UNIVERSITY OF VIRGINIA

THE MEWS

HISTORIC STRUCTURE REPORT

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DLR GROUP

2021

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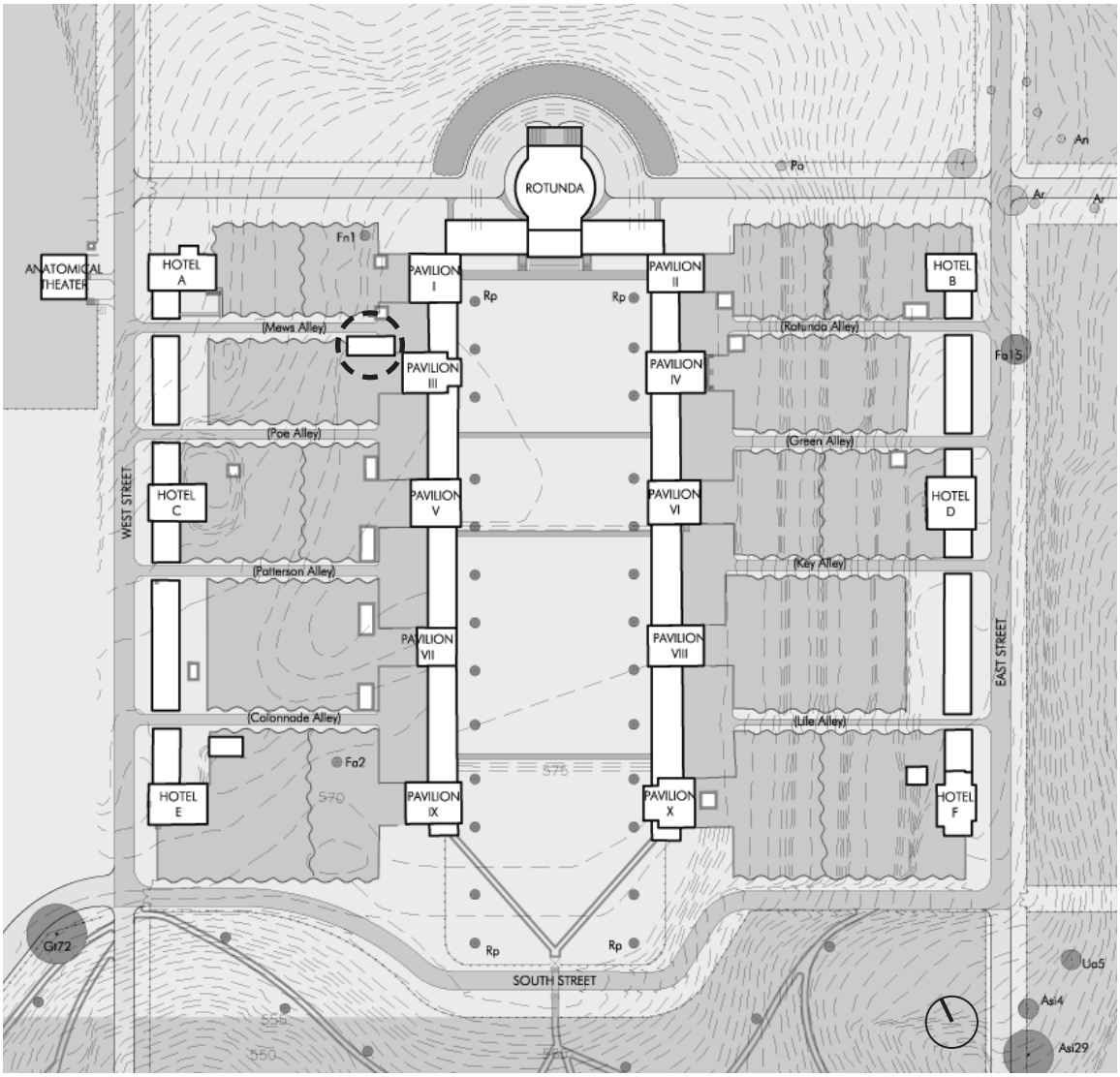

Figure 1. Jefferson's Academical Village. The Mews location is circled.

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INTRODUCTION

The history embedded in the walls of Jefferson's Academical Village is astounding; almost every brick has a story to tell. In this, DLR Group's historic structure report (HSR), the tiny Mews structure has proven packed with fascinating discoveries that cover centuries of University of Virginia history. The study is timely as it can coincide with the University's effort to map the history of enslaved people's role on the Grounds, and the Mews is a key part of that narrative.

In this study, we identify architectural transitions that help tell the story of the structure and its occupants. We also identify key historical elements of the building that should be preserved in any future renovations that may occur. Having identified these elements, we provide recommendations for sensitive improvements to the structure relative to building fabric, structure, exterior envelope, and mechanical and electrical systems. Further, we outline ways to improve the accessibility of the building, including options to access the front door via multiple routes.

We understand that the University considers the Mews a useful resource as temporary housing. With this understanding, we suggest ways to reconfigure the building to maximize its use as a residence while enhancing access and general use of the various spaces. We provide studies for keeping the Mews divided into two separate residential units and for reconfiguring it as a single residence, reintroducing an interior stair in the core of the building at its historic location.

The process of discovery has been a delightful collaboration with University of Virginia staff, who have been very helpful in allowing full access to the structure and adjacent structures through which key building systems are routed. University staff also provided probes of requested areas to help us confirm certain hypotheses we developed, largely thanks to the wonderful archaeological background developed by our partner Rivanna Archaeological Services, whose depth of knowledge is impressive. HG Design similarly contributed valuable insights about how the adjacent site could be altered to improve access while respecting significant historical aspects of adjacent outdoor spaces.

We offer this HSR as what we hope will be an important addition to the overall understanding of the Grounds, while also enhancing the functionality of the structure in its role supporting the University's missions.

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HISTORY

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CONSTRUCTION OF PAVILION III AND ADJACENT GARDEN SPACE

Thomas Jefferson's Academical Village was constructed over the course of ten years between 1817 and 1826. The contract for Pavilion III and adjacent dormitories on the West Lawn was awarded to carpenter James Dinsmore and brick masons John M. Perry and Matthew Brown. Construction was begun in the Summer of 1818 and was likely completed late in the following year.[1]

The gardens adjoining the pavilions on the West Lawn, including Pavilion III, were enclosed between 1821 and 1822. Brick masons Curtis Carter and William B. Phillips were paid $260.68 in April of 1821 for 22,668 bricks for their work constructing the Pavilion III garden enclosure. In late 1822 John M. Perry was paid $121.07 for an additional 12,107 "bricks in [garden] wall" of Pavilion III.[2]

As originally constructed[3] the brick garden enclosure to the rear of Pavilion III began as straight walls extending westward from the west facade of the structure approximately 25 feet, then turned north and south to meet Mews and Poe Alleys, respectively. At the alleys, the straight brick walls transitioned to serpentine form and extended westward along the south and north sides of the alleys to a point approximately 26 feet from the West Range

1 Mesick, Cohen, Wilson, Baker Architects. *Pavilion III, University of Virginia. Historic Structure Report*, 11. (Albany: Mesick, Cohen, Wilson, Baker Architects, 2006).

2 *Journals of Business Transactions of Central College, 1817-1819, and its Successor, the University of Virginia [Proctor's Journals].* RG-5/3/1.961. Vol. 2: 1819-1828, April 9, 1821, p67; October 8, 1822, 147; November 25, 1822, 161, 173; September 17, 1824, 328. Special Collections Department, University of Virginia Library, Charlottesville, Virginia.

3 This information is obtained from the Maverick Plan, a ca. 1822 – 1825 engraved plan of the Academical Village.

dormitories. A north-south oriented straight brick wall joined the western ends of both serpentine walls. Two gates, one each in the straight north and south walls extending from the west facade of Pavilion III, allowed pedestrian access between the garden enclosure and the adjacent northern and southern courtyards (Figure 2).

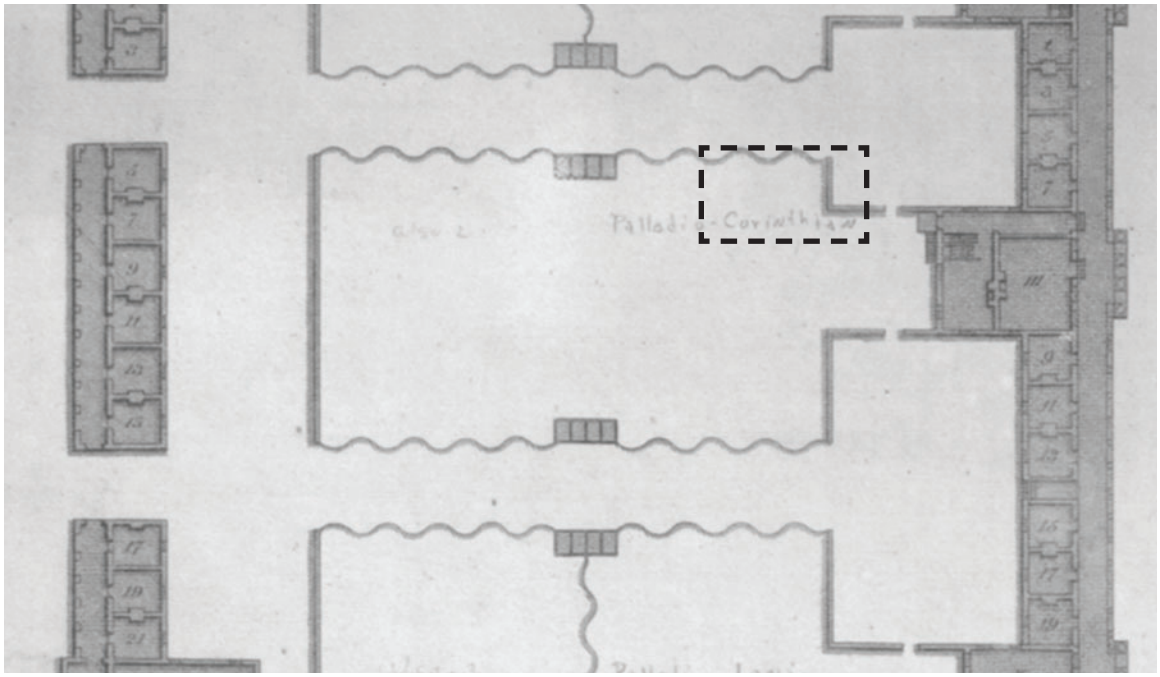

Figure 2. Detail [Maverick Plan for the University of Virginia], showing Pavilion III at right and its garden enclosure to the left. Note the two pedestrian gates in the north and south straight wall extending west from the west facade of Pavilion III. Future Mews location highlighted by dashed line.

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THE MEWS IN THE PRE-EMANCIPATION PERIOD (1829 – 1867)

John T. Lomax, Professor of Law, moved into Pavilion III in the Spring of 1826 and was the first faculty resident (Table 1). In 1828, a visitor to Pavilion III noted that Professor Lomax "has a very large family – wife & daughters friendly & agreeable."[4]

Table 1. Faculty residents and staff and institutional occupants of Pavilion III, 1826 – 1953.

Occupant	*Years*
John T. Lomax	1826 – 1830
John A. G. Davis	1830 – 1833
Alfred T. Magill	1833 – 1836
Robert E. Griffith	1837 – 1839
Henry W. Howard	1840 – 1867
William E. Peters	1867 – 1869
James F. Harrison	1869 – 1886
William C. Dabney	1886 – 1889
James M. Garnett	1889 – 1896
Mrs. Bettie Cocke	1896 – 1897
Col. Thomas H. Carter	1897 – 1904
Raleigh C. Minor	1905 – 1923
Virginia Quarterly Review	1925 – 1929
Graduate School	1924 – 1953
Institute for Public Affairs	1953 – 1954

It is under Professor Lomax's tenure that the first dependency was constructed to the rear of Pavilion III. Following a request to the Board of Visitors, in the summer of 1829 Lomax received permission from the Board of Visitors to build a kitchen. "Resolved that the executive committee be authorized to cause to be erected one office with two rooms in the rear of each of the pavilions occupied by Professors Lomax and Patterson."[5]

Construction was undertaken by University contractors and proceeded swiftly. Payments in December of 1829 and March and June of 1830 were made to John Day for "glass and glazing 92 lights 10 x 12 at Dr. Pattersons & Mr. Lomaxes," carpenter George W. Spooner for "carpenter's work and materials Lomax's Kitch," and to brick mason William B. Phillips for "15,471 bricks in Mr. Lomaxes kitchen."[6] It is this ca. 1829-1830

4 Diary of Margaret Bayard Smith. *Margaret Bayard Smith Papers*, Mss 40436. Library of Congress, Washington D.C.

5 *Minutes of the Board of Visitors [BOV Minutes]*, July 20, 1829.

6 A Statement of the Cost of New Buildings Since 10 July 1829, n.d. *Papers of the Proctor of the University of Virginia [Proctor's Papers]*, RG-5/3. Box 19, Bills & Accounts, July – December 1829; *Proctor's Journals*, Vol. 3: 1828-1832, March 18, 1830, 69; June 30, 1830, 80.

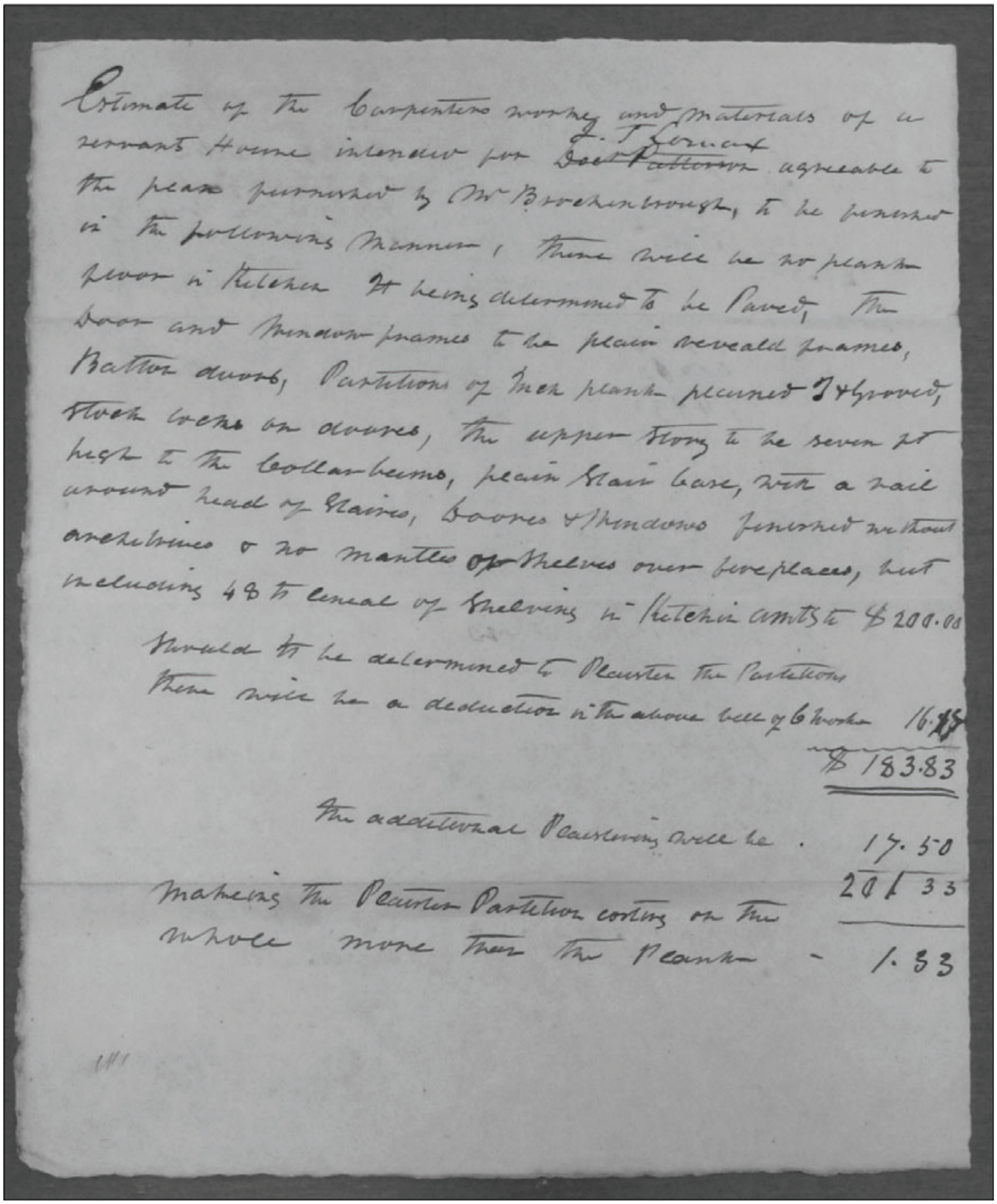
kitchen structure that is believed to be the Mews, one of only three surviving antebellum offices or outbuildings within the Academical Village.

An undated estimate of contractor's expenses for "carpenter's work and materials for a servant house intended for J. T. Lomax,"[7] presumed to be the Mews, documents how the kitchen and residence for enslaved African Americans may have originally appeared. This document notes that the plans for Professor Lomax's 'servant house' were drawn up by then Proctor Arthur S. Brockenbrough. The one and one-half story structure was to have a "plain staircase, with a rail around [the] head of [the] stairs." The upper level was to be "seven feet high to the collar beam,"[8] the doors and windows were to be plainly finished and "furnished without architraves," and "no mantles or shelves" were to be placed over the fireplaces. The kitchen however was to have ample shelving but "no plank floor, it being determined to be paved." If the University was to decide that interior plastering was desired, the cost for this labor would be extra (Figure 3).[9]

7 The estimate was mistakenly written for another faculty member Robert M. Patterson, resident of Pavilion V. However, Dr. Patterson's name was crossed out and 'J. T. Lomax' was written in above it.

8 The collar beam, a structural support, was located just below the peak of a gable roof. Given this description it appears that the upper story of the kitchen would have been quite tall in the center with decreasingly smaller spaces near the outer walls and roof eaves.

9 *Proctor's Papers*, RG 5/31.111. Box 8, Estimates of Various Expenses, 1831. Special Collections Department, University of Virginia Library, Charlottesville, Virginia.



Estimate of the Carpenters work and materials of a servant House intended for ~~Doct Patterson~~ J. T. Lomax agreeable to the plan furnished by Mr Brockenbrough, to be finished in the following manner, there will be no plank floor in Kitchen it being determined to be Paved, The Door and Window frames to be plain reveald frames, Batton doors, Partitions of inch plank plained T & Groved, Stock locks on doores, the upper story to be seven ft high to the Collar beams, plain Stair case, with a rail around head of Stairs, Doores & Windows finished without architraves & no mantles or Shelves over fireplaces, but including 48 ft lineal of Shelving in Kitchen amts to $200.00

Should it be determined to Plaister the Partitions there will be a deduction in the above bill of Work 16.17

$183.83

The additional Plaistering will be . 17.50

201 33

making the Plaister Partition costing on the whole more than the Plank - 1.33

Figure 3. Estimate of the Carpenter's work and materials of a servant house intended for J. T. Lomax, n.d. [ca. 1829]. Proctor's Papers, Box 8, Estimates of Various Expenses, 1831.

HISTORY

An examination of the original core of the Mews, currently the central block of the existing structure, suggests that the 1829 – 1830 kitchen would have measured approximately 18.5 feet north-south, by 20 feet east-west. A remnant brick foundation for an original serpentine garden wall identified in the crawlspace beneath the original core of the Mews documents that the construction of the ca. 1829-1830 kitchen eliminated an approximately 20-foot-long segment of garden wall along the south side of what is now Mews Alley (Figure 4). An examination of the northern and southern facades of the Mews also documents that the structure utilized and incorporated a pre-existing north-south oriented straight garden wall as its eastern facade. It is presumed that the corresponding northern, western, and southern structural walls abutted and were tied into this original garden wall.[10]

Figure 4. Crawlspace underneath original ca. 1829-1830 Mews core showing remnant brick serpentine wall fragment.

10 Benjamin Ford, *Mews Crawlspace Documentation Report*, 31-32. Archaeological Field Report RAS 2016-1. University of Virginia Non-Major Projects. (Charlottesville: Rivanna Archaeological Services, LLC, 2016).

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Although John T. Lomax was not recorded in the U.S. Census of 1830,[11] personal property tax records for Albemarle County document that between 1827 and 1830 John T. Lomax owned between five and six enslaved African Americans. All of these individuals likely lived in the Pavilion III household, broadly construed, either in the Pavilion itself or in the adjacent kitchen dependency (Table 2).[12]

Table 2. Enslaved African Americans owned by John T. Lomax, 1826 – 1830. Source: Albemarle County Personal Property Tax Records.

John T. Lomax (1826 – 1830)	**Year**	**Enslaved African Americans Owned**
	1826	n/a
	1827	6
	1828	6
	1829	6
	1830	5

Professor Lomax resigned in early 1830 to take an appointment as a Circuit Court Judge, and by July had moved on to Richmond. Later in the same year John A. G. Davis, also a Professor of Law, moved into Pavilion III. The 1830 U. S. Census records that the Davis household consisted of 17 enslaved African Americans, 9 men and 8 women. However, Albemarle County personal property tax records document that Davis was taxed on between 3 and 6 enslaved individuals between 1830 and 1833 (Table 3). Davis' large household almost certainly meant that the kitchen dependency constructed to the rear of Pavilion III would have been occupied by enslaved African Americans.[13] Following the resignation of Dr. Dunglison in July 1833, Professor John A. G. Davis moved into Pavilion X, a larger residence than Pavilion III.

Table 3. Enslaved African Americans owned by John A. G. Davis, 1830 – 1833. Source: Albemarle County Personal Property Tax Records.

John A. G. Davis (1830 – 1833)	**Year**	**Enslaved African Americans Owned**
	1830	n/a
	1831	3
	1832	5
	1833	6

11 Professor John T. Lomax left Charlottesville before the Census taker came to the University of Virginia.

12 *Personal Property Tax Records, St. Anne's Parish, Albemarle County, Virginia*, 1827 - 1830. (Richmond: Library of Virginia).

13 *Fifth Census of the United States, 1830.* Population Statistics, Albemarle County, Virginia; *Personal Property Tax Records, St. Anne's Parish, Albemarle County, Virginia*, 1830 - 1833. (Richmond: Library of Virginia).

Alfred T. Magill, a professor of medicine, moved into Pavilion III in the second half of 1833. Upon his family's arrival at the University his wife, Ann E. Magill, described their new arrangements to an acquaintance. "There is a kitchen detached from the house; we have also an excellent smoke house, an ash house and a garden sufficiently large to raise most of our vegetables in."[14] The kitchen referred to in Ann Magill's letter is believed to be the Mews dependency. Professor Magill resigned in 1837 due to ill health and died shortly thereafter.[15]

Although Alfred Magill was not at the University long enough to be recorded in a U.S. Census, personal property tax records from Albemarle County record that he owned between 2 and 4 enslaved African Americans between 1833 – 1836 (Table 4). In early 1836, an enslaved man owned by Dr. Magill was reported to have married a free black woman. She and a boy lived "in the basement of Mr. Roger's house," then Pavilion VI.[16]

Table 4. Enslaved African Americans owned by Alfred T. Magill, 1833 – 1836. Source: Albemarle County Personal Property Tax Records.

Alfred T. Magill (1833 – 1836)	**Year**	**Enslaved African Americans Owned**
	1833	n/a
	1834	4
	1835	3
	1836	2

Robert E. Griffith, professor of medicine, succeeded Professor Magill at Pavilion III in 1837. Although his tenure was brief, lasting only three years between 1837 and 1839, like his predecessors Griffith also owned enslaved individuals. Albemarle County personal property tax records document that Griffith was taxed on 3 enslaved African Americans between 1838 – 1839 (Table 5). Professor Griffith resigned in 1839 due to ill health.[17]

14 Mary T. Magill, Dr. Alfred Thruston Magill: A Memorial Sketch by His Daughter, 78. Alumni Bulletin, Vol. 4, No. 3 (November 1897).

15 Mesick et al. *Pavilion III, Historic Structure Report*, 40.

16 *Proctor's Journals*, Vol. 6: 1835-1837, March 11, 1836, 44; *Personal Property Tax Records, St. Anne's Parish, Albemarle County, Virginia*, 1833 - 1836. (Richmond: Library of Virginia).

17 Mesick et al. *Pavilion III, Historic Structure Report*, 41; *Personal Property Tax Records, St. Anne's Parish, Albemarle County, Virginia*, 1837 - 1839. (Richmond: Library of Virginia).

Table 5. Enslaved African Americans owned by Robert E. Griffith (1837 – 1839). Source: Albemarle County Personal Property Tax Records.

Robert E. Griffith (1837 – 1839)	**Year**	**Enslaved African Americans Owned**
	1837	n/a
	1838	3
	1839	3

Henry Howard was appointed Professor of Medicine in mid-1840 and likely moved into Pavilion III at this time. Professor Howard occupied Pavilion III the longest, for just over a quarter of a century between 1840 – 1867. Census records document that Professor Henry Howard was an anomaly in terms of slave-holding pavilion residents at the University of Virginia. Whereas most professors had numerous enslaved African Americans living within and serving their household, the 1840 U.S. Census records that Henry Howard owned two enslaved African Americans in that year. A decade later he owned three enslaved individuals, two women aged 60 and 55, and one 25-year-old man. By 1860, he owned two enslaved individuals again, a 70-year-old enslaved woman and a 28-year-old enslaved man.[18] Personal property tax records from Albemarle County confirm these numbers and document that Howard was taxed on two to three enslaved African Americans between 1840 and 1864.[19]

Gayle Schulman notes that soon after his arrival at the University of Virginia, Henry Howard purchased a man named William Gibbons who was born into slavery about 1825. The 1850 Slave Schedule lists a 25-year-old enslaved male living in the Howard household. It is possible that this individual may represent William Gibbons. After serving the Howard household for over a decade, William Gibbons would eventually be hired out to Professor William McGuffey, resident of Pavilion X, who had married Professor Henry Howard's daughter Laura in 1851. Other enslaved individuals owned by Henry Howard included Mary Jane Snowden and Priscilla.[20]

Correspondence of September 1841 notes that Henry Howard also leased enslaved individuals, at least early on in his tenure at the University. In a letter to the Proctor Willis H. Woodley, V. W. Southall noted that "In my absence last winter [1840], Nancy was hired to Mr. Howard until Christmas next [1841]. …Of course, I have no more control

18 *Sixth U.S. Census, 1840*. Population Statistics, Albemarle County, Virginia; *Seventh U.S. Census, 1850*. Slave Schedule, Albemarle County, Virginia; *Eighth U.S. Census, 1860*. Slave Schedule, Albemarle County, Virginia.

19 *Personal Property Tax Records, St. Anne's Parish, Albemarle County, Virginia*, 1840 - 1864. (Richmond: Library of Virginia).

20 Gayle Schulman, "The Gibbons Family: Freedmen." *Magazine of Albemarle County History*, Vol. 55 (1997): 60-93; Gayle Schulman, *Slaves at the University of Virginia*, 1. Ms. on file in possession of the author, 2005; Scott Nesbit, *The Education of William Gibbons*, 4, 10, 17. Unpublished Ms. in possession of the author, 2016.

over her than yourself regreting [sic], as I do, that Mr. Howard should, regardless of my interest, abandon the woman and leave her at large. She is his property, however, for the balance of the year; and you might do him a service to hire her out, for his benefit, during the remainder of the time."[21] It is not clear how long or in what capacity Nancy may have labored for Henry Howard or if she resided in the Pavilion III household for any length of time.

The small number of enslaved individuals owned by Professor Howard appears to conform well with what is known about his family. The 1840 U.S. Census records that the twice-widowed Professor Henry Howard, a white male between the age of 40 and 50, was the only person in his household. A decade later in 1850, the 59-year-old Henry Howard had three daughters in his household, Laura aged 30, Elizabeth aged 13, and Anna aged 11. By 1860, just Elizabeth and Anna were living in his household.

It is during the Howard tenure in Pavilion III when the Mews is first portrayed in an image. Published in 1856, *"A View of the University of Virginia from the West"* shows the Mews to be an east-west oriented structure, one-and-a-half stories tall with gable end chimneys. Located in the northeast corner of the Pavilion III garden, by the mid-nineteenth century the structure also possessed a single story shed addition attached to its western facade. No evidence in University records documents the purpose of this addition or when it may have been built (Figure 5).[22]

21 V. W. Southall to Willis H. Woodley, September 18, 1841. *Proctor's Papers*, Box 14. Correspondence, 1841.

22 It is believed that the single story shed addition to the western facade of the Mews was completed sometime during the tenure of Henry Howard, Professor of Medicine, ca. 1839 – 1867.

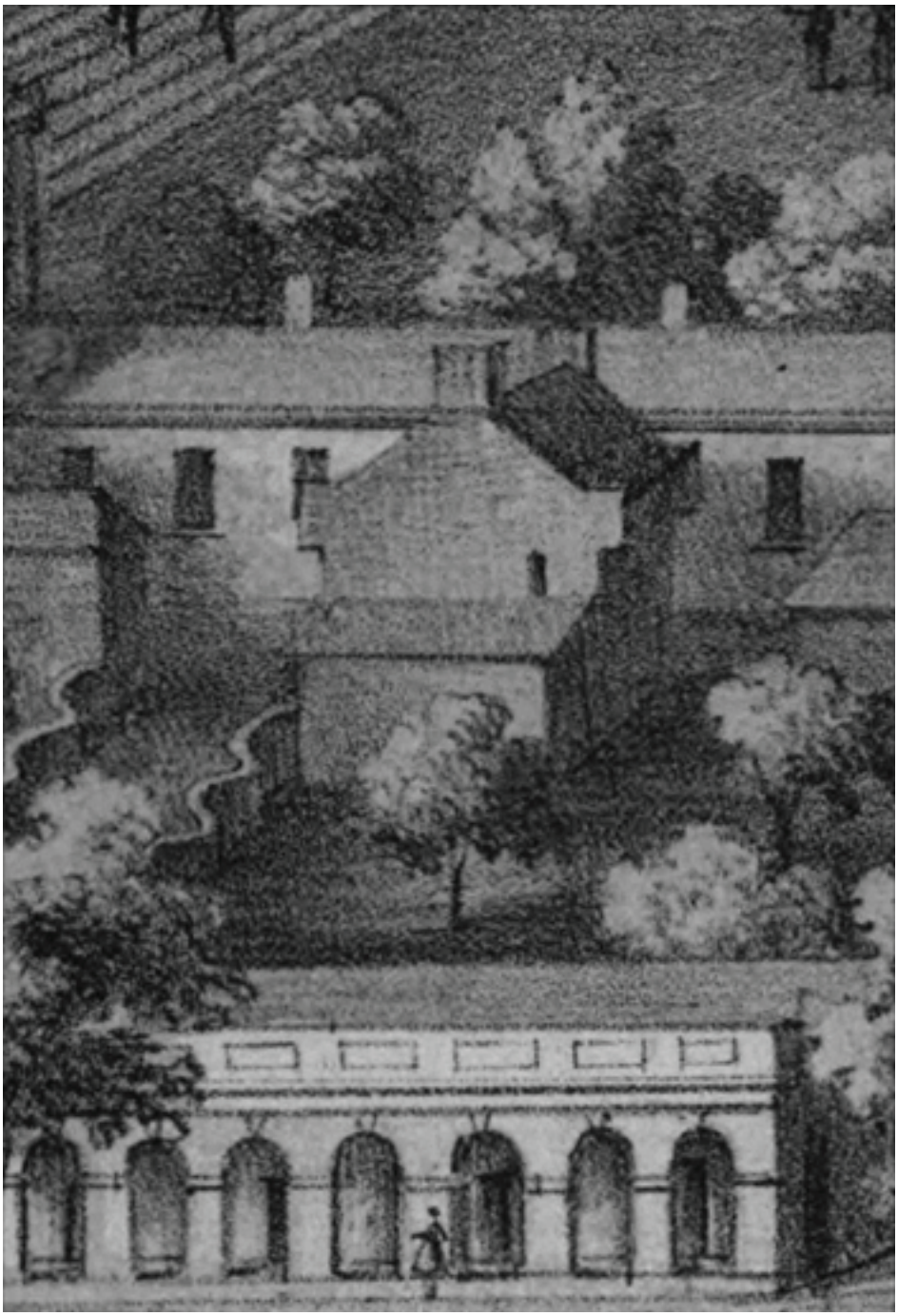

Figure 5. Detail, View of the University of Virginia, Charlottesville & Monticello, showing the Pavilion III garden and the Mews from the west. Note the western shed addition to the Mews. Drawn by E. Sasche & Co., 1856.

HISTORY

Archaeological excavation within the Mews beneath the 1930s existing kitchen addition documented a remnant brick foundation (Figure 6). Measuring approximately 6.0 feet east-west by 12.5 feet north-south, the foundation abutted the western facade of the Mews, and was constructed closer to the southwest corner of the ca. 1828 – 1829 core. This foundation is presumed to be the shed addition pictured in the 1856 image.

