

This single room was originally built against the south flank of Hotel F, contemporary with the erection of that building. In 1858, the space was subsumed by the newly constructed building we know today as Levering Hall.

EAST ELEVATION

Masonry: The brick front wall of the student room is laid in Flemish bond, four courses to 11 3/8" with trimmed joints 3/8" thick. Most of the masonry appears to be original, except that under the window, which dates to the closing of the original doorway. There is much re-pointing at the bottom of the wall, evidently a consequence of rising damp. Higher up, the early joints show evidence of penciling. The wall shows evidence of heavy, reddish color-washing over this penciling and over an earlier, color-washed finish.

Doorway: The exterior doorway that originally afforded access to 56 East Range was closed late in the 19th century when Levering Hall was altered to function as a dormitory. (The implication of this change is that the room was taken into the hotel at that time). Below the present window, the masonry that closed this opening was laid in running bond, indication of its relatively late date. Just above the watertable are several closers, indicating the width of the original masonry opening - 49 1/2" inches clear between the brick jambs. The north masonry jamb stood 97 3/4" from the southwest interior corner of the arcade. It appears that the masonry opening extended down to the top of the first course above the watertable.

Windows: W1061: The present, 6/6 window was created by closing the original exterior doorway. The frame and trim match those in the ground-floor openings of Levering Hall, which are believed to date from the conversion of that structure to a dormitory in 1898. For interior information see Hotel F, "Room 113".

The upper sash has been fixed in a lowered position with supports in the sash channels to accommodate a window A/C unit. A Plexiglas closure panel fills the resulting void above the top sash.

Arcade: To center the single arch of this arcade on the corresponding doorway of 56 East Range, Jefferson introduced pilasters on both sides of the arch. Those on the north side of the arch are partly truncated by the main arcade. Remnants of the original entablature remain on the southern end of the arcade, where the frieze and soffit appear to be early, but the upper elements of the architrave are modern.

In 1898, the south end of the main arcade was dismantled, merging it and the present arcade into a single structure. For more information, see the arcade discussion under "Hotel F."

HOTEL F



Typical condition of slate roof over Student Rooms



Detail of slate roof over Student Rooms

HOTEL F

PROBLEMS OF REPAIR

Typical of the Jefferson-era buildings within the Academical Village, Hotel F, Levering Hall and the adjacent student rooms are largely in good condition. Although each one of these buildings has been impacted by alterations, improvements and changes in use, they continue to function well and serve the needs of the University. Such longevity is a testament to the quality of both the design and materials used in the construction of these buildings.

The greatest issue affecting this group of buildings is the cumulative effects of incremental change. Unlike many of the other buildings of the Academical Village, Hotel F has never benefited from being restored; in fact, its last major renovation occurred over fifty years ago. Buildings that once housed coherent and rational plans have, through time, become divided into a series of small office spaces. Levering Hall has fared better; however, the treatment of the interior finishes has diminished the overall quality of the space.

One practice that should be implemented with regards to repairs performed on this and other buildings of the Academical Village is the dating of all new work. 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 present.

ROOFING

Student Rooms

The slate roof covering the student rooms is in poor condition and should be replaced. This roof has been repaired several times over many years and it has simply reached the end of its service life. Inspection of the roof revealed the following issues:

- A large quantity of broken, slipped, and missing slates
- Numerous bib flashings where slates have been repaired
- Flattened hook straps no longer securing repaired slates
- Various colors and sizes of replacement slates
- Flashings around roof vents are poorly executed and nearing the end of their service life

During the inspection of the serrated roofs encapsulated beneath the student room gable roofs, the underside of the slate roofs were examined. The roof sheathing and framing exhibited the

HOTEL F



Bent gutter on east eave of Levering Hall

affects of the conditions observed above. Water stains on the roof rafters revealed locations of past roof leaks. Owing to dry conditions at the time of the inspection, the existence of active leaks could not be determined. Past leaks have contributed to pockets of rot on a few framing members. This condition is most prevalent at the rafter tails where the rafters join the wall plate.

Recommendations:

Remove existing slate roof and replace with new slate roof. The existing slate is in poor condition and should not be reused.

CHIMNEYS

Levering Hall

The chimney at the south end of Levering Hall is capped and not in use .

Hotel F

The main chimney at the west end of Hotel F's roof has been repointed; this work may date to when the roofing was applied. The composition of the pointing mortar is unknown. The

PROBLEMS OF REPAIR

pointing displays extensive cracking throughout the chimney. This condition may result from the preparation of the mortar, the type of mortar used and/or its application. The pointing does not appear to be bedded very deep in the joint and may be easily raked out and replaced. Small areas of pointing are already missing from the chimney furthering the possibility that the pointing may have been improperly applied.

Student Rooms

Overall the student room chimneys are in good condition; however, the flashing detail used through the roof should be improved upon to create a more aesthetic and period appropriate appearance.

Recommendations:

Hotel F – Remove existing chimney pointing and replace with a lime based pointing mortar.

Student Rooms – Replace chimney flashing during slate roofing project. Flashing system should employ materials and details appropriate to the period of the building.

GUTTERS AND LEADERS

Levering Hall and Hotel F

Rain water was observed discharging over the gutters along the east side of Levering Hall and the student rooms during a rain fall. A significant length of gutter (approximately 5 feet) at the north end of Levering Hall has bent away from the roof. A single slide of snow off the valley here would result in such a condition. Rain discharging from the valley here misses the gutter and cascades off the building. A similar condition exists at the north side of Hotel F's pediment where the gutter on the addition here catches discharge from the corresponding valley.

Recommendations:

Repair/replace gutters along east side of Levering Hall and Hotel F. Heavy gauge gutters and brackets should be used to prevent bending. Additional snow guards should be installed on the roofs of Levering Hall and Hotel F to prevent snow slides at these locations.

Inspect gutters on west side of building to verify condition of gutter and need for additional snow guards along eave of roof and valley areas.

HOTEL F



Detail of mortar joints on east facade of Hotel F



North wall of Student Room 48

PROBLEMS OF REPAIR

BRICK AND MASONRY

The majority of the brickwork is in good condition and performing well. Scattered areas of deteriorated pointing are found across the exterior of the buildings. Furthermore, large areas of soiling are also present. Backsplash from roof runoff and biological growth on the north side of the building are the principal sources of soiling. These conditions can be observed at:

- Select areas across the west façade of the student rooms
- Cheek walls of stair leading to cellar of Hotel F
- Wall and jambs around door to cellar showers
- Lower three feet along the north wall of the student rooms
- First five courses of brick along the east wall of the arcade. Isolated to the exterior side of the brickwork.

Special care must be taken not to destroy important evidence remaining on the brick surfaces when undertaking repairs. Historic signatures on the mortar joints in the arcade, paint and colorwash on the east façade and ghost marks and scars throughout the facades all contain telling information about the history of the hotel. Even the *VA – 30, W&L – 7* ghost on the second floor east façade, referring to the Cavalier's defeat of Washington and Lee in football on November 7, 1926 may by now be considered historically significant and retained for posterity. Care must be taken to address these features during the planning phases of work so they may be documented or avoided all together.

Recommendations:

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

Point areas of missing and/or deteriorated mortar using a lime based pointing mortar. Replacement pointing should match the original color, texture, and profile of surrounding pointing.

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

Gently clean soiled brickwork to remove soiling and biological growth. The goal of cleaning is to simply remove surface dirt. Some discoloration caused by these contaminants may remain even after cleaning.

PAINT

Paint analysis should be performed on all of the painted areas to determine the original colors of the painted surfaces and document the color history.

HOTEL F

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:

The doors should be scraped to remove loose and failing paint; extreme care must be taken when working around moldings so as not to damage or destroy their profile. 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 are inappropriate 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.

INTERIOR

BASEMENT SHOWERS

The basement shower room in Hotel F is dated and in need of a complete rehabilitation. With its surface mounted plumbing and plywood shower partitions, the room appears outdated. Much of the piping is rusting owing to the moisture generated in this space. Those pipes that aren't rusting are caked with paint. The lack of natural light and adequate ventilation is encouraging the growth of mildew throughout the space. Modern fixtures, finishes and services would greatly improve the appearance and function of this space.

Recommendations:

Renovate basement shower in its entirety updating fixtures, finishes and services.

HOTEL F AND LEVERING HALL

The interiors of Hotel F and Levering Hall can stand to be sensitively renovated. While the interiors have no critical concerns, they are dated and could benefit from being improved. Owing to the interconnected relationship of the buildings, it would seem logical that the two interiors be addressed at the same time. The scope of the project would likely influence the approach taken, which could range from the updating of interior finishes and services to the partial or full restoration of entire spaces. Whatever the case may be, the work performed should respect the history and architecture of the buildings. The existing character defining elements should be retained and missing elements should be reintroduced.

