# BUILDING INVENTORY



































# 102 Cresap Road

1956

Architect: Unknown



#### **Preservation Priority**

#### NOT CONTRIBUTING

#### Landscape

Emmet Street West

#### Significance

This former residence operated for many years as a center for Russian-related cultural activities and offered boarding accommodations for six students and an advisor as Russian House. It is part of the Lewis Mountain neighborhood, which has long been home to University faculty and students.

#### Integrity

Intact

# 102 CRESAP ROAD

## **Character Defining Features**

- Massing
- Side porches
- Dormer windows on front and rear second floor elevations

#### **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

#### History

Originally owned by Ray Scott, the house was acquired by The University Real Estate Foundation in 1992. The University Housing Division then purchased the property in 1994. The house is part of a group of residences and dormitories owned by the University at the northeastern corner of the Lewis Mountain neighborhood, which includes Morea, Bemiss House, Weedon House and the Mary Munford and Gwathmey residence halls.

#### Chronology

1956	The house is constructed.
1992	University purchases the property.
1994	The University Housing Division takes over the property for use as a center for Russian culture and studies.
2014	Russia House is relocated and the building is converted for office use.

# 102 CRESAP ROAD

# Significant Photographs and Drawings



102 Cresap Road. Top: Rear elevation. Bottom: North elevation.



Russian House. First floor plan. Dated 1992. U.Va. Facilities Management Resource Center.



Russian House. Second floor plan. Dated 1992. U.Va. Facilities Management Resource Center.

#### Sources:

U.Va. Facilities Management drawings and inspection reports.

# 118 Oakhurst Circle

**Original: circa 1918** Architects: Unknown



#### **Preservation Priority**

NOT CONTRIBUTING - significant outside the history of the university

#### **Listing Status**

Contributing building in Virginia Landmarks Register/National Register of Historic Places District

#### Landscape

#### Significance

The house is a contributing building in the Oakhurst-Gildersleeve Neighborhood Historic District, which was listed on the Virginia Landmarks Register in 2008 and the National Register of Historic

# 118 OAKHURST CIRCLE

Places in 2009. It is located southwest of the University of Virginia central grounds. The house is Craftsman style, which was popular in the district in the 1920s and 1930s. The dwelling and its garage are contributing resources to the Oakhurst-Gildersleeve Neighborhood Historic District. Once privately rented out as housing for students, the University purchased the house in 1976 to house faculty and staff.

#### Integrity

#### **Character Defining Features**

- 1<sup>1</sup>/<sub>2</sub> story Craftsman
- gable roof with flared eaves at the front and rear of the gable
- large shed-roofed front dormer
- central chimney
- overhanging eaves with exposed rafter ends
- rear porch
- one-bay, hip-roofed front porch with square posts connected with lattice

#### **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

#### History

Originally, the neighborhood was one property with a prominent house—Oakhurst—that burned in 1915. The property was subsequently subdivided into several parcels, and was home to many University of Virginia employees. The name Gildersleeve—also referenced in the name of a primary street in the neighborhood, Gildersleeve Wood—refers to University Classics professor Basil L. Gildersleeve. Overall the neighborhood includes several homes designed by local architect Eugene Bradbury.

The neighborhood, particularly Oakhurst Circle, can be attributed to the larger-scale City Beautiful Movement in Charlottesville during the 1910s and 1920s, as it is "visually defined by the large central green space" around which it is centered, and where the Oakhurst house one stood.

The house at 118 Oakhurst Circle was the home of Miss Esten Duval, whose family acquired the Oakhurst parcel after the 1915 fire. The deed of conveyance ensured the circle where the Oakhurst house once stood would remain open green space for the lot owners in the sub-division. Miss Duval rented out rooms in the house at 118 Oakhurst Circle until the mid-1950s to students who either chose not to live in the University dormitories, or were unable to find housing elsewhere. By 1929 a detached, two-story garage was built to the northeast of the house. After the University acquired the property in 1976, it continued to be used as housing, but for faculty and staff.

#### Chronology

1918 The house was constructed at 118 Oakhurst Circle. The first owner was Miss. Esten Duval. The house operated as a boarding house for University students.

# 118 OAKHURST CIRCLE

By 1929	A detached garage is built to the rear of the house by 1929.
1929 - 1950	A one story dwelling was constructed on the rear portion of the property between 1929 and 1950. This house is now 116 Oakhurst Circle.
1976	The University of Virginia purchases the house. It is used for University faculty and staff housing.

#### Significant Photographs and Drawings

None

#### Sources:

Oakhurst-Gildersleeve Neighborhood District Nomination, National Register of Historic Places. Oakhurst-Gildersleeve Neighborhood Historic District Inventory, Inventory Section page 14.

Oakhurst-Gildersleeve Neighborhood District Nomination, National Register of Historic Places. Detailed Description and Architectural Analysis, Section 7, page 5.

"Oakhurst-Gildersleeve Neighborhood Historic District," City of Charlottesville Neighborhood Development Services. http://www.charlottesville.org/index.aspx?page=2686

Oakhurst-Gildersleeve Neighborhood District Nomination, National Register of Historic Places. Summary Description, Section 7, page 1.

Oakhurst-Gildersleeve Neighborhood District Nomination, National Register of Historic Places. Statement of Significance, Section 8, page19.

Oakhurst-Gildersleeve Neighborhood District Nomination, National Register of Historic Places. Historical Background, Section 8, page21.

The Sanborn Fire Insurance Company maps, Charlottesville 1929.

University of Virginia Board of Visitors Minutes, April 1, 1978. http://xtf.lib.virginia.edu/xtf/view?docId=2006\_01/ uvaGenText/tei/bov\_1978-04- 01.xml;chunk.id=d39;toc.depth=1;toc.id=;brand=default;query=oakhurst#1

# 214 Sprigg Lane

(Weedon House) **Original: 1938** Architect: Marshall Swain Wells



#### **Preservation Priority**

NOT CONTRIBUTING - Significant outside the history of the University

#### Landscape

Emmet Street West

#### Significance

Weedon house is a two and a half story brick and white trim Georgian Colonial Revival house. Its stately massing and composition are enhanced by finely developed details and a carefully developed landscape. The house was designed by local architect Marshall Swain Wells as a private residence for the Weedon family in 1938. The University acquired the property in 2006, and after interior renovations, it is now used as a residence for University faculty.

#### Integrity

Intact

#### **Character Defining Features**

- Massing
- Materials

- Fenestration
- Pedimented front portico and classical details
- Covered porches on the south façade and rear
- Stone garden walls
- Attached garage with arcade
- Floorplan
- Built-in bookcases, window seating, and storage
- Curved main stair

#### **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

#### History

Sprigg Lane was developed before the University's ownership of the properties along the street. Other houses along the street include 209 Sprigg Lane, called Morea; 210 Sprigg Lane, the Bemiss House; Mary Munford Hall, and the Lewis and Hoxton residence halls designed by Robert A.M. Stern Architects and built in the 1980s.

Architect Marshall Swain Wells, originally from Chattanooga, Tennessee, designed the house at 214 Sprigg Lane. Wells was a member of the first architecture class at the University of Virginia, beginning in 1918, and eventually earned his degree in 1928. Two deans of the School of Fine Arts, Fiske Kimball and Joseph Hudnut, influenced Wells. Before he started his own practice in 1929 in Charlottesville, Wells worked with architect Thomas Harlan Ellet in New York. Most of Wells' commissions were in the Charlottesville-Albemarle area, and were primarily residential, and Colonial/Georgian Revival in style. Wells also completed several restorations, including those at Farmington, Old Keswick, The Old Ivy Inn, and Bellair. Wells was a good family friend of the Weedons.

William Stone Weedon, a University graduate in 1929 and 1936, was a professor in the School of Architecture. He was an authority on Asian art and culture and East Asian architecture. He was a recipient of the Raven Award, the Algernon Sydney Sullivan Award, and the Thomas Jefferson Award. The Ellen Bayard Weedon Foundation and the Saunders Family Challenge endows the William Stone Weedon Professorship in Asian Architecture at the University.

The Weedon family owned several parcels in the area, including houses on Cameron Lane. Like its neighbor Morea, the Weedons' house featured an extensive garden, with fruit trees and, due to Professor Weedon's affinity for Asian culture, a variety of Asian plantings and cultural artifacts.

The University purchased the property in 2006. In May 2007, about \$1 million in renovations were completed on the interior and the exterior of the house. These included a new HVAC system and utility renovations. The small elevator was removed, and extensive kitchen renovations completed. The garden has since become overgrown and in need of restoration.