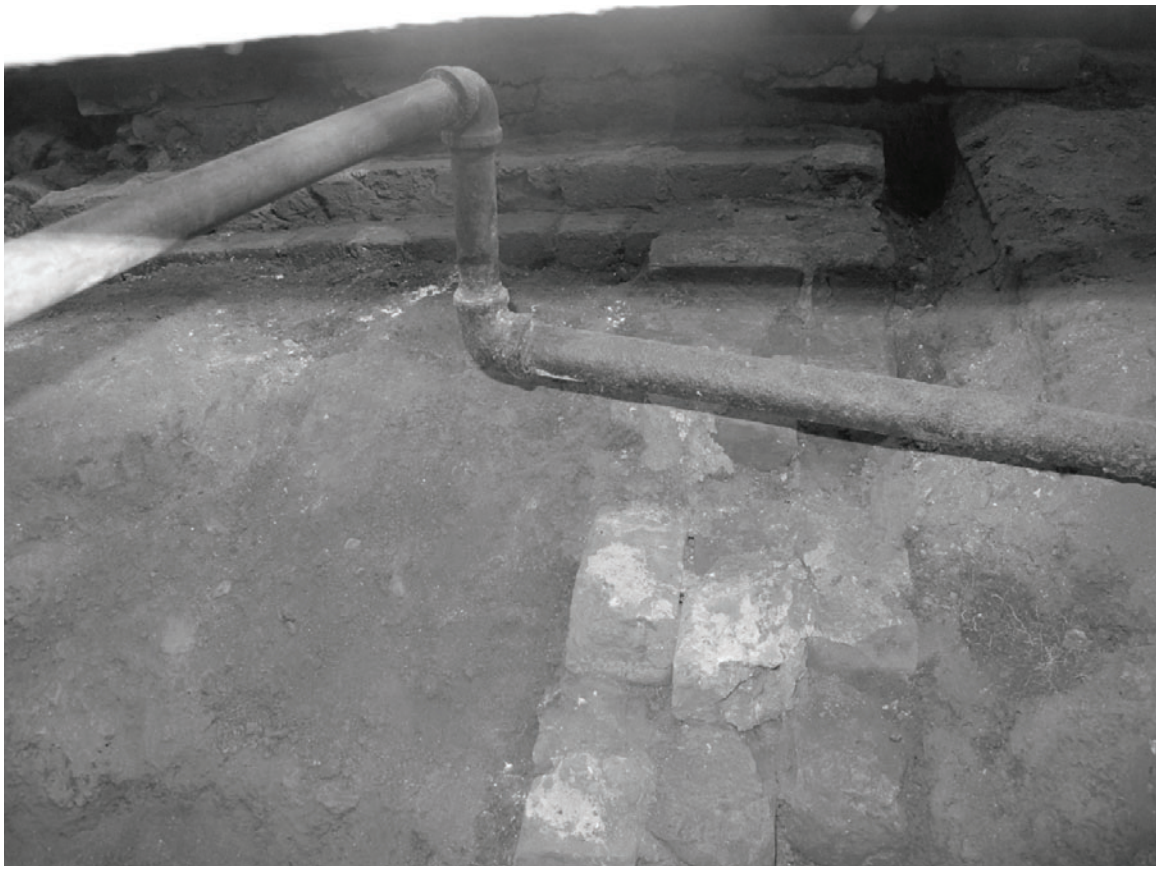

Figure 6. Remnant brick foundation underneath the kitchen addition, looking south, representing the pre-1856 single story western shed addition. Rivanna Archaeological Services, 2016.

THE MEWS IN THE POST EMANCIPATION PERIOD (1867 – 1922)

In the post-Emancipation period, Pavilion III was occupied by professors William E. Peters, James F. Harrison, William C. Dabney, and James M. Garnett respectively in the three decades between 1867 – 1896. U.S. Census population schedules document that in the decades following Emancipation, many African Americans continued to reside within the Academical Village, presumably working in pavilion households as domestic servants, cooks, maids, nurses, and several other occupations. Between 1880 and 1930, this population of resident African Americans in the Academical Village slowly declined.

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During this period, it is believed that the Mews may have served as a residence for African American families that were employed by the white pavilion residents.

During James F. Harrison's tenure in Pavilion III, the 1870 U.S. Census recorded African American James Cray (67-years old – no occupation), Corina Cray (60 years old – keeping house), Amelia Cray (51-years old - at home), Ginnie Green (19 years old – at school) and Reuben T. Simons (6 years old – at home). The Crays and their tenants were listed directly after the white Pavilion III household of James F. Harrison, suggesting that they worked for the Harrison family and may have resided in the Mews or adjacent structures.[23] A decade later in 1880 the census documented Ann Brown, a 46-year-old cook, resided within the Harrison household.[24]

The earliest map of the Academical Village to portray the Mews documents the outbuilding off the northwest corner of Pavilion III. The structure is portrayed as a small, square-shaped building, possessing both water access and a sanitary drain leading north into and westward down Mews Alley (Figure 7).

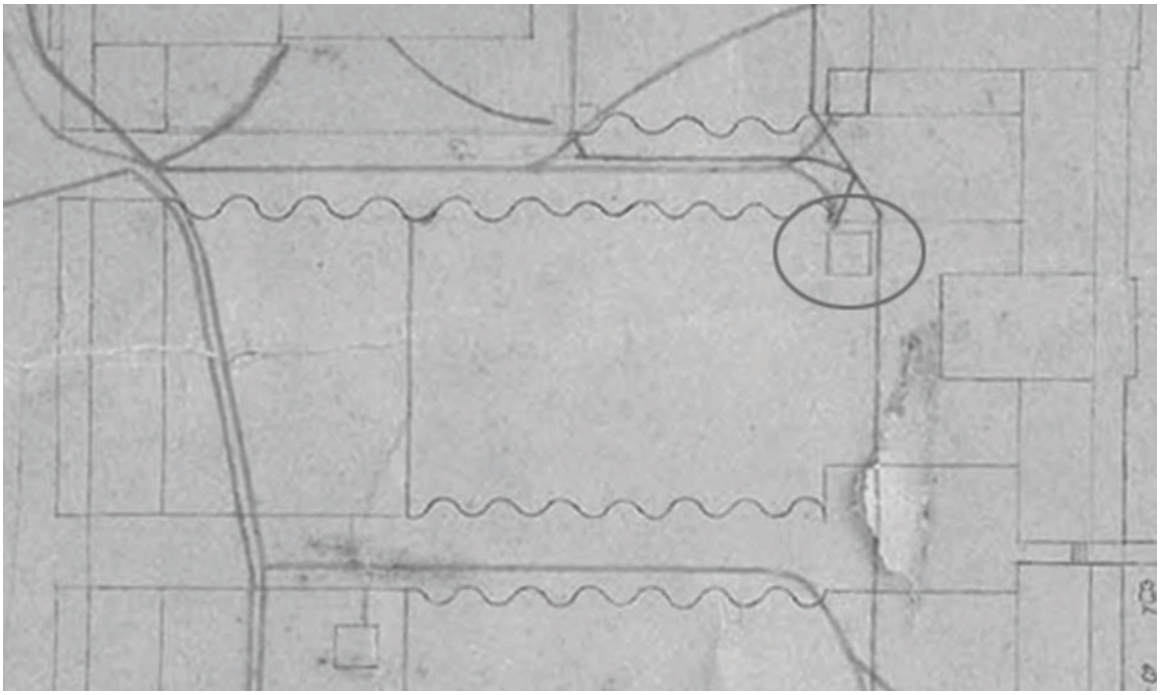

Figure 7. Detail, [Map of the University of Virginia], showing the Pavilion III at right, and the Mews (circled). Anonymous [Green Peyton], ca. 1870s.

23 *Ninth U.S. Census, 1870.* Population Schedules, Albemarle County, Virginia.
24 *Tenth U.S. Census, 1880.* Population Schedules, Albemarle County, Virginia.

HISTORY

Significant additions to and renovations of the Mews occurred throughout the late nineteenth and first half of the twentieth centuries. In 1881, during the tenure of James F. Harrison, Professor of Medicine, the Board of Visitors approved the expenditure of $300 for an unnamed "improvement of the kitchen attached to the Pavilion occupied by Dr. Harrison." An entry in the Proctor's Report of 1882 also records that the "kitchen of Pavilion III has been enlarged." It is believed that this then substantial sum may represent the addition of an eastern block or wing to the original Mews structure. In addition, it is likely that the Mews was simultaneously raised from one-and-a-half stories to a full two stories.[25] The purpose of the 'enlargement' of the Mews in the post-Emancipation period is unknown. It is possible that James F. Harrison may have used it as a residence for domestic servants and cooks, most likely African Americans, who provided labor in support of his family and household.[26]

James Garnett petitioned the Board of Visitors for additional "improvements to the buildings assigned [to] him" in 1890. It is not clear what these improvements may have been, but over the next four years Garnett again petitioned the Board of Visitors for unnamed repairs to his pavilion and its basement.[27]

The ca. 1881-1882 eastern addition to the Mews is first depicted in an 1891 Sanborn Fire Insurance map of the University. The image depicts two large structures west of and to the rear of Pavilion III: the Mews represented as an oblong east-west oriented two-story structure off the northwest corner of the pavilion; and an oblong north-south oriented one-story structure off the southwest corner of the pavilion (Figure 8).

25 *BOV Minutes*, August 16, 1881; Board of Visitors, *Annual Report of the Board of Visitors of the University of Virginia*, 5. (Richmond: R. F. Walker, 1882).

26 Harrison's wife had died in 1855, twelve years before he came to the University of Virginia. It is likely that Harrison had significant help in running his Pavilion III household including cooking, cleaning, and general domestic chores.

27 *BOV Minutes*, April 24, 1890; June 29, 1891, July 1, 1891; June 28, 1892; and June 11, 1894.

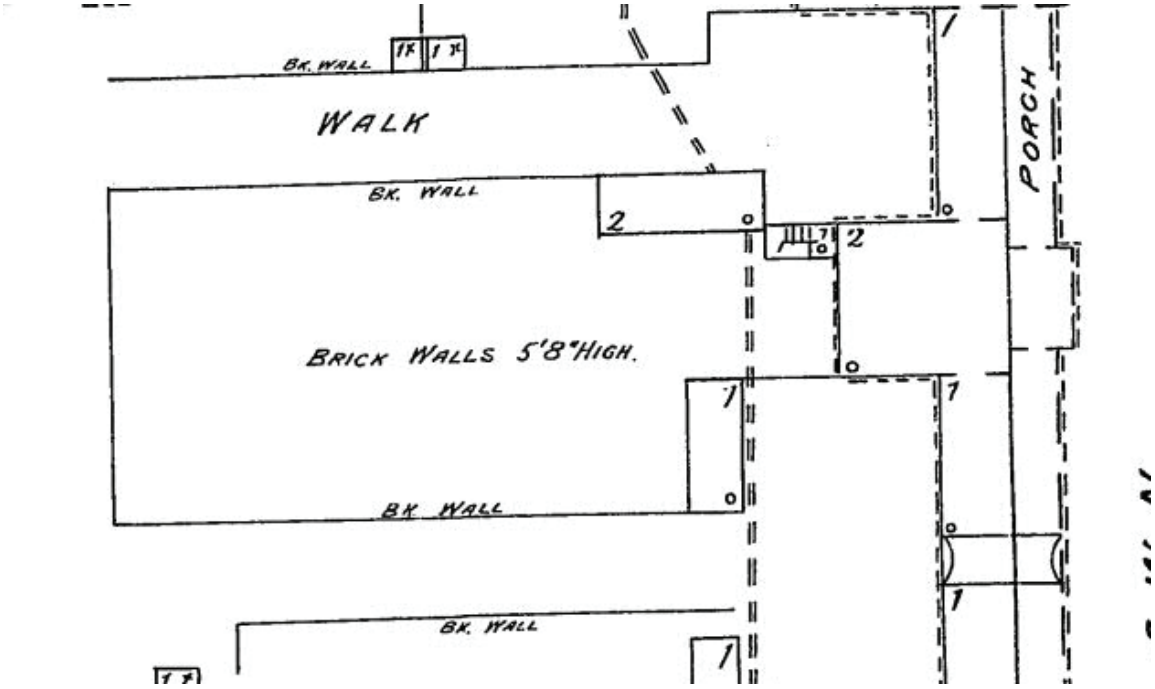

Figure 8. Detail, Fire Insurance map of the University of Virginia, showing Pavilion III at right and the Mews outbuilding noted as a two-story structure off its northwest corner. Sanborn Fire Insurance Company, 1891.

Historic maps from the late nineteenth to early twentieth century document the physical transformation of the Mews in the half century following Emancipation. By 1895 at the latest, the Mews is shown as possessing a southern porch or roofed veranda extending the length of this facade (Figure 9).

Figure 9. Detail, Map of the University of Virginia showing Gas, Water and Sewer Systems, showing Pavilion III (upper right) and the expanded Mews structure adjacent to it. Note the ca. 1856 lean to shed addition to the western facade and the southern porch or veranda. Kaigiro Sugino, 1895.

A subsequent 1909 map also shows the full east-west extent of the Mews footprint including the southern veranda, as well as an unidentified addition, possibly a connecting porch, linking the east facade of the Mews with the west facade of Pavilion III (Figure 10). While the function of this unidentified addition is not known, it is likely that it was constructed during the Carter or Minor tenures.

Col. Thomas H. Carter was appointed Proctor of the University of Virginia in 1897 and occupied a prominent role in the rebuilding of the Rotunda as well as the buildings at the south end of the Lawn. The 1900 U.S. Census documents that head of household Thomas H. Carter lived with only one other person, his wife Susan B. Carter. Adjacent to the Carters were listed African Americans 31-year-old Eugene Bland and 21-year-old Dillard Godfrey, both recorded as 'waiters' in a 'private family,' most likely in the employment of the Carter family.[28] It is possible that Bland and Godfrey resided in the Mews during the tenure of the Carters.

28 *Twelfth U.S. Census*, 1900. Population Statistics, Albemarle County, Virginia.

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Raleigh C. Minor, professor of law, moved into Pavilion III in 1905 at the request of Proctor Carter. The 1910 U.S. Census documents that Professor Minor resided with his wife Nellie and son and daughter. Living adjacent to the Minors, and likely residents of the Mews, were African Americans 47-year-old Henrietta Byrd, 40-year-old Amanda Carr, and 18-year-old Gertrude Waller. Byrd was listed as a cook in a private family, while Carr was listed as a nurse in a private family, and Waller was listed as a maid in a private family.[29] A decade later in 1920, a single 32-year-old African American named Hattie Henderson was listed adjacent to the Minors. Henderson was listed as a cook in a private family.[30]

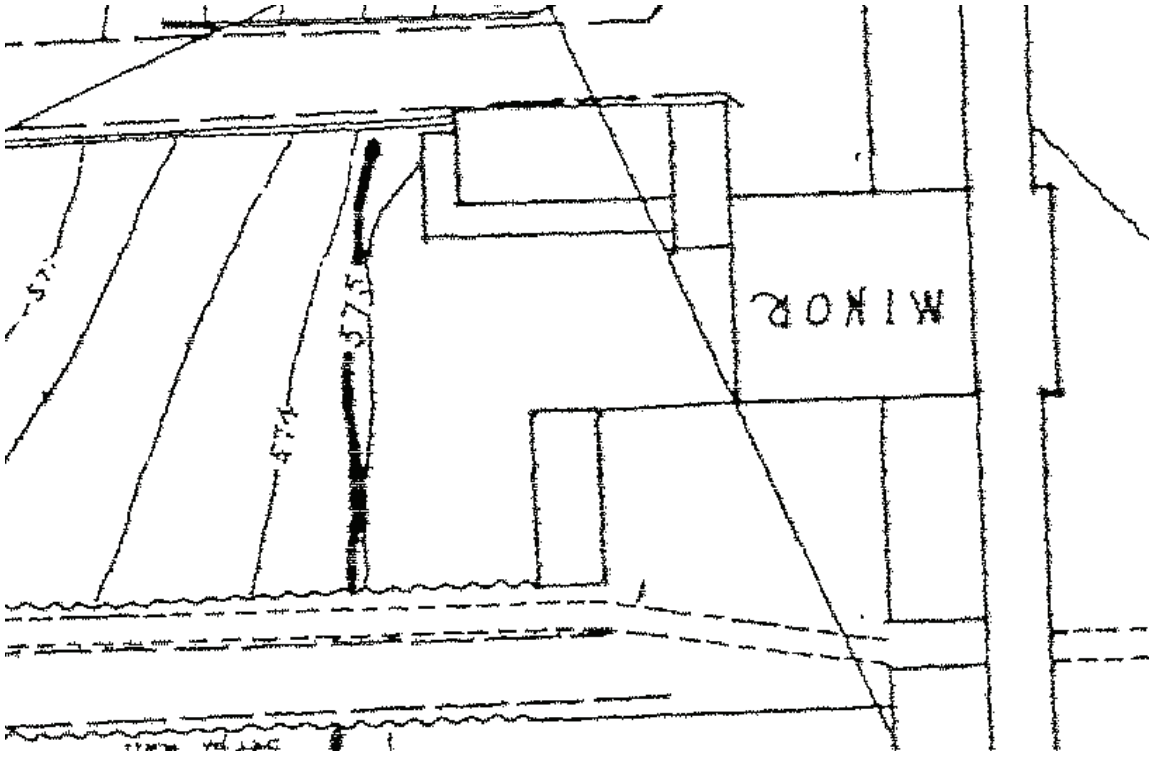

Figure 10. Detail, Map Showing Topography & Detail of the University of Virginia, showing Pavilion III, the Mews to its northwest. Note the unidentified addition (porch?) connecting the east facade of the Mews with the west facade of Pavilion III. G. R. Jackson and W. J. Laird, 1909.

29 *Thirteenth U.S. Census, 1910.* Population Statistics, Albemarle County, Virginia.
30 *Fourteenth U.S. Census, 1920.* Population Statistics, Albemarle County, Virginia.

HISTORY

THE MEWS DURING THE ROTHERY AND PRATT OCCUPATION (1923 – 1949)

Following the death of Professor Raleigh C. Minor in 1923, a young white couple, Harry R. Pratt a professor of music and drama and his wife Agnes Rothery an author, moved into the Mews. Pratt and Rothery were to occupy the Mews for nearly three decades. It is under their tenure that many second quarter of the twentieth-century alterations were made to the Mews. A prolific travel writer, it is Rothery who wrote of her life and experiences while living at the University of Virginia, ultimately publishing a book titled *A Fitting Habitation*, documenting their life and the changes they made to the Mews.[31]

In her book Rothery notes the extremely run-down condition of their new residence upon their arrival in 1923.

> A …larger oblong building with a broken verandah staggering across the front. …The lower half of the house, under the tin-roofed verandah, had once been whitewashed, and the whitewash was filthy. The floor of the verandah was rotten, the posts of which supported it were unpainted and rickety. …Windowpanes cracked or missing gave the final dilapidation. … The two chimneys tilted in slightly opposite directions; every architectural line was crooked and every angle askew. …The erstwhile kitchen-slave quarters were badly proportioned, being too narrow and too high, and crudely built, with its inner partitions of rough planks and the plaster slapped on to the brick walls without benefit of lathes or furring. Despite the plugging up of the more obvious holes and breaks, the neglect and disintegration of a century and a half had seeped through walls and floors and ceilings and casements.[32]

South of the Mews was its yard, a "ragged plot [that] stretched between the wall and a sort of terrace which was not a terrace but a chicken yard on a slight elevation, bare of grass." On the opposite (southern) side of the Pavilion III garden was a "tumbledown shed" or stable that housed a number of chickens. "…These two buildings, the house and the [stable] – made two sides of an enclosure, and the third and highest side was provided by the handsome back of the Pavilion."[33] The arrangement of the three buildings "created a sort of court." It is from this spatial context that the name of the Mews was christened. Rothery recalled that her husband thought it looked "something like an old London mews. …We ought to call it *The Mews*."[34]

The interior plan of the east-west oriented Mews, incorporating the original 1829-

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31 Agnes Rothery, *A Fitting Habitation*. (New York: Dodd, Mead & Company, 1944).

32 Rothery, *Fitting Habitation*, 51-52, 58. Rothery also noted a healthy rat population within the Mews.

33 Rothery, *Fitting Habitation*, 50-51, 62.

34 Rothery, *Fitting Habitation*, 63. Emphasis added.

1830 core and ca. 1881-1882 eastern addition, was simple. Two rooms on the first floor were divided by a partition. The eastern or 'parlor' room possessed interior dimensions of approximately 14 by 14 feet, and the western or 'dining' room was "even smaller," the dimensions of which "would have been similar (to the parlor) if the entry and stair had not been sliced from it." A vestibule or interior 'entry' was located just inside the front door in the southern façade of the 1829-1830 core. A narrow frame stairway rising to the north led to a second story hallway. The second story also possessed two rooms.[35]

Adjacent to and west of the Mews was a single-story brick lean-to addition with sloping roof. "This can be the kitchen, went on Harry, pointing to the lean-to, which was five feet wide, with a low sloping ceiling and no window." The lean-to also possessed a door allowing entry to and from the southwest corner of the ca. 1829 – 1830 original core. The door was "so narrow one had to enter it sideways."[36]

Shortly after her arrival in 1923 Rothery had the University take down the decaying veranda, punch a window in the western lean-to addition, and add 'a hood' over the 'front' door in the southern facade.[37] Rothery and an African-American maid named Emma constructed a portion of a brick wall enclosing the western end of the Mews. A flagstone terrace was then laid adjacent to the southern and western facades of the Mews.[38]

Additional alterations made to the Mews during the second quarter of the twentieth century included a new bay window in the south facade of the 'dining room,' the construction of a pergola across a portion of the south facade of the Mews, division of the western second story room into two chambers with a sliding panel, addition of a southern door in the 'parlor,' construction of the single story 'Chapel' eastern addition and subsequently a second story 'dressing room' and 'hanging bathroom' on top (Figure 11), and construction of a 12-foot section of 7-foot tall wall with lean-to raftered roof ('a Loggia') adjacent to the southeast corner of the Mews and "accessible from both parlor and terrace." Lastly, Rothery noted that "we rebuilt the whole west end, making a complete and airy kitchen with a large balustraded gallery over it, …reached by a romantic outside stair from the terrace, holding, in the angle where it turned, a brick table with a faucet for water and a deep Chinese copper basin as a sink."[39]

35 Rothery, *Fitting Habitation*, 60. The 'entry and stair' that Rothery mentions may be the original doorway and stair to the second floor for the 1829-1830 kitchen.

36 Rothery, *Fitting Habitation*, 52.

37 Rothery, *Fitting Habitation*, 53, 59.

38 Rothery, *Fitting Habitation*, 70. Emma is assumed to have been employed by Rothery and Pratt. It is not clear when she began working for Rothery and Pratt.

39 Rothery, *Fitting Habitation*, 72, 89, 116, 118, 119, 130-131.

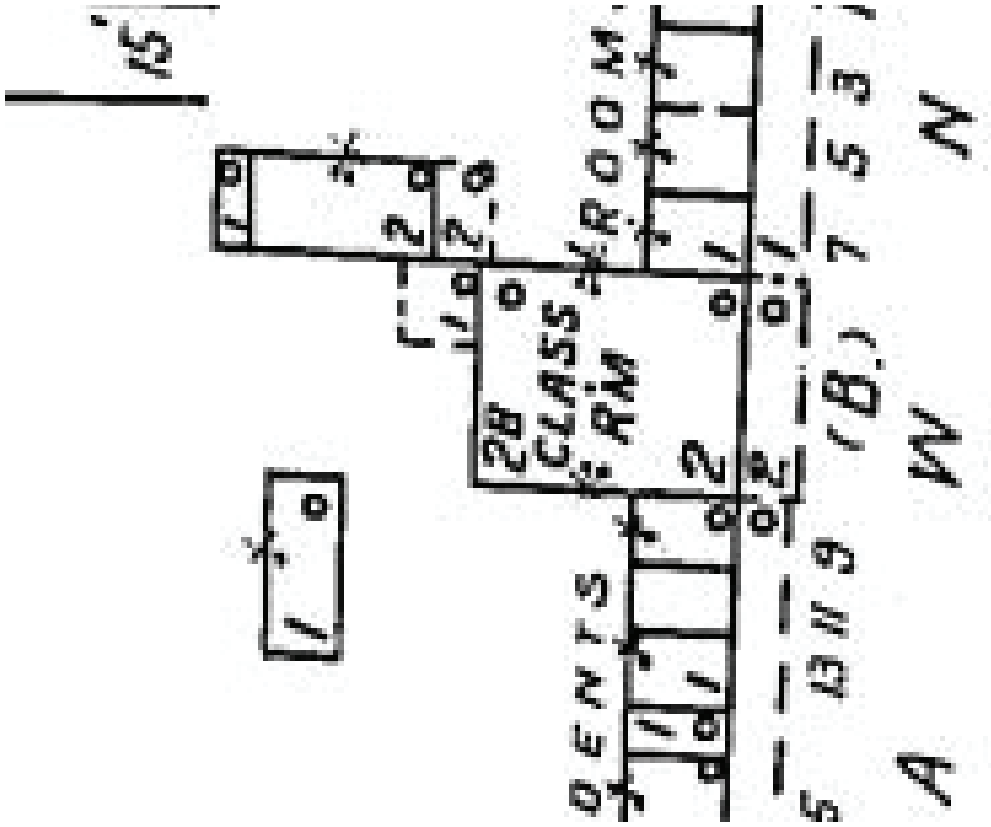


Figure 11. Detail, [Map of the University of Virginia], showing Pavilion III and the Mews to its northwest Note the two-story eastern addition to the Mews, likely the 'chapel' and 'dressing room' and 'hanging bathroom.' Sanborn Fire Insurance Company, 1929.

The 'airy kitchen' noted by Rothery that was added to the western end of the Mews was designed by architect Edmund S. Campbell and believed to have been constructed sometime in the mid-to-late 1930s. Campbell came to the University of Virginia in 1927 to lead the School of Architecture. A blueprint plan for the Mews, drawn by Campbell sometime prior to his renovation of the structure, documents one plan view and three elevation views of the proposed new work.

Campbell's drawing documents both the Mews structure as it existed (e.g. 'old' wall), as well as the changes proposed to it. According to Campbell's drawing, the 'bright airy kitchen' included the construction of a 9-foot 3-inch by 11-foot 3-inch kitchen, as well as a smaller boiler room and renovated bathroom. The bathroom and boiler room appear to have utilized existing construction and were to be accessible through the kitchen (Figure 12)

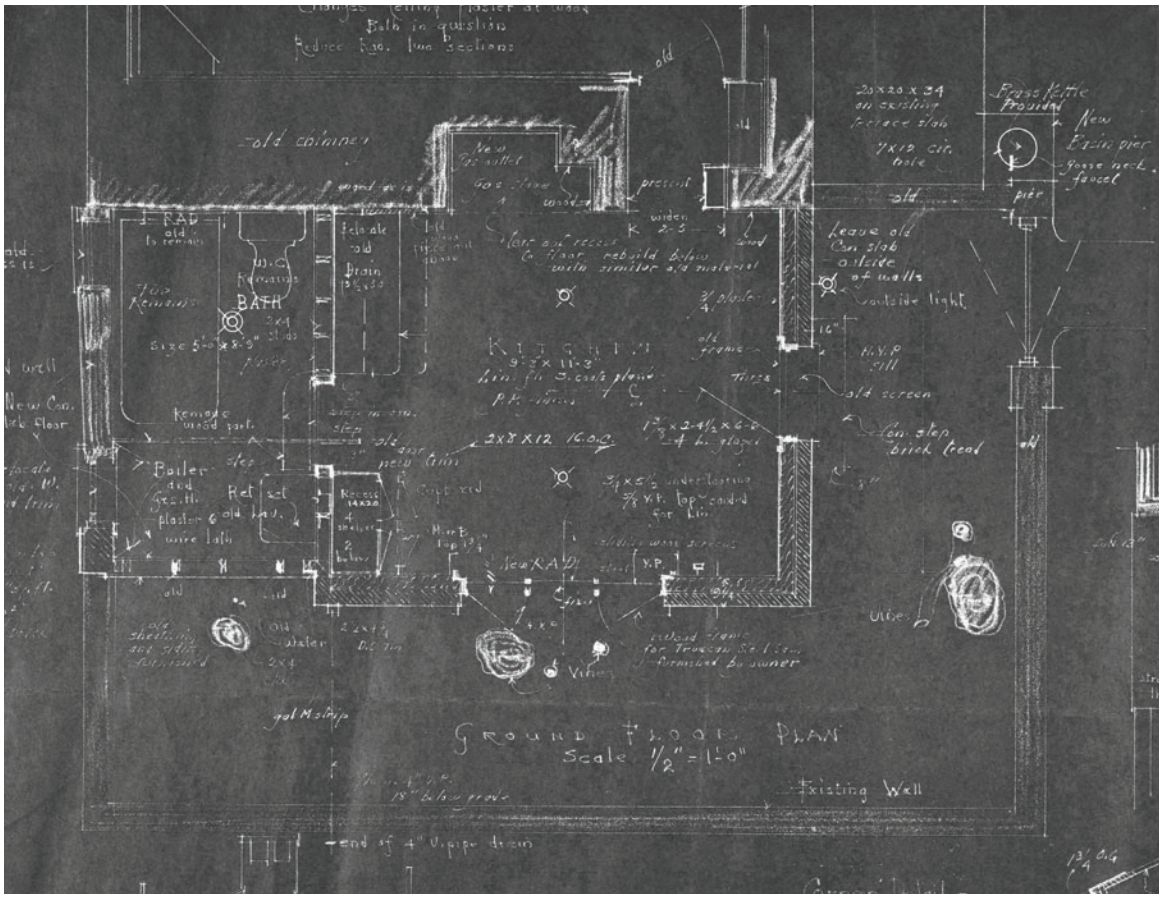


Figure 12. Detail, Alterations to Quarters of Pavilion No. 3 for Prof. and Mrs. Harry Rogers Pratt, showing plan view of existing Mews structure, and proposed new construction. Edmund Campbell, n.d. [ca. 1930s].

Elevations document that the new addition was to consist of two components of differing size, the taller, larger kitchen which was to take up two thirds of the western façade and have a steeply sloped shed roof and large window in its western facade, and the smaller boiler room and bathroom which was to take up one third of the western facade and possess a less steeply sloped shed roof (Figure 13).