HOTEL F

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

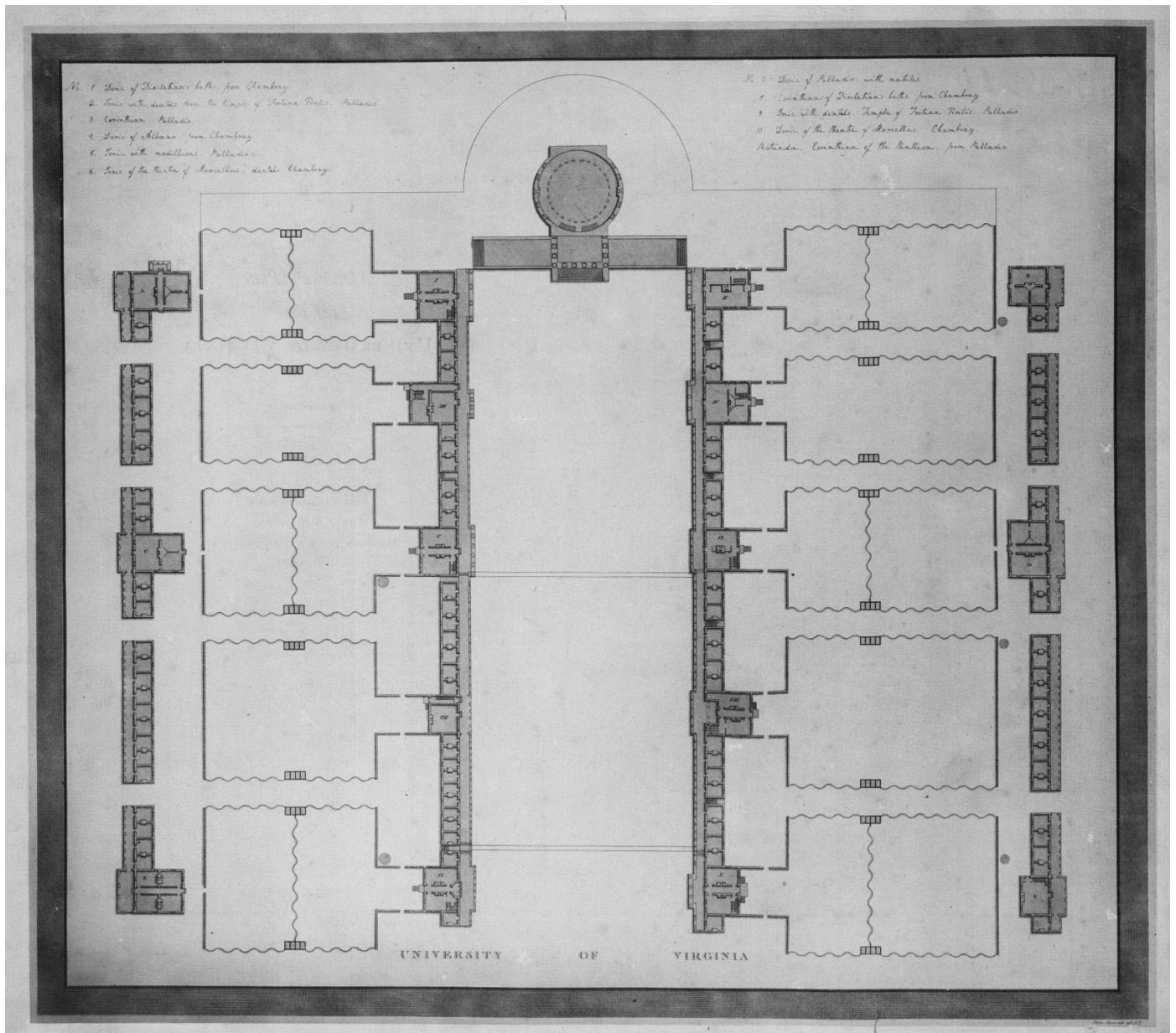
Soon after starting the archival research for the Hotel A Historic Structure Report, it became apparent that the identification system for the Hotels - A, C, and E along the West Range and B, D, and F along the East Range - had not always been as we now know it. Inconsistencies in building designations 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

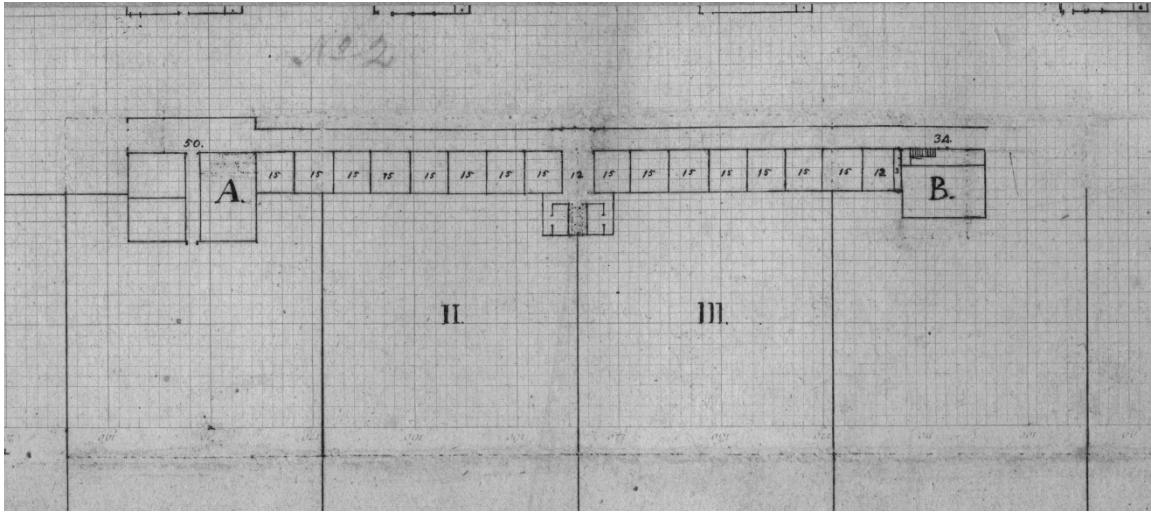
Jefferson's Academical Village survives virtually intact, save for minor alterations made through time. The Rotunda stands at the north end of the U-shaped compound with the Lawn stretching southward to what was originally the open vista. Flanking the Lawn to either side are the Pavilions, connected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

HOTEL F



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.

BUILDING DESIGNATIONS



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.

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 1818

The earliest designation system identified was used by Jefferson in his studies for the West Street (N-306, N-305, N-366). Dating to March and April of 1818, 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.

HOTEL F

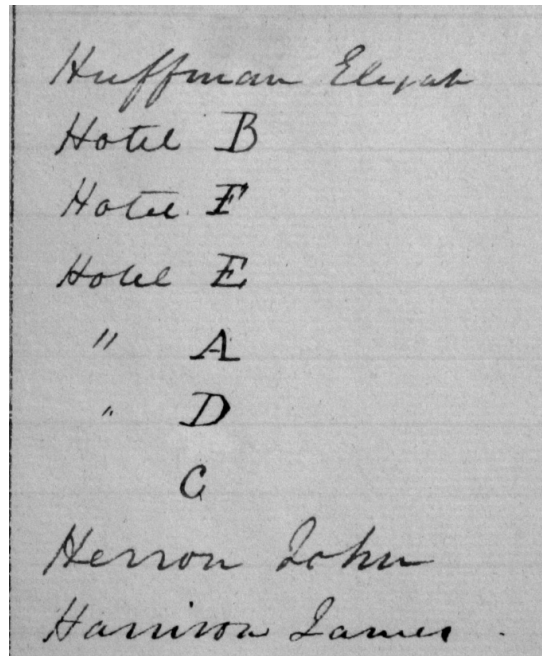
System Two 1821 -1825

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.

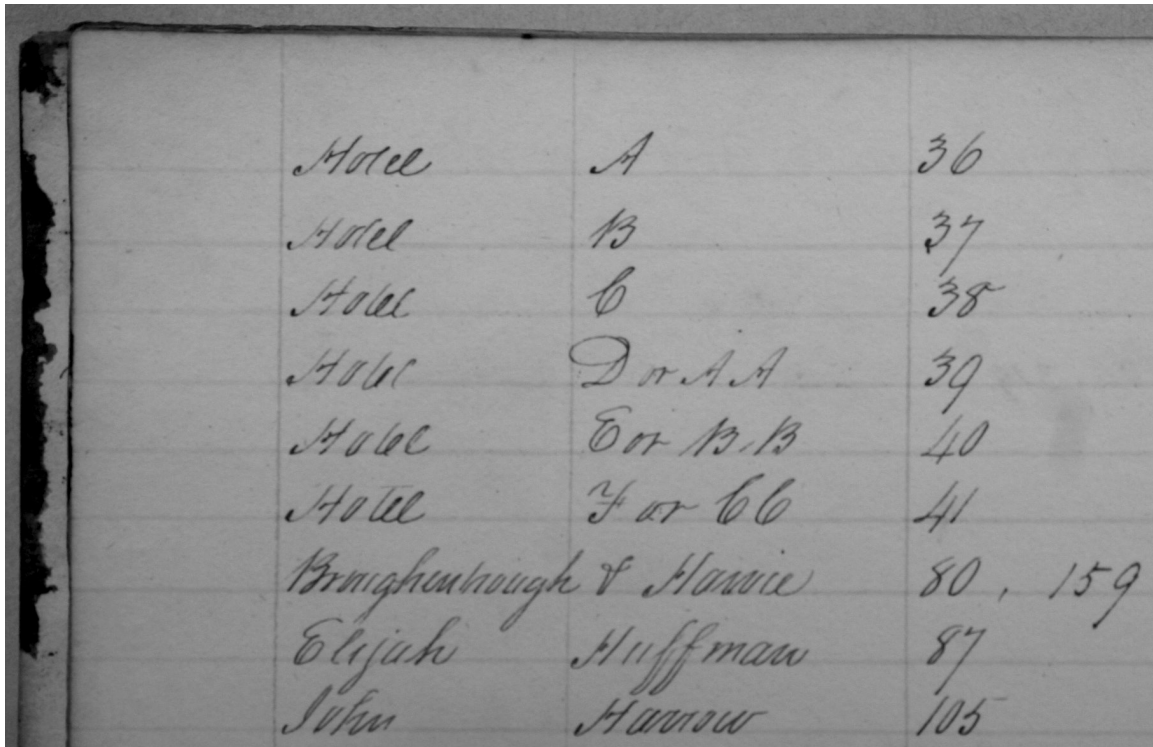
In the documents employed for this study, system two was used in 1821-1822 in the Proctor's Ledgers, correspondence, and 1822 balance sheet. It fell out of use in 1823 and was replaced completely by System Three. However, it reappeared in 1825, showing up in September of that year in both the Proctor's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



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.

BUILDING DESIGNATIONS



| | | |
|---------------------|-----------|---------|
| Hotel | A | 36 |
| Hotel | B | 37 |
| Hotel | C | 38 |
| Hotel | D or A.A. | 39 |
| Hotel | E or B.B. | 40 |
| Hotel | F or C.C. | 41 |
| Brimingham & Harvie | | 80, 159 |
| Elijah | Huffman | 87 |
| John | Harvow | 105 |

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 digging [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.