## Chronology

1939	House for the Weedon family constructed.
1940	A detached brick garage is built.
2006	214 Sprigg Lane purchased by the University of Virginia Foundation from 214 Sprigg Lane LLC, and sold in 2007 to the University Rector and Board of Visitors. HVAC and other renovations completed in 2007.

## Significant Photographs and Drawings



214 Sprigg Lane. Basement floor plan. File 93876. U.Va. Facilities Management Resource Center.



214 Sprigg Lane. First floor plan. File 93877. U.Va. Facilities Management Resource Center.



214 Sprigg Lane. Second floor plan. File 93878. U.Va. Facilities Management Resource Center.



214 Sprigg Lane. Third floor plan. File 93879. U.Va. Facilities Management Resource Center.



214 Sprigg Lane. South façade porches. Photo courtesy of the U.Va. Foundation.

#### Sources:

Wilson et al., 131.

Kraybill, 4.

The Virginia Architects, 1835-1955: A biographical dictionary. 1997. Kraybill, 5.

"Weedon Professorship in Asian Architecture Fund" Endowments at the University of Virginia.http://im.dev.virginia.edu/endowments/professorships/long\_name/schoolofarchitecture/weedonprofessorshipinasiana rchitecturefund/weedonprofessorshipinasianarchitecturefund/

"Complete Renovation of Single Family Residence for the University of Virginia Foundation" Piedmont Development Group. http://www.pdg-inc.net/projects/214-sprigg-lane/

# 506 Valley Road

#### 1940s

Architect: Unknown



#### **Preservation Priority**

NOT CONTRIBUTING - Significant outside the history of the University.

#### Landscape

South Lawn Commons

#### Significance

506 Valley Road is a contributing building within the Oakhurst-Gildersleeve Neighborhood Historic District, an area developed beginning around 1912 in response to the growth and suburbanization of Charlottesville and the University. The house is representative of small, single-family residences typically constructed in the years between the Great Depression and immediately following World War II, which shaped the suburbanization of Charlottesville.

#### Integrity

SUBSTANTIALLY INTACT. Minor improvements made to the house have replaced original material with modern materials such as synthetic siding on the rear dormer and replacement windows throughout the house. The building retains its core design elements (form and massing, roofline, plan, brick veneer and fenestration).

#### **Character Defining Features**

- One-and-a-half story, rectangular-massed plan
- Gable roof with gabled dormers
- Three-bay façade with center entry
- Brick veneer set in stretcher bond
- Exterior end chimney
- Attached screen porch on gable end

#### History

506 Valley Road's parcel was created as part of a larger subdivision of property called South Gate Terrace, laid out in 1924 by H. P. Porter, owner of the land. South Gate Terrace was made up of two groups of parcels: Block I consisted of eleven lots and Block II twenty-six lots. 506 Valley Road occupies Lot 23 along with portions of Lots 22 and 24 in Block II.

The 1929 Sanborn Fire Insurance map for Charlottesville shows the land undeveloped at this time; however, by 1950 the updated map shows Valley Road continued, the land parceled and a house on the lot for 506 Valley Road matching the existing footprint.

Like many houses in the neighborhood, 506 Valley Road has primarily served as a home for university faculty and their families. In the mid-1940s, it was home of UVA Professor James W. Cole, Jr. In the decades that followed, other faculty and staff occupied the house. In 2004, the property was purchased by the University of Virginia Foundation and in 2016, it was acquired by the University of Virginia. Following the University's acquisition of the property, 506 Valley Road has served as a satellite office for Student Health and as student housing.

#### Chronology

1940s	506 Valley Road constructed
1974	House renovated
1975	Property sold
Before 1990	Property acquired by John R. Elder
June 1998	Property transferred to Lisa M. Lauria, a graduate instructor in the Department of Anthropology.
2004	Property sold to University of Virginia Foundation
2009	Oakhurst-Gildersleeve Neighborhood Historic District listed on National Register of Historic Places

ca. Nov. 2015 Pine trees removed and replaced with shorter trees

2016 Property purchased by the University of Virginia **Sources** 

Figgatt, Paula. "City of Charlottesville Board of Architectural Review Certificate of Appropriateness: UVA Foundation Tree Replacement, 506 Valley Road." City of Charlottesville Department of Neighborhood Development Services, November 2015.

Correspondence related to Figgatt BAR Certificate of Appropriateness application.

Kalbian, Maral S. and Margaret T. Peters. "National Register of Historic Places Registration Form: Oakhurst-Gildersleeve Neighborhood Historic District." The Virginia Department of Historic Resources, September 20, 2008.

#### Significant Photographs and Drawings



Plat of South Gate Terrace, Property of H. P. Porter, Frys Spring Road, Charlottesville, Virginia. August 1924. Charlottesville Circuit Court, Clerk's Office. City of Charlottesville. Deed Book 49, Page 10.



Sanborn Fire Insurance Map from Charlottesville, Independent Cities, Virginia. Sheet 60. Sanborn Map Company, 1950.



Survey of lot 23 and portions of lots 22 & 24. South Gate Terrace, 506 Valley Road, Charlottesville, Virginia. From Board of Review, Certificate of Appropriateness application, City of Charlottesville, Department of Neighborhood Development Services, November 6, 2015.



South and east elevations.



North elevation (top) and living room (bottom).

# 2400 Old Ivy Road

#### 1984; addition 1993

Architects: Richard Shank Associates Building Addition: Shank and Gray Architects



#### **Preservation Priority**

NOT CONTRIBUTING

#### Landscape

None

#### Significance

The office building at 2400 Old Ivy Road was constructed for the IBM Company and acquired by the University in 2007.

#### Integrity

Substantially Intact

#### **Character Defining Features**

- Curved brick wall at the east entrance
- Stucco exterior
- Curved glass block wall (1993 addition)
- Four brick columns on south façade
- Recessed facades

#### **Critical Concerns**

To be provided from Facilities Management Inspection Reports

#### History

In 1984, Richard Shank Associates, a Charlottesville firm, designed the office building at 2400 Old Ivy Road for the IBM Company. The two-story structure was designed as a passive solar office building. The building's exterior is composed of dryvit stucco, with low brick walls framing the sidewalks surrounding the building. The east entrance features a curved red brick wall that forms a concave half ellipse. The building design features punctuated square windows and recessed facades.

In 1993, an addition was constructed on the building's western side. A focal point of the addition is the curved glass block wall on the north side. The University of Virginia purchased the property in 2007 as a multi-use office space. The building was previously used as the Center for Politics. Currently, the building houses offices for Information Security, Policy and Records, the Institute for Practical Ethics and Public Life, the Cooper Center for Public Service, and the Sorensen Institute for Political-Leadership.

#### Chronology

1984	The office building at 2400 Old Ivy Road is constructed.
1988	Shank and Gray Architects complete interior finish renovations
1993	An addition designed by the original architecture firm (now Shank and Gray Architects) is constructed to the west of the original structure. The first and second floors undergo electrical, lighting, and HVAC renovations.
2007	The University purchased the property.



#### Significant Photographs and Drawings

2400 Old Ivy Road, Site Plan, 1983. Sheet 1 (78567). By Richard Shank Associates. Dated August 16, 1983. U.Va. Facilities Management Resource Center.



2400 Old Ivy Road, East entrance façade. Photo dated July, 2013.



2400 Old Ivy Road, Ground floor (left) and second floor (right) plans. Sheets 3 and 4 (78567). By Richard Shank Associates. Dated January 20, 1984. U.Va. Facilities Management Resource Center.



2400 Old Ivy Road, Building addition site plan. Sheet 1 (78601). By Shank and Gray Architects. Dated August 11, 1993. U.Va. Facilities Management Resource Center.

# Aerospace Research Laboratory

(Originally Experimental Laboratory Building) **1946-1948** Architect: Stainback and Scribner



#### **Preservation Priority**

CONTRIBUTING

#### Landscape

Observatory Hill

#### Significance

The Aerospace Research Laboratory was constructed during the post-World War II growth in the fields of science and technology. The facility has served as the location for a number of advanced aerospace research projects for the federal government, NASA, and the National Space Council.

#### Integrity

SUBSTANTIALLY INTACT. The structure has been altered to suit the needs of research projects. These alterations are in keeping with the function of the building and contribute to the history of the structure.