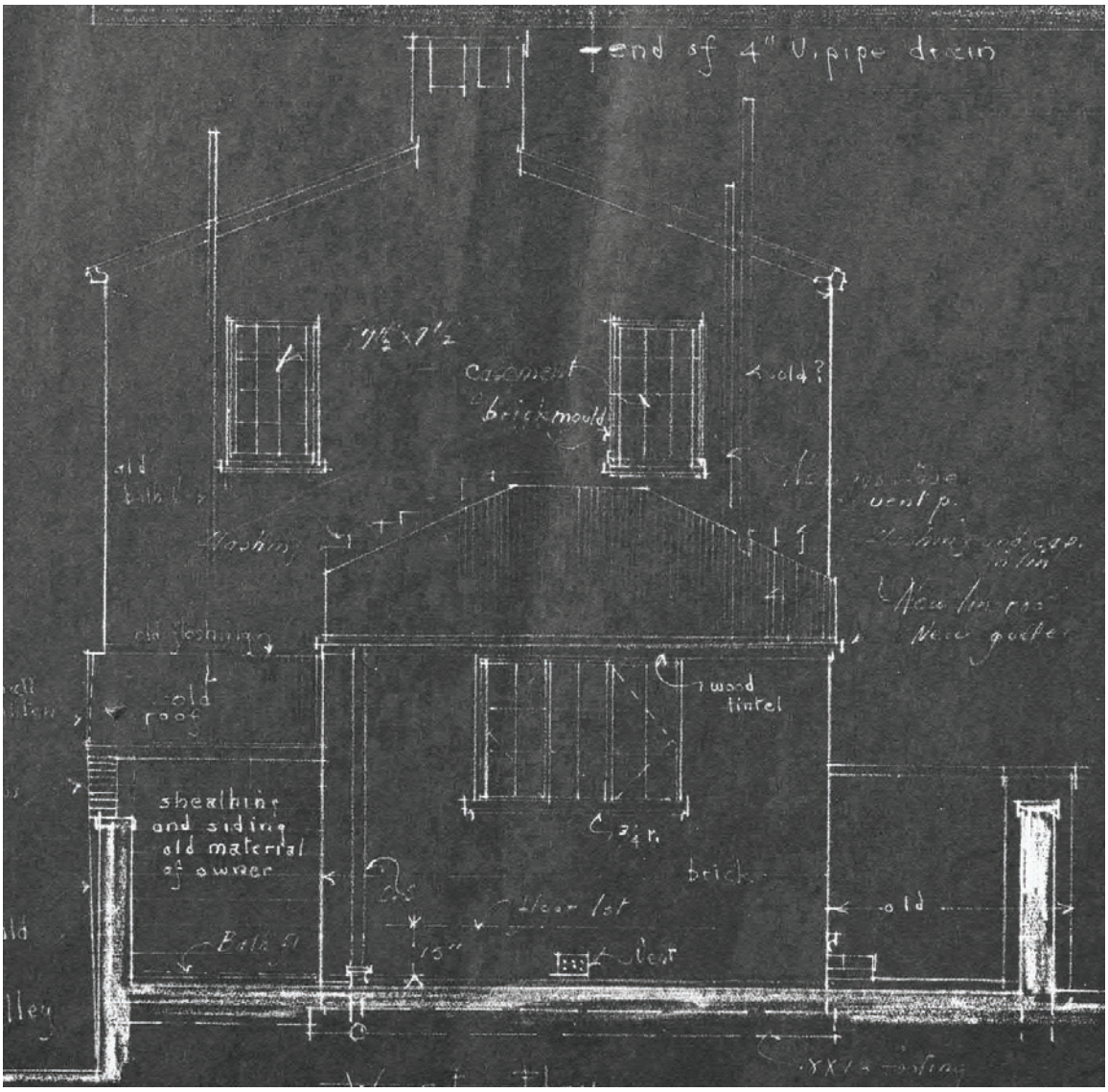
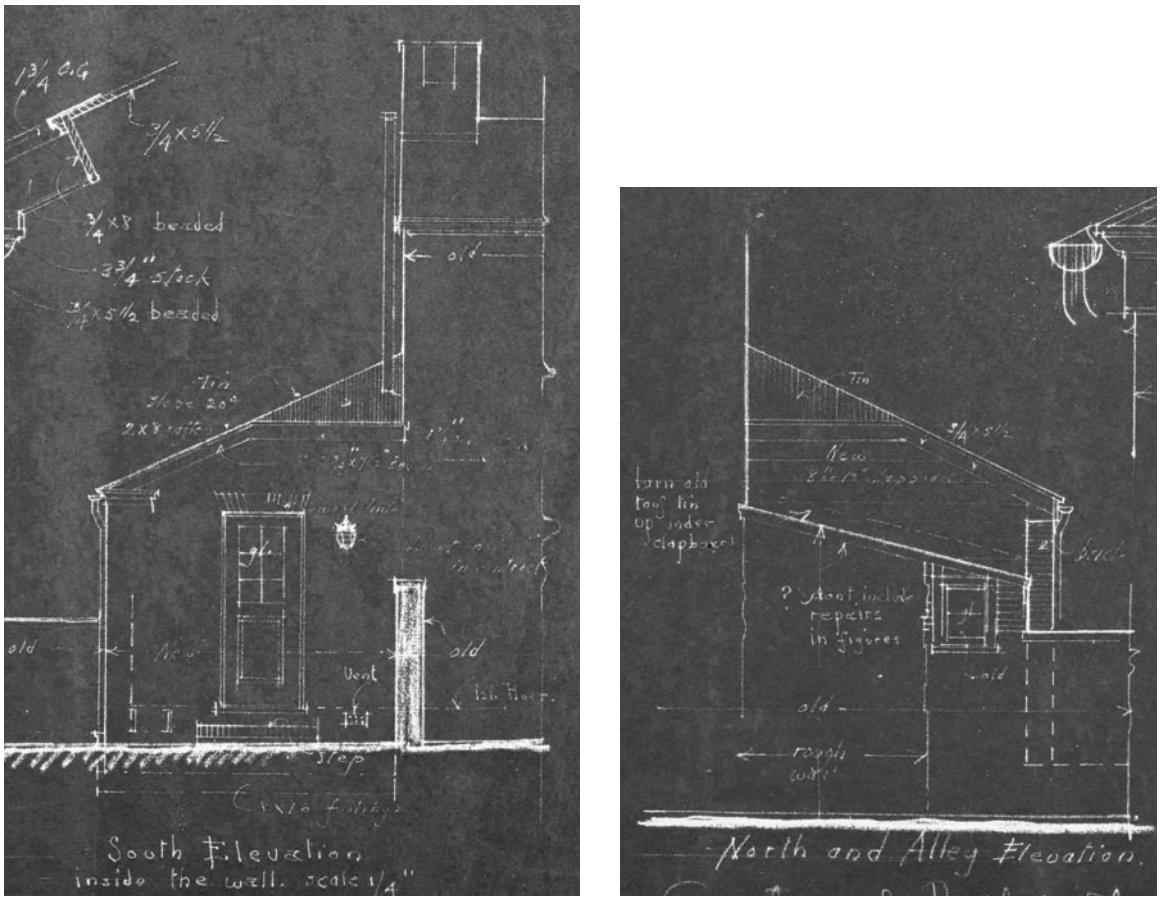


Figure 13. Detail, Alterations to Quarters of Pavilion No. 3 for Prof. and Mrs. Harry Rogers Pratt, showing west elevation of proposed new construction including kitchen (right two-thirds) and boiler room and bathroom (left one-third). Edmund Campbell, n.d. [ca. 1930s].

The kitchen addition was to possess a new door centered on its south facade, while the boiler room and bathroom component was to have a small window in its northern facade. It is clear from a comparison of Campbell's drawing to the as-built kitchen structure that significant changes were made to the original design. These changes included constructing a single new architectural space across the entire western facade of the Mews that encompassed both kitchen and bathroom, placing a flat roof terrace on top of the new

addition, constructing an exterior stairway to the southern facade of the new addition, shifting the doorway in the same facade to the southwest corner to accommodate the exterior stairway, and creating a small window for the north facade of the bathroom space (Figures 14 & 15).



Figures 14 & 15. Detail, Alterations to Quarters of Pavilion No. 3 for Prof. and Mrs. Harry Rogers Pratt, showing south elevation (left) and north elevation (right) of proposed kitchen and bathroom addition to the Mews. Edmund Campbell, n.d. [ca. 1930s].

HISTORY

THE MEWS IN THE SECOND HALF OF THE TWENTIETH CENTURY
(1950 – Present)

After the departure of Agnes Rothery and Harry Pratt in 1949, significant changes occurred to the buildings and landscape west of Pavilion III. Sponsored by the Garden Club of Virginia, the five gardens west of the Lawn were redesigned by landscape architect Alden Hopkins. Part of the redesign included reconstructing the garden enclosure to reflect what Hopkins perceived to be the original Jeffersonian design. In addition, planting beds and landscape features within the Pavilion III garden were also redesigned. An existing conditions map of the West Range gardens dating to 1949 depicts the Mews and its environs at the end of the Pratt and Rothery occupation and prior to the Alden Hopkins garden renovations (Figure 16).

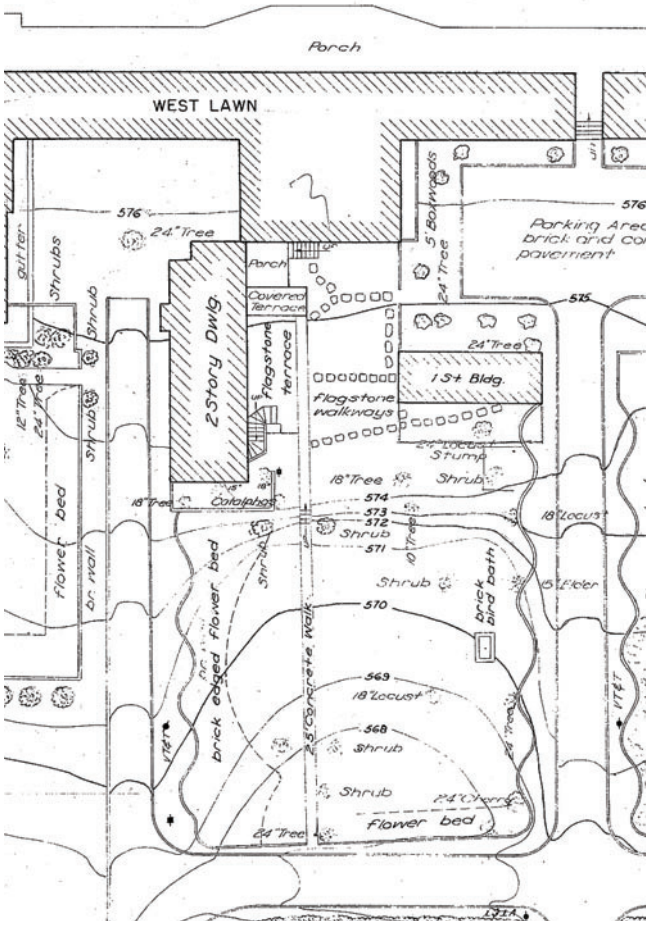


Figure 16. Detail, Topographic Map of Area Between West Range and West Lawn, showing the condition of Pavilion III, the Mews, and its adjacent garden at the time of Agnes Rother and Harr Pratt's departure. Note the Covered Terrace or 'Logia' accessible by the parlor room and exterior terrace, as well as a porch providing second story access to the west facade of Pavilion III. G. C. Brown, T. A. Smith, & F. H. Stairs, 1949.

THE MEWS

Upon his arrival in 1947, new President Colgate W. Darden sought to make the University the premier public institution in the Commonwealth. To this end, and following Jefferson's vision, he emphasized a return of the Academical Village to its rightful place as the center of the University. For a period of three decades, from 1924 to 1953, no faculty member had lived in Pavilion III. The primary occupants of the former faculty residence during this period were the Graduate Department (1924-1953), in addition to the Virginia Quarterly Review (1925-1929), and the Institute for Public Affairs (1953-1954).

Beginning in the early 1950s, the University undertook an extensive renovation of Pavilion III converting it from former administrative and office space back to a faculty residence. The renovations to Pavilion III were led by University professor and architect Frederick Doveton Nichols. Nichols came to the University of Virginia in 1950 and later founded the division of architectural history where he was appointed chairman. Nichols would go on to lead the restoration of the Rotunda in the 1970s. The first faculty member to move back into Pavilion III was Arthur F. McConochie in 1954.[40]

Documents suggest that Frederick D. Nichols also undertook a restoration of the Mews during the same period. The 1985 historical and descriptive data for the HABS documentation of Pavilion III note that Nichols "restored" the Mews ca. 1950. According to an interview with James Kinard, University Historian and a former resident of the Mews, Nichols work at the Mews is believed to have been his "first architectural restoration effort" for the University.[41] K. Edward Lay, Professor Emeritus of Architecture at the University of Virginia, also recalled that the former interim Dean of the School of Architecture Frederick C. Disque (1950 – 1953) may have asked Nichols to renovate the Mews as a residence for visiting faculty.[42]

It is during the post-Rothery and Pratt occupation that the University intended to rent out the Mews to faculty and staff. To this end, Nichols' alterations to the Mews[43] likely entailed interior and exterior changes to the structure that facilitated its transformation into two separate apartments, as well as a general upgrade and modernization of the structure. According to a 1958 map of the restored Pavilion III garden produced by Alden Hopkins and Charles Hendryx, several architectural changes were accomplished sometime between 1949 - 1958. These changes included demolition of the two-story 'Chapel' and 'dressing room' addition constructed abutting the eastern end of the ca. 1881-1882 addition and the construction of a first floor brick veneer on this end to hide the brick patches, and demolition of the loggia off the southeast corner of the structure. Additional changes to

40 Mesick et al., *Pavilion III, Historic Structure Report*, 59-62.

41 *University of Virginia, Pavilion III*, 10, 12. HABS No. VA-193-C, Written Historical and Descriptive Data.

42 K. Edward Lay, Professor Emeritus of Architecture to Benjamin Ford, Rivanna Archaeological Services. Electronic mail communication, April 8, 2021.

43 No University notes, plans, or drawings could be found documenting the changes made to the Mews by Frederick D. Nichols.

the interior of the Mews likely dating to the same period included the removal of the 'alcove' from the north facade of the ca. 1881-1882 addition and the placement of a double window in this location; the removal of the interior stair to the second floor; the creation of a hallway along the south interior facade of the 1829-1830 core; and the installation of a modern bathrooms on both floors.

To create greater privacy for Pavilion III residents a separate entrance for the Mews was established. A new brick gate was constructed off the southeast corner of the ca. 1881-1882 eastern addition providing access to Mews Alley to the north. Associated with the effort to increase privacy was the construction of a new approximately 6-foot-tall brick boundary or privacy wall, located 13 feet off the south facade of the Mews, linking the new gate with a pre-existing Rothery and Pratt wall at the western end of the Mews structure. The effect was to create a small courtyard enclosure for the residents of the Mews, one that granted a semblance of privacy but that also prevented direct access to the larger Pavilion III garden. Entrance to Pavilion III and its associated garden was accessed via the Poe Alley courtyard. At the same time, the primary level porch extending off the northwest corner of Pavilion III was reduced in footprint to extend only half as much in a westward direction from the western facade of the residence (Figure 17).

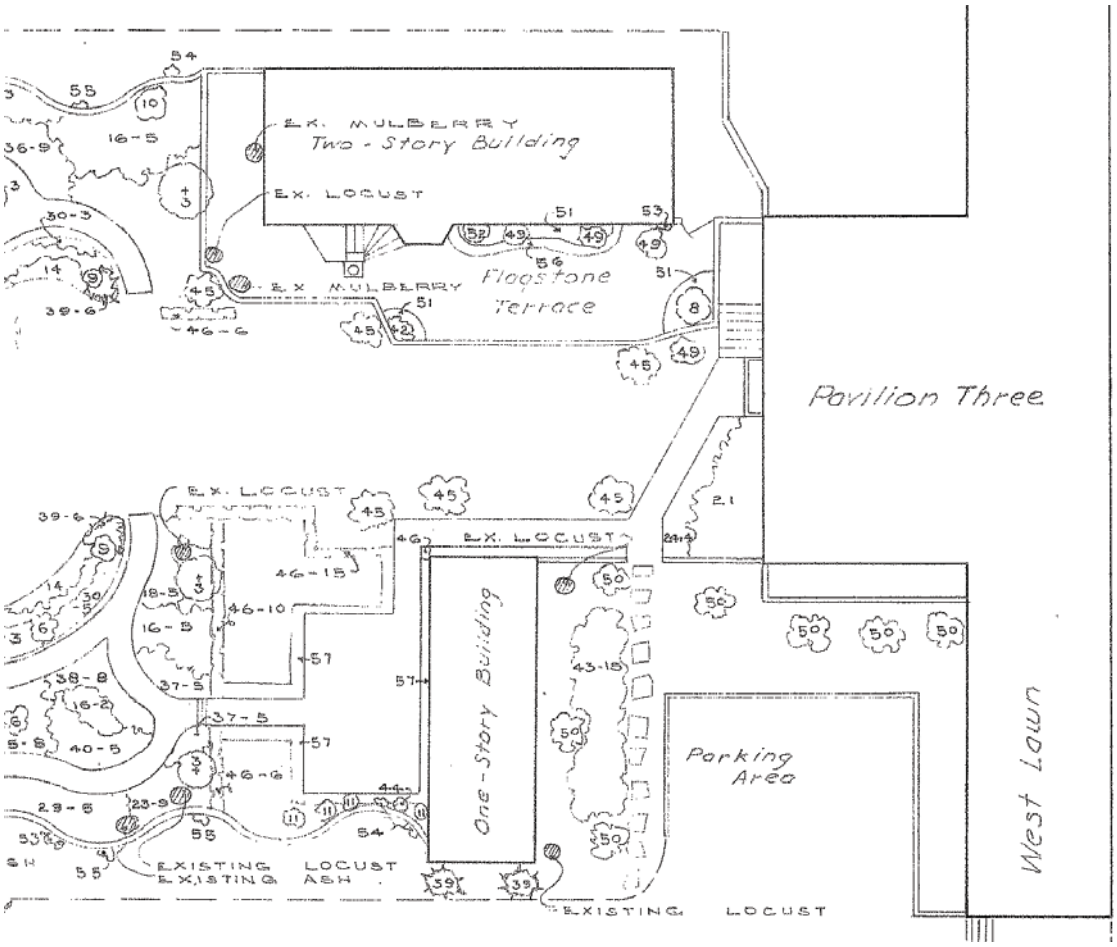


Figure 17. Detail, Garden Pavilion Three, showing the Mews and its relationship to Pavilion III following the University's renovation to the structure and surrounding grounds. Note the presence of a privacy wall on the south side and a separate gated entrance. Original design by Alden Hopkins. Corrections by Charles W. Hendryx. July 21, 1958.

Sometime during the second half of the twentieth century, and possibly during the Frederick D. Nichols renovation, floor joists in the original ca. 1829 – 1830 core and the ca. 1881-1882 eastern addition were repaired and replaced and new concrete and cinder block footers were added on the interior of the brick foundation supporting them. Likewise, several buried utility lines connecting with existing utilities in Mews Alley and underlying the original ca. 1829 – 1830 core may have been constructed during repairs to the flooring.

Between 1964 – 1965, Frederick D. Nichols again undertook work in the yard adjacent to and west of Pavilion III. This time he designed and built a new building to replace a nineteenth-century outbuilding of unknown function and origin that stood off the southwest corner of Pavilion III. The new building was rebuilt in the exact location of

the old one, possibly reusing the original foundations.[44]

In 1986 during additional interior renovations to Pavilion III, the stairs leading from the garden terrace to the primary level porch along the western facade of the faculty residence were reoriented from a north-south direction to an east-west direction. Likewise, the basement level entrance to Pavilion III was also altered. Previously accessed by a short set of steps only from Mews Alley, a new set of steps leading down from the garden terrace west of Pavilion III to a narrow area way was constructed (Figure 18 and Figure 19).

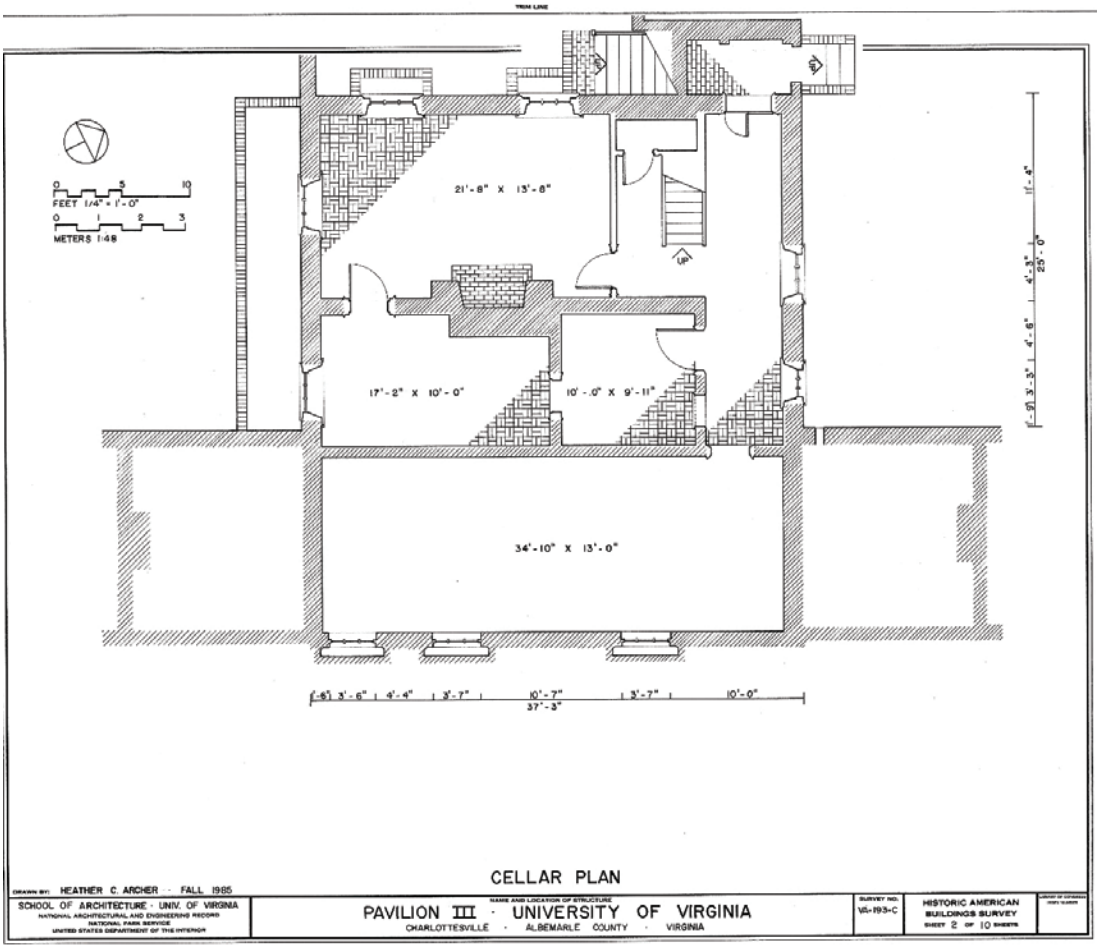


Figure 18. Plan of Pavilion III cellar showing layout and existing conditions in 1985. Note the basement level area wall off the northwest corner of Pavilion III (top right) providing access only from Mews Alley. Pavilion III, University of Virginia, 2. Measured Drawings, VA-193-C, Historic American Buildings Survey. University of Virginia, School of Architecture, 1985.

44 Mesick, Cohen, Wilson, Baker Architects. *Poe Alley #1 Building Report*, 2-3. University of Virginia Historic Preservation Framework Plan (Albany: Mesick, Cohen, Wilson Baker, 2006); *University of Virginia, Pavilion III*, 10. HABS No. VA-193-C, Written Historical and Descriptive Data.

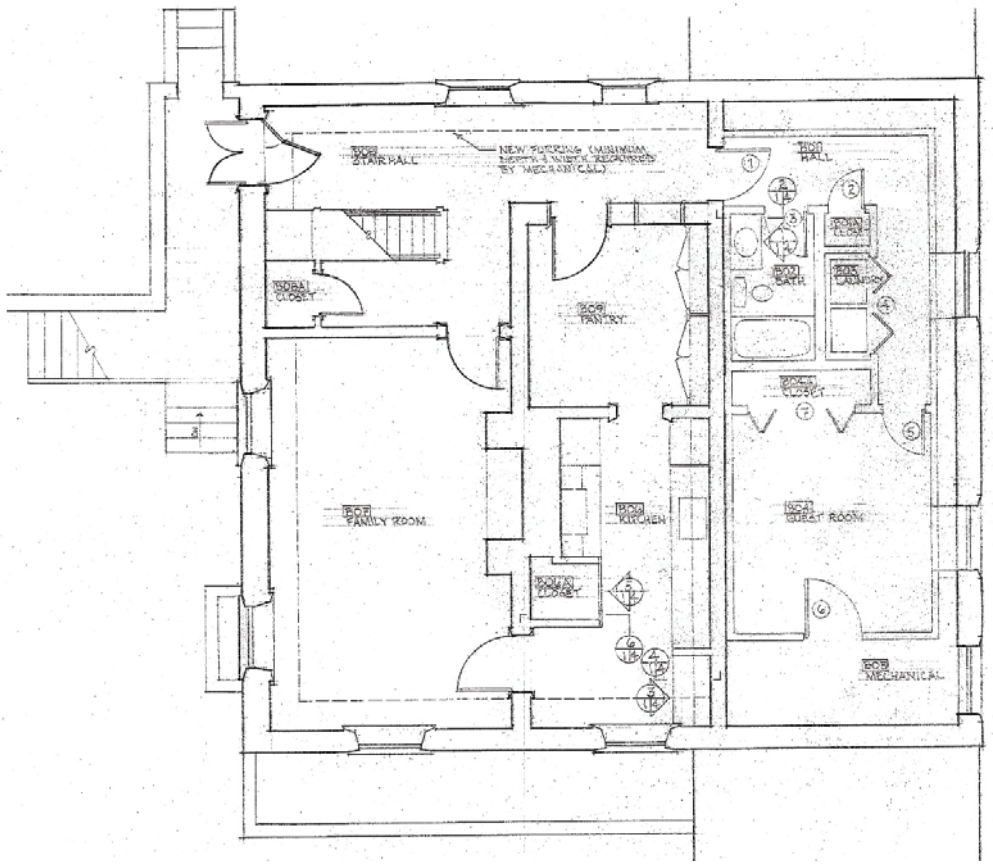


Figure 19. Plan of Pavilion III basement level showing proposed interior and exterior changes. Note the dual entrances to the basement level from both Mews Alley to the north and the garden terrace to the south, as well as the reorientation of the frame stairs leading to the primary level western facade. Pavilion III Renovation, University of Virginia Department of Physical Plant, Architectural & Engineering Services, 1986.

HISTORY

HISTORICAL CONTEXT FOR PRE-EMANCIPATION OUTBUILDINGS AT THE UNIVERSITY OF VIRGINIA

With the exception of smokehouses and privies, upon the opening of the University of Virginia in the Spring of 1825 there were few ancillary structures within the Academical Village that supported the pavilions and hotels. The University lacked many of the essential outbuildings that typically supported pre-Emancipation households in Virginia including stables, ice houses, and residences and workspaces for enslaved African Americans. Nearly all American faculty members arriving at the University held enslaved African Americans, and foreign faculty members frequently purchased or leased enslaved individuals upon their arrival. Early on, free, and enslaved African Americans associated with white households at the University were housed in spaces appropriate to their living arrangements. Without separate purposefully-built "servant's accommodations," records document that enslaved African Americans lived in the basement level rooms of hotels and pavilions, and where it was possible, in the ground floor levels of adjacent student dormitories.

From the beginning however, basement level accommodations were found to be lacking and inadequate. In particular, hotel keepers complained of damp basement conditions that made kitchen duties impossible and created unhealthy living conditions. Indeed, after his household suffered from fever associated with a perpetually damp basement in late 1825, George W. Spotswood, keeper of Hotel D, lamented the lack of a 'cabin' for his servants, a separate structure for housing the enslaved men and women who labored for him.[45]

By the summer of 1828, the first professors applied to and received permission from the Board of Visitors to construct "such building[s] for the accommodation of servants."[46] In the fall of 1828, the Board of Visitors clarified their commitment to provide separate living and work spaces for enslaved African Americans owned by faculty and hotel keepers. The resolution stated,

> that as soon as the funds of the University will permit, it shall be the duty of the Proctor, under the directions of the Executive Committee, to cause to be erected additional offices for the accommodation of servants, in connection with the Pavilions and Hotels of the University, where they may be desired; not exceeding two apartments to each hotel or pavilion; provided that in no case, shall the expense exceed $100.[47]

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45 George W. Spotswood to James Madison, November 29, 1825. *James Madison Papers*, Library of Congress, Washington, D.C.; John B. Richeson to Rector and Board of Visitors, October 2, 1826. MSS#11925. Special Collections Department, University of Virginia Library, Charlottesville, Virginia; George W. Spotswood to the Rector and Board of Visitors, July 4, 1829. MSS #11958. Special Collections Department, University of Virginia Library, Charlottesville, Virginia

46 *BOV Minutes*, July 10, 1828.

47 *BOV Minutes*, October 11, 1828.

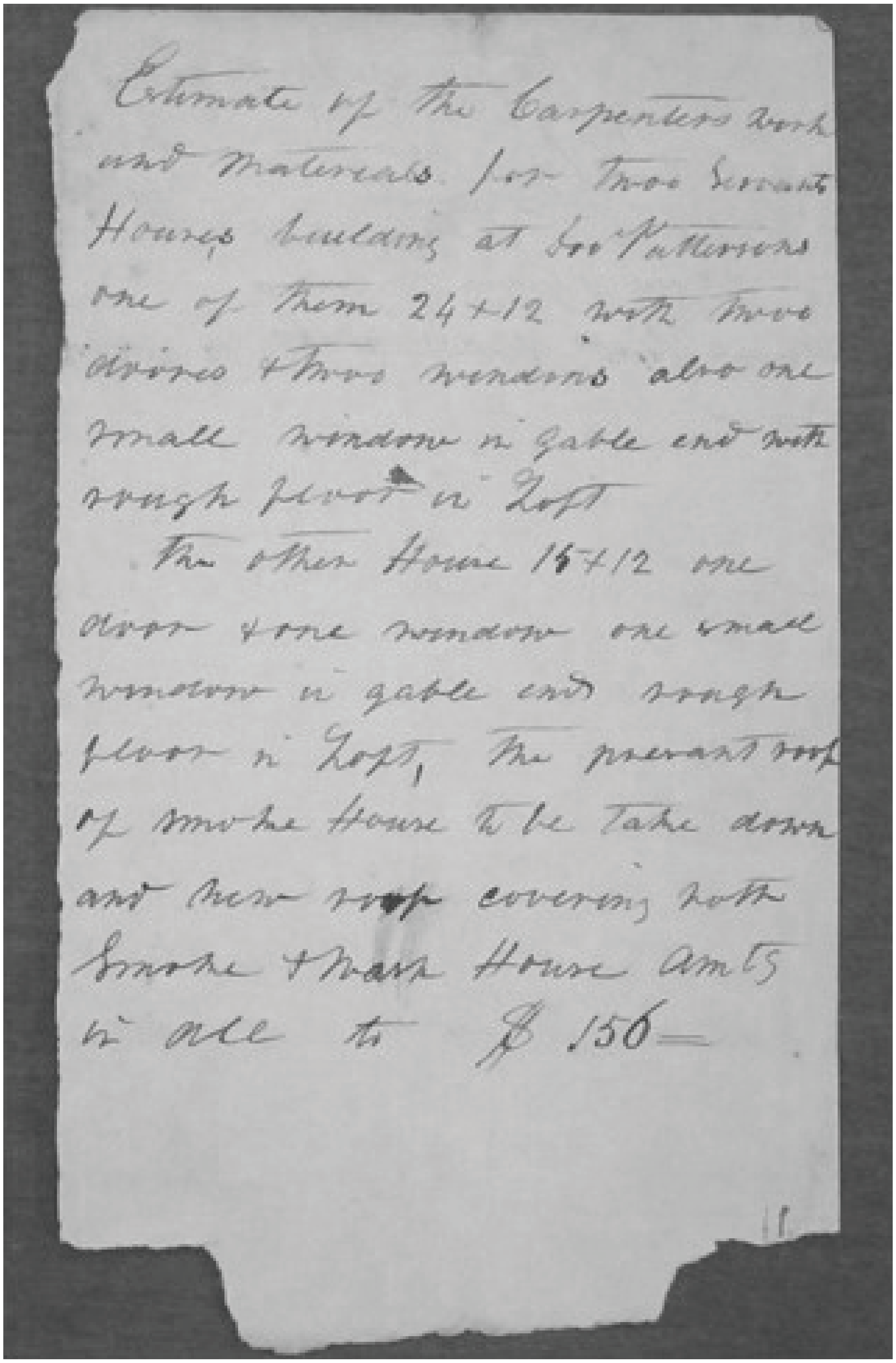
THE MEWS

Between 1828 and 1832, one or more purposefully built structures for the accommodation of enslaved African Americans are documented as having been constructed in the tenements of at least seven of the ten pavilions (Pavilions I, III, V, VI, VIII, IX, and X), and five of the six hotels (A, B, D, E and F). These structures characterized variously as 'offices,' 'accommodations for servants,' 'accommodations for domestics,' and 'servants rooms' were located to the rear of each pavilion or hotel, generally in a location convenient if not immediately adjacent to the primary structure itself. The outbuildings generally served a dual purpose as both living and workspace for free and enslaved African Americans.

Several primary source written estimates for the construction of 'servants houses' adjacent to pavilions dating to the ca. 1829 – 1832 period have been identified. These estimates describe the function, size, materials and finishes of the structures lived in and used by enslaved African Americans in the pre-Emancipation period and are useful in contextualizing how the original ca. 1829 – 1830 Mews may have appeared.

An undated, ca. 1829 estimate of the labor and materials required to construct two 'servants houses' for Dr. Robert Patterson at Pavilion V was made by the University Proctor. The two structures were to measure 12 by 24 feet and 12 by 15 feet. The larger structure, most likely a residence, was to have "two doors and two windows also one small window in gable end with rough floor in loft." The smaller structure, most likely a wash house, was to have "one door and one window, one small window in gable end, rough floor in loft" and was to be covered with a new roof that also enclosed an adjacent pre-existing smoke house (Figure 20).[48]

48 *Proctor's Papers*, RG-5/3/1.111. Box 8, Estimate of Various Expenses, 1831. Special Collections Library, University of Virginia, Charlottesville, Virginia.



Estimate of the Carpenters work
and materials for Two Servants
Houses building at Doc Pattersons
one of them 24 x 12 with two
doors & two windows also one
small window in gable end with
rough floor in Loft
The other House 16 x 12 one
door & one window one small
window in gable end rough
floor in Loft, the present roof
of smoke House to be take down
and new roof covering both
Smoke & Wash House amts
in all to $ 156 —

Figure 20. Estimate of Carpenters Work and Materials for Two Servants Houses Building at Dr. Pattersons, n.d. [ca. 1829]. Proctor's Papers, Box 8, Estimates of Various Expenses, 1831.

THE MEWS

An additional undated estimate, ca. 1831, for the construction of a 'kitchen' adjacent to Pavilion VII documents a structure of similar size built with plain materials and finishing.

> Carpenters work & materials for a kitchen with 2 rooms, say 24 x 16 out to out with 2 doors & 2 windows. Rough floor in loft and 2 small windows in gables. Finished in the same manner as the servants houses attached to Pavilion No. 5 occupied by Dr. Patterson - $100.
>
> Brick work for kitchen estimated at - $78.00 Figure 21).[49]

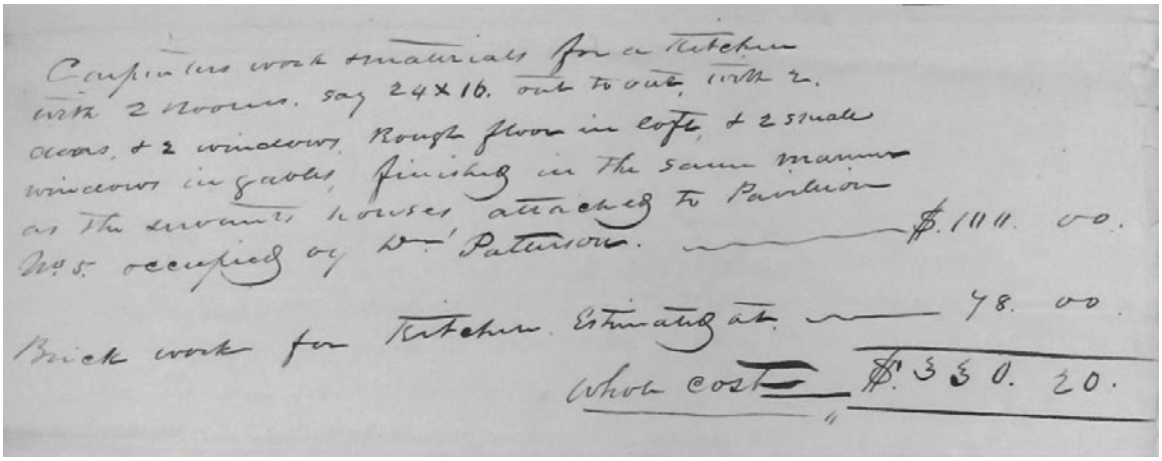


Figure 21. Estimate of the Cost of Repairs and Alterations on Pavilion to be Occupied by Lieut. Carr, Proctor of the University, n.d. [ca. 1831]. Proctor's Papers, Box 8, Estimates of Various Expenses, 1831.