HOTEL F

Balance Sheet of the University

| Folio | Description | Dollars | Cents | Total |
|-------|-----------------|---------|-------|-----------|
| 36 | Hotel A - now B | 4.488 | 74 | |
| 37 | " B - now D | 6.179 | 26 | |
| 38 | " C " " F | 4.513 | 53 | |
| 39 | " A. A " A | 6.205 | 80 | |
| 40 | " B B " C | 4.627 | 54 | |
| 41 | " C. C " E | 5.991 | 98 | |
| 44 | Pavilion No 1 | 9.828 | 00 | |
| 45 | " No 8 | 10.648 | 63 | |
| | | | | 32.006.85 |

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

BUILDING DESIGNATIONS

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” identified 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.

HOTEL F

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 .

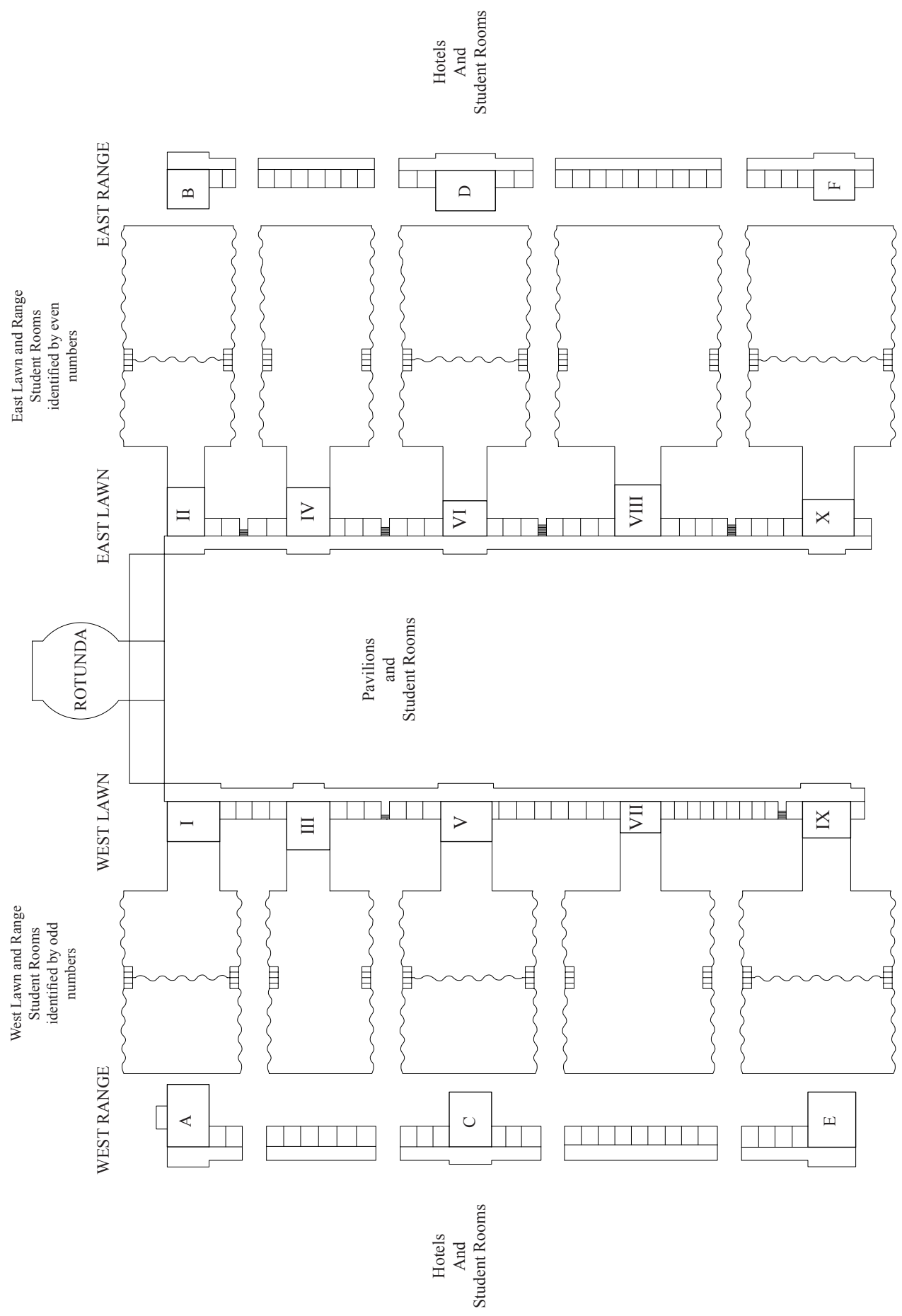
6 Thomas Jefferson to Arthur Brockenbrough, December 5, 1824. Thomas Jefferson Papers, Box Number TB-2113, Albert and Shirley Small Special Collections Library, University of Virginia.

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

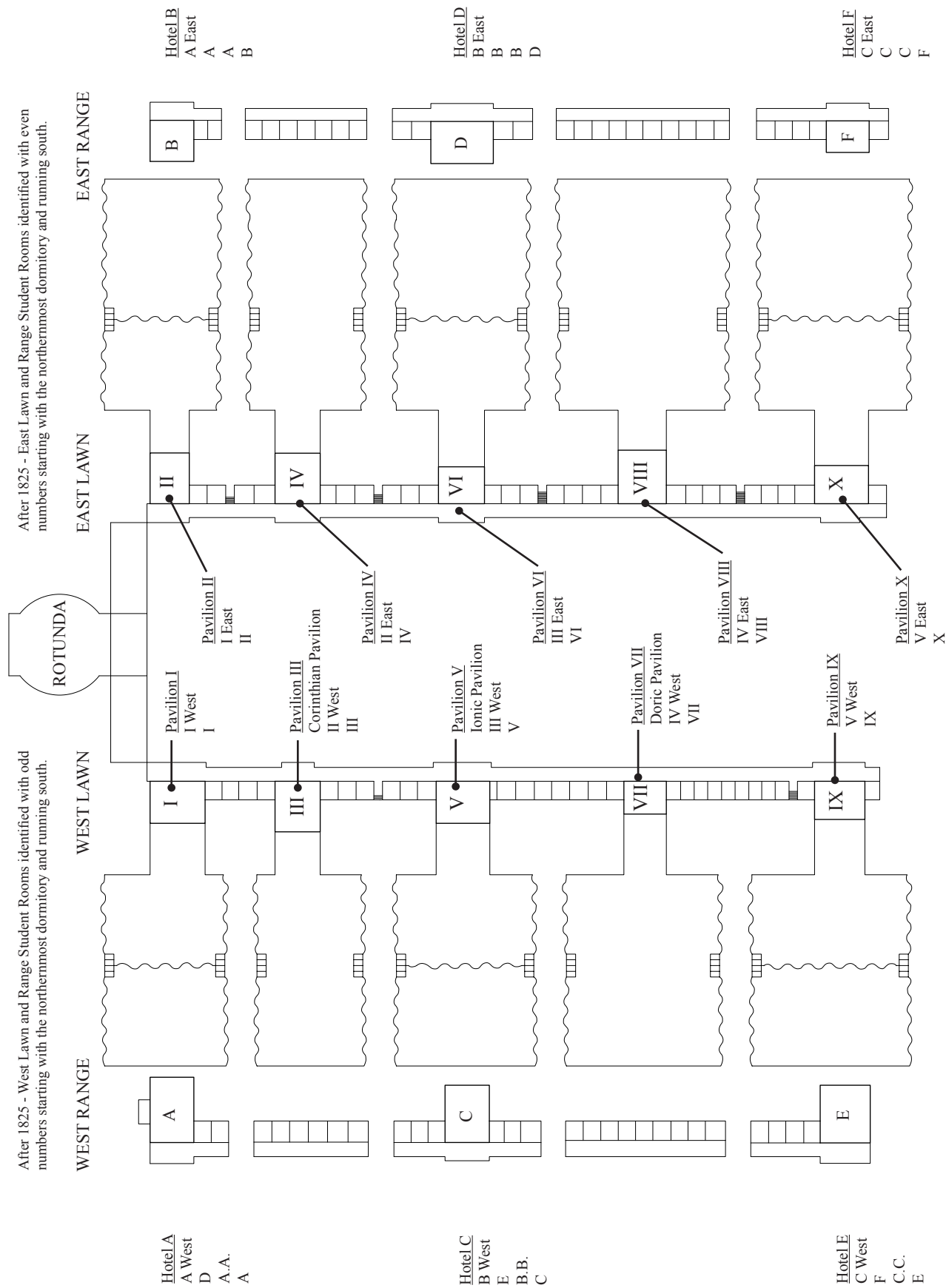
Prior to 1825 - West Lawn and Range Student Rooms identified with the northernmost dormitory and running south.