#### **Character Defining Features**

Exterior

- Form and massing
- Flat roof
- Brick sidewalls with glazed terra cotta copings at parapets
- Steel frame hopper windows
- Entry door and surround (brick)
- Front doorway with sidelights and transom
- Loading doors at the machine shop and lab area
- Glass block openings

#### Interior

- Double loaded corridor plan
- Two-panel plywood doors
- CMU block walls

#### **Critical Concerns**

None

#### History

Built in the late 1940s on Observatory Hill, the Aerospace Research Laboratory (ARL) is located on a site which first housed Jesse Beams's work on the ramjet aircraft engines. Originally called the Experimental Laboratory Building, the facility (with its attached Mechanical Building) was established to conduct basic and applied research in advanced aerospace technologies. Until the end of the 1980s, the facility was the home of the University's largest and longest-running classified research project, the gas centrifuge. Two large pits, one 50 feet deep and one 30 feet deep, were excavated for the centrifuge project and are now integral components of the laboratory. The 30 foot pit contains the airflow heater unit of the University's Supersonic Combustion Facility. The 50 foot pit is mostly filled with water used to cool equipment.

In 1989, ARL activity was endorsed for continuation as a pure research program by the National Space Council. The program focused on the National Aero-Space Plane (NASP), dubbed the X-30, which was projected to fly at hypersonic speeds of up to 25 times the speed of sound. ARL engineers created the University's Supersonic Combustion Facility that permitted them to approximate some of the critical regimes in which NASP's air breathing engine would have to operate. The NASP Program ended as a formal program in the late 1990's.

Hypersonic air breathing propulsion research has continued at the ARL through funding from NASA's Hyper-X Program. ARL research has also expanded into a number of diverse fields. Current research areas include flapping wing aerodynamics, hypersonic aerodynamics, optical detectors, low-speed combustion, microgravity and nanoscale mechanics. The laboratory is equipped with a supersonic wind tunnel, a wide range of state of the art laser systems, high speed and intensified digital camera systems and laboratory computers including an IBM RS/6000 workstation for image processing and computational fluid dynamic analysis.

#### Chronology

1946-1948	Facility built.
1967	High Voltage Laboratory renovated by engineers Hankins, Anderson and Moncrief.
1970s	Pre-engineered steel building by Pascoe added to existing buildings.
1984	Men's restroom (room 114) renovated.
1986	Renovation by Joseph Ladd and Associates, some partitions removed.
1987	Primary compressed air supply system renovated or installed.
1988	Building reroofed (fully ballasted EPDM flat roofs, base flashings are EPDM with copper counter-flashing), boiler replaced.

#### **Recommended Studies**

None



#### Significant Photographs and Drawings

Experimental Laboratory Building, North and south elevations of Machine Building and site plan. Dated April 15, 1946. University of Virginia Facilities Management FP&C Resource Center.



Experimental Laboratory Building. Foundation plans. Dated April 15, 1946. University of Virginia Facilities Management FP&C Resource Center.



Experimental Laboratory Building. Floor plan and schedules. Dated April 20, 1946. University of Virginia Facilities Management FP&C Resource Center.



Experimental Laboratory Building. North and south elevations. Dated April 20, 1946. University of Virginia Facilities Management FP&C Resource Center.

# Albert Small Building

# ca.1948

Architect: Baskervill and Sons



#### **Preservation Priority**

NOT CONTRIBUTING

#### Landscape

McCormick Road West

#### Significance

The Albert Small Building originally housed the University Press from 1948 to 1951. It continued the Jeffersonian architectural vocabulary into the post-war era and into the western area of the grounds.

# ALBERT SMALL BUILDING

#### Integrity

COMPROMISED. The building is substantially intact on the exterior; however, the interior has been entirely destroyed.

#### **Character Defining Features**

Exterior

- Rectangular form and massing
- Shallow pitch hip slate roof
- Internal gutter system
- Entry portico
- Brick veneer sidewalls set in running bond
- Cast stone watertable
- Wood entablature painted white
- 6/9 wood frame sash windows with stuccoed panel below bottom sash
- Windows have double architraves with brick molds
- Six panel wood door with six light transom and side lights
- Brick foundation course below watertable

Interior

• Wood frame windows

#### History

Built ca.1948, the building originally housed the University Press. The Albert Small Building currently houses computer science laboratories. Support for the renovation was provided by Albert H. Small, a University benefactor and past member of the Board of Visitors.

#### Chronology

1948-1950	Building occupied by University Press.
1951	Building renovated to include psychology clinic and personnel office.
1958	Addition built.
1996	Series of roof repairs and replacements completed.

#### **Recommended Studies**

None

# ALBERT SMALL BUILDING

#### Significant Photographs and Drawings



The Old Press Building. Alterations for Psychology Clinic and Personnel Offices. Basement, first floor and mezzanine. Dated July 1951. Department of Buildings and Grounds. . University of Virginia Facilities Management FP&C Resource Center.

# Alumni Hall

#### 1915; addition in 1949; addition in 1983

Architects: Original architect unknown; Edmund S. Campbell, William Stainback, and Louie Scribner; Johnson, Craven, and Gibson



#### **Preservation Priority**

#### CONTRIBUTING

#### Landscape

McCormick Road West

#### Significance

The development and progressive elaboration of Alumni Hall represents the growing importance the University has placed on maintaining relationships with former students in the post-Alderman era and the expansion of programs and services offered by the Alumni Association. Originally constructed as a two-story frame residence, the building was purchased and renovated by the Alumni Association in 1936. The Association has occupied the site ever since, expanding and improving

# ALUMNI HALL

the structure in response to the continuing growth and expansion of the University. The original structure has been altered beyond recognition. The current building is largely the result of the 1949 remodeling by Stainback and Scribner. Significant alterations have been carried out since the 1949 work; however, the present appearance is most closely tied to this period. These changes brought the building into conformity with the Jeffersonian Classical style then prevailing on the grounds.

#### Integrity

COMPROMISED. The exterior has been altered by the construction of large additions to the north and west of the core building. The interior has been completely renovated over the past fifty years, replacing the spaces and layout formed by the 1949 improvements.

#### **Character Defining Features**

Exterior

- Symmetrical disposition of the wings
- Hipped roof of the main pile
- Doric portico
- Diocletian window in tympanum
- Entry terrace

#### Interior

• None, completely renovated

#### **Critical Concerns**

None

#### History

Alumni Hall serves as the seat of the Alumni Association. In its original state, the building was a two-story wood frame residence, which later became a fraternity house prior to purchase by the Alumni Association. In 1936, the Alumni Association purchased, renovated and occupied the site. 1949-50 saw an addition designed by Edmund S. Campbell, William Edward Stainback, and Louie L. Scribner. The original building was retained, adding a pair of hyphens and wings to either side. Completed in 1983, the wings, designed by Johnson, Craven, and Gibson, contained a large office and reception hall on the west and north respectively. A more recent interior remodeling, completed in 1998, created a long gallery that houses a permanent exhibit about the University.
# ALUMNI HALL

# Chronology

1915	Dr. Towles, Chair of Anatomy and Materia Medica bought the property and died soon there after. After Dr. Towles's death, his associates carried out plans to build the house which forms the core structure of Alumni Hall. This original structure is a 3-story wood and masonry building with a brick facade and clapboard siding on both stories. The building is alleged to have had hardwood floors and lath and plaster walls and ceilings. Zeta Beta Tau Fraternity occupied it soon after; the exact date is not known.
1925	House sold to the Phi Sigma Kappa Fraternity
1936	House and property sold to Alumni Association, which restored them.
1949/50	Addition by Edmund S. Campbell, William Edward Stainback, and Louie L. Scribner. The architects reused the original frame building as the central block of a brick structure flanked by hyphens and terminal wings. The addition was erected as a memorial to alumni who lost their lives during World War II.
1955	Porch added by Stainback and Scribner.
1983	Addition and further renovations by Johnson, Craven, and Gibson. The scope of work included upgrades to parts of the earlier structures plus an addition on the ground level and basement. New spaces included a large ballroom, a new board room, a courtyard, a space to conduct telethon activities, meeting rooms and office space.
1998	Construction of gallery space.

# **Recommended Studies**

None

# ALUMNI HALL



Significant Photographs and Drawings

Alumni Hall. East elevation. Before 1936. Special Collections at the University of Virginia



Alumni Hall, Campbell and Scribner drawings for 1949 additions. East and west Elevations. Dated May 23, 1949. University of Virginia Facilities Management FP&C Resource Center.

# ALUMNI HALL



Alumni Hall, Campbell and Scribner drawings for 1949 additions. North and south elevations. Dated May 23, 1949. University of Virginia Facilities Management FP&C Resource Center.



Alumni Hall, Campbell and Scribner drawings for 1949 additions. First floor. Dated May 23, 1949. University of Virginia Facilities Management FP&C Resource Center.

# Astronomy Building

(also Natural Resources Building, Forestry Building, Geological Survey Building) 1949, 1952

Architects: Baskervill and Son; Johnson, Craven and Gibson



# **Preservation Priority**

NOT CONTRIBUTING

### Landscape

**Observatory Hill** 

### Significance

Originally built as the Geological Survey Building, the Astronomy Building is a representative example of a series of science buildings constructed in the Observatory Hill area following World War II. It continued the red-brick/white-trim style typical of the pre-war construction.