These carpenter's estimates, including the kitchen built for Professor John Lomax at Pavilion III (Figure 3), document two types of outbuildings constructed for the use of enslaved laborers at the University of Virginia. The first type is a structure measuring approximately 12 x 24 or 16 x 24 feet in dimension. This type generally contained two rooms most likely divided by a central wall containing a chimney possibly with two fire boxes. The rooms may have been connected via one or more doorways. The second type of structure was significantly smaller measuring approximately 12 x 15 feet in dimension. This type was likely a one room structure also likely with a chimney and fire box at one end. The presence of a loft and associated staircase in these estimates suggests that the enslaved African Americans who utilized these spaces may also have lived in the upper half story, or attic space. The functional designations of these structures (e.g. kitchen, wash house, etc.) by the University and its representatives reinforce the understanding that living

49 *Proctor's Papers*, RG-5/3/1.111. Box 8, Estimates of Various Expenses, 1831. Special Collections Library, University of Virginia, Charlottesville, Virginia.

spaces for enslaved African Americans also doubled as workspaces.

Historic maps depicting the Academical Village document that many of the dependencies built in the pre-Emancipation period and located adjacent to pavilions and hotels stood well into the early twentieth century. U. S. Census population schedules also document that many African Americans continued to reside at the University between 1880 and 1930[50] working for white families and occupying positions such as domestic servants, cooks, and nurses.

It is only in the first quarter of the twentieth century under the direction of landscape architect Warren Manning and Superintendent of Buildings and Grounds William Lambeth that the University undertook a wholesale 'beautification' of the Academical Village. During the 1906-1909 period, the eastern and western gardens were targeted for a comprehensive improvement that included cleaning up "the unsightly parts of the grounds between the Lawn and the Ranges," and "the area between the West Lawn and West Range, in large part a dumping ground for miscellaneous refuse, *with dilapidated small buildings* and piles of loose bricks [emphasis added]."[51] Historic maps document that over the next two decades the historic pre-Emancipation dependencies gradually disappeared. However, their longevity or survival often depended upon, and may have been directly linked with, their current institutional use and the wishes of the adjacent faculty resident.

50 The population of African Americans residing within the Academical Village gradually declined during this period from a high of 47 in 1880 to a low of 5 in 1930.

51 "New Improvements to be Instituted: Landscape Architect Manning Plans Gardens, Terraces, Roads and Walks for University," 1. *College Topics*, Vol. 20, No. 39 (February 27, 1909); Philip A. Bruce, *History of the University, 1819-1919*, Vol. 5 (New York: Macmillan Company, 1921) 47; *Alumni Bulletin of the University of Virginia*, Series 3, Vol. 10, April 1913, 197.

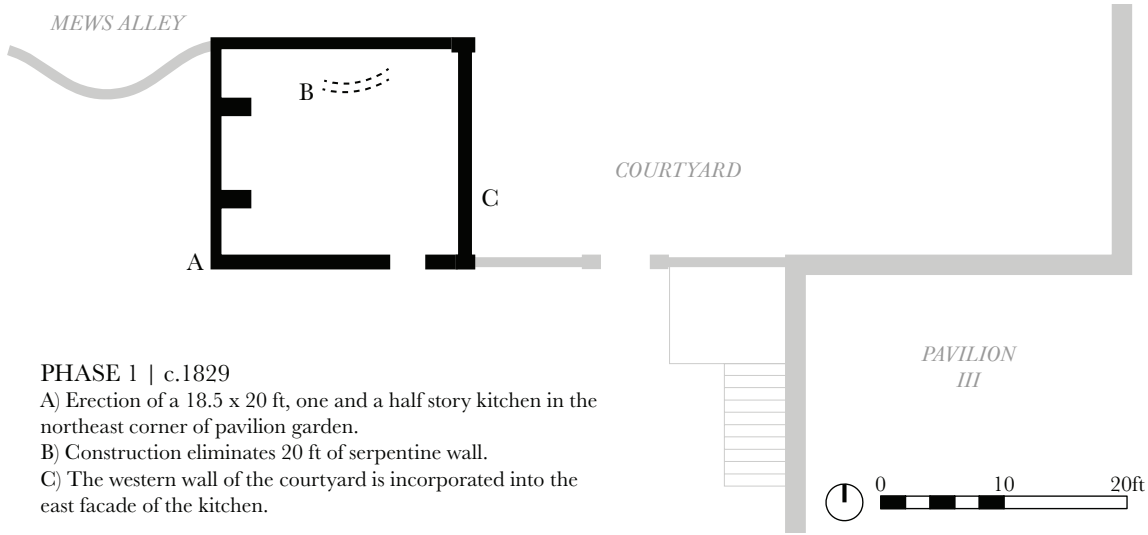
THE MEWS

HISTORY

CONSTRUCTION HISTORY

This chapter summarizes the architectural evolution of the Mews, a structure that has seen significant physical change over its nearly two century history. Originally constructed as a kitchen and serving as a residence and workspace for enslaved African Americans in the pre-Emancipation period, the Mews has also functioned as a post-Emancipation residence for African-American domestic servants, an early twentieth-century residence for faculty and their families, and as apartments for faculty in the second half of the twentieth century.

PHASE 1 - CONSTRUCTION OF A KITCHEN FOR PROFESSOR JOHN T. LOMAX (ca. 1829 - 1830)



PHASE 1 | c.1829
A) Erection of a 18.5 x 20 ft, one and a half story kitchen in the northeast corner of pavilion garden.
B) Construction eliminates 20 ft of serpentine wall.
C) The western wall of the courtyard is incorporated into the east facade of the kitchen.

Figure 22. Phase 1 site sketch (ca.1829).

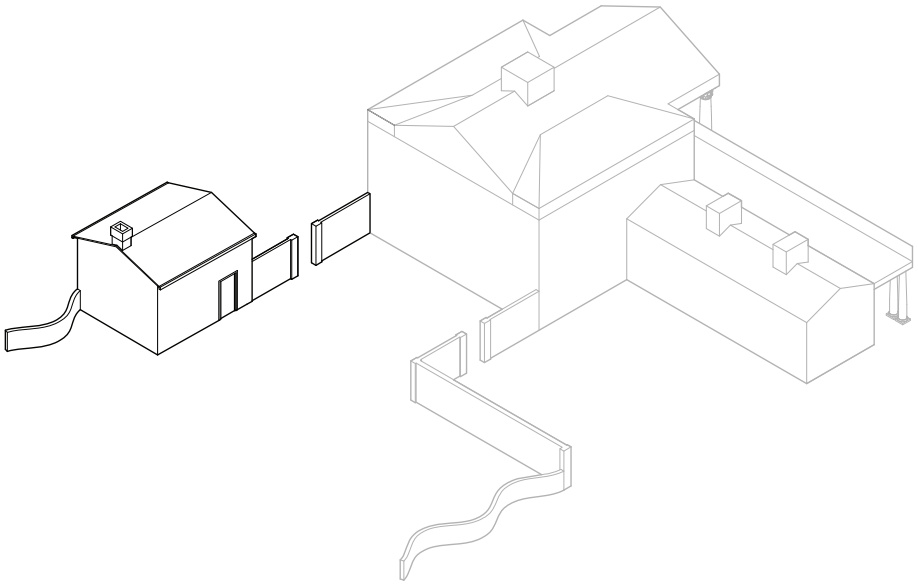


Figure 23. Phase 1 site sketch axon. Mews, Pavilion III, and adjacent garden walls (ca.1829).

The first phase in the physical evolution and development of the Mews entails its construction between 1829 – 1830. Shortly after John T. Lomax petitioned for the addition of a kitchen to the rear of his residence, the Board of Visitors approved its construction in the summer of 1829. According to plans drawn up by Proctor Arthur S. Brockenbrough, the kitchen was to be plainly finished with little ornamentation. Although the Board of Visitors called for the erection of offices 'with two rooms,' the original core of the Mews was likely a one room, one and a half story structure.

Examination of the extant architecture suggests that the 1829-1830 core of the Mews was a nearly square structure, measuring 18.5 feet (north-south) by 20 feet (east-west). One of the few early images of the Mews suggests that it was a one and a half story structure with two gable end chimneys.[1] The structure would have originally had at least one doorway, most likely the doorway mentioned by Agnes Rothery as being in the south facade of the Mews 'dining room' and represented by the brick-filled entryway.

Lomax's kitchen was necessarily located in the eastern end of the garden enclosure, convenient to the adjacent Pavilion residence. While the kitchen was a free-standing 'office,' separate and distinct from the Pavilion III residence, architectural evidence suggests that it incorporated a segment of north-south oriented garden wall in its construction. In the

1 The one and a half story size of the Mews is typical of other early nineteenth-century outbuildings within the Academical Village. Architectural evidence however does not yet support the presence of an eastern gable end chimney as portrayed by E. Sacshe & Co.

north facade of the Mews, an unusual 'column' of brick, representing an earlier period of construction, appears to underlie and be incorporated within the existing construction that forms the northeast corner of the ca. 1829-1830 core of the Mews (Figure 24). In the south facade of the Mews a similar column, also representing an earlier period of construction, appears to underlie and be incorporated within the existing construction that forms the southeast corner of the ca. 1829-1830 core (Figure 25). Both columns suggest that the eastern wall of the ca. 1829-1830 Mews core was bonded with, and built on top of, pre-existing construction. The only construction known to exist in this location is the Jeffersonian straight garden wall connecting the alley serpentine walls with the walls extending west from the rear of Pavilion III. The location of the column in the south facade of the Mews appears to align well with the existing brick area walls on the south side of the Pavilion III garden.

Figure 24. (Left) North facade of Mews showing 'column' of brick with original 1829 Mews core (right) and adjacent ca. 1881 eastern addition (left).

Figure 25. (Right) South facade of Mews showing original 1829 Mews core (left) sitting on top of east-west oriented garden wall just right of vertical seam.

In constructing the kitchen, the contractors also removed approximately 20 feet of the north serpentine garden wall bordering the south side of what is now Mews Alley. It was replaced by the straight north facade of the Mews. A portion of this remnant garden wall was identified in the sub floor space underlying the ca. 1829-1830 core of the Mews. The curvature of this remnant serpentine wall suggests that its extension in an eastern direction would have joined with the northeast corner of the ca. 1829-1830 Mews core, what would have been the original Jeffersonian garden wall.

Table 6. Phase 1 Supporting Evidence

Alteration	*Date*	*Description*	*Source*
Construction of Pavilion III.	Ca. 1818 - 1819	Pavilion III is constructed by carpenter James Dinsmore and brick masons John M. Perry and Matthew Brown.	Mesick, Cohen, Wilson, Baker Architects. *Pavilion III Historic Structure Report*, 11.
Construction of brick garden enclosure.	Ca. 1821 - 1822	Straight area walls, and serpentine brick walls with stone foundations are constructed by Samuel Campbell and John M. Perry. They extend west from the west facade of Pavilion III, turn north and south and then run west down the south and north sides of Mews and Poe Alleys, respectively. The serpentine walls are joined by a straight brick wall forming the west side of the garden enclosure.	*Proctor's Journals*, Vol. 2: 1819-1828, April 9, 1821, October 8, 1822, November 25, 1822.
Demolition of an approximately 20-foot-long segment of brick serpentine wall along the south side of Mews Alley.	Ca. 1829 -1830	Archaeological investigations underneath the Mews revealed a remnant serpentine wall fragment underlying the 1829 – 1830 core of the Mews.	Benjamin Ford and Nick Bon-Harper, *Mews Crawlspace Documentation Project*, 17-18. Archaeological Field Report RAS 2016-1. University of Virginia Non-Major Projects.
Construction of a brick kitchen for Professor John T. Lomax.	Ca. 1829 - 1830	The kitchen is built by carpenter George W. Spooner and brick mason William B. Phillips. A contractor's estimate for the kitchen describes it as a one and a half story structure, plainly finished. The kitchen structure measured approximately 18.5 feet (north-south) by 20 feet (east-west) and incorporated portions of the straight brick garden walls off the northwest corner of Pavilion III.	*Board of Visitors Minutes*, July 20, 1829; *Proctor's Journals*, Vol. 3: 1828-1832, March 18, 1830, June 30, 1830.

THE MEWS

PHASE 2 - CONSTRUCTION OF THE WESTERN LEAN-TO SHED ADDITION
(ca. pre-1856)

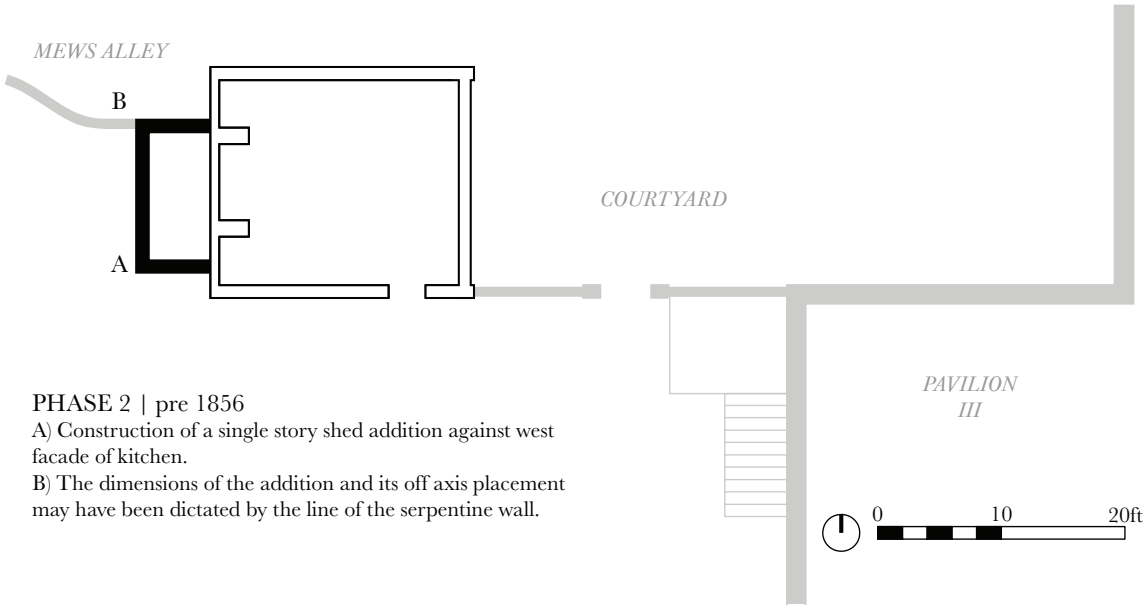


Figure 26. Phase 2 site sketch (ca. pre-1856).

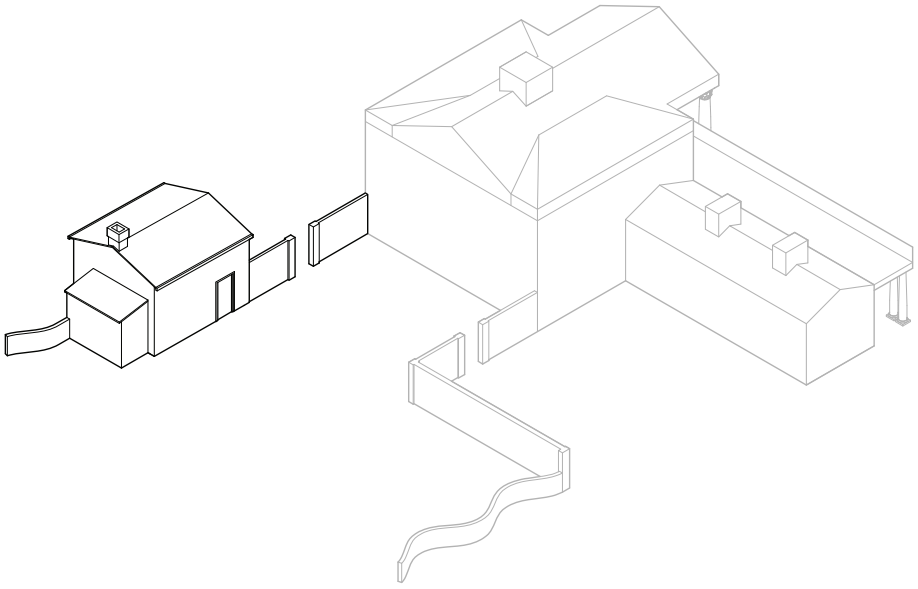


Figure 27. Phase 2 site sketch axon. (ca. 1829-1830 core of Mews, ca. 1856 lean-to western shed addition to Mews, Pavilion III, and adjacent garden walls)

HISTORY

The second phase in the physical evolution and development of the Mews is represented by construction of a single small addition. By the mid-nineteenth century at the latest, a single-story lean-to addition had been constructed abutting the western end of the ca. 1829-1830 core of the Mews. While its date of origin is not known, it was clearly present by 1856. The E. Sasche & Co. image shows this structure as a single-story structure with a shed roof sloping west and away from the Mews.

Archaeological evidence documents that this western lean-to addition measured only 6 feet (east-west) by 12.5 feet (north-south). In addition to its small size, the lean-to addition was not precisely centered on the western facade of the Mews. The narrow width of the shed addition, as well as its unusual off-center placement, may have been due to the need to avoid the pre-existing serpentine wall, built in the 1820s, or to have the serpentine wall tie into the corner of the new addition. If one were to project the curvature of the archaeologically identified serpentine wall fragment westward, the northwest corner of the lean-to addition appears to correspond with the center point of one of the southward curves. Therefore, it is possible that the dimensions and placement of the western addition allowed the serpentine wall to meet its northwest corner without the necessity of changing its alignment or rebuilding a straight wall in its place.

Evidence from the interior of the Mews documents that a doorway was opened up in the original western gable end to allow access to the western addition. It is not known whether this occurred concurrent with the construction of the western lean-to shed addition, or at some unknown time following its construction.

Table 7. Phase 2 Supporting Evidence

Alteration	*Date*	*Description*	*Sources*
Construction of the western lean-to shed addition.	By 1856 at the latest.	An image of the University published in 1856 documents that the Mews possessed a small lean-to addition on its western facade. Archaeological investigations have documented that this addition was built of brick and measured approximately 6.0 feet (east-west) by 12.5 feet (north-south).	*View of the University of Virginia, Charlottesville & Monticello.* E. Sasche & Co., 1856. Benjamin Ford and Nick Bon-Harper, *Mews Crawlspace Documentation Project*, 19-23. Archaeological Field Report, RAS 2016-1. University of Virginia Non-Major Projects.
Construction of a new doorway in the west facade of the Mews linking the ca. 1829 – 1830 core with the new lean-to addition.	Unknown, but likely ca. 1856.	A new doorway is cut into the southern end of the western facade of the 1829-1830 Mews. The doorway allowed pedestrian access to the new lean-to addition.	Benjamin Ford and Nick Bon-Harper, *Mews Crawlspace Documentation Project*, 24. Archaeological Field Report, RAS 2016-1. University of Virginia Non-Major Projects.

THE MEWS

PHASE 3 - CONSTRUCTION OF THE EASTERN WING AND ADDITION OF A FULL SECOND STORY (ca. 1881 - 1882)

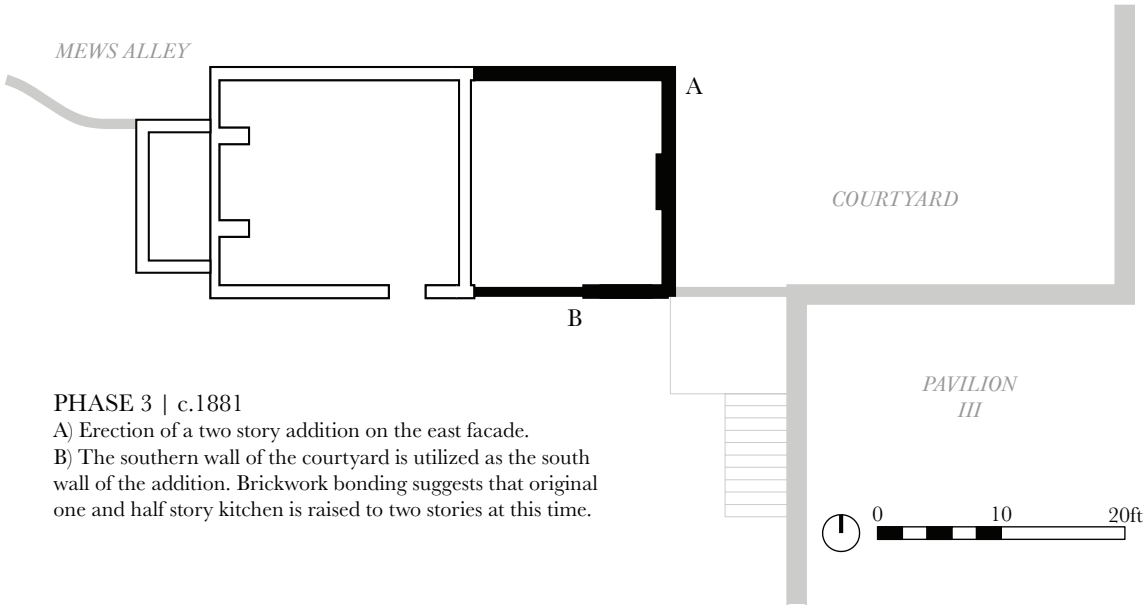


Figure 28. Phase 3 site sketch (ca. 1881 - 1882).

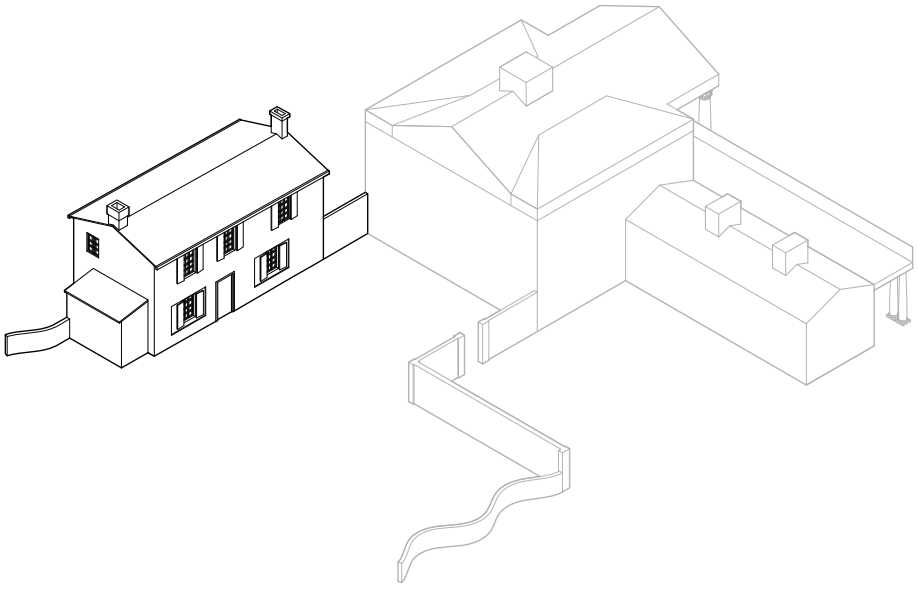


Figure 29. Phase 3 site sketch axon. (ca. 1829-1830 core of Mews, ca. 1856 lean-to western shed addition to Mews, ca. 1881 eastern addition to Mews, Pavilion III, and adjacent garden walls)

The third phase in the physical evolution and development of the Mews represents changes made during the immediate post-Emancipation period and likely reflect the use of the structure by African Americans employed by the white Pavilion residents. Based on historic map evidence and the Board of Visitors late summer of 1881 approval of a $300 expenditure for the 'improvement of the kitchen attached' to Pavilion III, a large addition was built onto the eastern facade of the Mews. The addition was an approximately two-story 18.5 feet (north-south) by 16.5 feet (east-west) wing with north gable end chimney.

The northern facade of the ca. 1881-1882 eastern addition possesses coherency in construction between the first and second stories which suggests a single construction episode (Figure 30). The southern facade of the ca. 1881-1882 eastern addition however possesses stark differences in bonding and design between the first and second stories. The unusual recessed panels present in the ground floor southern facade of the ca. 1881-1882 eastern addition to the Mews (Figure 31) are seen nowhere else in the building. The recessed panels do, however, correspond to a matching wall on the opposite (south) side of the garden extending westward from the southwest corner of Pavilion III (Figure 32).

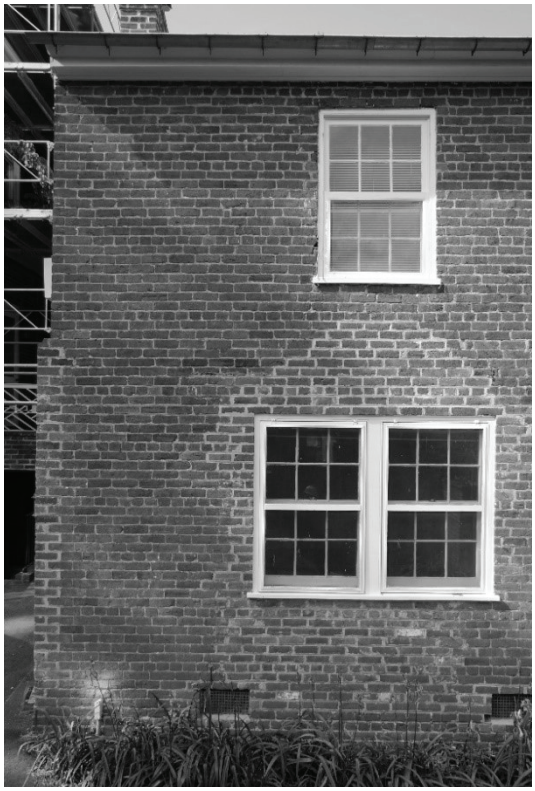


Figure 30. (Left) Northern facade of the ca. 1881 eastern addition showing the coherency in brick construction between the first and second stories.

Figure 31. (Right) Southern facade of Mews showing recessed paneling in the ground story southern facade of the ca. 1881 eastern addition. Note first floor window set into recessed panel.

Figure 32. North facade of garden wall extending west from the southwest corner of Pavilion III. Note the gate and recessed panels, similar to those in the first floor south facade of the Mews.

The second stories of the north and south facades of the original ca. 1829-1830 core show evidence of two periods of construction. Brickwork associated with original construction of the core ends at about the mid-point of the second story windows. Construction above this point shows a different colored brick that bonds with the ca. 1881 eastern addition to the Mews (Figure 33 and Figure 34).

Figure 33. (Left) North facade of 1829 core documenting original construction (dark colored brick), and subsequent raising of roof to a full second story.

Figure 34. (Right) South facade of 1829 core documenting original construction and subsequent raising of roof to a full second story.

The second-story west gable end of the original ca. 1829-1830 core also shows evidence of alterations most likely associated with the construction of the ca. 1881-1882 eastern addition to the Mews. Clear visual evidence documents that the roof covering the entire 1829-1830 core was raised to allow for a full second story. The gable end chimney was partially bricked up in the process (Figure 35).

Figure 35. Second story western gable end of 1829 core showing the line of the original ca. 1829 – 1830 roof, and evidence for the ca. 1881 raising of the roof on either side of the chimney.

Additional architectural evidence exists supporting the incorporation of a former garden wall in the ground story south facade of the ca. 1881 eastern addition to Mews. Two rectangular stone footers (Figure #), one on either side of the extant main door to the Mews, can be seen at grade. Stone footers are found nowhere else within the extant Mews structure. The presence of stone footers in this location suggests a function for the ground story wall different from its existing residential function, most likely a former garden gate entrance. Similar stone footers are also found on the opposite (south) side of the garden, supporting the original gateway piers for the garden wall extending west from the southwest corner of Pavilion III.

Figure 36. Main entrance to ca. 1881 eastern addition to Mews showing stone footers on either side of doorway.

Table 8. Phase 3 Supporting Evidence

Alteration	*Date*	*Description*	*Sources*
Construction of a new eastern wing and addition of a full second story.	Ca. 1881 - 1882	A new eastern wing or addition is constructed onto the east facade of the Mews. At the same time, the Mews was raised from one and a half to two full stories. The new eastern wing incorporated an east-west oriented section of straight garden wall in its southern facade.	*Board of Visitors Minutes*, August 16, 1881. *Annual Report*, 1882, 5.

THE MEWS

PHASE 4 - THE EARLY TWENTIETH CENTURY
(1895 - 1909)

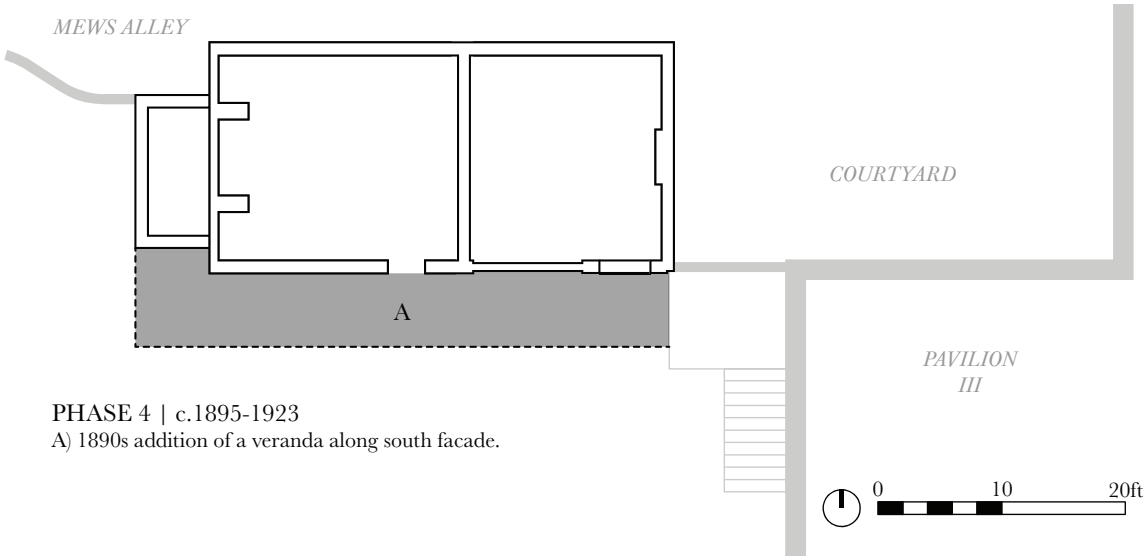


Figure 37. Phase 4 site sketch (ca. 1895 - 1923).

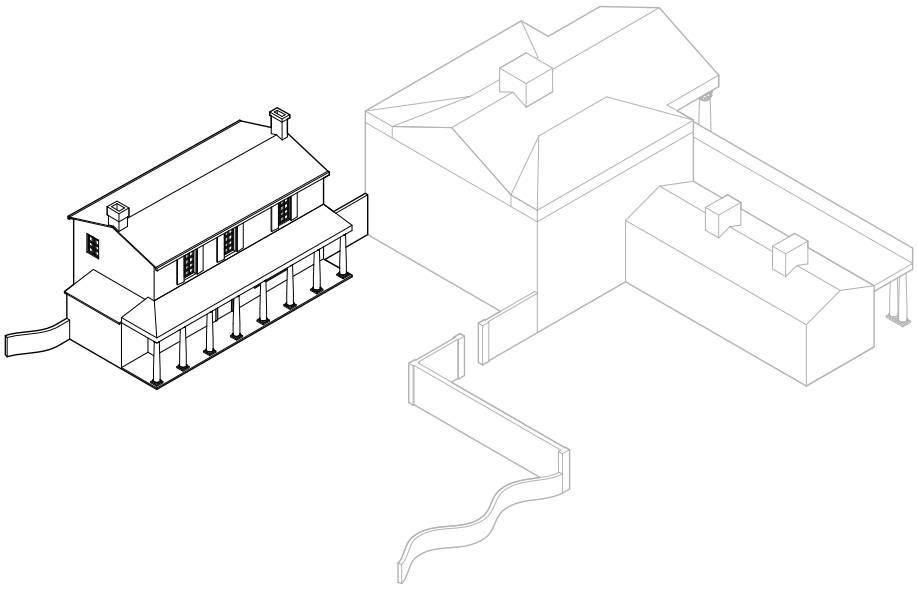


Figure 38. Phase 4 site sketch axon. (ca. 1829-1830 core of Mews, ca. 1856 lean-to western shed addition to Mews, ca. 1881 eastern addition to Mews, porch / roofed veranda on south facade, Pavilion III, and adjacent garden walls)

HISTORY

The fourth phase in the physical evolution and development of the Mews represents changes made during last two decades of the nineteenth and first two decades of the twentieth century and are based primarily on historic map evidence, as well as Agnes Rothery's documentation of the structure upon her arrival in 1923.