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

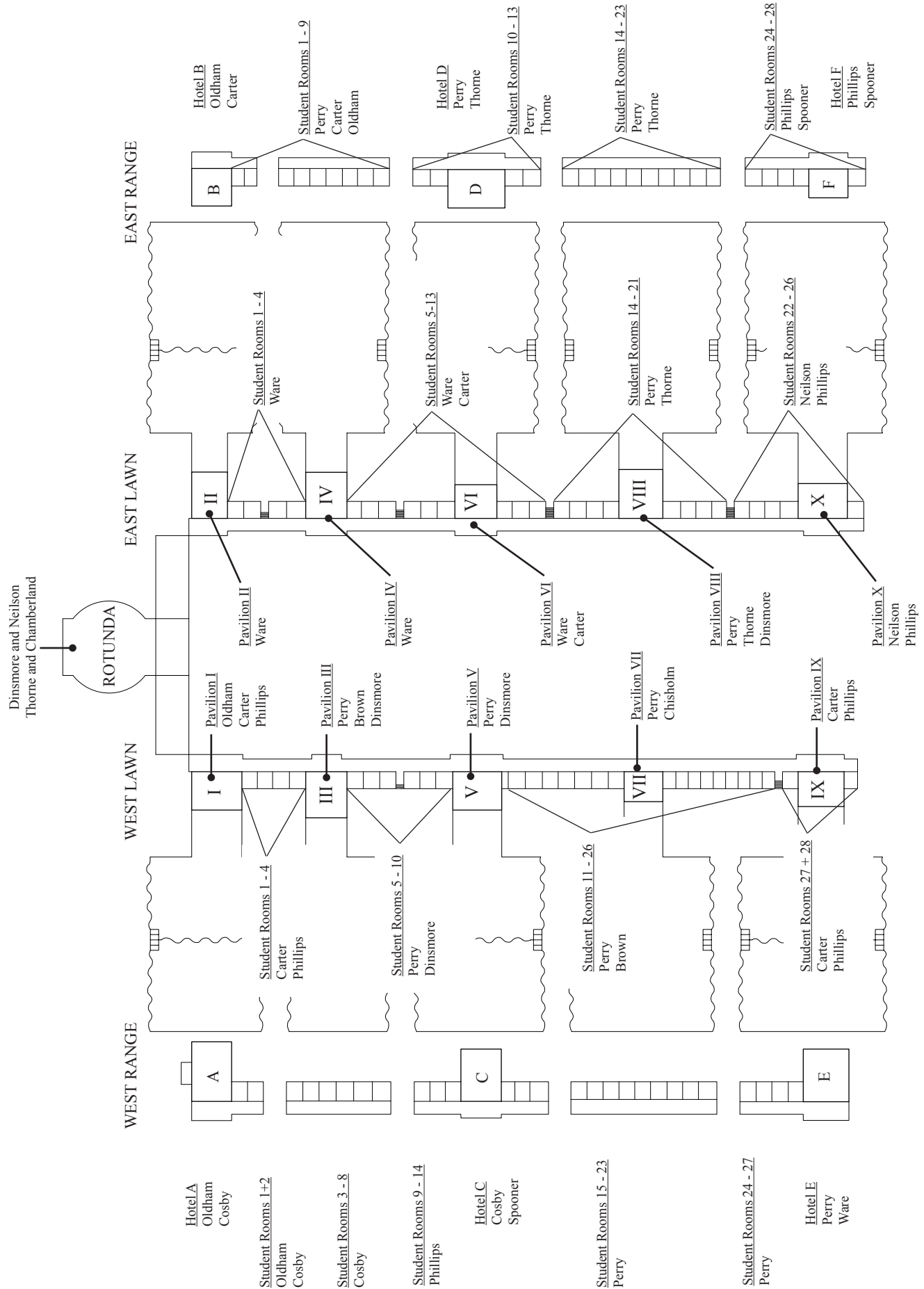
Student Rooms

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

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



BRICKMASONRY AND CARPENTERS : 1817 - 1826



APPENDIX - A

CHRONOLOGICAL LIST OF HOTEL-KEEPERS

HOTEL F

The table below is a chronological listing of the individual Hotel-keepers at the University from 1824 - 1906. This table is limited to Hotel-keepers stationed at the Hotels of the Academical Village; those at Monroe Hill and Carr's Hill are not identified. This list is largely based on records found in the Proctor's Ledgers and from the minutes of the Board of Visitors meetings.

| PERIOD | HOTEL | | | | | |
|------------------------|----------------|-------------------|-----------------|--------------------------------|-------------------|-------------------|
| | A | B | C | D | E | F |
| 1824 - 1828 | Edwin Conway | John B. Richieson | Warner M. Minor | George W. Spotswood | John Gray | Simeon B. Chapman |
| 1828 | Edwin Conway | | Warner M. Minor | George W. Spotswood | John Gray | |
| 1829 - 1831 | Edwin Conway | | | | Sarah Carter Gray | John N. Rose |
| Sept. 1831 - Oct. 1832 | Edwin Conway | | | William Wertenbaker | Sarah Carter Gray | John N. Rose |
| Oct. 1832 - July 1833 | Edwin Conway | | | William Wertenbaker | Sarah Carter Gray | John N. Rose |
| July 1833 - 1835 | Edwin Conway | | | John N. Rose | Sarah Carter Gray | |
| 1835 - 1839 | Edwin Conway | | | Daniel Perrow/ William Ward | Sarah Carter Gray | |
| 1839 - 1840 | Edwin Conway | | | William Ward | Sarah Carter Gray | |
| 1840 - 1841 | Edwin Conway | | | Mrs. Margret Ward | Sarah Carter Gray | |
| 1841 - 1845 | Edwin Conway | | | Thomas T. Swann | Sarah Carter Gray | |
| 1845 - 1850 | Addison Maupin | | | Josiah Bigelow | James R. Watson | |

LIST OF HOTEL KEEPERS

| PERIOD | HOTEL | | | | | |
|---------------------------|------------------------------|---|---|---------------------|-----------------|-------------------|
| | A | B | C | D | E | F |
| 1850 - 1853 | Addison Maupin | | | George W. Briggs | James R. Watson | |
| 1853 - 1854 | Addison Maupin | | | George W. Briggs | James R. Watson | |
| 1854 - 1855 | Addison Maupin | | | William Wertenbaker | James R. Watson | |
| 1858 | Ansele Brock/ Daniel Ward | | | | Mary Ross | Wyatt W. Hamner |
| 1860 | Daniel Ward | | | | Mary Ross | Wyatt W. Hamner |
| 1865 - 1874 | Henry Massie | | | | Mary Ross | William Jefferies |
| 1874 | Henry Massie | | | | Mary Ross | William Jefferies |
| 1875 - 1876 | Henry Massie | | | | Mary Ross | |
| 1878 | Mrs. S. Massie | | | | Mary Ross | |
| 1889 - 1894 | T. W. Elsom | | | | M. Burthe | |
| 1894 - 1895 | T. W. Elsom | | | | L. L. Gunther | |
| 1895 | T. W. Elsom | | | | W. B. Harris | |
| 1899 | Mrs. Isabel Perkins | | | | W. B. Harris | |
| 1900 - June 1903 | Mrs. Isabel Perkins | | | | Mrs. Yancey | |
| June 1903 - circa 1906 | Mrs. Isabel Perkins | | | | | |

APPENDIX - B

FIRE PROTECTION ANALYSIS

HOTEL F

Introduction

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 F 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.

Key fire safety issues in this building include:

- A number of potential ignition sources from building services including heating, air conditioning and building electrical circuitry. Statistically (45%-50% of total fire incidents) in historic buildings are related to malfunctioning heating and electrical systems.
- Several occupants use electrical appliances including computers, photocopiers, supplemental space heaters, and food/beverage preparation equipment.
- Student occupant activities including cooking, entertainment devices (i.e. televisions), candles, supplemental space heaters and fireplace use. Among the threats are the barbecue grills that were observed along the exterior walkway. It should be noted that residential fires represent more than 75% of the total fires in the United States and Canada.
- Vacant periods and ready access to the building (i.e. basement and office areas) which increases vandalism and arson risk.
- Combustible building materials including wood framing and finishes.

FIRE SAFETY ANALYSIS

- A wide array of combustible contents including paper, wood and plastic furnishings, and fabrics. In some locations the fuel loading (quantity of combustibles per unit of area) is extremely high and can contribute to a very fast developing fire.
- Deficiencies with interior fire resistance that will allow a fire to migrate throughout the building
- Incomplete fire detection and alarm
- No automatic fire suppression.

Based on present conditions there is a high probability that a fire could occur and become a fast growth event within ten minutes. This will result in extensive structural damage, loss of contents and for those who occupy the structure long term relocation. To safeguard the building and reduce loss potential a comprehensive fire protection effort is needed. Components of the program should include:

- Reduce the quantity of kindling fuels, especially in those offices where the greatest fuel loads are found.
- Power down non-essential electrical appliances when offices are vacant. Non-essential appliances are those that do not need to remain operational at all periods and include desk top computers, photocopiers, coffee makers and microwave ovens.
- Secure the building from unauthorized entry during unoccupied periods. Emphasis should include limited, keyed access to the office section during non-office periods and controlled access to the basement storage and shower areas.
- Conduct a complete analysis of the electrical system to identify overloading and break down conditions, and then make necessary improvements. Installing arc fault interruption devices on each circuit is advised.
- Conduct a complete analysis of heating and air conditioning devices to identify and remedy defects.
- Create a series of internal fire barriers to limit the size of the fire until the fire department is able to respond. These barriers should include enclosure of offices, main corridors, student residence spaces, attics, and the basement spaces. In many respects the building's construction can provide this barrier but the numerous flaws (i.e. holes and cracks) will need to be repaired to complete barrier integrity. A protocol should be established to repair all penetrations, such as new IT cable routes, as soon as they have been created.
- Upgrade interior doors to achieve a minimal thirty minute fire resistance rating and insuring that all doors can be closed. They should be closed when the respective space is vacant

HOTEL F

- Increase the amount of automatic fire detection components to the present alarm system
- Install automatic fire sprinklers

The protection program must recognize that a fire may occur when the University is experiencing a region wide emergency (i.e. hurricane), and consequently the fire department may be delayed or unable to respond. The protection efforts must include minimizing fire impact during a regional emergency.

This report presents details of the fire safety conditions and protection options for Hotel F. The issues described are as observed during the site survey in September 2009.

Fire Hazards and Scenarios

Fire risk at Hotel F falls into two categories: accidental and intentional. Accidental fires are those events that happen from mechanical system malfunctions, electrical faults, improper use of heat producing appliances, or harmful but unintentional actions such as construction mishaps. Intentional fires are malicious acts such as arson or vandalism and can range from simple damage to concealment of valuable artifact theft. A unique problem that has been documented in worldwide university and research facilities is arson fire to destroy research/documentation that will invalidate or cause changes to previous academic work.