# Integrity

INTACT. The exterior of the building has not changed significantly changed since the construction of the 1952 addition. Aside from changes to certain interior finishes, doors and some spaces, the majority of the interior remains intact.

# **Character Defining Features**

Exterior

- Form and massing
- Flat roof
- Brick veneer over CMU block construction
- Cast stone frontispieces with Virginia state seals
- Cast stone coping
- Cast stone belt course
- Wooden window frames and sash

# Interior

• Plan

# **Critical Concerns**

- Parapet and coping at the northwest corner have multiple cracks throughout the surface.
- Leak in the roof at the southeast eave near the ADA compliant entry.
- Vertical joints in belt course need pointing.
- Wooden window frames and sash need painting

# History

The Astronomy Building, originally known as the Geological Survey Building, is part of the series of science buildings constructed in the Observatory Hill area in the mid-twentieth century. Investment in the sciences at universities reached boom levels in the post-World War II era, particularly as the government began funding projects to survey the nation's natural resources. The Astronomy Building was constructed contemporaneously with the University's new Physics Building, the Chemistry Building, and new buildings for engineering, making the McCormick Road/Observatory Hill area a science district.

# Chronology

1949	Drawings for "Building for State Geological Survey," prepared by Baskervill and Son.
1952	Drawings proposed by Johnson, Craven and Gibson, architects, for "Natural Resources Building."
1952	Plans submitted by Johnson, Craven and Gibson for construction of a Natural Resources building. Original building becomes a wing for this larger structure.
1954	Additions to plans proposed.
1959	Alterations to the basement of the Natural Resources Building.
1974	First floor renovations.
1994	First floor renovations.
1997	"Forestry Building" renovated by Dunbar, Milby, Williams, Pittman and Vaughan, continuing to Sept. 1998.
2002	Construction of Astronomy Building Instrumentation Lab.

# **Recommended Studies**

None

Significant Photographs and Drawings



State Geological Survey Building (Astronomy Building). Elevations, sections and wall details. March 1949. University of Virginia Facilities Management FP&C Resource Center.



Natural Resources Building (Astronomy Building). First floor plan. Johnson, Craven Gibson Architects. August 1952. University of Virginia Facilities Management FP&C Resource Center.



Natural Resources Building (Astronomy Building). Elevations. Johnson, Craven Gibson Architects. August 1952. University of Virginia Facilities Management FP&C Resource Center.

# Barringer Mansion

### (French House) 1896; Renovated 1984

Architect: Original unknown; Renovations by Moje, Drinkard, and Oakland



**Preservation Priority** 

# CONTRIBUTING

### **Listing Status**

Individually listed on the National Register of Historic Places

### Landscape

Canada Neighborhood

### Significance

The Barringer Mansion was built for Dr. Paul Barringer, professor of physiology and surgery. Dr. Barringer was also chairman of the faculty of the University of Virginia from 1896 to 1903. He led the effort to fund and build University Hospital, and was involved in the eugenics movement of the early twentieth century. The Barringer Mansion is a fine example of domestic Queen Anne architecture.

# Integrity

INTACT. The interior and exterior of the Barringer Mansion remain relatively intact. Minor modifications and changes have been made to accommodate its use as a dormitory. The addition at the rear of the building is hidden from the primary view corridors.

### **Character Defining Features**

### Exterior

- Overall massing and style, including polygonal forms
- Irregular roofline
- Chimney stacks
- Dormers
- Colonial detailing
- Brick frontispiece at front doorway
- Fenestration
- North entry door and surround
- Porch and porte cochere with paired orders

### Interior

- Original plan
- Plaster walls
- Doors and surrounds
- Windows and surrounds
- Narrow strip hardwood floors

### **Critical Concerns**

- A number of the roof shingles have broken and/or slipped
- East eave severely deteriorated

### History

The Maison Française, originally known as the Barringer Mansion, was built in 1896 by Dr. Paul Barringer in the Queen Anne style. As chairman of the faculty from 1896 to 1903. Barringer entertained notable figures here. William Jennings Bryan visited in 1897, and President Theodore Roosevelt stayed in 1903.

At a meeting of the Board of Visitors held in Charlottesville on October 7, 1817, Thomas Jefferson wrote that he desired a French-speaking boarding facility at the University of Virginia "wherein it is proposed that the boarders shall be permitted to speak French only, with a view to their becoming familiarized to conversation in that language". The opening of the Barringer Mansion as the French House in the autumn of 1985 realized this vision.

# Chronology

1895	"To keep from undesirable occupancy" the land across from Fry's Spring (then called Canada), the Dawson Investment Company, comprised of Dr. Paul Barringer, Mr.Fontaine, and Samuel Chancellor, bought this parcel. The entrance, called Brandon Avenue, "ran to Prof. Fontaine's house, Mr. Chancellor built at right east, a rentable house with a large dining room & living quarters for a resident on the 1 <sup>st</sup> floor and a profitable number of students' rooms above."
1896	Dr. Paul Barringer's property was situated along a narrow alley "now Monroe Lane to another one Lane Road that leads to the Hospital parking lot," once the Barringer pasture. He built a Queen Anne style house on "crest of the hill with a tennis court below, a barn for 2 horses and a cow, an orchard, a garden and gardener's cottage." The glazed tiles around the fireplace are original.
1907	Dr. Barringer's departure to become the president of Virginia Polytechnic University, after which the property passed to the Driskell family.
1929	Rear addition indicated by Sanborn maps.
1967	Converted into apartments by Doris Driskell.
1981	Land purchased by the University Medical School Foundation for a medical annex.
1984	Restoration by the firm of Moje, Drinkard, and Oakland as a French language house.

# **Recommended Studies**

None



Significant Photographs and Drawings

Barringer Mansion, principal entry, oak door with molded brick and terra cotta surround. July 2004.



Barringer Mansion. First floor plan. Health Affairs Facilities Planning, June 1981. University of Virginia Facilities Management FP&C Resource Center.



Barringer Mansion. Second floor plan. Health Affairs Facilities Planning, June 1981. University of Virginia Facilities Management FP&C Resource Center.



Barringer Mansion. Third floor plan. Health Affairs Facilities Planning, June 1981. University of Virginia Facilities Management FP&C Resource Center.

# Bayly Art Museum

(University Art Museum) 1933-1935 Architects: Edmund S. Campbell and R. E. Lee Taylor



### **Preservation Priority**

ESSENTIAL

## **Listing Status**

Contributing building in Virginia Landmarks Register/National Register of Historic Places District

# Landscape

Carr's Hill

# Significance

As the University's first dedicated art museum, the Bayly was intended to equal the beauty and splendor of it collections, merging Renaissance details with Classical Revival forms. It is a finely detailed and beautifully executed building--among of the best of its age on campus. With its surrounding entourage of landscape features, it forms a suitably rich street front for the arts precinct that now occupies Carr's Hill. The museum was paid for by a gift from Mrs. Evelyn May Bayly Tiffany in honor of her husband Thomas H. Bayly and supplemented by a Public Works Administration (PWA) grant.

# Integrity

INTACT. Bayley Art Museum and its landscape remain remarkably intact. Minor improvements and alterations include a 1950s addition hidden at the rear of the property and minor changes to interior finishes, however, these are reversible and do not detract from the quality of the building.

### **Character Defining Features**

Exterior

- Form, massing and style
- Hipped roof, slate shingles, skylight and copper flashing
- Venetian portico and ornamentation
- Flemish bond brick sidewalls with marble trim elements
- Memorial panels
- Fenestration, metal window sash, textured glass, wood surrounds and trim
- Iron bars at windows
- Marble blind window panels
- East entry doors and surround
- Granite watertable course with Flemish bond brick below
- Bluestone steps, iron handrails
- Entry wall sconces

### Interior

- Plan, organized around central axis of two main rooms
- Terra cotta floor tiles
- Flat plaster wall with distressed finish
- Elliptical arches with molded wooden imposts
- Architrave trim at windows doors
- Paneled jambs and soffits of windows and doorways
- Metal window frames and sash
- Brass door hardware
- Flat plaster ceilings first floor
- Tray ceilings upper galleries
- Skylights upper galleries
- Main stair marble finishes and brass railing
- Bronze radiator grills
- Glazed front entry

# **Critical Concerns**

- Ponding of water on west roof
- Poor repointing executed on entry steps
- Building should be gently cleaned
- Brick is soiled and stained under rear (west) scupper
- Paint is failing on south windows
- Large sign on west elevation is directly bolted into brickwork. Fasteners should not be embedded into brick

### History

The Bayly Museum was the first museum of art at the University. It was designed by Edmund S. Campbell and R. E. Lee Taylor, functioning as members of the Architectural Commission. Their design is a reinterpretation of Jeffersonian architecture heavily influenced by the trends and tastes popular during the opening decades of the twentieth century. The building incorporates Renaissance details, such as the Palladian arch, wrought iron window grilles, and blind windows, yet exhibits Colonial Revival massing and form along with traditional materials and construction practices common to the region. The vigor of the exterior contrasts noticeably with the quiet elegance of the interior, the latter conceived as a neutral setting for the display of art. The building blends seamlessly into its setting, partly the creation of Campbell who planned the landscaping, including the capital fragments, the tubs and earthen jars on the terrace, and the ginkgo trees. The placement of the Bayly Art Museum next to Fayerweather Hall, then the home of the University's art school, marked the creation of an arts precinct on Carr's Hill. The building was named in honor of Thomas H. Bayly whose wife, Mrs. Evelyn May Bayly Tiffany, partially funded the construction of the building through a bequest to the University.