Sometime during the last quarter of the nineteenth century, but by 1895 at the latest, a veranda was constructed along the entire southern facade of the Mews. An 1895 map of the Academical Village shows a narrow rectangular outline abutting and south of the south facade of the Mews. This rectangle is interpreted as a veranda based on Agnes Rothery's description of the Mews when she arrived in 1923. Upon her arrival at the Mews, Rothery described its southern facade: "the lower half of the house, under the tin-roofed veranda, had once been whitewashed. …The floor of the veranda was rotten, the posts which supported it were unpainted and rickety."

A second addition during this period is shown on a 1909 topographical map of the University of Virginia. The unidentified addition appears to link the east facade of the Mews with the west facade of Pavilion III. It is possible that this new addition may have been a porch linking the second story of Pavilion III with the second story of the Mews, thus providing direct access to the Pavilion for late nineteenth-century domestic servants.

Table 9. Phase 4 Supporting Evidence

Alteration	*Date*	*Description*	*Sources*
Construction of a porch / roofed veranda adjacent to the southern facade of the Mews.	By 1895 at the latest.	A porch or roofed veranda is present along the south facade of the Mews and linking the outbuilding with the rear of Pavilion III.	*Map of the University of Virginia Showing Gas, Water and Sewer Systems*, K. Sugino, 1895. Rothery, *Fitting Habitation*, 51-52.
Construction of an unidentified addition to the eastern facade of the Mews.	By 1909 at the latest.	An unidentified addition is shown abutting the eastern facade of the Mews and western facade of Pavilion III on a 1909 map. The structure may represent a porch connecting the second stories of the two structures.	*Map Showing Topography & Detail of the University of Virginia*, G. R. Jackson and W. J. Laird, 1909

THE MEWS

PHASE 5 - AGNES ROTHERY AND HARRY PRATT OCCUPATION
(1923 - 1938)

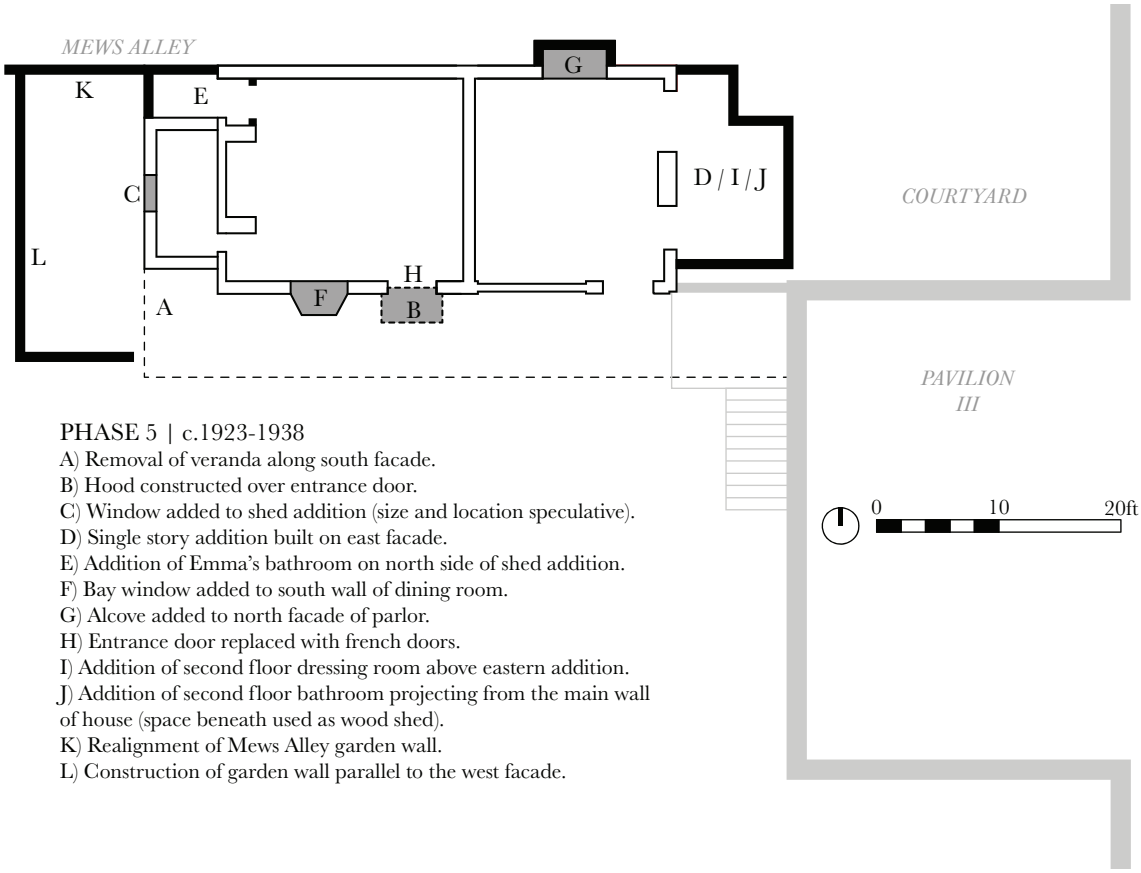


Figure 39. Phase 5 site sketch (ca. 1923 - 1938).

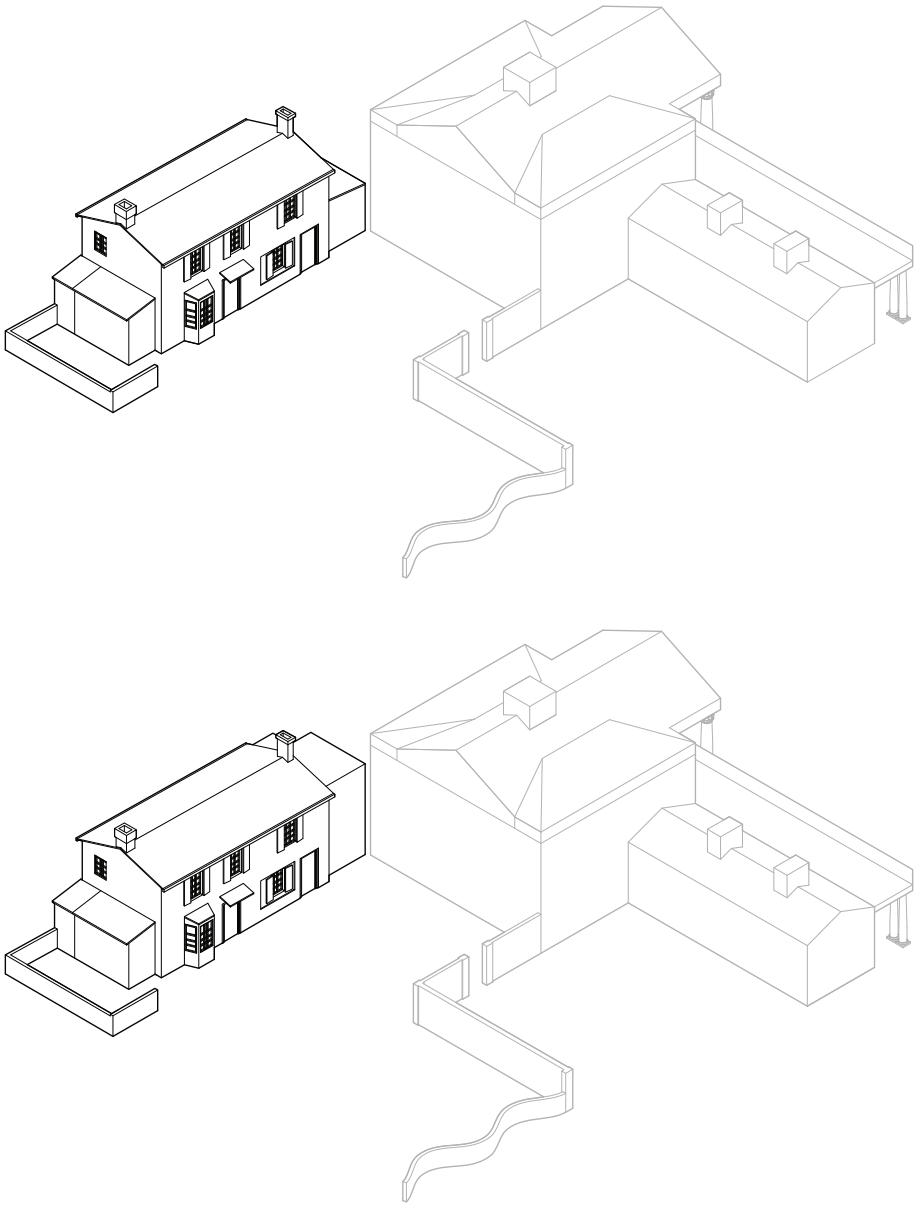


Figure 40. Phase 5 site sketch axons, eastern single story addition (top) and second story addition (bottom). (ca. 1829-1830 core of Mews, ca. 1856 lean-to western shed addition to Mews, ca. 1881 eastern addition to Mews, 'Chapel' and 'Dressing Room' addition, bathroom additions, (see table below), Pavilion III, and adjacent garden walls)

The fifth phase in the physical evolution and development of the Mews represents the first period of changes, representing both minor and major additions and removals, made by Agnes Rothery and Harry Rogers Pratt, the first documented white residents of the structure.

Some of the more important changes made to the Mews structure during Phase 5 include the removal of the late nineteenth-century veranda along the southern facade of the building; the construction of a single story addition and then second story floor and bathroom east of and adjacent to the ca. 1881-1882 eastern addition; the construction of 'Emma's bathroom' compartment north of and adjacent to the ca. 1856 lean-to addition on the western end of the building; the associated realignment of the north serpentine garden wall in this location; and the construction of a short brick yard wall west of the ca. 1856 lean-to addition.

The location of the Rothery and Pratt eastern addition and second story bathroom effectively blocked off access to the rear of Pavilion III from the Mews Alley courtyard. The shape and form of this addition on the eastern end of the Mews is based on a 1949 Alden Hopkins existing conditions map that shows unidentified constructions in this location.

Architectural evidence supporting the addition of Emma's bathroom north of and adjacent to the western lean-to addition is seen in the western end of the north facade of Mews. The bricks are lighter in color and the courses and bonding of the early twentieth-century bathroom are keyed into the northwest corner of the original ca. 1829-1830 core of the Mews. Only six feet further west, a straight brick wall built on a slope, likely representing the yard wall constructed by Rothery and Emma, an African-American domestic servant, is bonded into the northwest corner of Emma's bathroom (Figure 41).

Figure 41. North facade of Mews showing original ca. 1828 - 1829 core (left of pipe), Emma's bathroom addition (immediately right of pipe including small window), and seam indicating straight garden wall built on a slope (far right).

Table 10. Phase 5 Supporting Evidence

Alteration	*Date*	*Description*	*Sources*
Removal of veranda.	Ca. 1923	Agnes Rothery and Harry R. Pratt move into the Mews in 1923. Veranda across entire southern facade is removed.	Rothery, *Fitting Habitation*, 53.
Addition of hood over front (south) door.	Ca. 1923	A 'hood' is constructed over the front door on the south facade of the 1829-1830 section.	Rothery, *Fitting Habitation*, 59, 63.
Addition of window in western facade of ca. 1856 lean-to addition.	Ca. 1923	A window is constructed in the 'lean-to' kitchen addition at the western end of the Mews.	Rothery, *Fitting Habitation*, 53
Addition of bathroom #1.	Ca. 1923	A bathroom is constructed at the top of the stairs on the second floor of Mews.	Rothery, *Fitting Habitation*, 52-53.
Addition of brick garden wall.	Ca. 1923 - 1929	A short section of garden wall is constructed around the west end of the Mews creating 'a tiny back yard.'	Rothery, *Fitting Habitation*, 70, 72.
Addition of stone terrace.	Ca. 1923 - 1929	Area adjacent to west and south facades of Mews is laid in flagstones.	Rothery, *Fitting Habitation*, 72, 116.
Addition of 'Chapel' and doors.	Ca. 1923 - 1929	A single-story 'narrow' addition, named the 'Chapel,' is built adjacent to the eastern facade of the ca. 1881 section. Two doors, one each on either side of the eastern chimney, provide access from the 'parlor.'	Rothery, *Fitting Habitation*, 73-74, 86, 116.
Addition of bathroom #2.	Ca. 1923 - 1929	A small bathroom with tub is added to the north side of the western lean-to addition for the use of Emma, an African-American domestic servant.	Rothery, *Fitting Habitation*, 74
Addition of dining room bay window.	Ca. 1923 - 1929	A bay window is added in the south facade of the dining room.	Rothery, *Fitting Habitation*, 77, 86.
Addition of parlor alcove.	Ca. 1923 - 1929	An 'alcove' is constructed on the north facade of the ca. 1881 addition.	Rothery, *Fitting Habitation*, 77.
Addition of French doors.	Ca. 1923 - 1929	The solid wooden front door on the south facade of the original 1829-1830 section is removed and new French doors are added.	Rothery, *Fitting Habitation*, 87.
Addition of 'pergola.'	Ca. 1923 - 1929	A frame pergola is constructed extending over a portion of the southern terrace.	Rothery, *Fitting Habitation*, 89.
Addition of second story guest room and door.	Ca. 1923 - 1929	The second story room above the original 1829-1830 section is divided in half by a beaver board sliding panel wall. An arched opening is sawed through a wall into the hall providing access to the additional room.	Rothery, *Fitting Habitation*, 89-90, 116.
Addition of second floor 'dressing room.'	Ca. 1923 - 1929	A second story addition above the 'Chapel' is constructed.	Rothery, *Fitting Habitation*, 116.
Addition of bathroom #3.	Ca. 1923 - 1929	A second story bathroom is constructed off the 'dressing room' addition. The bathroom extended beyond the 'main wall of the house' and was called the 'hanging bathroom.' The space below the bathroom was latticed and used as a 'wood shed.'	Rothery, *Fitting Habitation*, 116.

THE MEWS

PHASE 6 - AGNES ROTHERY AND HARRY PRATT OCCUPATION
(1938 - 1949)

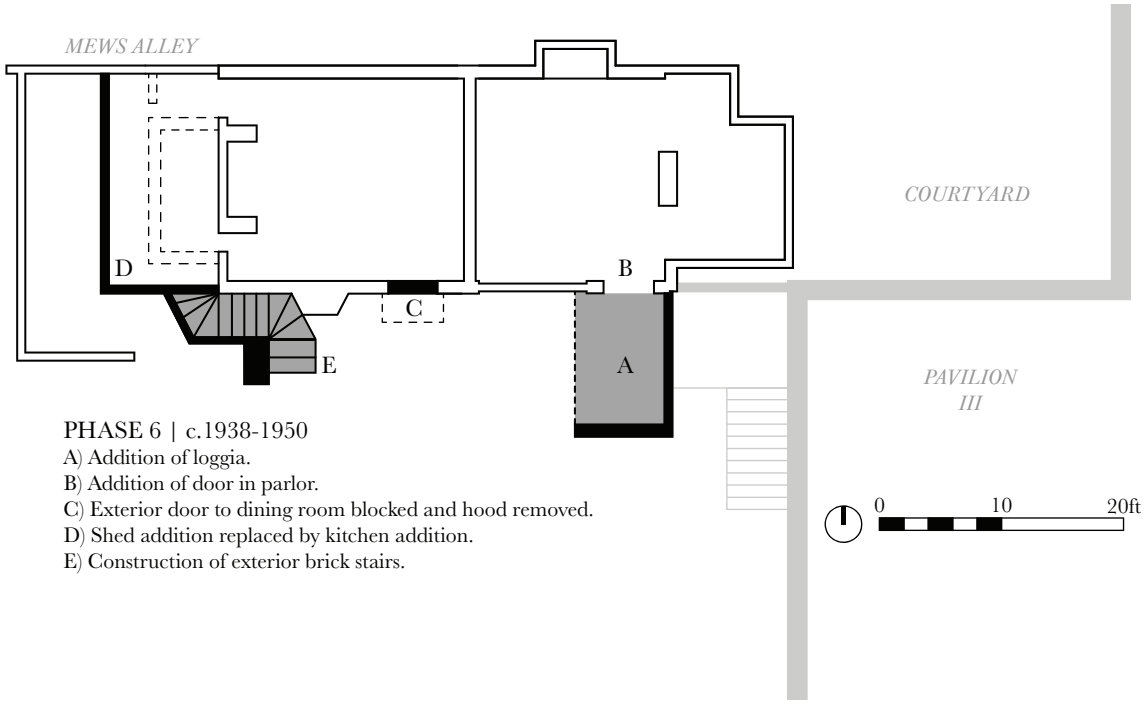


Figure 42. Phase 6 site sketch (ca. 1938-1950).

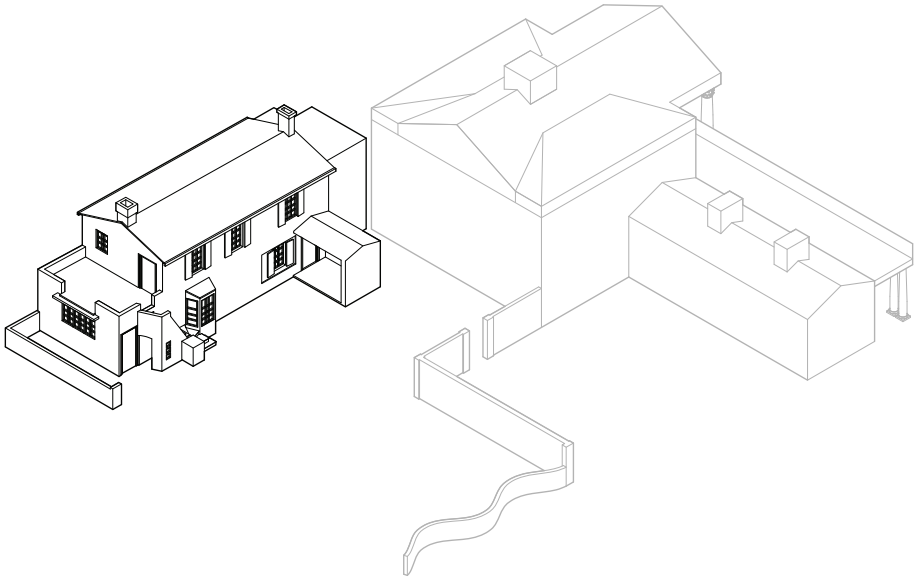


Figure 43. Phase 6 site sketch axon. (ca. 1829-1830 core of Mews, ca. 1856 lean-to western shed addition to Mews, ca. 1881 eastern addition to Mews, (see table below), Pavilion III, and adjacent garden walls)

The sixth phase in the physical evolution and development of the Mews represents the second period of significant changes made by Agnes Rothery and Harry Rogers Pratt.

Some of the more important changes made to the Mews during Phase 6 include the addition of an open 'loggia' perpendicular to the south facade of the ca. 1881-1882 eastern addition; the creation of a new primary doorway in the south facade of the ca. 1881-1882 eastern addition providing access to the loggia; the elimination and bricking up of the original southern doorway to the original ca. 1829-1830 core of the Mews; and the demolition of the ca. 1856 western lean-to addition and the construction of a new one-story western kitchen wing with terrace roof and associated exterior stairway in the same location. The new kitchen wing was designed by Edmund Campbell.

Architectural evidence suggests that Campbell's kitchen addition used existing brick construction in its north facade. Examination of the northern end of the western facade documents that the kitchen addition abuts but does not bond with the straight garden wall on the south side of Mews Alley in this location (Figure 44). Likewise, the western end of the north facade of the Mews documents several periods of construction perhaps representing the north facade of Emma's bathroom and a short section of pre-existing straight garden wall sloping down to the west with Mews Alley (Figure 45).

Figure 44. (Left) West facade of the Campbell kitchen addition, looking north, showing it abutting but not bonded with a straight brick wall.

Figure 45. (Right) Western end of the northern facade of the Mews showing three periods of construction: the northwest corner of the original ca. 1829-1830 Mews (far left at pipe); the keyed in northern wall of 'Emma's bathroom incorporating a high window (middle); and a westward sloping section of straight brick wall (right).

THE MEWS

Table 11. Phase 6 Supporting Evidence

Alteration	*Date*	*Description*	*Sources*
Demolition of ca. 1856 western lean-to addition. Construction of new kitchen addition and exterior brick stairway leading to terrace roof.	Ca. 1938 - 1945	The pre-Emancipation western 'lean-to' addition is demolished and a new western kitchen addition, designed by Edmund Campbell, is constructed spanning the entire western facade of the Mews. An exterior brick stairway appended to the southern facade of the new addition provides access to the terrace roof of the kitchen. Analysis of the existing kitchen wing document that significant changes to the original Campbell design were made.	Rothery, *Fitting Habitation*, 130-131. Edmund Campbell, *Alterations to Quarters of Pavilion III for Prof. and Mrs. Harry Rogers Pratt*, n.d. Sanborn Fire Insurance map of the University of Virginia, 1929.
Addition of second floor exterior doorway in western gable end facade.	Ca. 1938 - 1945	Following the completion of the Campbell kitchen addition, a second story exterior doorway linking the rooftop terrace to the western compartment is constructed.	Rothery, *Fitting Habitation*, 130-131.
Addition of 'Logia.'	Ca. 1938 - 1945	A 12-foot-long and 7-foot-high brick southern wall is constructed 'extending at right angles from the Mews.' The south facade of the Mews serves as the northern wall, and a third wall is built opposite this to serve as the southern wall. The western facade is open but defined by a low brick 'balustrade.' The loggia was covered with a lean-to raftered roof.	Rothery, *Fitting Habitation*, 118-119.
Addition of door in 'parlor.'	Ca. 1938 - 1945	The former opening of a window is enlarged for a new doorway in the southern facade of the ca. 1881 'parlor' opening onto the new Loggia.	Rothery, *Fitting Habitation*, 118.
Removal of dining room doorway entrance and hood.	Ca. 1938 - 1945	The doorway and hood in the south facade of the original 1829-1830 core are removed and the opening bricked up.	Rothery, *Fitting Habitation*, 87.
Removal of dining room vestibule.	Ca. 1938 - 1945	The vestibule interior to the front door in the south facade of the original 1829-1830 core is removed.	Rothery, *Fitting Habitation*, 87.

PHASE 7 - SECOND HALF OF THE TWENTIETH-CENTURY UNIVERSITY OF VIRGINIA ALTERATIONS (1950 - 2000)

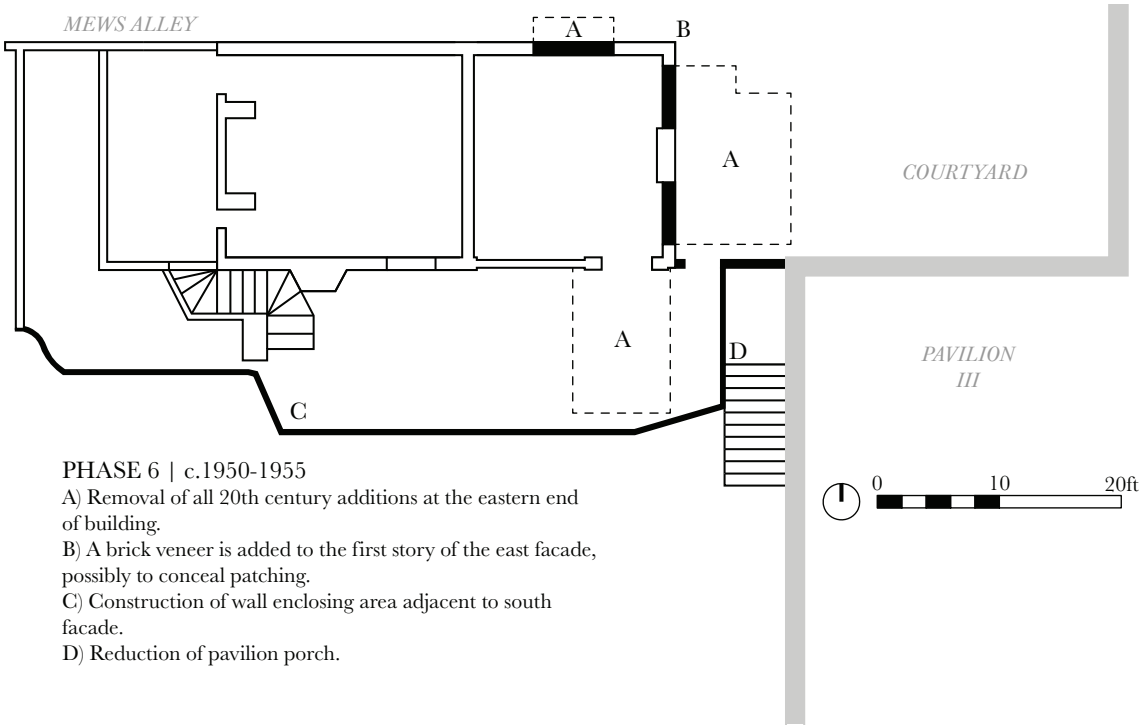


Figure 46. Phase 7 site sketch (ca. 1950 - 1955).

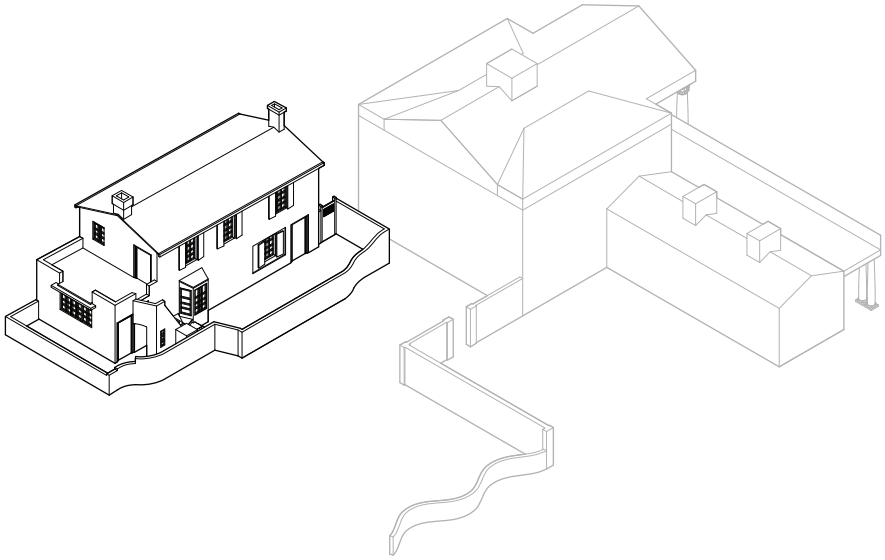


Figure 47. Phase 7 site sketch axon. (ca. 1829-1830 core of Mews, ca. 1856 lean-to western shed addition to Mews, ca. 1881 eastern addition to Mews, (see table below), Pavilion III, and adjacent garden walls)

THE MEWS

The seventh phase in the physical evolution and development of the Mews represents the post-Rothery and Pratt tenure. It is this period when the western gardens between the Pavilions and the Hotels are redesigned by Alden Hopkins and the Garden Club of Virginia, and also when President Darden refocused the importance of the Lawn and the Academical Village as the heart of the University and making the pavilions and gardens a desirable place to live.[2] Secondary source documents suggest that Frederick D. Nichols, an accomplished architect and professor in the University of Virginia School of Architecture, is likely associated with many of the renovations to the Mews during this period. The seventh period is also the period when the footprint of the Mews and its adjacent landscape features comes to most closely resemble its current form.

The major changes to the Mews and its surrounding grounds during the early 1950s are primarily related to its changing use as apartments for University faculty. The University removed several Pratt and Rothery additions including the two story 'Chapel' and 'dressing room' eastern addition and adding a first story veneer to hide the significant brick patching, the 'Loggia' off the southeast corner of the Mews, and the 'alcove' in the northern facade of the ca. 1881 eastern addition. Likewise, the University made significant repairs and upgrades to the interior of the structure including installing new utilities, modernizing existing bathroom, constructing a cinder block and poured concrete footer along the interior of the crawlspace in the ca. 1829 – 1830 core and the ca. 1881 eastern addition, and repairing and replacing the existing flooring system.

2 Mesick et al., *Pavilion III*, p61-62.

Table 12. Phase 7 Supporting Evidence

Alteration	*Date*	*Description*	*Sources*
Removal of two-story 'Chapel' eastern addition and 'Loggia.'	By 1955 at the latest.	Following the tenure of Rothery and Pratt, a 1955 map of the University documents that the two story 'Chapel' eastern addition and the 'Loggia' or roofed lean-to adjacent to the southeast corner of the Mews are demolished. It is likely that a brick veneer was added to the eastern façade of the Mews at this time to hide the significant patching.	*Sewer Lines*, University of Virginia, 1955 *Garden Pavilion III*, Alden Hopkins and Charles Hendryx, 1958
Construction of brick area wall.	By 1955 at the latest.	A brick wall enclosing the southern façade of the Mews is also noted to be present.	*Sewer Lines*, University of Virginia, 1955 *Garden Pavilion III*, Alden Hopkins and Charles Hendryx, 1958
Removal of the 'alcove' in the northern façade of the ca. 1881 eastern addition.	Second half of twentieth century.	Sometime in the second half of the twentieth century the University removed the 'alcove' and installed a double window in the north façade of the ca. 1881 eastern addition to the Mews.	*Garden Pavilion III*, Alden Hopkins and Charles Hendryx, 1958
Removal of the interior stairway to the second floor.	Second half of twentieth century.	Sometime in the second half of the twentieth century the University removed the interior stairway to the second floor. This effectively creates two separate apartments within the Mews, a downstairs apartment, and an upstairs apartment accessed only by the exterior stairway off the southwest corner.	
Construction of a modern bathroom.	Second half of twentieth century.	Sometime in the second half of the twentieth century the University constructed a modern first floor bathroom extending partly into the existing kitchen space.	
Construction of cinder block and concrete footer to original ca. 1829 – 1830 Mews core and ca. 1881-1882 eastern addition. Repair and replacing of flooring system.	Second half of twentieth century.	Sometime in the second half of the twentieth century the University constructed a cinder block and concrete footer and repaired and replaced the flooring system in the original ca. 1829 – 1830 core and ca. 1881 – 1882 eastern addition to the Mews.	

THE MEWS

EXISTING CONDITIONS

SITE DESCRIPTION

The Mews is integrated into the garden behind Pavilion III. Its location is a reminder of its original role as a service building for Pavilion III. A walled courtyard and garden, with a single entrance from Mews Alley, surround the Mews. The main portion of the courtyard adjacent to the main first-floor entrance is paved with irregularly shaped bluestone and stone dust. Rectangular flagstone pavers create a path from the main courtyard past the second-floor steps into a garden space west of the building. A large red flowering dogwood anchors the southeast corner of the courtyard, balanced by a large chaste tree in the southwest corner of the main courtyard. Sweetbay magnolia and climbing hydrangea along the west wall play a role in the walled garden as well as in the Pavilion III garden. Remaining planting is not significant and could be replaced as part of any recommended improvements.

Stomwater Drainage:

Existing slopes of approximately 5 percent carry surface runoff away from the Mews on the alley sides. The narrow landscape strip between the building and the alley sits slightly lower than the pavement and may trap some water against the building.
Grades are nearly flat in the courtyard with a slope adjacent to the second-floor steps leading down to another flat area on the western side of the building. The courtyard is completely enclosed by a brick wall with no openings for stormwater to exit through, with the exception of the gate. No drain inlets are present in the courtyard. Reports from university staff indicate that water tends to sit in the courtyard and, in heavy rains, runs out through the gate and down the slope to the western end.

The main roof drains to two roof leaders. One is located on the north side of the building and drains onto the alley. The roof leader and drain block sit just below pavement level in the landscape strip. The other leader comes down through the second-floor stairs

and is piped above grade to outlet at the southwest corner of the building. The second-floor patio on the west end of the building drains to a gutter with a roof leader that outlets into the courtyard garden west of the building. The significant amount of water draining from the roof and second-floor patio is trapped in the courtyard garden west of the building. It appears that as this water infiltrates, it is making its way into the crawl space under the kitchen.

Accessibility:

The Mews is currently not accessible, with external steps to the second floor and a 6-inch threshold at the main first-floor entrance. The kitchen entrance is approximately 12 inches above grade and cannot be accessed due to the narrow passage between the second-floor steps and garden wall.

The courtyard could be considered accessible with the gate in an open position. Slopes in the alley leading to the gate are right at 5 percent. Without a landing, this slope would be acceptable only with the gate in the open position. The irregular bluestone paving is questionable as a surface for an accessible route. The 36-inch-wide gate opening is sufficient. If grades could be adjusted to provide a landing, the 11-inch separation between the gate and the face of the building is just short of the required 12-inch separation needed for opening the gate.