Potential ignition sources in the building include:

- Electrical wiring and the extensive use of extension cords. In some instances these cords appear to have been in place for longer than intended and are exhibiting physical damage that can lead to malfunction.
- Portable air conditioners.
- Space heaters. While the building was not observed during colder months a portable space heater was noticed and therefore it is assumed that these appliances are also used.
- Office area food and beverage preparation appliances including coffee makers and microwave ovens. A common problem happens when coffee makers are left on at the close of the business day which causes the remaining beverage to evaporate and the heating element to overheat.
- Desk top computers, photocopiers, and portable electric lamps. Within several offices computers are placed very close to combustibles.
- Resident activities including entertainment (stereo and television), candles and food/beverage preparation. Outside cooking equipment was observed and is a threat.

FIRE SAFETY ANALYSIS

- Fireplaces in dormitory spaces.
- Periodic maintenance activities including plumbing soldering and the use of combustible paints, finishes and solvents.
- Unrestricted access to the office area and basement spaces. This provides an opportunity for arson and vandalism.

The site inspection revealed a number of potential fuels that will support combustion if a fire does start. These include:

- Combustible building construction materials including wood framing, sheathing and finishes
- Furnishings (chairs, tables, beds, cabinets and dressers)
- Paper documents.
- Fabrics

The highest fuel densities are found in several faculty offices where large quantities of loose papers could produce a fire with a peak heat release rate of 4-5 MW causing room temperatures to exceed 1,000°F within minutes. Since the fire resistance has a number of flaws an office fire can spread to involve the entire office wing and may spread to destroy the rest of the building. The next highest fuel loads are found in the dormitory spaces where 1-2 MW fires can occur.

Based on observed conditions, some of the potential fire scenarios include:

- Ignition Scenario #1 – Office. An overheating desktop computer within a first floor faculty office starts to burn and immediately ignites piles of office papers that are sitting on the desk. The fire develops with extreme rapidity spreading flames and burning embers throughout the room and elevating the room's temperatures to flashover (full room involvement) within one minute. The door to the room fails within five minutes allowing flames and smoke to enter the hallway. Occupants in other offices who are working behind closed doors are unaware of the situation until the smell smoke, but at this point they are unable to use the heavily smoke filled exit corridor. Persons passing by notice the flames and smoke coming from the office windows and notify the fire department. Flames have now extended into the attic through ceiling holes that were made by IT cable technicians but were never sealed when the work was completed. Fire is now spreading through the attic.

The fire department arrives to find flames from several first and second floor office windows and the attic eaves. Firefighters initially focus on rescuing the trapped second floor occupants and insuring that student residents are evacuated. Fearing

HOTEL F



Photo 1 shows an air conditioner in the office section corridor. A dedicated circuit was installed for this unit however the duplex was not placed within reach of the air conditioner electric cord. Consequently an extension cord that is not designed for long term use is needed.



Photo 2 shows a commonly observed office scenario with a number of extension cords serving long term appliances. The electric hot beverage heater is the type of appliance that commonly is left on after work hours.

FIRE SAFETY ANALYSIS



Photo 3 shows a torchiere light fixture which was observed in several offices. These lights operate at very high temperatures and are subject to materials falling on top of them. If the material is combustible (i.e. drapery) ignition can occur.



Photo 4 shows combustible framing elements that are found throughout the building

HOTEL F



Photo 5 shows an office that has a low quantity of fuels and will not contribute extensively to a fire.



Photo 6 shows an office in Hotel F that has an extremely high fuel load. These materials are arranged so that they have a large amount of surface area and will act as a kindling type fuel. Also note the presence of the desktop computer in close proximity to fuels. Once flames have appeared this room will experience a fire that can exceed 1,200°F and ultimate flashover (full room involvement) within minutes.

FIRE SAFETY ANALYSIS

as roof collapse firefighters do not attempt to enter the structure and commence fire fighting operations with large volume hoses (3750 liters per minute/1,000 gpm) are directed onto the roof and into windows into windows. Partial attic collapse occurs within twenty minutes of the first flames causing extensive damage to the upper levels. The fire is declared under control within one hour at which point the entire first and second floor office wing and contents are completely destroyed. The residential spaces do not experience heavy flame damage but receive a large amount of smoke and water damage so that they cannot be used. The building is closed for at least 6 months while repairs are undertaken..

Factors contributing to the loss include an ignition source that was placed close to a very large quantity of combustible materials, insufficient interior fire resistance features, a lack of fire detection and alarm equipment, and no automatic fire suppression. The office shown in Photo 6 is an example of a location where this situation could occur.

- Ignition Scenario #2 – Wiring Failure: Fatigued wire insulation on an electrical cord in an office breaks down and ignites paper materials. Within 2-3 minutes flames are spreading horizontally along the combustible ceiling igniting combustibles throughout the space. The door to the office was left open which allows flames and smoke to spread into the hall trapping occupants in the other offices. Occupants in the other offices notify the fire department which initiates the emergency response. At this point the attic temperatures are exceeding 500° -800°F and smoke generation rates are above 10,000 ft³/minute.

The fire department arrives within three minutes but their access to the building is blocked by a number of vehicles around the building which leads to an approximate 8 -10 minute period before fire suppression commences. Initial tactics focus on rescuing trapped occupants and making sure that residents are evacuated. By the time actual fire suppression starts sections of the roof framing have been weakened and collapse. Firefighting turns to an exterior attack with high volume hoses. It is controlled in one hour with complete loss of the first and second floor office spaces.

Factors that contribute to this fire loss include wiring failure, large quantities of readily combustible materials, no interior fire barriers, no fire detection and alarm, obstructed fire department access and a lack of automatic fire suppression. Photo 2 shows an example of where this could occur.

- Ignition Scenario #3 – Combustible Liquids: After a day of painting and refinishing, workers leave an open pile of organic oil soaked rags in the basement. Organic decomposition occurs so that after an approximate 10-20 minute period spontaneous combustion starts occur and the burning rags start to fly throughout the room, igniting adjacent combustibles. The fire reaches full flaming conditions within two to three minutes and spreads into the room where it starts to ignite combustibles within the space. Smoke and heat migrate through the basement crawl spaces and up into wall framing. A smoke detector in one of the student rooms activates and transmits an alarm to notify the fire department. The fire department responds and finds flames

HOTEL F

in the office and residential spaces. Fire has also extended into the attics and is breaching the roof. The results are similar to scenario 1 except fire damage is also found in the dormitory rooms.

- Ignition Scenario #4 – Fireplace malfunction: A student resident within one of the dormitory rooms decides to use fireplace in his room. After approximately fifteen minutes he smells a large quantity of smoke and hears crackling sounds coming from above the ceiling. This was caused by a chimney fire that breached worn mortar joints and has entered the attic. He calls 911 to alert the fire department and then knocks on other resident's doors to initiate evacuation. The fire department arrives with three minutes and the situation becomes similar to scenario one.

These are some of the possible fire scenarios that could occur in Hotel F. Others might involve:

- Overloaded electrical circuits within wall cavities that cause wiring insulation to fail and ignite
- A coffee maker that is left on when the building is vacant and causes the heating element to overheat
- A desktop computer malfunction caused by dust accumulation on circuitry
- Arson that has been used to destroy research
- Smoking
- A barbeque grill adjacent to a student room

In summary, Hotel F represents a sizable fuel package that has many possible ignition threats. If a fire occurs it may reach full-flaming status and can spread to completely destroy the building within a short period of time.

Risk Management/Fire Prevention

Based on the observed usage of the building there are a number of hazard control measures that should be implemented to reduce the risk and help to minimize the possibility of a fire.

- Perform a full electrical system analysis. Electrical hazards are one of the greatest threats to a period building. This effort would involve utilizing thermal image guns to conduct a survey of all wiring routes. Imaging guns are often capable of identifying "hot spots" that are indicative of wiring failures, so that corrections can be made before a fire starts.
- Upgrade all electrical services. Add electrical circuits for the actual type and number of appliances in the building. For example the circuit shown in Photo 1 should be

FIRE SAFETY ANALYSIS

modified to eliminate the extension cord. Other examples include adding circuits for office computers and other appliances, and prohibiting the use of extension cords.

- Turn off all electrical appliances when the building is vacant. Computers, photocopiers, beverage appliances and other appliances should be turned off when the respective space is vacant to prevent overheating and ignition. 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.
- Prohibit torchiere and other halogen lighting appliances.
- Install Arc Fault Interrupters. Arc fault interrupters are devices that 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 can readily be added to each circuit at the panel.
- Provide periodic inspections of heating and hot water equipment to insure proper operation. Repair or replace defects as they occur, prior to complete failure
- Periodically inspect all fireplaces and chimneys to identify mortar defects. Repair as necessary. Provide annual sweeping of all chimneys.
- Relocate office papers and other unused documents. Loose papers represent kindling type fuels that can allow a fire to develop rapidly. Within Hotel F the highest fuel concentrations are found in the offices and storage rooms. It is advisable to reduce the amount of fuels and place necessary papers in non-combustible filing cabinets. The situation in Photo 6 should not be allowed to continue since a fire in an office will impact the entire structure.
- Smoking must not be allowed in the building or on the grounds.
- Candles should not be used in the building.
- Prohibit outdoor barbeque use within 25 feet of the building
- Establish controlled building access so only authorized persons can enter the building during non-business periods.

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

- Shut down all non-essential electrical systems including heating/air conditioning and lighting circuits. The only circuits that shall remain energized are those dedicated circuits that serve resident needs, fire and security detection/alarm systems and sump pumps.