# Chronology

1933	Drawings for the Bayly Art Museum presented by Architect Edmund S. Campbell.
1950	Rear annex was added by this date.
1958	Stairs added to the exterior of the museum.
1960	Lighting plan in the entrance lobby changed by Frederick D. Nichols.
1962	By 1962, architecture program occupied entire building (Campus Guide, 122).
1964	Renovations to the building.
1971	Renovations to the building. First floor north room partitioned, Installation of room light systems.
1973	Renovations to the building. Minor changes to elevator, etc. Major change to basement north storage room.

1974	Reopened as a museum following departure of the Architecture program.
1977	Preliminary study for service drive and parking to the Fine Arts Center, including parking behind Bayly.
1987	Floor plans of Bayly drawn by Department of Physical Plant.
1991	Rugby Road entrance to the Architecture School proposed.
1996	Bayly annex renovated. Work done on the Bayly Museum garden.
1999	Standing seam copper roof of Bayly replaced and unsound slates repaired by Osteen Phillips.

# Studies

Historic Structure Report (HSR) completed



Significant Photographs and Drawings

Bayly Art Museum. East elevation. Date unknown. Special Collections at the University of Virginia. Holsinger Studio Collections.



Bayly Museum. East elevation. Photograph by Atcheson L. Hench. 1947. Special Collections at the University of Virginia.



Art Museum, University of Virginia. South and east elevations. Sheet 4. Drawings by Edmund S. Campbell and R. E. Lee Taylor Architects. Dated September 21, 1933. University of Virginia Facilities Management FP&C Resource Center.



Art Museum, University of Virginia. North and west elevations. Sheet 5. Drawings by Edmund S. Campbell and R. E. Lee Taylor Architects. Dated September 21, 1933. University of Virginia Facilities Management FP&C Resource Center.



Art Museum, University of Virginia. Basement and first floor plans. Sheet 13. Drawings by Edmund S. Campbell and R. E. Lee Taylor Architects. Dated September 21, 1933. University of Virginia Facilities Management FP&C Resource Center.



Art Museum, University of Virginia. Second floor and roof space plans. Sheet 14. Drawings by Edmund S. Campbell and R. E. Lee Taylor Architects. Dated September 21, 1933. University of Virginia Facilities Management FP&C Resource Center.

# Bice House

**Original: 1972** Architects: Williams and Tazewell



# **Preservation Priority**

Landscape

### Significance

The construction of the new dormitory on Brandon Avenue in 1972 was the first high-rise dormitory at the University, at eight stories tall. It also represents the movement of University structures, in particular those associated with the Health System, across Jefferson Park Avenue to the south and east. Like other buildings in the University Health System, Bice House utilizes the traditional U.Va. palette of red brick and white trim, while expressing it with modern form.

# Integrity

### **Character Defining Features**

- White concrete fascia
- Massing
- Floorplan

### **Critical Concerns**

To be provided from Facilities Management Inspection Reports.

### History

The student nurses' dormitory on Brandon Avenue was built by Williams and Tazewell in 1972 to house nursing students at the University. Previously, nurses were housed in McKim Hall, built in 1930-1931 as a nursing dormitory, which is now administrative offices for the School of Medicine.

The building was named Bice House in honor of Zula Mae Baber Bice and Raymond C. Bice in 1997. Zula May Baber received her Nursing degree from the University in 1940, and a B.S. in 1950. She also held a variety of positions at the University, and served as Acting Dean of the School of Nursing for a time before her death in 1975. Raymond C. Bice served as Assistant Professor of Psychology starting in 1948, and taught for 46 years. He also served the University in a variety of other positions, including Secretary of the Board of Visitors from 1969 to 1990.

Interior renovations began in 2004, at which time the entire exterior was reclad.

### Chronology

1972	The new dormitory for student nurses is constructed, designed by Williams and Tazewell.
1997	Asbestos abatement. The building is named Bice House after Zula Mae Baber Bice and Raymond C. Bice.
2000	Roof replacement and asbestos abatement by LAW Engineering and Environmental Services, Inc.

2004 Renovation by U.Va. FP&C design group, including the replacement of all brick veneer and windows, replacement of ground level doors, parapet work, renovation of suites, computer room, TV lounge, four suites on the first floor to be ADA compliant, new flooring, mechanical and electrical work, and asbestos abatement.



# Significant Photographs and Drawings

Bice House. Ground Floor Plan. Sheet A1 (22866). By Williams and Tazewell. Dated April 6, 1972. U.Va. Facilities Management Resource Center.



Bice House. First Floor Plan. Sheet A2 (22887). By Williams and Tazewell. Dated April 6, 1972. U.Va. Facilities Management Resource Center.



Bice House. Typical floor plan for floors 2 – 7. Sheet A3 (22888). By Williams and Tazewell. Dated April 6, 1972. U.Va. Facilities Management Resource Center.



Bice House. West and South elevations. Sheet A6 (22891). By Williams and Tazewell. Dated April 6, 1972. U.Va. Facilities Management Resource Center.

### Sources:

University of Virginia Board of Visitors minutes, February 7, 1997. http://xtf.lib.virginia.edu/xtf/view?docId=2006\_01/uvaGenText/tei/bov\_1997-02- 07.xml;chunk.id=d9;toc. depth=1;toc.id=;brand=default;query=bice#1

"Specifications and Contract Documents for Bice House Renovation" June 16, 2003. Facilities Manangement Resource Center.

# Brooks Hall

# 1877

Architect: John Rochester Thomas



### **Preservation Priority**

### ESSENTIAL

# **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark Individually Listed on the National Register of Historic Places

# Landscape

Jefferson Precinct

### Significance

Brooks Hall testifies to the changing scientific attitudes of society and of the University in particular during the third quarter of the nineteenth century. It also represents the growing importance of philanthropy at the University and across the nation during this period. Built in the Second Empire style, the structure displays an eclectic mix of picturesque details that provocatively express its purpose. It is one of only two buildings on the grounds to have been built in the Reconstruction era, and the only remaining example of the Second Empire style. Its vertical massing remains unusual among University buildings. The placement of Brooks Hall to the north of the Academical Village initiated the development of this area and foreshadowed the expansion of the University across the Staunton Road. Situated, moreover, with its public face towards Charlottesville, Brooks Hall was the first building to acknowledge the University's larger setting.

### Integrity

SUBSTANTIALLY INTACT. The exterior of Brooks Hall is largely intact, with only minor reversible changes present. The interior has been compromised and altered to suit the changes in use and occupants. Its essential character is still discernible.

# **Character Defining Features**

Exterior

- Form, massing and style
- Mansard roof, patterned slate shingles
- Chimney stacks
- Brick sidewalls with black mortar
- Stone imposts, belt courses, sills, keystones, effigies and names
- Fenestration, window frames and sash, surrounds and sills
- Door openings, doors and frames
- Stone detailing of front doorway and steps

### Interior

- Original plan buried within later additions
- Early plaster remains under later alterations
- Stairs, newel posts, railings and balusters
- Cast iron columns
- Stone plaque at entry
- Doors, surrounds and hardware at front entry and library original
- Window architraves at first floor entry
- Wood floors (sometimes beneath later materials in areas)

# History

Originally constructed in 1876-77 as the museum of natural science, Brooks Hall was largely a gift to the University from Lewis Brooks, a successful industrialist from Rochester, New York. The building was designed by John Rochester Thomas, with the collections furnished by Henry Ward, both residents of Rochester.