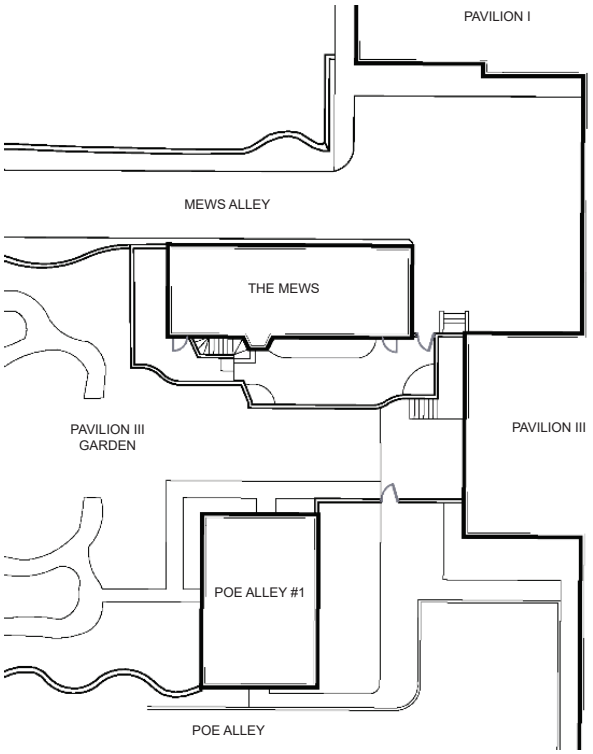


Figure 48. The Mews, tucked into the corner of the gardens behind Pavilion III.

Figure 49. In the courtyard looking back toward the gate to Mews Alley and the first-floor entrance. The tree in the corner is a mature red flowering dogwood.

Figure 50. In the courtyard looking west. The narrow path adjacent to the stairs leads to a small garden space west of the building. The tree is a mature chaste tree.

Figure 51. The pipe sticking out at the corner is the roof leader from the main roof. The leader coming down the face of the building is from the second-floor patio. Note the sweetbay magnolia and climbing hydrangea along the back wall.

Figure 52. The threshold at the main first-floor entrance and the irregular bluestone paving present accessibility issues.

Figure 53. Water from the roof and patio along with surface runoff collect in this area west of the building, with no means of exiting the walled garden.

ARCHITECTURAL DESCRIPTION

The structure known as the Mews is a two-story freestanding rectangular brick building, 47 feet 9 inches by 18 feet 1 inch, adjacent to Pavilion III. The building and its gabled roof extend east to west with a partial roof deck on the west end of the building that can be reached via an exterior stair on the south side. The building is currently configured as two individual living units with no interior circulation between the floors, the exterior stair being the only access to the second story. Standing-seam, terne-coated, stainless-steel sheet metal covers the gabled roof, with a rubberized roofing sheet system and rubberized roofing pavers covering the roof deck. The two-story gable is bookended with a pair of chimneys that rise 4 feet above the roof ridge.

The Mews is unique in that it presents itself as an evolving record of change rather than a static representation of a moment in time. Indeed, the handmade red brick of the facade shows a great deal of the Mews's story if we take the time to read it. While the historical development of the Mews is examined in depth in Section 1, the following plans, elevations, and illustrated photographs reflect its current configuration and condition. Specific conditions and deficiencies are noted on the architectural and digital elevations and then illustrated with keyed photographs.

Much of the information used to produce the detailed drawings and digital elevations of the Mews that follow was captured with a 3D Reality Capture System that is commonly referred to as laser scanning. A description of the laser scanning system utilized as well as its capabilities and limitations follow.

EXISTING CONDITIONS

DOCUMENTATION OF EXISTING CONDITIONS – LASER SCANNING

DLR Group was provided the opportunity to utilize 3D terrestrial LiDAR scanners to capture ultra-high accuracy measurements of the Mews. The system captured architectural elevations, the complex structure, crawl space components, and attic conditions — delivering realistic and true-to-detail scan results. The team setup strategic scan positions to capture as-seen conditions quickly with an accuracy of 2mm 3D point accuracy at 10-meter distance. Full color scans were utilized when adequate lighting was available with black & white scans being substituted when light was low or not available. It is important to remember that scanners are not X-ray capable, so they only capture what is within line of sight of the device. The color elevations that are produced by this process are not photo realistic but a snapshot of a cloud of digital data points. While not matching the visual resolution found in photography, the data offers the ability to query individual points for information anywhere in the scanned structure, giving the University a permanent digital record that can be modified and updated as the Mews continues to evolve.

METHODS

Using 3D Reality Capture, the team first documented the dimensions of the Mews historic structure. The acquired data was converted into 3D models, which were then rendered into a virtual reality environment and online viewer. The resulting dataset is extremely immersive, highlighting the structures' aesthetic values and historical contexts with a wide variety of applications for use with heritage preservation. For the Mews, the dataset was used to create highly accurate two-dimensional building plans, sections, and elevations for use in conjunction with digital photography to effectively convey the existing conditions of the building. The laser scanning dataset is available at the following location:

https://dlrgroup.webshare-america.com/?v=om&t=p:default,c:overviewmap,h:f,m:f&om=om1&om1=x:2.844,y:49.797,zoom:2&p=p:u-va-themews-030262ec,share:23ccb050-7bf0-4bd5-a07d-e90a64ff4cec

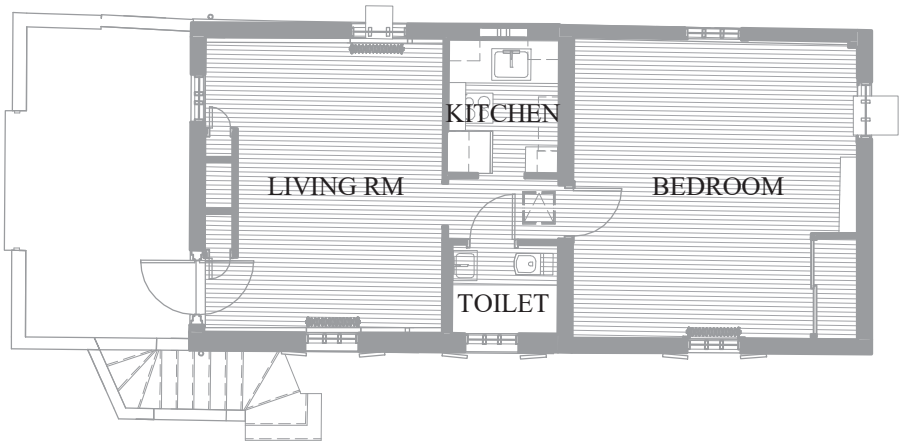


Figure 54. Existing building level 02 floor plan

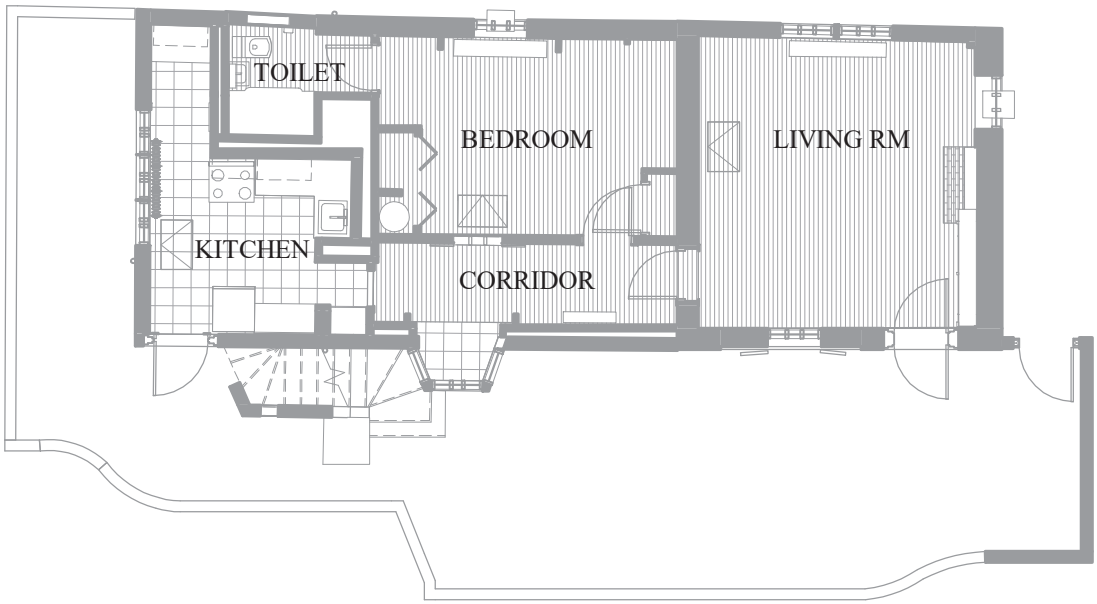
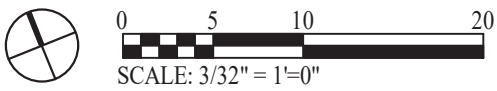


Figure 55. Existing building level 01 floor plan.



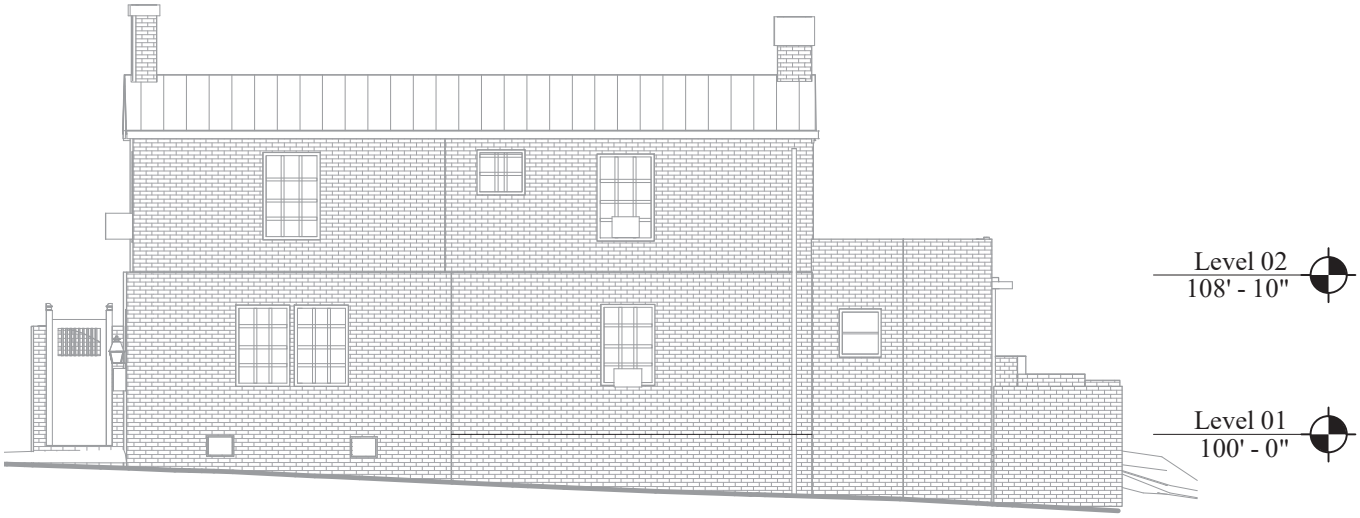
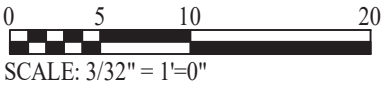


Figure 56. Existing building north elevation.

Figure 57. Existing building south elevation.



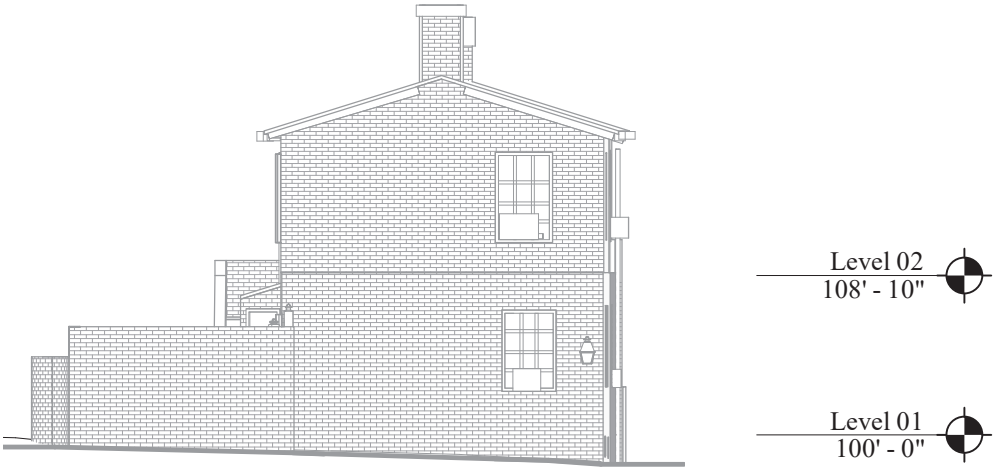
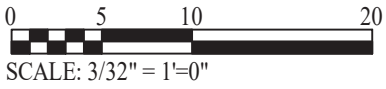


Figure 58. Existing building east elevation.

Figure 59. Existing building west elevation.



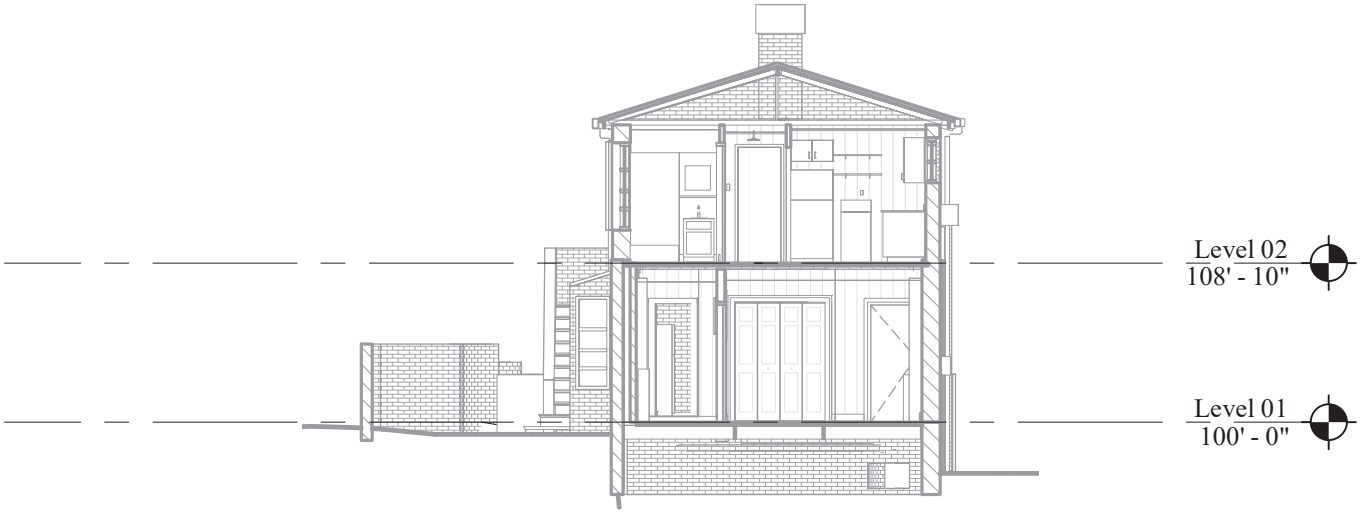
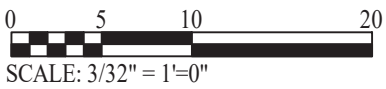


Figure 60. Existing building transverse section.

Figure 61. Existing building longitudinal section.



THE MEWS

EXTERIOR BUILDING CONDITIONS - SOUTH ELEVATION

The south facade of the Mews reflects its long history, with fenestration that has been located to serve the needs of the interior spaces rather than an overarching organizational principle. Two six-over-six double-hung windows on the second floor are offset with the front door and its adjacent six-over-six double-hung window. While the first floor's bay window does align with the third six-over-six double-hung second-floor window, the alignment seems to have been of convenience with the changing interior configuration. The four six-over-six double-hung windows on the south elevation are the only windows in the Mews with shutters. The main entry door is a single French eight-panel door with a screen door.

The one-story kitchen addition is attached to the west side of the building with its access stair proud of the facade. The brickwork surrounding the entry door and its adjacent window reflect the recessed masonry paneling evident in the garden-wall facade, still visible extending from the southwest corner of Pavilion III. The bay window was originally placed to complement a previous entry location that has since been infilled. A secondary kitchen door with two panels, four lights, is situated at the far west corner of the one-story kitchen addition. Masonry openings for doors and windows are supported by steel lintels.

Figure 62. South elevation laser scan.

(I) Refer to exterior building conditions photos (Figure 77).

(J) Refer to exterior building conditions photos (Figure 78).

(K) Refer to exterior building conditions photos (Figure 79).

(L) Refer to exterior building conditions photos (Figure 80).

(M) Refer to exterior building conditions photos (Figure 81).

(N) Refer to exterior building conditions photos (Figure 82).

(T) Refer to exterior building conditions photos (Figure 88).

Figure 63. South elevation exterior building conditions photo key.

THE MEWS

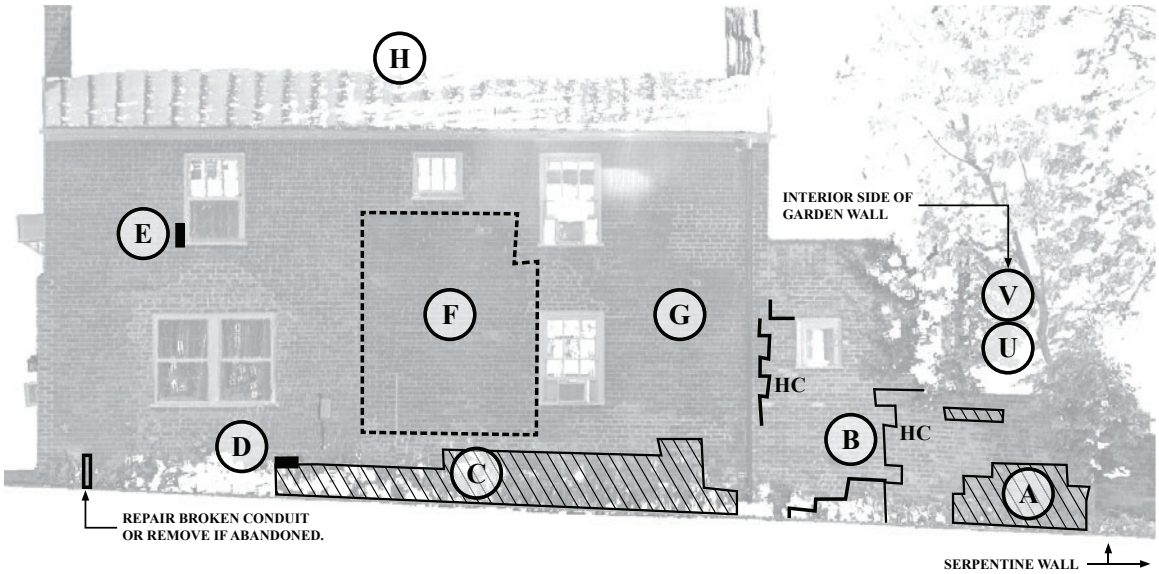
EXTERIOR BUILDING CONDITIONS - NORTH ELEVATION

The north facade of the Mews runs parallel to Mews Alley with only a narrow bed of landscape plantings as a buffer. The Mews's history of modifications, additions, and repairs are readily apparent on this facade, as described in Section 1.

The facade's fenestration consists of three individual six-over-six double-hung windows, two smaller six-light casement windows, and a paired set of six-over-six double-hung windows. Two of the double-hung windows are currently in use for window-mounted air conditioning units. A view of the standing-seam, terne-coated, stainless-steel sheet-metal roof was afforded by using the scaffolding in place for an ongoing construction project at Pavilion III. Rain leaders and gutters are exposed.

The serpentine wall was not examined for general conditions beyond its connection point with the Mews's courtyard wall.

Figure 64. North elevation laser scan.



Ⓐ Refer to exterior building conditions photos (Figure 69).

Ⓑ Refer to exterior building conditions photos (Figure 70).

Ⓒ Refer to exterior building conditions photos (Figure 71).

Ⓓ Refer to exterior building conditions photos (Figure 72).

Ⓔ Refer to exterior building conditions photos (Figure 73).

Ⓕ Refer to exterior building conditions photos (Figure 74).

Ⓖ Refer to exterior building conditions photos (Figure 75).

Ⓗ Refer to exterior building conditions photos (Figure 76).

Ⓤ Refer to exterior building conditions photos (Figure 89).

Ⓥ Refer to exterior building conditions photos (Figure 90).

Figure 65. North elevation exterior building conditions photo key.

THE MEWS

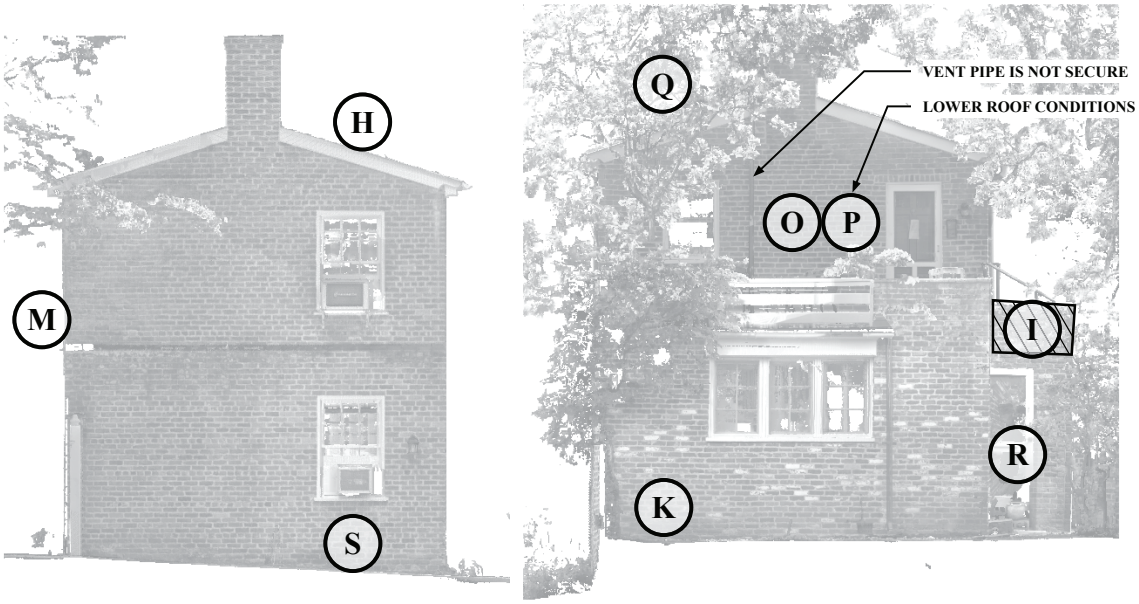
EXTERIOR BUILDING CONDITIONS - EAST AND WEST ELEVATION

The east facade faces Pavilion III and has had an additional wythe of brick veneered to the wall up to a height of 10 feet 4 inches. There are two individual six-over-six double-hung windows with window-mounted air conditioning units. The asphalt paving of the alley and adjacent parking space end abruptly at the masonry wall. The east chimney appears functional, with a black mesh flue cap.

The west facade consists of the one-story kitchen addition with attached exterior stair, with the two-story portion of the building set back beyond the roof deck. The lower facade has a pair of six-light casement windows flanking a central fixed six-light window. The roof patio of the one-story addition is surrounded by a low masonry parapet with the area above the windows switching to horizontal wood rails between the masonry piers. The second-story facade consists of the upper apartment entry door and a six-over-six double-hung window flanking the chimney. The west chimney has been capped with concrete.

Figure 66. (Left) East elevation laser scan.

Figure 67. (Right) West elevation laser scan.



(H) Refer to exterior building conditions photos (Figure 76).

(I) Refer to exterior building conditions photos (Figure 77).

(K) Refer to exterior building conditions photos (Figure 79).

(M) Refer to exterior building conditions photos (Figure 81).

(O) Refer to exterior building conditions photos (Figure 83).

(P) Refer to exterior building conditions photos (Figure 84).

(Q) Refer to exterior building conditions photos (Figure 85).

(R) Refer to exterior building conditions photos (Figure 86).

(S) Refer to exterior building conditions photos (Figure 87).

Figure 68. East (left) and west (right) exterior building conditions photo key.

EXTERIOR BUILDING CONDITIONS - IMAGES

Figure 69. View of heavy brick and mortar deterioration and spalling at the base of the garden wall facing Mews Alley. This wall is directly adjacent to the small walled garden area on the west side of the Mews that is noted for a lack of drainage and retention of excessive moisture.

Figure 70. Detail view of the hairline cracking that marks the division between the garden wall and where the brick was toothed into the Mews building's masonry wall. Similar cracking takes place along the division of the one-story west addition and the two-story construction.

Figure 71. View of severe brick and mortar deterioration and spalling at the base of the masonry wall facing Mews Alley. Inadequate drainage from the alley appears to be the major contributing factor.

Figure 72. Missing brick, an off-color brick replacement, and heavy mortar deterioration are evident surrounding the crawl space vent. Previous repairs include repointing that extended the mortar past the edge of the brick. The mortar used for repointing also appears to be a much harder mix than the surrounding mortar and may not be compatible with the historic soft brick.

Figure 73. Loss of brick and an inadequate attempt at repair are evident along the frame of the second-story window.

Figure 74. A small pipe is protruding from the north wall approximately 10 feet above the alley pavement. The image also illustrates the numerous voids evident in the grout in this section of wall.

Figure 75. As a general note, there are a variety of fasteners, nails, and screws remaining in the mortar and (to a lesser extent) the bricks themselves. Damaged mortar at multiple locations appears to be the result of removal of fasteners without subsequent mortar repair.

Figure 76. A view of the Mews's roof from neighboring Pavilion III shows the terne-coated stainless-steel sheet-metal roof in good condition with only minimal oxidation evident near the fireplace chimney flashing. Gutters appear sound and free of debris.

Figure 77. A view of the west wall of the exterior stair shows heavy grout deterioration. Overall, the exterior stair shows the worst grout deterioration found on the Mews. Decorative tiles that were included in the stair construction are in good condition.

Figure 78. A view of the interior side of the west wall of the exterior stair shows heavy grout deterioration. The exterior stair shows grout deterioration on both faces of the masonry wall.

Figure 79. The building rain leaders drain to the small enclosed garden area on the west side of the Mews without any evident path for the water to exit the area. Moisture is evident on the exterior as well as the interior crawl space along the adjacent wall.

Figure 80. Mortar and brick deterioration are evident, with the increase in moisture along the east side of the bay window where the grade and landscaping prevent proper drainage away from the foundation.

Figure 81. Excess mortar has been smeared on the face of the masonry. Also, a variety of fasteners, nails, and screws are evident across the building. The image shows a brick veneer that was added to the east facade after the removal of an addition on the east end of the building.

Figure 82. The existing pavers and landscaping adjacent to the south side of the Mews make for both an unequal walking surface and a collector of moisture along the perimeter of the building.

Figure 83. The stair transition at the top of the exterior stair constitutes a tripping hazard. Four layers of a Firestone rubber mat have been stacked on the roof with an additional layer of rubber roof pavers placed for a surface layer. The composition and condition of the substrate beneath the rubber mat was not readily evident.

Figure 84. The space between the rubber roof pavers and rubber roof sheet material are collecting debris and moisture. Because the roof pavers are interlocking and are not mechanically fastened, they would allow for the cleaning and removal of the organic materials accumulating beneath the pavers.

Figure 85. A view of the Mews's roof from the roof deck shows the terne-coated stainless-steel sheet-metal roof in good condition with only minimal oxidation evident near the fireplace chimney flashing. Gutters appear sound and free of debris. Snow and ice stops are in place and appear to be secure.

Figure 86. The area beneath the exterior stair is full of debris and illustrates the need for comprehensive maintenance on the exterior stair. A roof leader passes beneath the stair before daylighting in the enclosed garden area just west of the building. This space might provide one of the few appropriate exterior locations for mechanical equipment, if necessary.

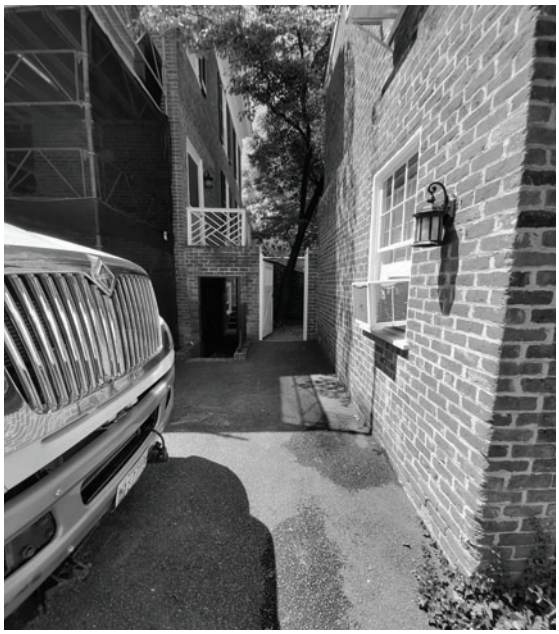


Figure 87. Window air conditioners provide an unwanted source of moisture at several locations around the perimeter of the building. There is no transition between the asphalt paving and the masonry wall on the east side of the building.

Figure 88. A single concrete step at the southwest kitchen door does not provide an equal stepping transition between the garden pavers and the kitchen entry level. The step does not appear to be directly attached to the masonry.

Figure 89. The interior side of the Mews Alley wall has several areas where cracking seems to indicate ongoing settling in the foundation of the wall. A variety of mature plants are growing in close proximity to or directly on the wall itself.

Figure 90. The low exterior wall that separates the Mews from the larger garden area has several areas where cracking seems to indicate ongoing settling in the foundation of the wall. A variety of mature plants are growing in close proximity to or directly on the wall itself.

Figure 91. Detail view of unsecured exterior PVC vent pipe that exits through the second-floor patio and roof. The pipe is not firmly secured to the building.

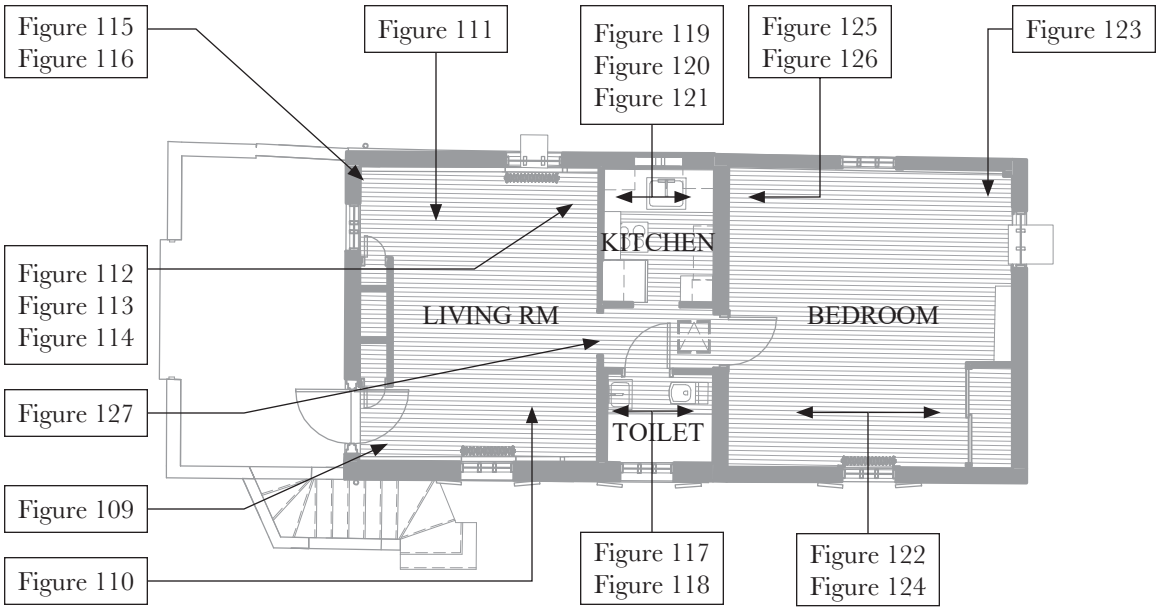


Figure 92. Level 02 interior existing building conditions photo key.