HOTEL F

- Close all interior doors 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 Resistance

Fire resistance is the building's ability to limit fire growth by decreasing structural combustibility and confining internal fire spread to the room or compartment where it starts. Effective fire resistance minimizes fire spread until the fire department responds or an automatic suppression system operates. At present Hotel F has essentially an office and residential fire compartment or zone. At a minimum there is a high probability for a fire to spread throughout the zone where it starts. Since there are several points where the fire could spread from one zone to another, it is conceivable that the fire will involve the entire structure. Specific observed fire resistance deficiencies in Hotel F include:

- Doors. The interior doors have negligible fire resistance and often do not fully close
- Wall openings. The building fabric in walls and ceilings should be able to provide a nominal 30 minutes of fire resistance. However numerous penetrations and openings have been created that will allow a fire to spread beyond the compartment. Cracks have also occurred.
- Unprotected structure. The basement ceiling has negligible fire resistance and will allow a basement fire to spread up into wall framing and the first floor spaces.
- Basement compartment. There is minimal or non-existent fire separation in the basement so that a fire can spread throughout the level
- Attic compartment. There are openings between the various attic spaces so that a fire can spread from one area to another

The recommended fire resistance strategy for the building must focus on creating a series of internal fire compartments to limit interior fire and smoke migration. Suggested fire resistance improvements are as follows:

- Subdivide the basement to provide a fire resistance compartment around the mechanical and bathroom spaces to confine a fire to the area. This should include upgrades to walls to prevent horizontal flame and smoke spread.
- Upgrade all ceilings with traditional plaster on lath or contemporary gypsum materials and seal all openings and penetrations.

FIRE SAFETY ANALYSIS



Photo 7 shows the first floor lounge with plastic and wood furnishings. Of special note is the plastic trash container.



Photo 8 shows the second floor office wing ceiling from the attic side. Note the pipe and electrical wire passages are not fully sealed to prevent a fire spread route.

HOTEL F



Photo 9 shows a first floor opening that was created for IT cables and was not sealed to prevent fire spread.



Photo 10 shows a typical office door. The fire resistance is negligible when it is closed, which for some doors is often not the case.

FIRE SAFETY ANALYSIS



Photo 11 shows the attic access hatch in the office wing. This is a non-rated assembly which can readily fail during a fire and permit fire spread into the attic.



Photo 12 shows an example of an attic opening that will permit a fire to spread from one section of the attic to the adjacent space.

HOTEL F



Photo 13 shows a second floor restroom vent that leads into the attic. A fire on the second floor can readily spread into the attic via this opening.



Photo 14. The basement ceiling is unprotected and has numerous cable and mechanical penetrations. A fire that originates in this space will be spread vertically to involve the first floor spaces within minutes.

FIRE SAFETY ANALYSIS

- Subdivide the attic by repairing all openings in existing walls.
- Repair the ceiling between the top occupied floor and the attic. Provide fire resistant attic access hatches.
- Insure 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 key period doors in office spaces. Period doors may be modified to provide up to an approximate twenty minutes of fire resistance by utilizing intumescent strips and coatings, and with strategically placed wire pins to prevent door fatigue when it is exposed to heat. This is especially critical for all doors that lead into the main corridor and monumental stairway. It is important that a fire be contained in the room where it starts until the fire department responds. Illustration 1 shows a concept that is presented in National Fire Protection Association (NFPA) Standard 914, Code for Fire Protection in Historic Structures while illustration 10 shows how a fire in a period room could enter the main corridor and spread up the monumental stair to upper levels.
- Add fire dampers. Provide fire dampers for all air supply ducts where they penetrate floors.
- Establish a repair policy whereby all penetrations that are created for cable or mechanical components are repaired as soon as the work is finished. Of special concern is the installation of IT cables that frequently create the greatest number of penetrations.

Fire Detection and Alarm

In a historically significant buildings it is crucial that a developing fire be recognized while in its incipient (smoldering) phase. If detected before flames appear, and help is summoned, there is a high probability that the fire can be extinguished before sizable damage occurs.

Currently Hotel F has an addressable fire detection and alarm system that consists of an alarm panel and smoke detectors. These detectors are found in the residential portions of the building which leads to the assumption that the system was installed to provide occupant smoke detection and alarm. The remaining majority of the building does not have fire detection and alarm and consequently a sizable fire may occur before anyone becomes aware of the situation and damage is excessive.

The fire alarm panel is suitable for the building and should be expanded to increase its ability to protect the structure. Specific recommended improvements consist of:

HOTEL F

- Completing smoke detection for all spaces including offices, the basement and corridors. Increasing the corridor detection is especially important since the second floor of the office wing has a single means of egress and occupants must be made aware of a fire as soon as possible to permit escape.
- Install thermal detection in attics. While smoke detectors are preferred the attics are heavy dust locations and are also subject to freezing conditions that can impair detector operation and reliability. Thermal detection is a slower responding but viable option for these spaces.
- Installing manual fire alarm stations in the office wing corridors and the basement mechanical and bathroom
- Increase interior fire alarm notification devices. Once the fire has been detected it is important to alert all occupants to commence evacuation.

Fire Suppression

Once a fire has started it must be controlled and extinguished. If the fire is discovered while it is relatively small (i.e. less than 3 feet/1 meter) it can often be suppressed by trained person using a fire extinguisher. However once this size is exceeded, control generally requires trained fire fighting professionals or automatic extinguishing systems.

The nearest fire station has an estimated response time of 4-5 minutes. However this assumes that they are available and not at a simultaneous emergency, or unable to respond due to a region wide emergency. When the first fire truck does reach 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 and anticipated fire department response period the fire may be severe before fire suppression commences. Installing an automatic fire suppression system is recommended.

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 would make them advantageous during a regional emergency when the water service may be turned off. However gases must remain within the building for up to ten minutes to ensure proper fire control. The physical construction and use of Hotel F is such that this confinement cannot be guaranteed and therefore the probability of successful fire extinguishment is very low. Gases are not a recommended for the building.

Water is the most widely used and effective extinguishing agent for common fire situations and is especially efficient at suppressing fires in materials such as wood, paper and most plastics. Residual damage can happen, primarily as saturation, but this is usually less than would be encountered with fire hoses. For the anticipated fire scenarios at Hotel F water suppression systems are proper. The options that are available consist of standard sprinkler and water mist sprinkler protection.

FIRE SAFETY ANALYSIS



Photo 15 shows the basement mechanical space leading under the residential area. A fire that starts in the mechanical space is a high probability event that will not be contained.

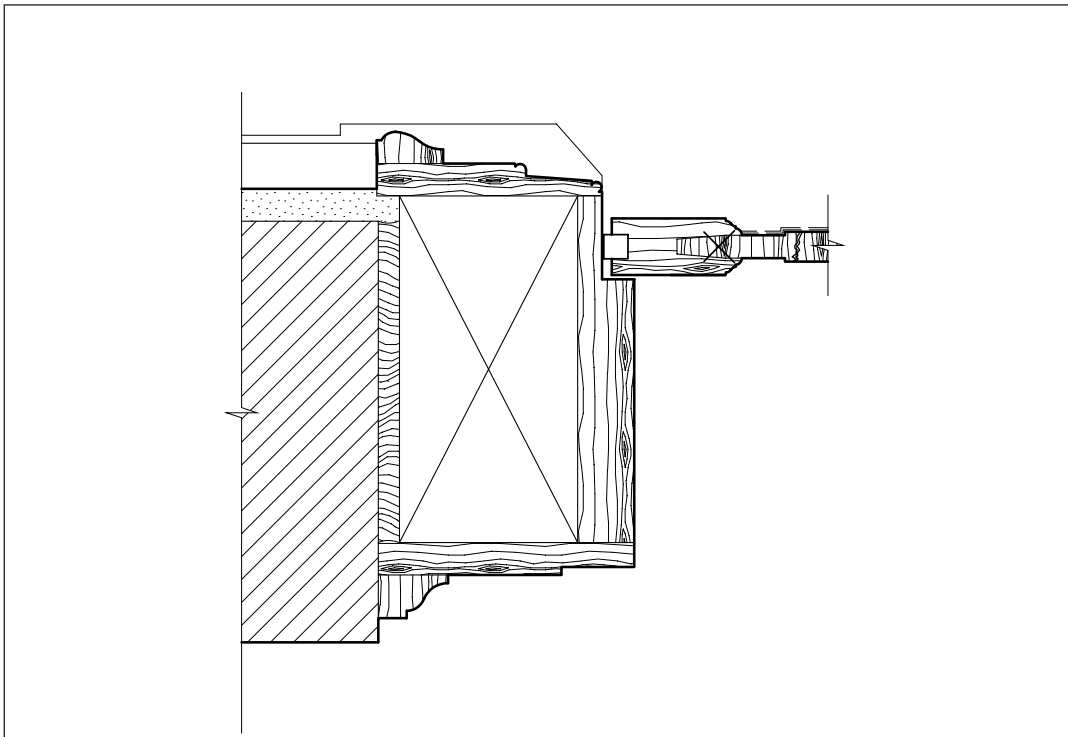


Illustration 1: Door and shutter fire resistance improvements.

HOTEL F

Suppression Option 1: Standard sprinklers.

This option will install a standard sprinkler system throughout the building utilizing wet-pipe technology since this allows the greatest design flexibility and component options and avoids troublesome system drainage concerns. Partial dry-pipe or antifreeze zones will be installed for the areas that are subject to freezing. For the hazards encountered within the building the system will be designed to light hazard criteria as defined by National Fire Protection Association (NFPA) #13, *Standard for Fire Sprinkler Systems*.

- Low profile, quick response sprinkler heads will be used with final models (pendent/ceiling mounted, concealed pendent, or sidewall models), placement and finishes based specific anticipated fire scenarios and building characteristics.
- In first floor period rooms most sprinkler heads will be horizontal sidewall models placed on the walls that are out of the initial line of site. For the second floor pendent heads (either low profile or concealed) will be used. The basement and attic will utilize upright and pendent sprinklers depending upon the placement of other systems. All final sprinkler locations will be placed in consultation with the architect.
- Piping may be steel, copper, or plastic, sized with hydraulic calculations to ensure proper fire suppression rates. Steel or copper will generally be preferred for those areas where piping is exposed.
- Pipe diameters are expected to range from 1 inch (25 mm) up to 3.0 inch (75 mm).
- Water will be provided by a new four inch water line from the public utility. Initial information from the water authority indicates that the public system should be able to provide and adequate flow quantity (350 gpm for sprinkler).