The location of the building outside of the Lawn is reflective of its picturesque nature, standing independent of the Academical Village and flanked by nature. However, if one studies the plan of the site it is readily apparent that Brooks Hall is set on axis with the East Pavilions and Ranges. In as much as this location links the building to the original plan of the University, it initiated a northward expansion that continued with construction of University Chapel.

### Chronology

1877	Building completed. As originally constructed the building had a raised basement, a 25-foot high double story gallery space, a 19-foot-high second story and an attic story. The building measured 75 feet at its highest point.
1878	The museum officially opened June 27 <sup>th</sup> .
1940s	The museum slowly gave way to classroom and office space.
1948-49	Insertion of a second floor within the museum space to accommodate the Geology department. This alteration marked the end of the building's museum era.
1970	Dark room installed on the first floor.
1971-72	Renovation of the seminar room on the second floor and installation of office space on the third floor.
1976	Offices created in the basement, and on the second and third floors.
1977	Rear doors added for as a fire exit.
1978	Basement room B007 and first-floor Room 104 - renovation for office space.
1994 -95	Renovations to Brooks Hall for the Anthropology department. Repairs to the foundation and fire exits.

### **Recommended Studies**

Historic Structures Report



# Significant Photographs and Drawings

Brooks Hall. View looking northwest. Date unknown. Special Collections at the University of Virginia. Holsinger Studio Collections.



Brooks Hall. South Elevation. Date unknown. Special Collections at the University of Virginia.



Brooks Hall. Collections Room. Date unknown. Special Collections at the University of Virginia.

# Brown College

# (originally Monroe Hill Dormitories) *1927-1929*

Architect: The Architectural Commission (John Kevan Peebles, R. E. Lee Taylor, Walter Dabney Blair, Edmund S. Campbell).



### **Preservation Priority**

### IMPORTANT

### Landscape

Monroe Hill Dormitories

### Significance

Modeled after the Harvard Business School dormitories, the Monroe Hill dormitories (now Brown College) represent the University's attempt to house increasing numbers of students while instilling collegiate ideals of unity and community. These buildings represent the continuing influence of Ivy League schools and English universities in the conception of the American university.

# BROWN COLLEGE

# Integrity

The buildings remain substantially intact throughout their interior and exterior. In spite of modest alterations to these buildings, their essential character remains clearly discernible.

# **Character Defining Features**

# Exterior

- Plan and siting of the building complex
- Style and form of the buildings
- Slate roofing and chimney stacks
- Classical cornices
- Brick sidewalls laid in Flemish bond with ogee watertable
- Stone belt course and classical entablatures
- Fenestration, window sash, frames and sills, lunette windows in foundation course
- Distinctive classical frontispieces at each entry

### Interior

- Oxford plan Two suites at each level opening onto stair. Ranges with one, two, or three groups of suites.
- Volume of spaces
- Plaster walls
- Fenestration, window sash, frames, architraves

### History

The Monroe Hill dormitories were built to provide on-grounds housing for a rapidly expanding student population. The division of the dormitories into eight separate but linked structures architecturally diminished the sheer size of the structure (notice the alternating rhythm of the buildings on long and short ends) and included quadrangles and landscape features to make the building more domestic than institutional. Built on what had been a part of the golf links, the buildings were deployed on two level terraces created by the buildings themselves and also by two stone retaining walls.

In spite of their luxury, relative to accommodations on the Lawn, the Monroe Hill dorms were at first deemed the least desirable place to live at the University—"as far away from the life of Virginia as if they had been built on Boston Common."

Brown College includes eight buildings embracing Davis, Gildersleeve, Harrison, Holmes, Long, Mallet, McGuffey, Peters, Rogers, Smith, Tucker, and Venable Houses, each house distinguished by a doorway inscribed with the name of the house.

# **BROWN COLLEGE**

### Names of Houses at Monroe Hill Dormitories

George Tucker (1775-1861) Jefferson brought Tucker from Europe to teach at the University. He was Professor of Moral Philosophy and first chairman of the faculty.

George Long (1800-1879) Jefferson also brought Long from Europe to teach at the University. He was Professor of Ancient Languages.

Gessner Harrison (1807-1862) Professor of Ancient Languages

William E. Rogers (1804-1882) Professor of Natural Philosophy.

William H. McGuffey (1800-1873) Professor of Moral Philosophy.

Basil L. Gildersleeve (1831-1924) Professor of Greek.

George Frederick Holmes (1820-1897) Professor of Historical Science.

Charles S. Venable (1826-1900) Professor of Mathematics.

William E. Peters (1829-1906) Professor of Latin.

John W. Mallet (1832-1912) Professor of General and Applied Chemistry and Pharmacy.

Noah K. Davis (1830-1910) Professor of Moral Philosophy.

Francis H. Smith (1829-1928) Professor of Natural Philosophy.

### Chronology

1927	Board of Visitors receives a \$500,000 loan from Literary Fund for new dorms for men, to be located on the western slope of Monroe Hill south of the gymnasium on a portion of the University golf course.
1928	Drawings for Monroe Hill dorms prepared by Architectural Commission. Design based on new dormitories at Harvard's School of Business Administration. Landscape architect Thomas W. Sears provides a grading plan for the dorms. The topography is substantially modified to accommodate the buildings; a plateau is created by stone retaining walls on the eastern edge of site and above the service road to west. A row of trees planted on the top of the western slope blocks students' view of the cemetery.
1949	Stanislaw J. Makielski prepares new designs for entrance doorways at this time. The existing doorways are a major character-defining feature. It remains unclear whether some are by Makielski or if all are original. Each is a classical frontispiece, named for a different faculty member and inscribed with their birth and death dates. Each differs in design. Along with the names of the professors, these distinctions help to

# **BROWN COLLEGE**

create unique identities for each dormitory "house" and cultivate a sense of cohesion among residents of those houses.

1951 New hot water system installed in dorms. 1961 Bathrooms remodeled by Stainback and Scribner. 1986 Renovations to dorms proposed by architects Vansant and Gussler, mostly renovations to basement and also to heating, but some floor plans were slated for revision as well. It is unclear whether these plans were carried out. They were probably associated with the establishment of UVA's first residential college. As part of this change, the Monroe Hill dormitories were renamed Brown College at this time. 1987 HVAC systems either installed or updated. 1988 Unspecified "site improvements" made to Brown College. 1990-91 Buildings renovated to facilitate handicap access. 2000 Proposals for plantings; unclear if carried out.

### **Recommended Studies**

None
# **BROWN COLLEGE**



# Significant Photographs and Drawings

Dormitory Group at the University of Virginia (Monroe Hill Dorms). West and East Elevations. Sheet 9. Not Dated. Drawings by the Architectural Commission. University of Virginia Facilities Management FP&C Resource Center.



Dormitory Group at the University of Virginia (Monroe Hill Dorms). North and South Elevations. Sheet 10. Not Dated. Drawings by the Architectural Commission. University of Virginia Facilities Management FP&C Resource Center.

# **BROWN COLLEGE**



Dormitory Group at the University of Virginia (Monroe Hill Dorms). Door Surrounds for Block D, E, F. Sheet 19. Not Dated. Drawings by the Architectural Commission. University of Virginia Facilities Management FP&C Resource Center.



Dormitory Group at the University of Virginia (Monroe Hill Dorms). Door Surrounds for Buildings A and B. Sheet 20. Not Dated. Drawings by the Architectural Commission. University of Virginia Facilities Management FP&C Resource Center.

# **BROWN COLLEGE**



Dormitory Group at the University of Virginia (Monroe Hill Dorms). Sheet 21, Door Surrounds for Buildings C, G and H. Drawings by the Architectural Commission. Not Dated. University of Virginia Facilities Management FP&C Resource Center.

# Carr's Hill (President's House)

# Built 1906–1909; restored 2017-2019

Architect: Stanford White and William Mitchell Kendall of McKim, Mead & White



### **Preservation Priority**

#### ESSENTIAL

### **Listing Status**

Individually listed on the National Register of Historic Places Contributing building in Virginia Landmarks Register and Rugby Road-University Corner National Register Historic District

### Landscape

Carr's Hill

#### Significance

Built as the residence for the University's President, this structure is significant for its finely crafted architecture, prominent location, and association with the transformation of the University administration following the Rotunda fire of 1895. It is the work of McKim, Mead & White, at the time America's most prominent architectural firm.

# Integrity

SUBSTANTIALLY INTACT. Improvements and updates to Carr's Hill have respected the historic nature of the architecture. Work has been well designed and executed so that the essential character of the residence remains fully evident.