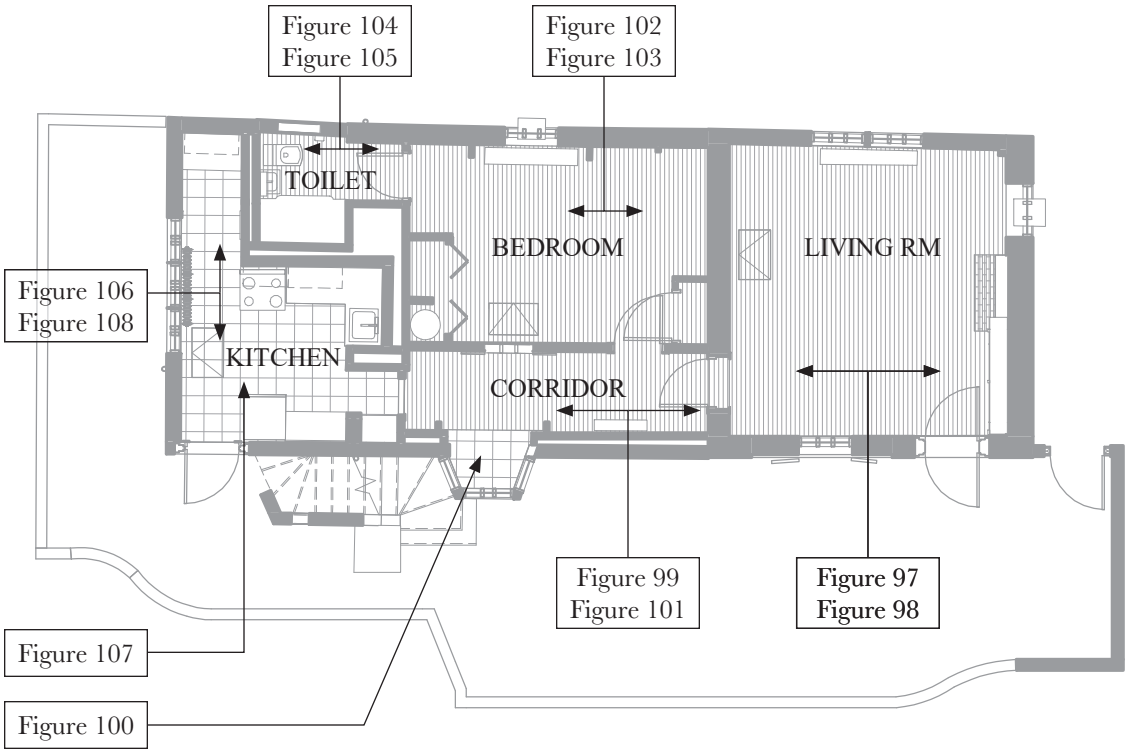


Figure 93. Level 01 interior existing building conditions photo keys

EXISTING CONDITIONS

INTERIOR BUILDING CONDITIONS

The three separate crawl spaces beneath the Mews correspond roughly to the area beneath the bedroom (c.1829), the living room (c.1881), and the kitchen (c.1938-1950). Each of the three crawl spaces has a separate floor hatch for access, and they are divided by the masonry load-bearing walls that roughly divide the space into thirds. The crawl spaces were excavated in 2016 to provide space to remove asbestos and make improvements to utilities. The floor in all three areas is soil with a plastic moisture barrier having been placed over most of the floor areas. The central and eastern portions are dry, but the area under the kitchen is visibly taking on water from both the plumbing pipes and exterior drainage from along the west wall of the kitchen. While the leakage from the existing pipes appears to be a simple maintenance issue, possible remedies for the water infiltration from the exterior are discussed in Section 3: Site and Landscape Recommendations.

Figure 94. Detail view of crawl space access in kitchen. 7/28/2020

Figure 95. Figure 2I-29. View of crawl space beneath bedroom, looking north. 7/28/2020

Figure 96. View of crawl space beneath kitchen and bathroom. 7/28/2020

Figure 97. View of first floor living room, facing east. 7/28/2020

Figure 98. View of first floor living room, facing west. 7/28/2020

The first floor living room space consists of unadorned painted plaster walls and ceilings with simple wood base and casing at doors. Some cracking is evident on the ceiling, but the overall plaster condition is good. Exposed radiator pipes serving the second floor are visible on both the north and south walls. The wood floor and access hatches were installed with the 2016 excavation and abatement of the crawl space. The wood floor is in excellent condition, but latch hardware needs replacement.

The west wall of the room is believed to date from circa 1821-22 and to have been part of the original garden wall design and later modified as part of the 1881 second floor addition. Also part of the original garden design, the south wall would be incorporated along with the construction of the north and east walls as part of the two-story addition circa 1881. The fireplace dates to the 1880s as well, but the mantle and surround appear more contemporary, as does the adjacent built-in shelving. Window construction, hardware, and glass appear to date from the mid-twentieth century, although no probing or disassembly was done to confirm these suspicions.

Figure 99. View of first floor hallway, looking west. 7/28/2020

Figure 100. Detail view of bay window, looking south. 7/28/2020

Figure 101. View of first floor hallway, looking east. 7/28/2020

Walls of the first floor hallway consist of board and batten construction at both exterior and interior locations. The wood flooring continues without a transition from the living room and is in excellent condition. An acoustic tile has been installed on the ceiling, but whether it was adhered to plaster or if the plaster was removed and a different substrate was put in place is unknown. A wood crown molding was applied to cover the transition along the perimeter. Also, it will need to be confirmed whether the ceiling tile or the mastic used to install the ceiling tile may have asbestos content.

The bay window dates from circa 1923–1938 and is trimmed with a window valance box that extends to the floor at the sides of the window. In addition to the valance's original use of concealing curtain rods and hardware, the use of the crown molding also provides a transition for the addition of acoustic ceiling tile. The use of decorative tile in the bay windowsill is possibly original to its construction. An interior six-light hopper window across from the bay window appears to have been added for ventilation. The north hallway interior wall most likely dates from the circa 1938–1950 kitchen addition era.

The walls of the first floor bedroom consist of board-and-batten construction identical to that found on the exterior and interior walls of the hallway. The wood flooring continues without a transition from the hallway until a metal transition is utilized at the bathroom. Use of the acoustic tile and crown molding continues along the ceiling identical to the hallway, as does the use of a wood valance at the exterior window.

The east wall of the room is believed to date from circa 1821-1822 as part of the original garden wall design and the circa 1829-1830 construction of the original core of the Mews. The north wall of the bedroom is expected to contain masonry from the original circa 1829 construction. The closet sits directly in front of the original circa 1829 fireplace location, as the masonry construction behind the board-and-batten construction of the back of the closet bears out. The south bedroom wall that is used to separate the bedroom from the hallway was most likely built in the circa 1938–1950 kitchen addition era.

Figure 102. View of first floor bedroom, looking east. 7/28/2020

Figure 103. View of first floor bedroom closet, looking west. 7/28/2020

EXISTING CONDITIONS

The bathroom floor transitions from wood to a vinyl tile floor product. Fixtures in the bathroom are contemporary, as is the wall tile. The plaster finish on the non-tiled walls and ceiling is in good condition. The original bathroom addition was completed circa 1923–1938, with additional modifications made during the completion of the adjacent kitchen addition circa 1938–1950.

The bathroom's narrow layout (3 feet by 7 feet 7 inches, excluding the bathtub) is required to accommodate the masonry of the original circa 1829 fireplace construction as well as the original section of the circa 1829 north wall along the alley.

Figure 104. View of first floor bathroom, looking west. 7/28/2020

Figure 105. View of first floor bathroom, looking east. 7/28/2020

Figure 106. (Above) View of first floor kitchen, looking north. 7/28/2020

Figure 107. (Above Right) View of first floor kitchen, looking northeast. 7/28/2020

Figure 108. (Right) View of first floor kitchen, looking south. 7/28/2020

The kitchen floor transitions from wood to a vinyl tile floor product. Two sets of access panels open to the crawl space. The vinyl tile has lost adhesion to the plywood face of the access doors. The hinges for the south access door are binding with use and causing damage to the wood substrate. Fixtures in the kitchen are contemporary, as is the kitchen counter and cabinetry. Built-in millwork for storage exists as a pantry-type closet at the hallway entry and a set of upper cabinets at the northwest corner of the kitchen.

The kitchen addition dates to circa 1938–1950. The addition modified and worked around the masonry and chimney configuration of the original circa 1829 construction, leading to the oddly shaped nook above the current sink location. Plaster at the walls and ceiling is in relatively good condition, with only minor cracking evident on the ceiling.

Figure 109. View of second floor living room, looking west. 7/28/2020

Figure 110. View of second floor living room, looking north. 7/28/2020

Figure 111. View of second floor living room, looking southeast. 7/28/2020

The second floor living room walls consist of board and batten with a board-and-batten wainscot that appears to be utilized for the concealment of pipes and conduits. The east walls that divide the kitchen and bathroom appear to be sheathed in a drywall or cement board–type product. The walls, doors, and windows are trimmed with simple wood base, crown, and casings. The plaster ceiling is unadorned and in good condition, with only minor cracking evident. The wood floor was suspected to be original to the raising of the Mews to a full two stories circa 1881. This suspicion was further supported by the temporary removal of a portion of the wood floor to examine the below floor conditions as illustrated on the following page. The chimney along the west wall is flanked with built-in storage nooks sheathed with board and batten and not available for inspection.

The removal of wood flooring for inspection supports the belief that the floor is original to the second-story addition work circa 1881-1882. Keeping the flooring intact and in place should be a high priority. Portions of the plaster ceiling below remain in place and are visible with the floorboards removed. Other areas of the plaster ceiling below have been replaced or patched with boards attached to the underside of the joists. This patchwork likely explains the need for the acoustic ceiling panels that have been used to cover the ceiling in the central bedroom and hall area on the first floor.

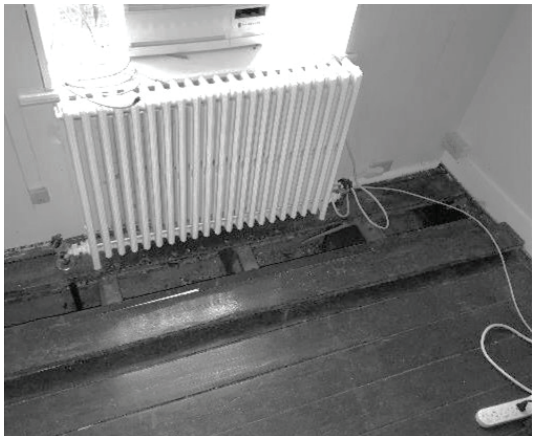


Figure 112. Image showing area of exploratory probe beneath existing second floor wood flooring. 11/5/2020

Figure 113. Image of a remaining portion of first floor plaster ceiling seen from between the floor joists above. 11/5/2020

Figure 114. Detail image of existing wood floor joist. 11/5/2020

The removal of the wood panel and cap molding from the wainscoting reveals a profile that reflects a change of thickness in the exterior wall. The backside of the exterior masonry is visible through a damaged portion of the mortar used to face the interior side of the wall. The wainscoting is used to conceal conduit in some locations but does not appear to have been built solely for this purpose. This wall configuration was likely built as part of the change from the previous one-and-a-half-story construction to the full two-story construction, likely dating circa 1881–1882. The early base and plaster found behind the wainscoting is an important historic feature that should be carefully considered before any major alterations are considered.

Figure 115. Image showing removal of wood wainscot to expose brickwork at northwest corner of second floor living room. 11/5/2020

Figure 116. Detail image showing masonry behind a layer of mortar used to face the interior of the exterior masonry wall. 11/5/2020

The restroom is equipped with a contemporary toilet and storage cabinets above, shower stall, and sink with a base cabinet. All the fixtures and cabinetry in the bathroom are of a very utilitarian quality. The west wall is faced with a wide board-and-batten construction, while the other walls and ceiling are plaster. The floor is a vinyl sheet product designed to resemble a tile floor. The bathroom door is a simple plank door that most likely dates to the installation of the board-and-batten wall finish.

Figure 117. View of second floor bathroom, looking southwest. 7/28/2020

Figure 118. View of second floor bathroom, looking southeast. 7/28/2020

Figure 119. View of second floor kitchen below sink. 7/28/2020

Figure 120. View of second floor kitchen water heater in cabinet to the east of the sink. 7/28/2020

Figure 121. View of second floor kitchen, looking north. 7/28/2020

The kitchen is equipped with contemporary kitchen amenities of a very utilitarian quality. The hot water heater sits in the cabinet to the east of the sink but cannot be fully accessed without relocating the stove. The east kitchen wall is faced with a wide board-and-batten construction, while the other walls and ceiling are a mix of plaster and drywall. The floor is a vinyl sheet product designed to resemble a tile floor. The kitchen is extremely small, with minimal clearances for refrigerator and cabinet doors being a concern.

The second floor bedroom walls and ceiling are plastered and in good condition with only minor cracking. The walls, doors, and windows are trimmed with simple wood base and casings. A minimal wood crown has been added at the wood closet construction. The wood floor is possibly original to the raising of the Mews to a full two stories circa 1881, but the removal of flooring to inspect and confirm this suspicion was not undertaken. The chimney and fireplace along the east wall have a clean wood lintel and surround a cast-iron fireplace insert. The board-and-batten construction found in the living room is not evident here except for the closet construction; electrical conduit and wiring have been concealed by means of a built-out chase that has been painted to match the surrounding plaster walls.

Figure 122. View of second floor bedroom, looking west. 7/28/2020

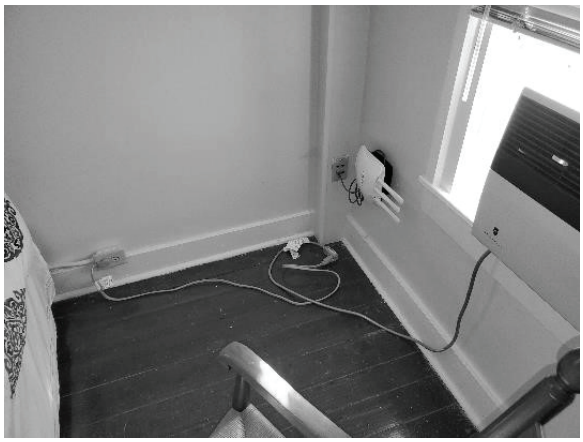


Figure 123. View of second floor bedroom, looking east. 7/28/2020

Figure 124. Detail view of northwest corner of second floor bedroom, with corner chase built out to conceal conduit. 7/28/2020

Location of the west wall of the second floor bedroom suggests that it might have been built directly above one of the exterior walls originally used to define the garden areas west of Pavilion III circa 1821–1822. As suspected, the upper portion of the wall displays a change in craftsmanship that indicates the wall was not finished to the degree typically expected for an exposed masonry wall. The upper portion of the wall was most likely added with the second-story addition work dating circa 1881–1882. The wall being built to extend the existing wall upward and to receive a plaster finish would explain the disregard for the appearance of the mortar work. Additionally, the angled discoloration visible near the top of Figure 2I-34 may indicate the roof line of the previous one-and-a-half-story construction before it was raised to a full two stories. With this wall dating to the 1800s, penetrations and modifications to this area should be minimized. Large-scale modifications to this wall should be heavily discouraged.

Figure 125. Image showing removal of plaster to expose brickwork along west wall of second floor bedroom. 11/5/2020

Figure 126. Detail image showing change in mortar technique at approximately 59 inches above the finished floor. 11/5/2020

Figure 127. View of attic space access, looking east. 7/28/2020

Figure 128. View of attic space, looking east. 7/28/2020

Figure 129. Detail view of attic electrical conduit. 7/28/2020

The attic is accessible through a ceiling hatch in the second-floor hallway. Even with recent rain, the attic space is dry, with no sign of water damage. The joists are crisscrossed with knob and tube electrical wiring as well as more contemporary electrical wiring run in flexible conduit. The top side of the second-floor plaster ceiling is visible in areas where the batt insulation has been rolled back to make electrical modifications.

EXISTING CONDITIONS

ELECTRICAL EXISTING CONDITIONS

Power Service:

The Mews is fed from two 208v, single phase feeders from a 208/120V switchboard in the lowest level of Pavilion VII. The feeders are not metered by the utility company but are metered by the university for energy consumption. The feeders are routed below other Pavilions and appear to divert under The Lawn. Each feeder contains a dedicated neutral conductor. The feeders are run without an equipment ground conductor. The two feeders terminate in the crawl space in a junction box attached to the structure.

Distribution Panels:

Two load centers feed the first floor and two load centers feed the second floor. The load centers are a mixture of circuit breaker and fused switch type. Load centers are located recessed in walls and under kitchen cabinets. All load centers have reached the end of useful life.

Lighting:

Existing lighting in the Mews has reached the end of useful life and should be replaced.

Convenience Power:

Receptacles are located throughout the Mews. Some receptacles are surface mounted with surface mounted raceway. Some receptacles are recessed mounted with concealed raceway.

Lightning Protection System:

Currently there is no lightning protection system on the Mews.

THE MEWS

MECHANICAL EXISTING CONDITIONS

HVAC:

The Mews is heated with hot water radiators. Hot water is supplied from the campus heating plant via piping from Pavilion III.

The Mews does not have a central air conditioning system. Multiple window-mounted air conditioners are installed. This type of air conditioner is typically inefficient, noisy and visually unappealing.

Plumbing:

Sanitary piping in the crawl space is leaking and should be replaced. The existing 4-inch terra cotta building sewer, which connects to a manhole in Mews Alley, has reached the end of its useful service life and should be replaced. The building has two storage-type, electric water heaters – one on each floor. The water heater on the first floor is located in a closet in the living room. The water heater on the second floor is installed in a cabinet in the kitchen. A PVC vent pipe that exits through the second floor patio roof is not firmly secured to the building should be relocated or secured.

Fire Protection:

Currently there is no fire protection system in the Mews.

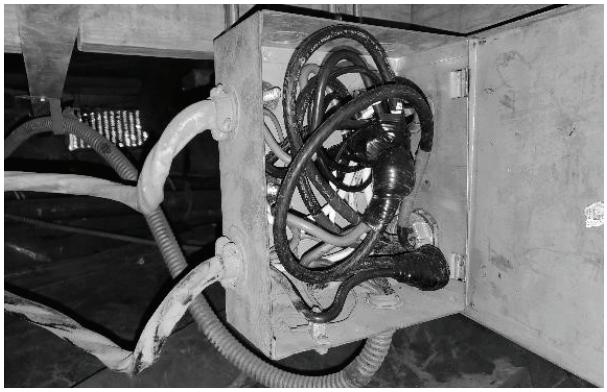


Figure 130. Detail view of crawl space junction box. 7/28/2020

Figure 131. Detail view of first floor distribution panel. 7/28/2020

Figure 132. (Above) Detail view of north side of crawlspace below living room. 7/28/2020

Figure 133. (Left) Detail view of first floor hot water heater. 7/28/2020

REPAIR RECOMMENDATIONS

SITE RECOMMENDATION

Stormwater Drainage:

Providing a means for stormwater to exit the walled courtyard and garden is critical. The primary concern is the elimination of the roof drainage from the walled courtyard and garden. Leaders from the roof and second-floor patio should be run underground and connected to a drain line. There is sufficient elevation difference between the garden area west of the building and the alley to daylight the pipe through the wall and drain to the alley. An alternate option would be to connect to the 6-inch storm drain pipe that runs down Mews Alley. However, it is doubtful that there is enough capacity in that pipe to accept the additional drainage. Depending on timing, the roof-leader collector pipe could also be tied into the storm system as part of planned improvements for Mews Alley. An additional option would be to run the collector drain into the Pavilion III garden and connect to the 10-inch storm drain pipe running down the center of the garden. Further study of the condition and downstream connection of this pipe would be needed to assess this option.

Surface drainage could be improved by grading the courtyard and west garden area to drain away from the building and wall to the middle. Installation of drain inlets tied to the roof-leader drain line would provide a means for water to exit the walled courtyard and garden.

Elevating the drain block at the base of the roof leader on the alley side would be sufficient to ensure that water reaches the pavement and drains down the alley instead of getting trapped in the landscape strip adjacent to the building. When planned improvements to Mews Alley are constructed, it is recommended that the roof leader be tied into the storm system.

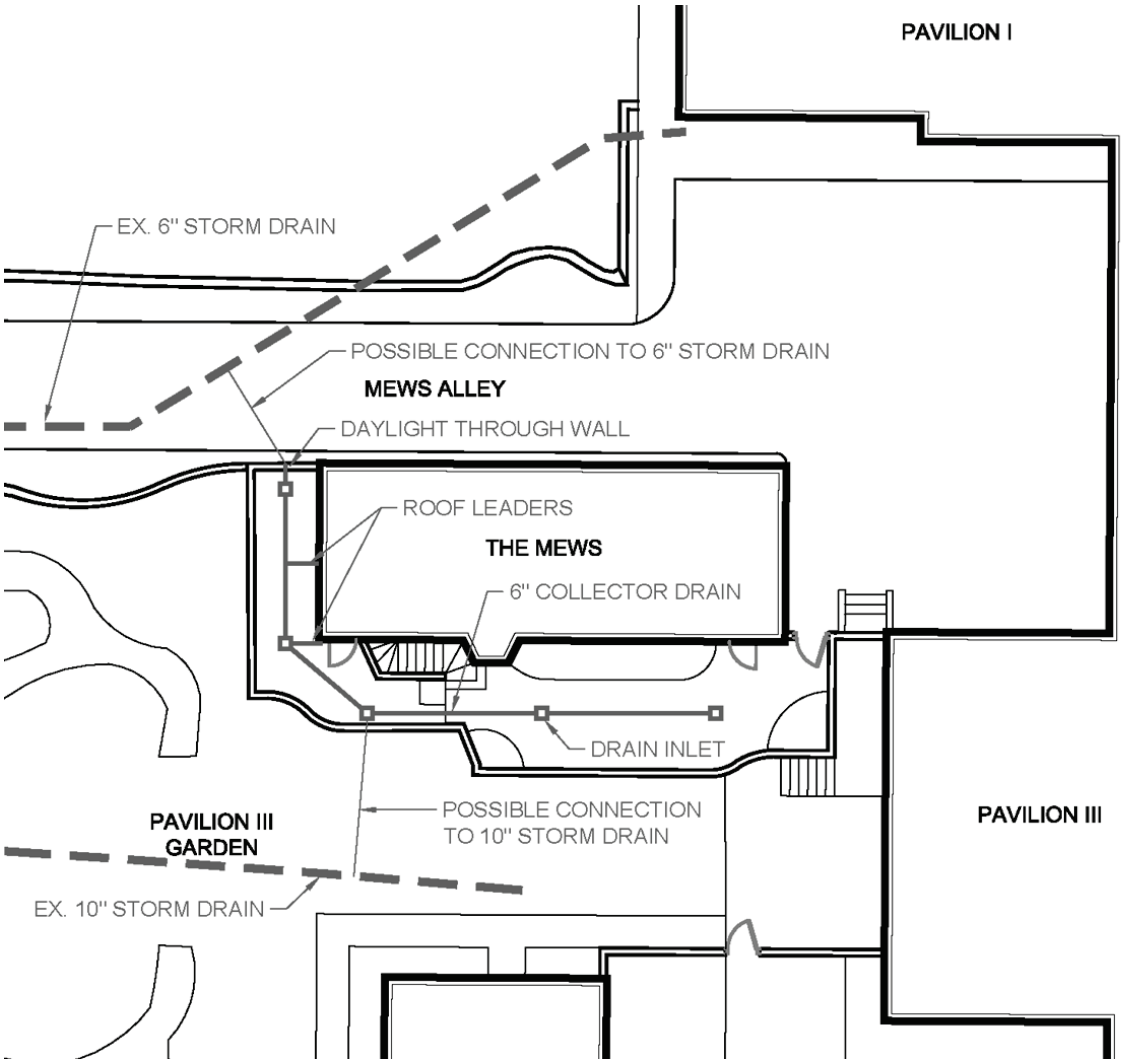


Figure 134. Proposed storm drain system for walled courtyard and garden.

THE MEWS

Accessibility:

An option has been identified for making the first floor of the Mews accessible by raising the level of the courtyard 6 inches to be flush with first-floor finished floor elevation with 2 percent slopes away from the building. The existing irregular bluestone paving in the courtyard would be replaced with paving more consistent with University standards and accessibility requirements.

Access from Mews Alley would require adjustment to elevations in the alley as part of the planned Mews Alley improvements. The elevation at the southeast corner of the building would need to be raised approximately 6 inches to allow for a 5 percent slope up to a landing at the gate. Inside the gate, a 2 percent slope up to the door would allow grade to meet finished floor elevation and promote drainage through the gate. This approach would not require handrails, leaving the courtyard open and avoiding conflicts with the parking in Mews Alley. Changes in grade in the alley would require an additional step on the stairs down the breezeway leading to the Pavilion III garden. Additional modifications at walks and parking adjacent to Pavilion I might be needed, depending on the final grading design.

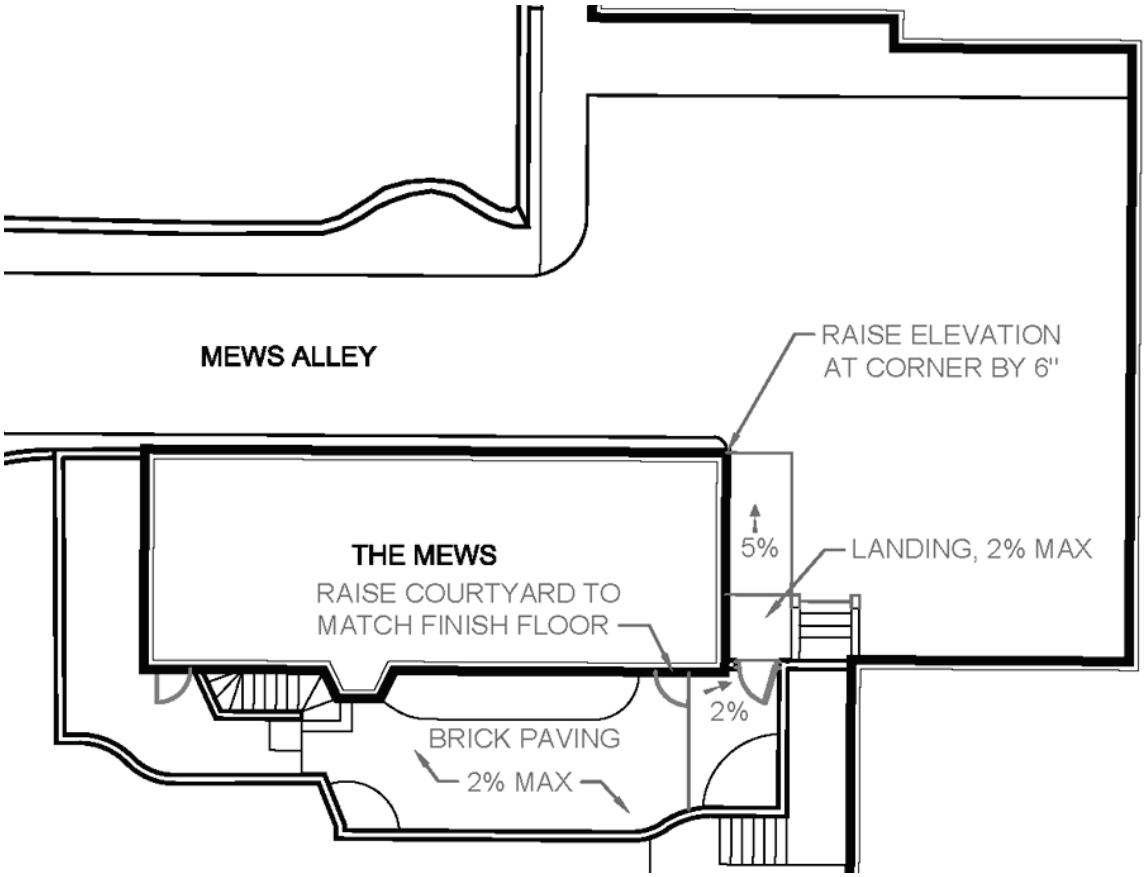


Figure 135. Accessible route to first floor from Mews Alley.

THE MEWS

ARCHITECTURAL RECOMMENDATIONS

The general recommendations for the preservation and repair of features are listed below. These architectural recommendations are focused on overall maintenance rather than proposing any major alterations or changes to the Mews. Recommendations with a greater long-term impact on the overall character and program of the building are discussed in Section 4.

Exterior:

1. Multiple locations have been indicated in Section 2 where bricks have spalled badly, deteriorated past the point of being salvageable, or are missing (see Figures 2E-3, 2E-4, and 2E-5). The approach to replacement of the failing bricks will need to be determined on a case-by-case basis, depending on the availability of an appropriate replacement brick for the different eras of construction.
2. The exterior stair masonry and grout are in poor condition, and repair should be considered a high priority in any masonry restoration efforts (see Figures 2E-10 and 2E-18).
3. Multiple rounds of repointing have taken place over the years. While most is serviceable, several of the more moisture-prone areas of the building are experiencing considerable mortar loss and should be repointed as part of any overall program of masonry repair (see Figures 2E-3, 2E-9, and 2E-18).
4. A variety of hangers, nails, conduit, and other penetrations has been abandoned over the years and provides opportunities for spalling and moisture infiltration of the mortar (see Figures 2E-6 and 2E-7). These items should be removed as part of repointing efforts.
5. Settlement and cracking along the Mews garden walls should be repaired and monitored after site drainage issues are remediated to determine whether the settlement process is continuing and, if so, may require a more invasive solution than simple repairs.
6. The second-floor patio roofing material presents a pronounced tripping hazard at the top of the stairs that could be minimized with reroofing efforts. Similarly, a handrail that was added to provide fall protection could be modified to provide additional gripping surface at the bottom of the stair to generally improve safety.
7. An unsupported vent pipe extends through the second-floor patio roofing and along the masonry wall without adequate support and should be secured to the masonry (see Figure 2E-23).
8. The exterior concrete step at the kitchen entrance should be replaced as part of overall changes in grading as discussed under site recommendations.

REPAIR RECOMMENDATIONS

Interior:

1. A general review of possible hazardous materials that might require abatement should be completed before any work is undertaken. Examination of hazardous materials is beyond the scope of this work.
2. Vinyl floor tile has delaminated from the crawl-space access hatch, presenting a possible tripping hazard. The floor tile should be re-adhered or replaced. The hinge at the hatch also needs adjustment because it, too, is binding when opened and causing damage to the substrate.
3. The crawl-space access hatch along the west wall of the living room has a broken recessed latch.
4. Moisture issues in the western portion of the crawl space are discussed under site drainage and plumbing recommendations.

THE MEWS

ELECTRICAL SYSTEMS RECOMMENDATIONS

The individual recommendations for the preservation and repair of features are listed below. These electrical recommendations are focused on general maintenance rather than proposing any major alterations or changes to the Mews. Recommendations with a greater long-term impact on the overall character and program of the building are discussed in Section 4.

Lighting:

1. The existing lighting is functional in the space. As lamps, ballasts, or other luminaire components fail and require replacement, it is recommended that LED lamps or fixtures be installed, meeting current University standards.

Power Service:

1. The existing utility service appears to be functioning but does not meet current codes.
    - Service disconnects shall be installed on each service to the Mews.
    - Service conductors feeding the Mews shall not be routed through other buildings. (Confirm that conductor installation meets the requirements of NEC 230.6.)

Power Distribution:

1. Panelboards and load centers are reaching the end of useful life, but there have been no reported issues. It is concerning that load centers are located under kitchen cabinets.

Wiring Devices:

1. Wiring devices appear to be grounded. Wiring devices are located in areas not allowed by code, such as behind kitchen ranges. These should be relocated to locations that are approved by code.

Lightning Protection System:

1. There is no lightning protection system installed on the existing building. A lightning protection system is recommended by NFPA 780 because it reduces the likelihood of building damage from lightning strikes in the vicinity.

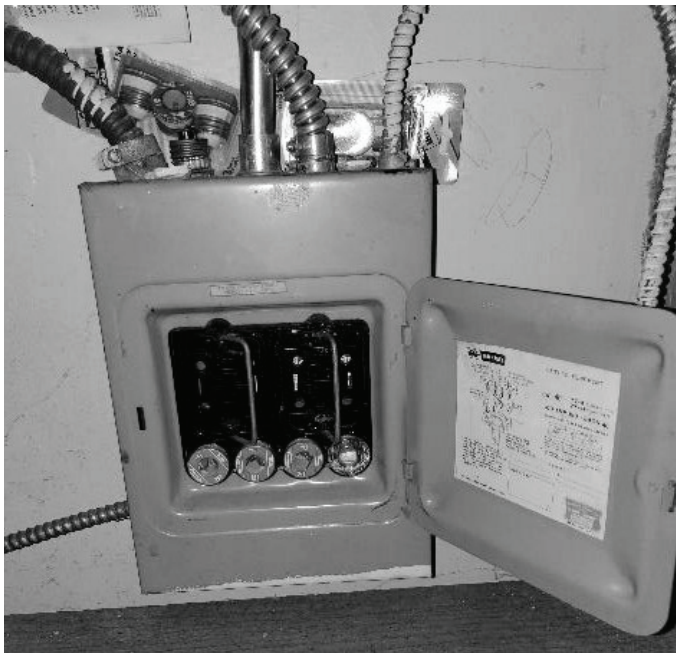


Figure 136. Panelboard below second-floor kitchen sink.

Figure 137. Typical radiator and window air conditioner configuration.

PLUMBING AND MECHANICAL SYSTEMS RECOMMENDATIONS

The individual recommendations for the preservation and repair of features are listed below. These recommendations are focused on general maintenance rather than proposing any major alterations or changes to the Mews. Recommendations with a greater long-term impact on the overall character and program of the building are discussed in Section 4.

HVAC:

1. The existing radiators are functional in the space. Window air conditioners should be replaced with higher-efficiency units when necessary due to failure.
2. Heating hot water piping in the crawl space should be insulated.

Plumbing:

1. The existing sanitary piping in the crawl space is leaking and should be repaired or replaced.
2. Any remaining steel domestic water piping should be replaced with copper. Abandoned piping should be removed. Domestic water piping should be insulated.
3. The existing 4-inch terra cotta building sewer, which connects to a manhole in Mews Alley, has reached the end of its useful service life and should be replaced.

THE MEWS

PROGRAMMING OPTIONS

PROGRAMMING APPROACH

The Mews, as for most historic structures, must face the needs of modernization that are driven by the changing desires of its users, technology, and the need to repair and replace systems that have moved beyond their usable lifespan. Rather than see this need for change as detrimental, an examination of the changing program and new technology within the building can provide opportunities for renovation and rehabilitation that can both protect the historic character of the building while assuring its ability to meet the needs of its occupants.