Key advantages of this option include:

- Wet pipe sprinkler systems are among the most reliable and simplest systems to install and maintain. This option will provide sprinkler coverage for every location in the building, thereby addressing most potential fire situations.
- These systems are extensively used in a number of applications. As such there are numerous product manufacturers and a large number of possible installation contractors.
- These systems offer the greatest design flexibility of any water-based suppression system which can provide low aesthetic impact. The exception is the basement where larger diameter pipes will be difficult to conceal.
- Wet pipe sprinkler systems are among the least expensive suppression options to install within a building.

FIRE SAFETY ANALYSIS

- Main disadvantages of this option include:
- In certain areas of the building piping may need to be run exposed which will have a visual impact.
- There will be a relatively high level of cutting and patch work for pipe installation in some of the first floor rooms which adds to system cost.
- The flow rate per sprinkler is approximately 15-20 gallons per minute with an average of 6-8 sprinklers expected to operate in a fire within this building. This water flow will result in localized water damage however it is not as great as would be expected from fire hoses at 150-200 gallons per minute each.
- A new water service will be needed with the associated excavation and site impact for construction.
- If the public water service is shut down for a regional emergency the system will not work.

Suppression Option 2: Water mist sprinklers.

This option will install a high pressure water mist sprinkler throughout the building utilizing wet-pipe technology similar to the conventional approach. Partial antifreeze zones will be installed for the areas that are subject to freezing. For the hazards encountered within the building the system will be designed to light hazard criteria as defined by National Fire Protection Association (NFPA) #750, *Standard for Water Mist Fire Suppression Systems*.

- Low profile, quick response sprinkler heads will be used with placement and finishes based specific anticipated fire scenarios and building characteristics.
- In first floor period rooms most sprinkler heads will be horizontal sidewall models placed on the walls that are out of the initial line of site. For the second floor pendent heads will be used. The basement and attic will pendent sprinklers depending upon the placement of other systems. All final sprinkler locations will be placed in consultation with the architect.
- Piping will be high pressure stainless steel with hydraulic calculations to ensure proper fire suppression rates.
- Pipe diameters are expected to range from 0.5.5inch (12 mm) up to 1.5 inch (38 mm).
- Water will be provided by a dedicated tank located in the basement. Pressure will be provided by a nitrogen powered pump that does not rely on electrical service.

HOTEL F

The primary advantages of water mist sprinklers include:

- A very low water application rate (less than 1 gpm/sprinkler with an expected 4-6 sprinklers operating) that can reduce building fabric saturation and content damage.
- Lower cascading potential.
- Smaller tube (0.5 -1.5 inch diameter) that can reduce visual impact.
- The system can be self-sufficient operating with its own water supply to eliminate reliance on the public supply. This can be advantageous if the public supply is disrupted due to failure or regional emergency.
- The self contained system eliminates archeology impact
- Very long life expectancy (greater than 100 years) for the tubing.
- A clean water discharge if a sprinkler operates.
- The system typically has a higher level of efficiency that can suppress and extinguish the fire in less time with lower quantities of water.

Disadvantages of the technology include:

- Fewer product manufacturers and qualified installation firms.
- Less design flexibility due to the greater precision that is needed for effectiveness.
- Few qualified maintenance firms.
- Higher initial installation cost.

With respect to the ultimate recommendation either technology will adequately suppress a fire in one of these buildings. If cost is not the issue then mist is the most efficient system to use. However since the building has a readily available water supply and does not have a high level of historic interior fabric or high value artifacts housed within a conventional sprinkler is the most cost effective choice. Conventional sprinklers are recommended.

Design Issues

For the recommended sprinkler fire suppression option, the design would make extensive utilization of either concealed pendent or horizontal sidewall sprinklers with the later avoiding mounting piping within the ceiling. Most sprinklers will be Reliable or Viking low profile, quick response sprinklers that are designed for this type application. Sprinkler finishes will be selected to match existing wall finishes. Many of the most ornate rooms have multiple sprinkler placement options. Final sprinkler placement locations will be established during

FIRE SAFETY ANALYSIS

the detailed design effort.

Exact pipe sizes will be determined through hydraulic analysis after pipe locations have been finalized. Estimated pipe diameters will range from one inch (25 mm) for single head branch lines up to two and one-half inches (65 mm) for mains.

Careful fire engineering judgment should be used to ensure that all sprinklers are placed where they will be effective, responsive, and within the intent of sprinkler standards. All components shall 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 exact pipe run locations and sizes as well as sprinkler models, finishes, and placement. Providing a simple design and relying on the bid winning contractor to properly design the system should not be considered appropriate for this type building.

Summary

In conclusion fire safety for Hotel F will require a multiple-faceted fire safety effort consisting of fire prevention, fire resistance improvements, installing a new fire detection and alarm system, and automatic fire suppression. Elements of the program include:

- Perform a full electrical system analysis
- Upgrade all electrical services
- Turn off all electrical appliances when the building is vacant
- Install arc fault interrupters
- Utilize public event electrical panels
- Relocate office papers and other unused documents
- Remove combustibles, especially from the attic
- Eliminate food and beverage preparation in the house
- Prohibit smoking
- Prohibit candles and barbecues
- Control building access
- When a regional emergency is anticipated, implement extra fire safe precautions
- Focus on minimizing the overall fire area by improving the fire resistance of existing doors, replacing doors in basement and attic areas with new fire doors and repairing openings in walls and ceilings
- Add fire dampers
- Provide attic subdivision
- Provide upgrades to the fire detection and alarm system
- Provide automatic fire sprinklers

APPENDIX - C

MECHANICAL, ELECTRICAL, AND PLUMBING

HOTEL F



1



2

MECHANICAL SYSTEMS SURVEY

Heating:

Existing Conditions

The student room portion of the building is a single story with crawl space below and a pitch roof attic above. The adjacent Hotel F and Levering portions of the building includes a crawlspace to the south, a partial basement, two occupied above grade floors, and a pitched roof attic space.

The existing four (4) student rooms to the north of Hotel F were originally heated by fireplaces. The fireplaces are still in use today and the flues are inspected regularly. The fireplaces no longer are the sole source of heating. Cast iron hot water radiators have been added to each room. The piping serving the radiators runs in the basement and crawl spaces below (Figure 1).

Heating in Hotel F / Levering Hall is also provided in the form of cast iron radiators. Heating is controlled by a single hot water pump in the crawl space under the student rooms, which pulls water from the heating hot water lines from Randall Hall, creating a sub-loop dedicated to Hotel F / Levering Hall and its associated student rooms. This arrangement means that the entire building is a single zone.

Many of the utilities are fed from the south towards the north. The Randall building is on the south side of Hotel F and serves as distribution hubs for central utilities. These utilities run through a sequence of basements and crawl spaces as direct buried utilities heading north. Some utilities serve Hotel F; however, many utilities pass thru Hotel F on their way to the balance of the East Range. A portion of the Rotunda heating system is served by this utility corridor.

The south crawl space is very tight and access is warranted only when absolutely necessary. There are utilities that enter the south end of the crawl space along both the east and westerly sides. These are visible through a pair of access doors at the south end of the crawl space (Figure 2).

The utilities along the east side appear relatively new and in good condition; however, the utilities along the west side appear to be an earlier vintage and some appear to be abandoned in place. Records indicate that by 1917 all buildings on the grounds were heated by a form of central heating system, either steam or hot water.

The middle section of the basement contains secure access shower rooms. The spaces are utilitarian and contain exposed utilities traversing the ceiling, metal shower stalls with exposed piping and surface mounted lighting. The relatively high moisture environment results in rusting of exposed ferrous metals and deterioration of pipe insulation conduit, light fixtures, plaster walls, and brick walls (Figure 3).

HOTEL F



3



4

MECHANICAL SYSTEMS SURVEY

The northern portion of the basement is presently a relatively large open room with many utilities passing through serving Hotel F as well as those that continue on to the north (Figure 4). Access to the utilities with the basement space is relatively good; however, a lot of congestion occurs where these utilities are consolidated into groupings where they enter the crawl space below the single story rooms.

Outside of the north end of the student rooms there is a large utility manhole that provides further distribution and branching of lines. This manhole aligns with one of the east/west walkways and stairs between the pavilions and the east range. There is a large riveted steel tank buried at this location that we understand is abandoned in place (Figure 5). The utilities and the pipe insulation appear to be in fair condition.

The first and second floor bathrooms are exhausted via a fan located in the attic of Hotel F. This fan is connected by ductwork that passes down through the wall between Hotel F and the Levering Hall addition. The outlet for the exhausted air is through the chimney within the main block of Hotel F. The exhaust fan appears to be abandoned as the belt between the motor and fan house does not exist, therefore the bathrooms do not have an operating exhaust system.

The shower room located in the basement is exhausted by a side wall exhaust fan whose outlet is located along the east facade. The exhaust fan is inadequate for relieving the necessary ventilation air and moisture generated by the shower room. Additional ventilation should be provided as the moisture produced by the showers has the potential to accelerate deterioration of historic fabric.

Recommendations:

- Insulate basement piping
- Abate all hazardous materials from the building
- Additional ventilation for the shower rooms should be provided to better mitigate the moisture content generated by the showers, which accelerates the deterioration of historic fabric.
- Fix existing exhaust fan or provide new for the first and second floor bathrooms.

Air-Conditioning:

Existing Conditions

There is no central air conditioning provided for any portion of the Hotel F complex. Air-conditioning is provided by individual window air-conditioners. Window air conditioners offer mixed benefits for a historic building. A positive benefit is the lack of a permanent impact to the building since there is no ductwork or piping required. Negative impacts include the unsightly appearance, the dripping condensate and relatively poor energy efficiency.

HOTEL F



5



6

MECHANICAL SYSTEMS SURVEY

Plumbing

Existing Conditions

Hotel F is served from Randall Hall for domestic cold water and hot water. A steam-to-hot water converter exists within the basement of Randall Hall, which generates the domestic hot water. The domestic cold and hot water piping is distributed through the same crawl spaces, basements and tunnels that the mechanical and electrical systems utilize along the East Range. The domestic hot water system further includes a recirculation loop to allow for hot water to be available at the individual fixtures more quickly. The domestic cold water system in Randall Hall includes a bank of storage tanks.