## **Character Defining Features**

### Exterior

- Two-story cubic mass with rear service wing
- Two-story rear porch
- Porte-cochère
- Hipped slate roof with side dormers
- Hipped slate roof on service wing
- Four chimney stacks within main mass of building
- Internal gutter system on main house and service wing
- Half-round lead-coated copper gutters on additions
- Two-story Greek Doric entry portico with stopped fluting, triglyph entablature, and lunette window in tympanum. Brick pilasters painted white
- Balcony under portico
- Flemish bond brick sidewalls with glazed headers and scored joints
- Sandstone water table
- Fenestration: wood frame double hung sash windows in 6/9, 9/9, and 6/6 configuration
- Pedimented window architraves and pediments
- Molded wood and marble window sills
- Raised panels below sills
- Double doors to entry, four panels to each leaf
- Venetian door surround with Adamesque elliptical fanlight. Ionic colonettes and cornice blocks
- Brick foundation course set in 1:5 common bond with overhand joints

### Interior

- Double-pile, central passage plan with rear service ell. Stair in northwest corner with exit to porte-cochere. Projecting semi-octagonal bay at east end of dining room
- Main staircase: open stringer stair with turned balusters and fluted square newelNiches and marble floor of entry
- Carved brackets with Greek fret on stringer
- Plaster cornices in various orders
- Flat plaster walls and ceilings
- Wood-frame, glazed and painted paneled doors with double architraves in public spaces and flat casings in secondary spaces
- Chimneypieces on first and second floors
- Compass-head window at stair landing with fluted keystone and Ionic pilasters
- Oak flooring, some quarter-sawn, in ground floor public rooms
- Marble flooring in front entry and ground floor service wing

## History

Carr's Hill was named after Mrs. Sidney Carr, owner of a boarding house once located on the site. The property was acquired by the University in 1867, and that same year a fire decimated the site and destroyed many of the boarding house structures located there. Soon afterward, student housing was constructed by the University on Carr's Hill. The area served this function until the turn of the twentieth century, when it would again be developed. The north, east and west walls of the current garage, along with Buckingham Palace and Leake Cottage are all that remain of the older student lodgings once located here.

The creation of a presidential administrative structure by the Board of Visitors in 1904 marked a new era in the history of the University. Built as a residence for the University's first president, Edwin A. Alderman, Carr's Hill gave the new administrator a grand and dignified presence on the University Grounds.

Initially designed by Stanford White for McKim, Mead & White, the plans were reworked after White's death in 1906 under the firm direction of Bessie Hearn Alderman. Completed in 1909, the two-story brick house is distinct from both Jefferson's designs and Colonial Revival buildings produced by other firms at this time.

Carr's Hill House has been occupied by every president of the University since its construction.

In 2017, Carr's Hill was closed in preparation for what would be an 18-month, \$13.9 million comprehensive repair and restoration of the building and landscape. Serious structural deficiencies had been identified during a 2006 assessment of the building. Repairs focused on the building envelope and structure, while the larger rehabilitation included a complete replacement of MEP systems, interior finishes and landscaping. MEP system upgrades required the construction of an underground utility room on the east side of the building housing all of the building's mechanical systems. The interior of the house was sensitively redecorated and reincorporated original pocket doors and cabinetry that had been removed previously.

### Chronology

1854	Mrs. Sidney S. Carr acquired land (Carr's Hill) from Thomas Jefferson Randolph for property "on which she now resides." Mrs. Carr operated a boarding house here.
1867	Property acquired by the University. The first building constructed, known as Blue Cottage, burned the same year and was reconstructed shortly thereafter.
1888	Dining hall and latrines constructed.
1895	Annex destroyed in the Rotunda fire. Large scale building campaign initiated to pro- vide new assembly, lecture and classroom spaces.
1904	Presidential administrative structure established by the Board of Visitors.

1905	Edwin A. Alderman appointed first University president. Stanford White provides design for the new President's house, to be located on Carr's Hill. White aimed "to give the University an example of a lighter, more airy type of classic form than any left by Mr. Jefferson The President's House is more graceful than dignified, more beautiful than noble, yet the structure breathes both nobility and dignity."
1906	Redesign of Carr's Hill by William Mitchell Kendall of McKim, Mead & White following Stanford White's murder. This redesign bears the imprint of Elizabeth "Bessie" Alderman, who wished the house to resemble a house familiar to her found at 5603 St. Charles Avenue in New Orleans, near where she and her husband lived while he was president of Tulane University.
1907–09	Construction of the house. Removal of most buildings except for a portion of the Dining Hall, known as the Leake Cottage, and another small residence, known as Buckingham Palace. The hill was laid off in terraces. A carriage house, also designed by the McKim, Mead & White firm, was constructed by reworking portions of an existing building on the site.
1959–60	Edgar F. Shannon appointed fourth president of the University. House renovated. Work included replastering, repainting and new plumbing. The most significant changes were the addition of bookshelves to the study, partitioning of a second-floor bedroom, remodeling of the kitchen, and conversion of the pantry into a breakfast room. The first floor of the northwest porch was enclosed and a water closet was con- verted into a coat closet. A lavatory was constructed underneath the main staircase. Crown molding was also added at this time.
1974	Frank L. Hereford appointed fifth president of the University. House completely redecorated. Several architectural changes were made around this time: the partition in the front bedroom was removed, a closet door added to the main suite, a vestibule and bathroom were added to the rear of the kitchen, two vestibules were covered with drywall and installed with sconces. Elsewhere, in the front hall and dining room, the sconces were removed and new chandeliers were installed. Hinged doorways were removed in the sitting room and the existing small circular terrace in the rear was replaced with a large rectangular one. Plans executed by Johnson, Craven, and Gibson.
1985–6	Robert M. O'Neil appointed sixth president of the University. O'Neil redecorates the interior of the house, including the addition of a more ornate mantel in the main hall. The kitchen expansion undertaken in 1974 was removed and replaced with a sunroom, and sconces were re-added to the main hall and dining room. A large Chinese screen was installed on the east wall of the foyer.
1990	John T. Casteen appointed seventh president of the University. At this time, the roof was recovered, interior walls were repainted, portions of floor were refinished, and the first floor was made ADA-accessible. The terraces were extended to add entertainment space and extensive work landscape work carried out. During the roof recov-

ering, the McKim, Mead & White balustrade was removed. Brick walkways leading to the rear were added to the landscape. The McKim, Mead & White foyer niches – which were drywalled in 1974 – were restored at this time.

- 1993 Redesign of powder room by Bushman Dreyfus Architects
- 1996 A pergola was constructed in the landscape between the guest cottage and the garage in addition to an oval garden to the west of the house.
- 2003 Stoneking Von Storch Architects redesign the kitchen to act as a catering space when needed. The second coat closet was converted into a water closet.
- 2006 Building Assessment report completed by John Milner Associates
- 2007–8 Carr's Hill is added to the Virginia Landmarks Register (June 6, 2007) and the National Register of Historic Places (April 23, 2008). Around this time, Betsy Casteen encouraged the commission of Margaret Gutman Klosko for a book on Carr's Hill. The resulting work, Carr's Hill: The President's House at the University of Virginia, 1909–2009, was published in time for house's centennial.
- 2010 Teresa A. Sullivan appointed eighth president of the University of Virginia. Sullivan made few changes and opened the doors of Carr's Hill to architecture students, inviting them to study the space and its landscape.
- 2017–2019 Carr's Hill closed and prepared for an 18-month, \$13.9 million renovation during a period of presidential transition. Glavé & Holmes Architecture of Richmond directed the project. Their renovation was the most expansive in the building's history, including new mechanical systems, replacement of the slate roof and built-in gutters, and fully re-landscaped grounds. Archaeology was also undertaken.
- 2018–19 James Ryan appointed ninth president of the University of Virginia as renovations were ongoing. In December 2019, Carr's Hill reopened.

#### Sources

- Gard, Richard. "Carr's Hill reopens." Virginia Magazine, Spring 2020. https://uvamagazine.org/articles/carrs\_hill\_reopens.
- "Carr's Hill, History, 1909–2017: The President's House (Alderman to Sullivan)." https://carrshill. virginia.edu/1909-2017-presidents-house-alderman-sullivan.

#### Studies

Historic Structure Report (HSR) completed

## Significant Photographs and Drawings



President's House (Carr's Hill). South elevation. Not dated. McKim, Mead & White Architects. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



President's House (Carr's Hill). East elevation. Not dated. McKim, Mead & White Architects. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



President's House (Carr's Hill). West elevation. Not dated. McKim, Mead & White Architects. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



President's House (Carr's Hill). North elevation. Not dated. McKim, Mead & White Architects. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



President's House (Carr's Hill). First floor plan. Not dated. McKim, Mead & White Architects. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



*Carr's Hill. South elevation. Image dated May 27, 1915. Holsinger Studio Collection in the Albert and Shirley Small Special Collections Library at the University of Virginia. Charlottesville, Virginia.* 





Carr's Hill. Stair Hall (top) and Library (left), May 2004. Photos by MCWB Architects, Albany, New York.