This is a planning process that all too often occurs only after the expected failure of some building systems or change in economic conditions necessitate the conversation. Fortunately, the University has decided to examine the Mews' needs proactively by examining two separate programs: The Double Residence Concept and the Single Residence Concept. Both approaches share characteristics in that they would have minimal impact on the exterior of the Mews and both strive to present sensitive design solutions for the interior by utilizing the National Park Service's Preservation Briefs #18 - Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements. With the information provided by this HSR illustrating the Mews' cultural and construction history along with its current conditions, the following programming concepts and accompanying plans are meant to be the starting point for a conversation on the future of the Mews.

PROGRAMMING OPTIONS

DOUBLE RESIDENCE CONCEPT

This concept continues with the Mews as a single residence on the first floor and a single residence on the second floor reached by the exterior stair. Improvements on the first floor are generally limited to building systems and a reconfiguration of the kitchen and restroom. Modifications on the second floor would be considerably more extensive with both the kitchen and restroom being completely upgraded and reconfigured.

SINGLE RESIDENCE CONCEPT

This concept focuses on returning the Mews to a single residence spread across both floors. This reconfiguration is accomplished with the return of an interior stair to its approximate historic location adjacent to the dining room on the first floor. The kitchen and restroom on the first floor would also be updated. This approach would replace the upstairs kitchen with the internal stair and reconfigure the upstairs restroom to serve two bedrooms.

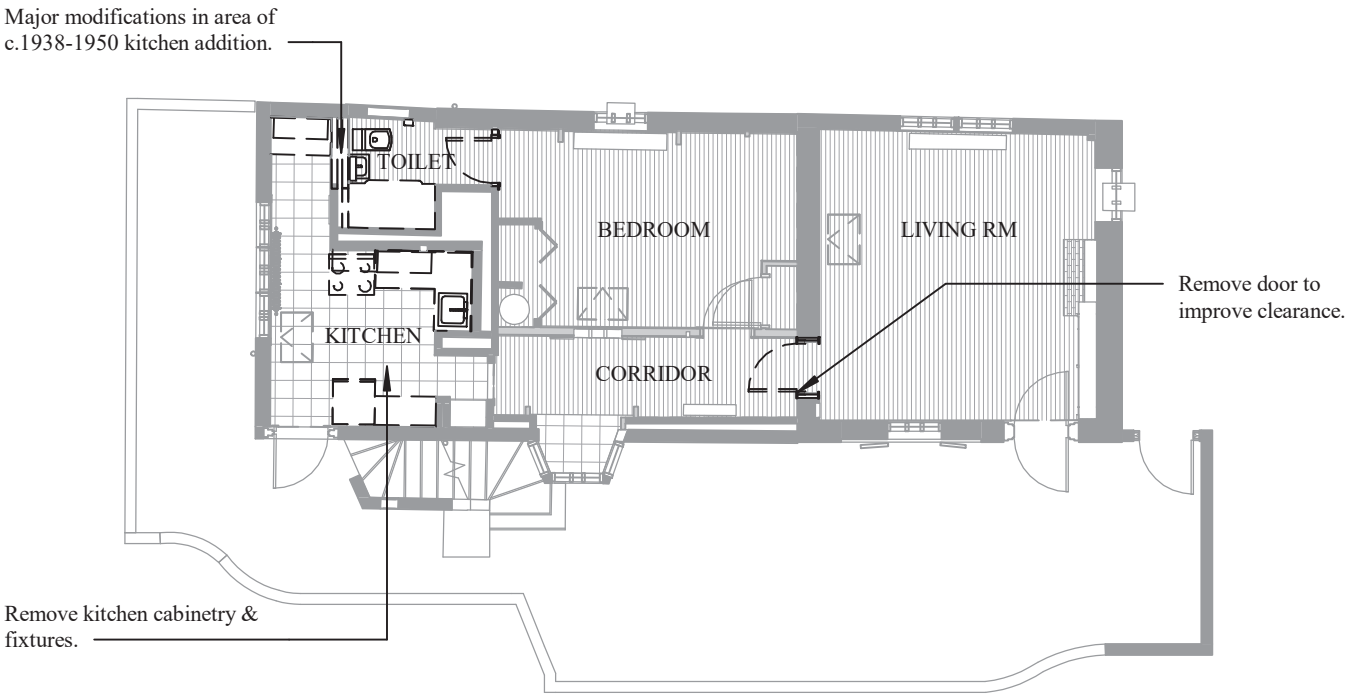
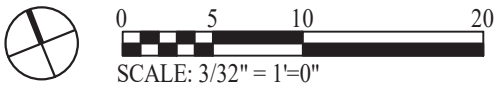


Figure 138. Double residence concept - level 01 demo plan.



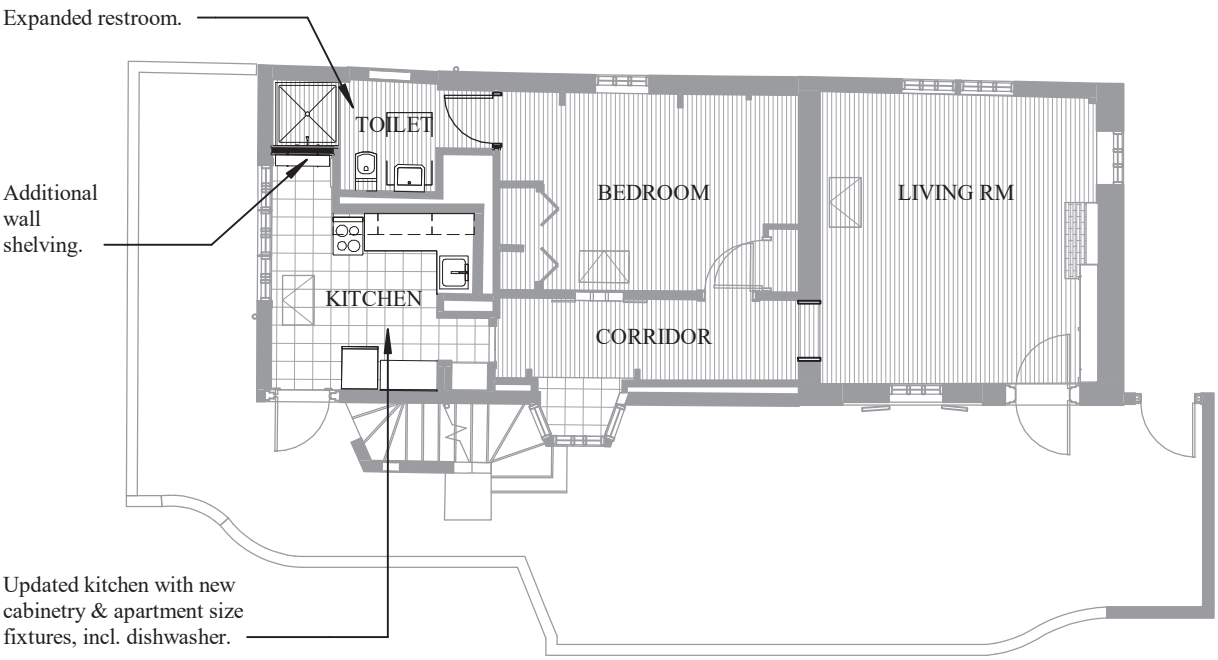


Figure 139. Double residence concept - level 01 proposed floor plan.

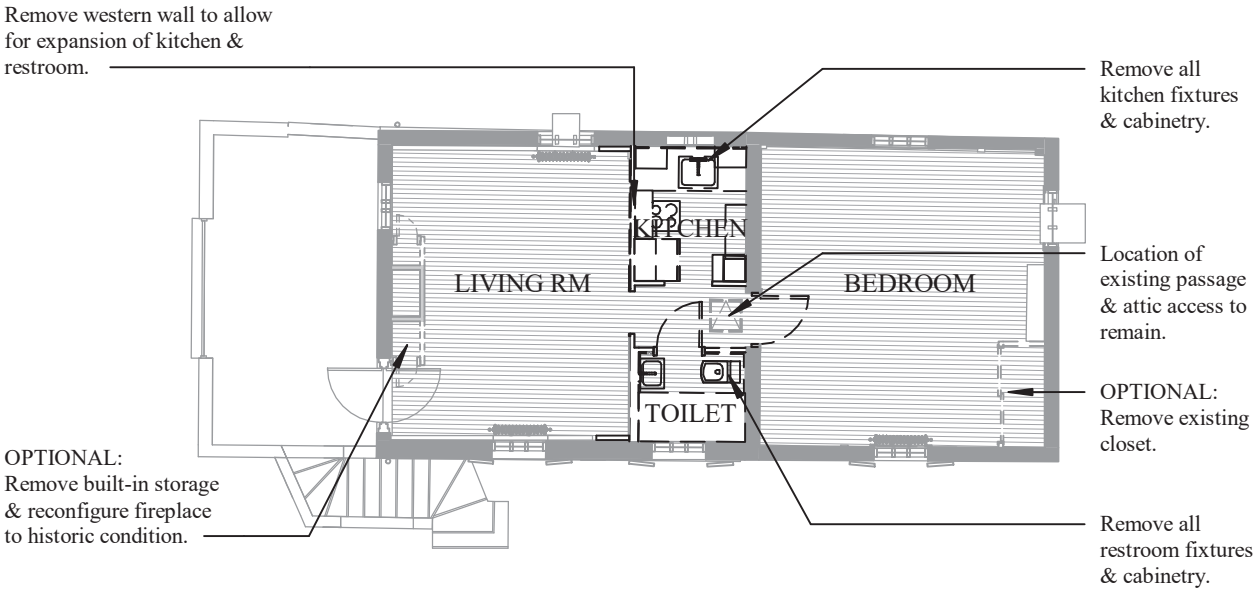
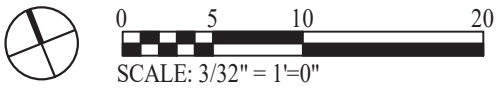


Figure 140. Double residence concept - level 02 demo plan.



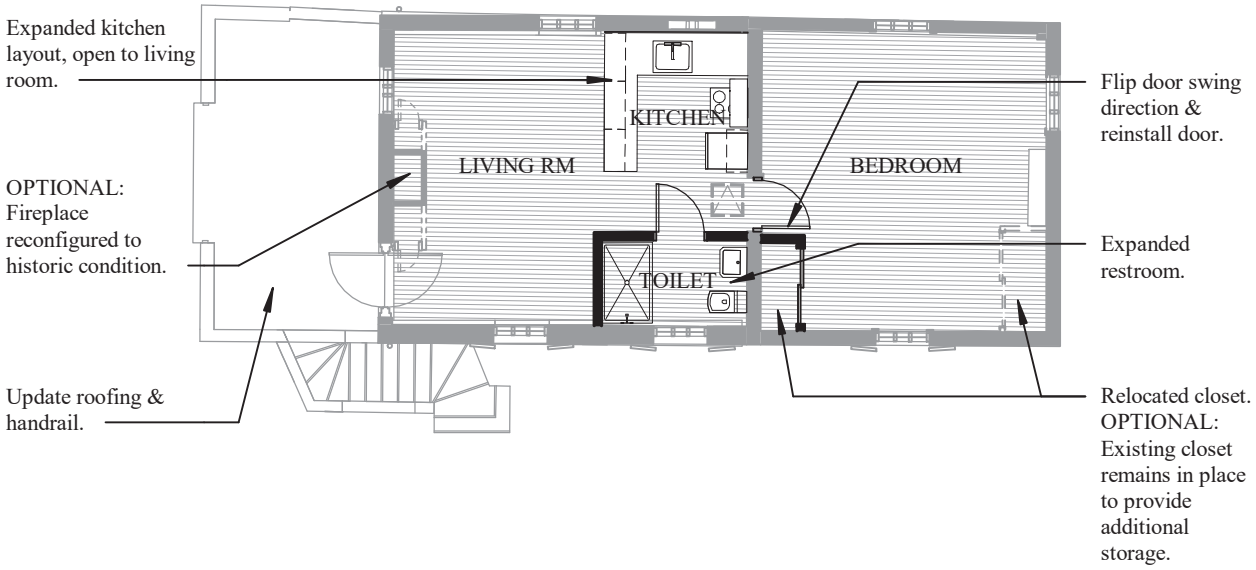
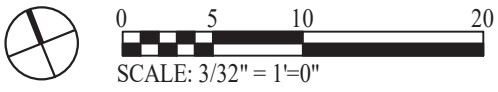


Figure 141. Double residence concept - level 02 proposed floor plan.



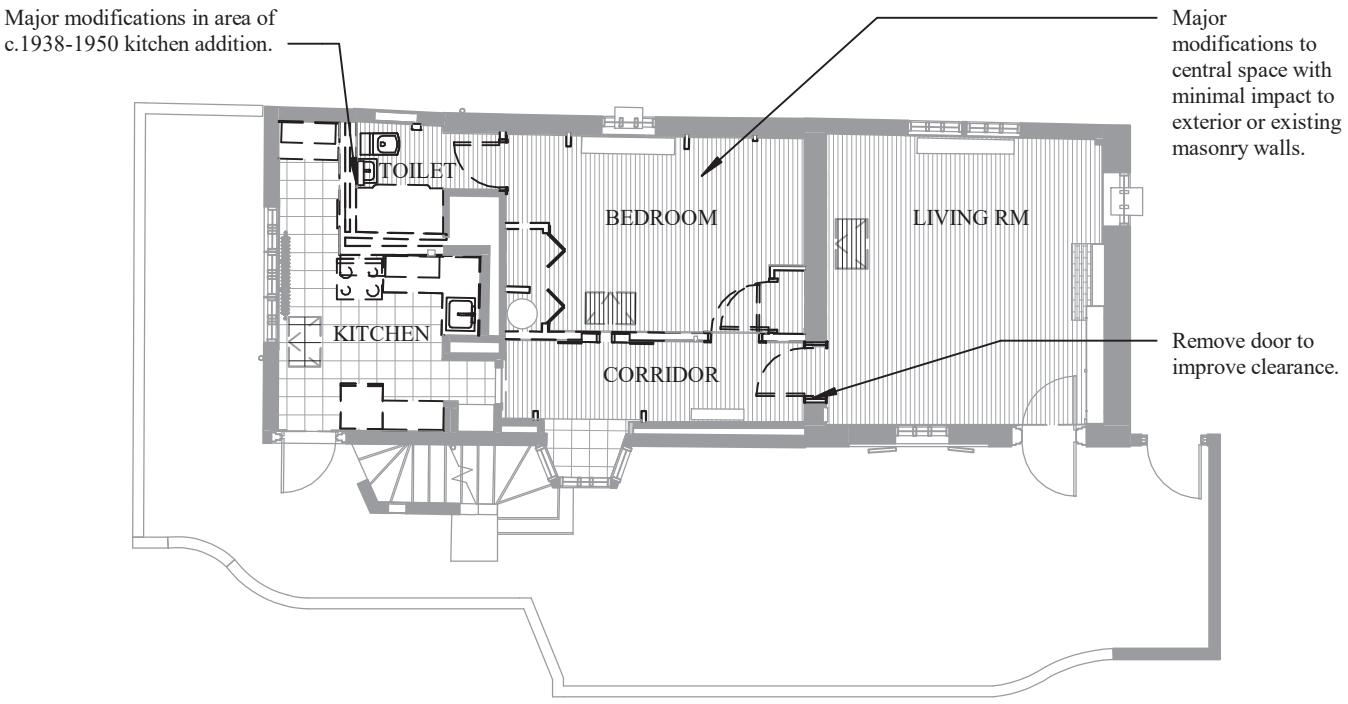


Figure 142. Single residence concept - level 01 demo plan.

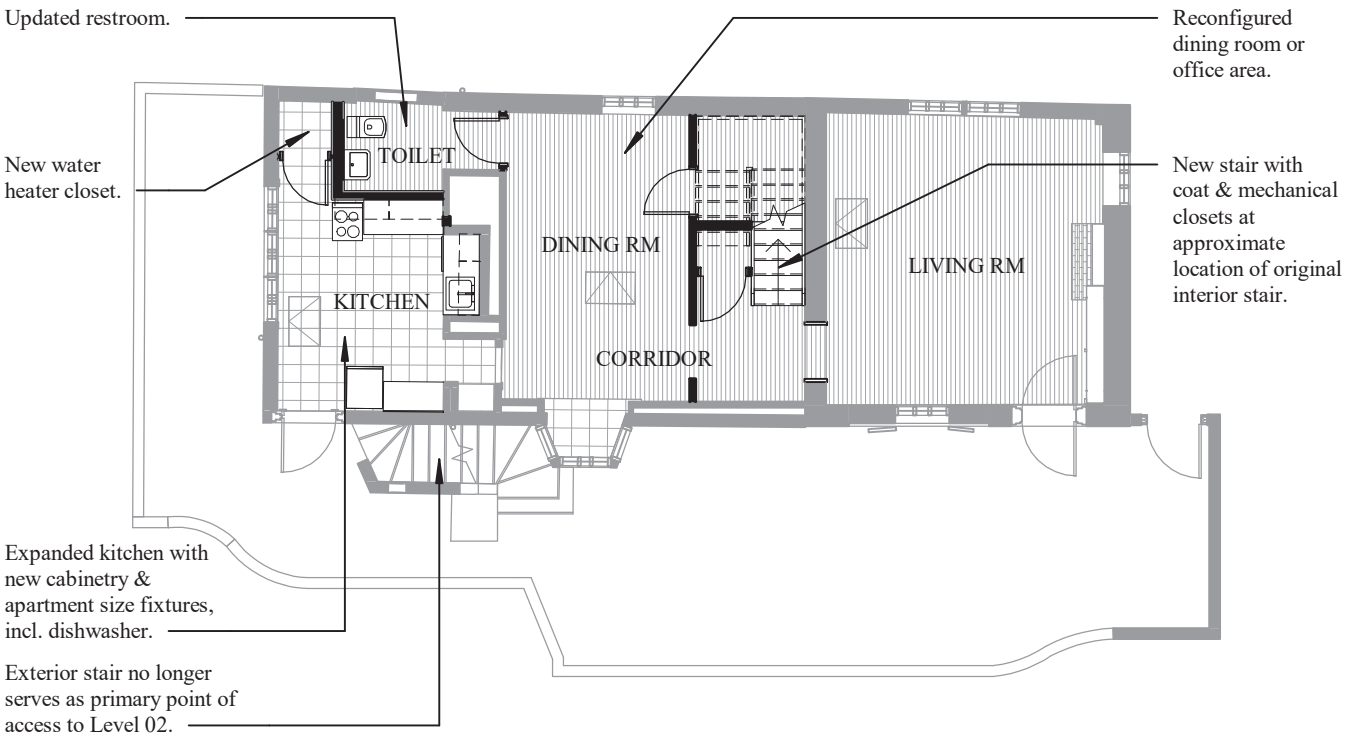
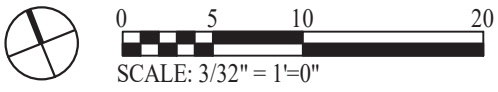


Figure 143. Single residence concept - level 01 proposed floor plan.



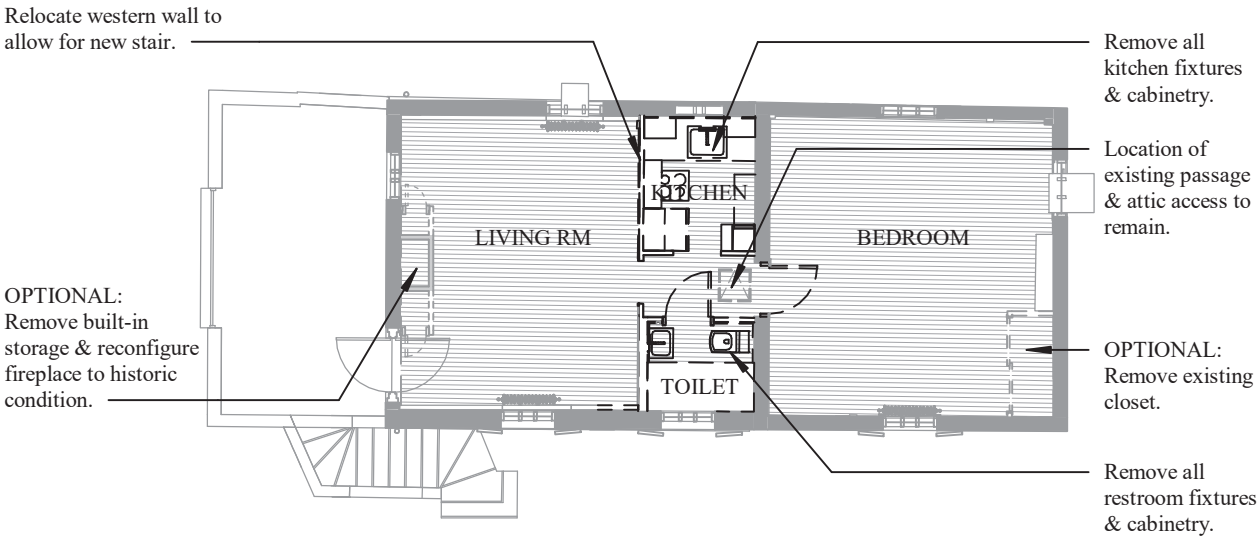
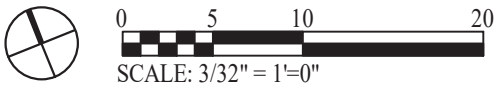


Figure 144. Single residence concept - level 02 demo plan.



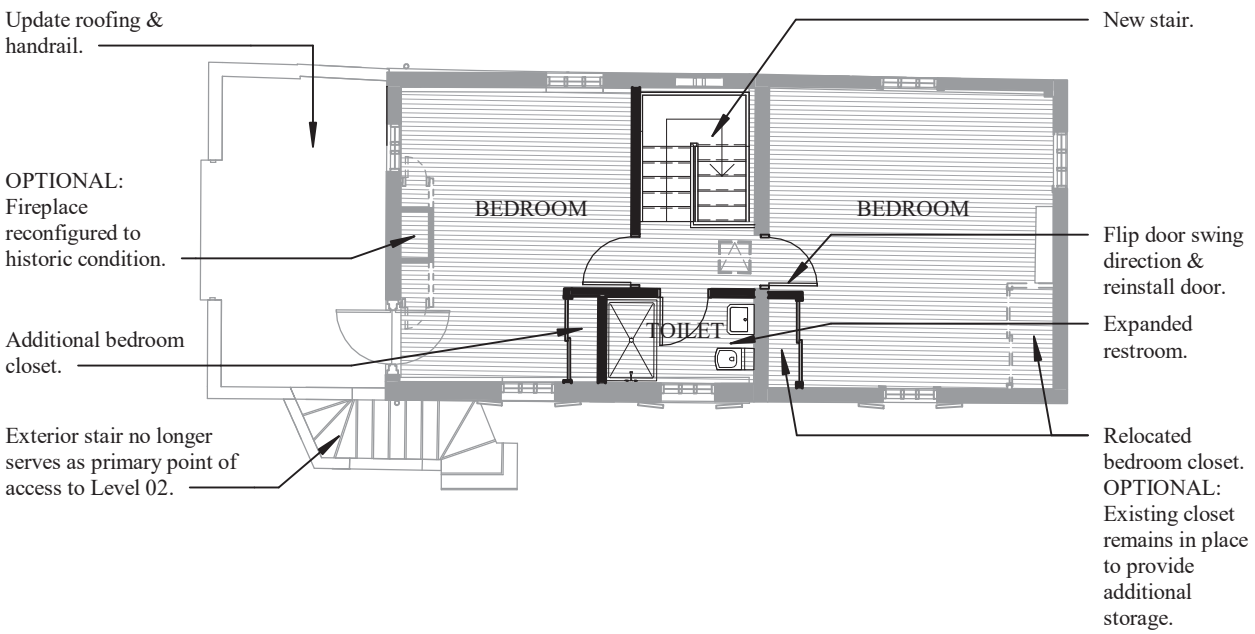


Figure 145. Single residence concept - level 02 proposed floor plan.

THE MEWS

ELECTRICAL SYSTEMS APPROACH FOR MAJOR RENOVATION

There are two options for the renovation illustrated in this section: a double-residence concept and a single-residence concept. The electrical loads vary slightly for the two concepts depending on a single or double kitchen. The load calculations for the Mews are based on NEC 220.82 and are included at the end of this section.

For the single-residence concept, the Mews would require a 100-amp, 208-volt single-phase service. The feeder would be brought to the building through the crawl space and terminate on a panel with service disconnect located in the mechanical closet on the first floor. Branch circuits would exit the bottom of the panel and route through the crawl space to feed Level 01 loads and would exit the top of the panel, route through a chase to the attic space to feed second floor loads.

For the double-residence concept, the Mews would require a 100-amp, 208-volt single-phase service for each level, located on the level served. Two feeders would be brought to the building through the crawl space and terminate on a panel with service disconnect recessed in a wall or in a shallow closet on the first floor and the second floor. Branch circuits would exit the bottom of the panel and route through the crawl space to feed first floor loads and would exit the top of the second floor panel, route through the attic space to feed second floor loads.

Service conductors supplying a building or other structure shall not pass through the interior of another building or other structure. This requires that the feeders between Pavilion VII and the Mews be considered outside the intermediary pavilions. This can be achieved in the following manner:

1. The feeder can be installed under not less than 2 inches of concrete or encased in not less than 2 inches of concrete.
2. Where installed in conduit and under not less than 18 inches of earth.

New service feeders shall be encased in concrete or shall be routed just outside the existing building.

1. In every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units, receptacles shall be installed so that no point is more than 6 feet from the receptacle.
2. Two or more 20-amp small-appliance branch circuits shall be provided in the kitchen, pantry, breakfast room, dining room, or similar area; two or more 20-amp small-appliance branch circuits shall serve all wall and floor receptacle outlets. The two small-appliance branch circuits shall have no other outlets. No small-appliance branch circuit shall serve more than one kitchen.
3. A receptacle outlet shall be installed at each wall countertop space that is 12 inches

or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 inches measured horizontally from a receptacle outlet in that space.

4. At least one receptacle shall be installed at each island countertop space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater.
5. At least one receptacle outlet shall be installed at each peninsular countertop space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater.
6. Countertop spaces separated by range tops, refrigerators, or sinks shall be considered separate countertop spaces in applying requirements.
7. Receptacles shall be located on or above, but not more than 20 inches above, the countertop.
8. At least one circuit shall be dedicated to supply a bathroom receptacle and shall not be circuited to any other outlets outside the bathroom.
9. At least one receptacle shall be installed in bathrooms within 3 feet of the outside edge of each basin.
10. At least one receptacle outlet readily accessible from grade and not more than 6.5 feet above grade level shall be installed at the front and back of the dwelling.
11. Balconies, decks, and porches that are attached to the dwelling unit and are accessible from inside the dwelling unit shall have at least one receptacle outlet accessible from the balcony, deck, or porch. The receptacle outlet shall not be located more than 6.5 feet above the balcony, deck, or porch walking surface.
12. In dwelling units, at least one receptacle outlet shall be installed in areas designated for the installation of laundry equipment, except a receptacle for laundry equipment shall not be required in other than one-family dwellings where laundry facilities are not to be installed or permitted. (No laundry facilities are indicated at this time.)
13. At least one receptacle outlet shall be installed in each accessory building with electric power. (No accessory buildings are planned at this time.)
14. At least one receptacle outlet shall be installed in each separate unfinished portion of a basement.
15. All hallways of 10 feet or more in length shall have at least one receptacle outlet.
16. Foyers of greater than 60 square feet shall have a receptacle located in each wall space 3 feet or more in width. Doorways and door-side windows that extend to the floor shall not be considered wall space.
17. Appliance receptacles for specific appliances shall be installed within 6 feet of the intended location of the appliance.
18. All 125-volt, single-phase, 15- and 20-amp receptacles in the following locations shall have ground-fault circuit interrupter protection for personnel: bathrooms, accessory buildings, outdoors, crawl spaces, kitchens (countertop), and within 6 feet of sinks and bathtubs.
19. One receptacle shall be located within 3 feet of each restroom basin.

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Lighting outlets will be provided as follows:

1. At least one wall-switch-controlled lighting outlet shall be installed in every habitable room and bathroom except in kitchens and bathrooms, one or more receptacles controlled by a wall switch or wall occupancy sensor switch shall be permitted in lieu of lighting outlets.
2. At least one wall-switch-controlled lighting outlet shall be installed in hallways and stairways.
3. At least one wall-switch-controlled lighting outlet shall be installed to provide illumination on the exterior side of outdoor entrances or exits with grade-level access.
4. Where one or more lighting outlets are installed for interior stairways, there shall be a wall switch at each floor level that includes an entryway to control lights.
5. For attics, underfloor spaces, and utility rooms, at least one lighting outlet containing a switch or controlled by a wall switch shall be installed where these spaces are used for storage or contain equipment that requires servicing. At least one point of control shall be at the usual point of entry to these spaces. The lighting outlet shall be provided at or near the equipment that requires servicing.
6. All new lighting in the Mews will be LED type.
7. All exterior lighting will be coordinated with the University to meet architectural review standards.

Additional requirements are as follows:

1. A new electrical panel will be provided for each floor. The panel will be located in such a way to be recessed in a wall or concealed in a space providing clear working space compliant with the national electrical code.
2. A new feeder will be provided from Pavilion VII to each of the new panelboards. The two new feeders will be routed through the lower level of the pavilions where possible to avoid routing through the Lawn.
3. Utility metering will not be required for the two feeders to the Mews.
4. Metering will be provided on each of the two feeders for University Energy Management use.

PROGRAMMING OPTIONS

LIGHTNING PROTECTION

A lightning risk assessment based on NFPA 780, 2017 edition, indicates that a lightning protection system should be installed. This assessment considers the construction of the building, the size of the building, the location of the building relative to other buildings in the area, the frequency of lightning strikes in the area, and the contents of the building. Lightning protection, although recommended in this instance, is not required by code.

MECHANICAL SYSTEMS APPROACH FOR MAJOR RENOVATION

HVAC:

Heating hot water will continue to be supplied from the central heating plant through the existing piping. Chilled water will be supplied from the campus chiller plant through new, 1.5-inch chilled water piping connected to the existing 6-inch underground chilled water piping in Mews Alley. Estimated demand is approximately 48,000 BTU/hour.

Two options are under consideration for HVAC systems in the Mews:

1. Option 1: New, console-type, four-pipe fan-coil units will be located under windows in the same locations as the existing radiators.
2. Option 2: A single, four-pipe fan-coil unit will be provided for each floor. A vertical air handling unit will be located in a new mechanical closet on the first floor. New ductwork will be routed through the crawl space to distribute conditioned air to each room on the first floor. A horizontal air handling unit will be located in the attic to serve the second floor. New ductwork will be provided in the attic to distribute conditioned air to each room.

HVAC systems will be the same for the single-residence and double-residence concepts.

PLUMBING:

New domestic hot- and cold-water, sanitary, and vent piping as well as new plumbing fixtures will be provided throughout the building. For the single-residence concept, a 50-gallon electric water heater will be provided in a closet on the ground floor. For the double-residence concept, a 30-gallon electric water heater will be provided on each floor. The existing, 4-inch terra cotta building sewer will be replaced with a new, 4-inch PVC sewer.

FIRE PROTECTION:

Residential fire sprinklers will be provided, connected to a combined domestic water service.

Figure 146. Decorative Chinese tiles inlaid in the exterior stair by Agnes Rothery ca. 1938-1945.

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SUMMARY

The Mews dependency was constructed by the University ca. 1829-1830. A purpose-built kitchen, the Mews also served as a residence for enslaved African Americans owned and leased by the faculty residents of Pavilion III. Following Emancipation, the Mews also likely served as a residence for African American domestic help hired by faculty residents between the last quarter of the nineteenth and first quarter of the twentieth centuries. Between 1923 and 1949, author Agnes Rothery and her husband Harry R. Pratt, the first white residents, christened the dependency the "Mews" due to the ragged appearance of their new home and the arrangement of the buildings similar to a court, reminding them of "something like an old London mews." Over the nearly two hundred years of the Mews' history the one constant that has held true is that the historic structure has stood witness to the lives of those within its walls.

Much of the history of the Mews can still be seen written across its facade and between its walls, its humble construction allowing additions and renovations to become a hallmark of its character in a way that would never be seen in the more formal structures of Thomas Jefferson's Academical Village. The Mews has been responding to the needs of the University for its entire existence, an evolution that will continue as the needs of the University and technology progress.

This report has provided a variety of options for how the Mews can continue to respond to the needs of current and future tenants while respecting the lessons that can be learned through its preservation. This document is in no way intended to set specific rules for future modifications of the Mews, but to provide a guide, allowing for change but pointing to where the history of the structure is still evident and can be preserved for the education of future generations.

ILLUSTRATION ACKNOWLEDGMENTS

DLR Group
Site photographs (p86, 87, 88, 89, 90, 91, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 109, 117, 132)
Laser scanned digital elevations (p80, 82, 84)
Existing condition plans, sections, and elevations (p76, 77, 78, 79)
Plan studies (p120, 121, 122, 123, 124, 125, 126, 127)
Photo Keys (p81, 83, 85, 92)

HG Design Studio
Site photographs (p72, 73, 74)
Site Plan (p71, 111, 113)

Historic American Buildings Survey
Pavilion III, University of Virginia, VA-193-C. University of Virginia School of Architecture (p39)

Rivanna Archaeological Services, LLC,
Site photographs (p17, 23, 48, 53, 54, 55, 56, 57, 62, 65)

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[*Map of the University of Virginia*], RG-30/1/10.011, UVA Prints 07197. Anonymous [Green Peyton], ca. 1870s (p24)
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