There is a shower room located at the basement level of Hotel F within the main block of the original Hotel footprint. There are three tiled shower stalls, two porcelain toilets with tanks, two porcelain urinals and two wall mounted porcelain sinks.

The first floor bathroom connects Hotel F to the Levering Hall addition. The bathroom contains two porcelain toilets with flush valves, a porcelain urinal with flush valve, a modern wall mounted porcelain sink and an older deep basin porcelain sink (Figure 6).

Two other bathrooms exist on the second floor, one is located above the first floor bathroom with (1) porcelain toilet, (1) porcelain urinal and a porcelain free standing sink. The other bathroom is located within the original Hotel F footprint and has (1) porcelain toilet with tank, a porcelain urinal and a wall mounted porcelain sink (Figure 7).

Hotel F / Levering Hall also have two water coolers; one located in the entry hall into Levering Hall and the other is located in the closet under the stairs within Hotel F.

Each of the four student rooms has a porcelain sink installed within a closet. These sinks were most likely added after the original and therefore impact to historic fabric would have occurred during the installation of these fixtures.

There is evidence of piping imbedded in the walls in most of the offices within Levering Hall for wall mounted sinks. These were likely added during the renovation of Levering Hall in the 1890s.

The majority of plumbing piping within Hotel F is galvanized pipe. This piping has reached the end of its useful life and should be replaced.

History

Indoor plumbing was likely not provided within the original construction of Hotel F and its

HOTEL F

student rooms. The residents probably utilized community water closets located elsewhere on the grounds. Letters collected in the *“Early History of the University of Virginia”* indicate that during the original construction of the University, a series of pipes and cisterns were constructed to distribute water to the grounds. Further investigation into the purpose of this distribution is necessary, but it was probably collected centrally and not distributed to the individual buildings on the grounds.

The Report of the Proctor for 1877 indicates considerable funds put towards water-works and public water closets (\$16,875 and \$800 respectively) between 1832 and 1865. Much of the expansion during this time was due to the growing population at the University and the need to increase the water supply.

The report further outlines funds appropriated for water-works (\$5,312.50), new water-closets (\$1,500) and water-fixtures in 16 residences (\$3,200) between 1865 and 1877. The extension of sewers and drains (\$792.57) is also described for this period. The installation of sixteen water-fixtures in residences shows distribution entering individual buildings. It is likely during this period that domestic water distribution to the individual buildings would have started for sanitation reasons, especially in the wake of the typhoid outbreak in 1858.

The Report of the Proctor for 1889 describes multiple improvements to sanitary and water utilities: sanitary improvements (\$2,243.77), plumbing (\$7,283.16), sewers (\$13,832.52), drainage (\$5,747.36) and water-works (\$24,464.89) between 1877 and 1887, which equates to 46% of the decades additions to real property.

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.
- Replace all galvanized drain piping and galvanized hot and cold water piping.

MECHANICAL SYSTEMS SURVEY

Electrical

Existing Conditions

Service and Distribution:

Electric power for Hotel F originates in Randall Hall in the form of multiple feeders serving an array of panelboards in the basement of Hotel F. The source supplying these feeders is a 208/120V – 3-phase - 1600A switchboard in the basement of Randall Hall, which distributes power to Randall Hall and all of the Hotels along the east range.

There are three (3) switches within the Randall Hall switchboard, which serve Hotel F / Levering Hall and its associated student rooms. These switches are labeled as “Levering Hall Panel 1”, “Levering Hall Panel 3” and “ERSR1 and ERSR2.” All of the feeders serving the east range Hotels are distributed via the basements and underground tunnels that connect each of the buildings. Therefore all of the electric feeders serving the east range buildings pass through Hotel F due to its proximity to Randall Hall (Figure 8).

The feeder labeled “Levering Hall Panel 1” extends into the basement of Hotel F and terminates in a junction box where the feeder splits to serve Panel 1 and Panel 2 located in the basement. Both Panel 1 and Panel 2 are 208/120V – single phase panelboards with main circuit breakers, 200A and 150A respectively. The panelboard directories are not complete; however it appears that these panelboards serve Hotel F / Levering Hall areas only, including lighting, receptacles and A/C units. These panels are in fair condition and consideration should be given to replacing these panels.

The feeder labeled “Levering Hall Panel 3” also extends into the basement of Hotel F to serve the panelboard at the edge of the pit in the basement. Panel 3 is 208/120V – 3-phase – 4-wire with a 225A main breaker and is lightly populated with branch circuits that appear to serve lighting and A/C loads. Panel 3 is in good operating condition. The panel directory needs to be updated.

The feeder labeled “ERSR2” extends into the basement of Hotel F and terminates in the same junction box as “Panel 1” and Panel “2.” The feeder then splits to serve “Panel ERSR2” in the basement of Hotel F, while the other feeder continues on to serve “Panel ERSR1” further north along the east range. Panel ERSR2 appears fairly new and is in good operating condition. Panel ERSR2 further supplies power to a 60A load center in the Hotel F basement, which supports the adjacent “Cracker Box” building. It was described that panels ERSR1 and ERSR2 were under the control of Student Housing, while Panels 1, 2 and 3 were maintained by Campus Facilities.

This arrangement of service entrance equipment does not meet the requirements of the National Electrical Code (NEC) section 225.30. The section describes that building

HOTEL F



7



8

MECHANICAL SYSTEMS SURVEY



9



10

HOTEL F

electrical services that originate in another building must be supplied with a single feeder and terminate in a single main disconnect or centralized group of no more than six disconnects.

We understand that the University 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 documents switching scheme. Knowing that two separate entities, campus facilities and student housing have control over different portions of the service equipment further emphasizes the benefit of a single disconnecting means.

A feeder junction box exists within the Levering Hall crawl space that does not have a cover and the conductor splices are hanging out of the box. This box should be provided with a cover to enclose the spliced conductors especially knowing how tight this space is with other utilities. This presents an electrocution hazard for those climbing into the crawl space or a short could occur which could start a fire (Figure 11).

Branch Circuiting:

It appears that much of the home-run wiring into the panelboards has been upgraded to modern thermo-plastic insulation types; however there are remnants of cloth insulated conductors in metal-clad cable still in use at the basement level (Figure 12).

The metal clad cable observed in the attic of Hotel F appears to be of the same vintage as the cable in the basement which contains cloth insulated conductors. All wiring utilizing cloth insulation should be replaced in the near future as it presents a serious fire hazard.

Lighting:

Presently Hotel F/Levering Hall have modern fluorescent fixtures, many of which are surface mounted 2x4 housings with acrylic lenses or parabolic louvers that are 1990s vintage.

History

Light was most likely provided primarily through the use of Argand lamps up until the 1850s. Thomas Jefferson is often credited with bringing Argand lamps to America that were becoming popular throughout England and France while Jefferson was serving as Minister to France. Jefferson wrote multiple letters home describing the new adjustable light source that could provide equivalent light to that of 6 to 8 candles.

A letter written home from a student residing in Room 50 in the East Range describes his

MECHANICAL SYSTEMS SURVEY

1875 room:

“...so that with my large map of North America, numerous framed photographs, arranged mostly in groups, hanging book-shelves, clock, festooned mirror, easy chair, large center-table made of two ordinary tables joined together with red and black cover, argand burner, for I now burn gas in addition to my student lamp, curtains and drapery to window, red and green carpet, etc., my room presents an air of decided comfort, indeed, a positive attractiveness to me, in consequence of which I am always glad to return to it and there stay, especially at night when the abundance of blended light lends additional warmth and charm.”

University records indicate that gas piping and gas light fixtures were introduced to the grounds during the late 1850s. The University records as show the receipt of a proposal in 1852 to have a gas-machine constructed on the grounds; however records do not show the construction of such a machine as it was most likely more costly to install than to purchase gas from the newly organized Charlottesville and University Gas-Light Company in 1855.

Although no evidence of gas piping exists within Hotel F today, it is likely that gas piping was introduced into the building in 1858 during the construction of Levering Hall. There appears to be a considerable push for utility upgrades at this time, which included the installation of gas piping on the grounds.

The November 1895 Alumni Bulletin, indicates that the source of the 1895 fire in the Annex of the Rotunda is largely debated, but indicate that the most likely culprit is described as “the crossing of electric wires.” Although, electricity was in its infancy (Thomas Edison first exhibited his electric light on December 31, 1879); this statement indicates that some form of electrical distribution was present on the campus at this time, even if limited to certain areas or buildings.

It is also documented that a new electric power plant was inaugurated in the autumn of 1900 by its engineer, Stonewall Tompkins. In anticipation of the new electric power plant, it is likely that during the 1890s renovation of Hotel F, which substantially altered the arrangement of rooms, the building may have been outfitted with electric wiring. This wiring would have most likely been in the form of knob and tube, which would be consistent with the description of “crossing wires” used in the Rotunda.

The existing panels 1 and 2 appear to be 1950’s vintage and were most likely installed during the renovation that took place during that time. The remnants of armored cable with cloth insulation are most likely from this renovation as well. Although these cables often have rubber insulation between the cloth and the outer steel armor, the rubber will often degrade and become brittle, which leaves the cable susceptible to shorts and ultimately fires.

HOTEL F



11



12

MECHANICAL SYSTEMS SURVEY

Recommendations:

- Install in the electrical system a single disconnect to cut power to the building in the case of fire or similar emergency. The disconnect switch should be labeled with signage indicating that it is the main disconnect.
- The panel directories have not been labeled. Proper circuit labeling and documentation should be enforced to avoid confusion.
- Remove remains of electrical systems no longer in service.
- Replace in the near future, 1950's vintage branch circuit wiring containing cloth insulation.
- Inspect and repair electrical connections to devices throughout the building.
- In subsequent renovations, run conduit or flexible metal conduit to devices, so that new wiring methods can be pulled through the conduits, therefore eliminating the need to disturb historic fabric multiple times.