Glave & Holmes Architecture, Carr's Hill Renovation, First Floor Plan, May 2, 2018. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Glave & Holmes Architecture, Carr's Hill Renovation Second Floor Plan, May 2, 2018. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Glave & Holmes Architecture, Carr's Hill Renovation, Front Elevation, May 2, 2018. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Glave & Holmes Architecture, Carr's Hill Renovation, Cellar Floor Plan, May 2, 2018. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Room 109. Facility Dynamics Engineering, Site Visit Report, December 21, 2018. Within Carr's Hill Renovation, Summary Commissioning Report, University of Virginia, March 25, 2020. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Facility Dynamics Engineering, Site Visit Report, December 21, 2018, view of attic. Within Carr's Hill Renovation, Summary Commissioning Report, University of Virginia, March 25, 2020. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Attic. Facility Dynamics Engineering, Site Visit Report, December 21, 2018. Within Carr's Hill Renovation, Summary Commissioning Report, University of Virginia, March 25, 2020. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia. Charlottesville, Virginia.



*Carr's Hill from southwest. Photo by MCWB Architects, Albany, New York, July 2024.* 



South entry (top) and stair hall (bottom). Photos by MCWB Architects, Albany, New York. July 2024.





Restored pocket doors (top) and library (bottom). Photos by MCWB Architects, Albany, New York. July 2024.

# Carr's Hill Buckingham Palace

# ca. 1856

Architect: William Pratt



### **Preservation Priority**

### IMPORTANT

### **Listing Status**

Individually listed on the National Register of Historic Places Contributing building in Virginia Landmarks Register/National Register of Historic Places District

### Landscape

Carr's Hill

### Significance

Buckingham Palace is one of the oldest buildings remaining on Carr's Hill. Designed by William A. Pratt as a two room residence, it is one of a handful of post-Jefferson, antebellum structures remaining on the grounds. Prior to the 1850s, the University had discouraged students from living off grounds. The construction of Buckingham Palace and other privately funded accommodations on

Carr's Hill marked the abandonment of that policy in the face of an exploding student population. In later years the structure served Delta Kappa Epsilon fraternity as a meeting house and so represents the earliest physical remains of fraternity life on the grounds.

# Integrity

COMPROMISED. The building has been altered as a result of renovations to its interior and exterior owing to repairs, improvements and changes in use. The present appearance is largely the result of work carried out in the Shannon administration.

### **Character Defining Features**

Exterior

- Form and massing
- Brick masonry construction 1:7 bond
- Central chimney stack
- Fenestration
- Colorwash on bricks
- Penciling on mortar joints

### Interior

- Plan
- Central chimney mass
- Window openings

# **Critical Concerns**

- The gutter on the east elevation drains against the building.
- The brick is being repointed with improper mortars.
- The building is surrounded on three sides by excessive plantings.

### History

Buckingham Palace was originally constructed as a two-room student lodging. Though the building was not on University property at the time, it was designed by William Pratt and constructed around 1856, according to the wishes of William Field, a student, who wished to occupy the dwelling with one other student. At the time, Carr's Hill was occupied by privately owned student accommodations, operated by Mrs. Sidney Carr, from whom the hill took its present name. Along with the others on Carr's Hill, Buckingham Palace was acquired by the University of Virginia in 1867. Near the end of the 19th century, the building functioned as a meeting place for Delta Kappa Episilon fraternity. While the configuration and purpose of the original floor plan are clear, many changes have taken place, including the addition of a bathroom, kitchen, and window on the north wall. The baseboards and fireplace surround are the only intact moldings remaining in the building. The floors, walls, and ceiling have all been recently replaced.

# Chronology

1856	Two-room cottage built under the supervision William Pratt, Architect and Engineer to the Executive Committee.
1863	Phillip Jones, William Field's roommate, married Miss Betty Morris of Charlottesville, and moved into the cottage. The cottage was named "Buckingham Palace" at this time.
1880-1900	The house served Delta Kappa Epsilon Fraternity as a meeting house, with the housemother in residence. The building was referred to as the "DKE Cottage" during this period.
1903	Inscribed in the western window, on the upper center pane of the bottom sash, "W.C. Latimer; Bittou, S.C.; Jan. 20, 1903; Rainy, Snowy day." W. C. Latimer occupied the building in 1903-04.
1930	President Alderman rented the cottage to John Widdicombe. At this time the cottage had running water, with a small shower behind a curtain in one corner of the south room.
	Inscribed in the western window, lower center pane of the bottom sash, "From this window, pensive, have I seen what I was and what I might have been. The past and future dim, like yonder mount and life is such a brief, uncertain fount. John Sherwood Widdicombe"
	The cottage passed between occupants by a process of "inheritance," in which the current tenant selected the next tenant, both meeting with the Aldermans to obtain permission. No students resided in the cottage during the Darden Presidency.
1959	The Shannons renovated the cottage as part of a general upgrade of buildings on Carr's Hill. A new floor was installed, composed of reused flooring from a downtown building. A new ceiling was put in, and the walls were re-plastered. The roof remained in good shape with "the wonderful, beautiful wooden beams held together with wooden pegs."
1974	Mrs. Hereford wished to see the place restored to its original purpose as a student residence. Buildings and Grounds put in water lines, heaters, a kitchen, a bathroom, and closets.

# **Recommended Studies**

None

#### Significant Photographs and Drawings



Buckingham Palace, (HABS No. VA-979). Carr's Hill, Charlottesville, Virginia. Title Sheet by John Wells.



Buckingham Palace, (HABS No. VA-979). Carr's Hill, Charlottesville, Virginia. Plan and fireplace detail by John Wells.



Buckingham Palace (HABS No. VA-979). Carr's Hill, Charlottesville, Virginia. Elevations by John Wells.

# Carr's Hill Carriage House

(President's Garage) **1908** Architect: McKim, Mead & White



# **Preservation Priority**

ESSENTIAL

#### **Listing Status**

Individually listed on the National Register of Historic Places Contributing building in Virginia Landmarks Register/National Register of Historic Places District

## Landscape

Carr's Hill

### Significance

The building serves as the garage for the President's House. Attributed to McKim, Mead & White, the structure appears to be an earlier building substantially renovated for use as a carriage house. The roof framing incorporates much reused material.

# CARR'S HILL CARRIAGE HOUSE

# Integrity

INTACT. The present building is the product of work carried out during the construction of the President's house and redevelopment of Carr's Hill in the opening years of the twentieth century. The carriage house incorporates an earlier building within its structure.

## **Character Defining Features**

Exterior

- Form and mass
- Hipped roof covered with standing-seam, lead -coated copper
- Cupola
- Half-round lead coated copper gutters
- Brick sidewalls
- Gabled central pavilion
- Sash windows and thermal window
- Double door
- Overhead door

#### Interior

- Double depth, tripartite plan
- Four panel doors and architraves
- Roof framed with reused material

## History

See Carr's Hill building report

### Chronology

1908 The Carriage House is erected prior to the completion of the President's House.

Not documented after 1908

### **Recommended Studies**

Building Assessment Study

### Significant Photographs and Drawings

None

# Carr's Hill Guest House

*ca.1840; major renovations ca. 1895 and ca. 1960 resulting in present appearance Architect: Unknown* 



**Preservation Priority** 

IMPORTANT

### **Listing Status**

Individually listed on the National Register of Historic Places Contributing building in Virginia Landmarks Register/National Register of Historic Places District

### Landscape

Carr's Hill

#### Significance

Carr's Hill Guest House is one of the few remaining antebellum buildings on the University grounds, a remnant of an early student dormitory complex dating as early as the second quarter of the nine-teenth century. The complex was largely destroyed by the development of Carr's Hill at the start of

the twentieth century to accommodate the President's House. The building originally provided four separate accommodations—two on each floor.

## Integrity

COMPROMISED. Carr's Hill Guest House has been compromised by significant alterations prompted by periodic changes in its function.

### **Character Defining Features**

Exterior

- Two story, single pile mass
- Central chimney
- Gable roof, covered with standing-seam, lead-coated copper
- Philadelphia gutter
- Two story gallery with exterior stair
- Brick sidewalls
- Wood trim boards along rakes of gable
- Fenestration
- Wood frame sash windows
- Original door surround at second floor

#### Interior

- Two story, single pile, double cell plan with central chimney
- Window frames and architraves
- Doorways and architraves

### History

The Carr's Hill Guest House was originally part of an early student rooming house complex that was largely destroyed by construction of the President's dwelling (1906-09). Acquired by the University in 1867, the complex represented an extension of University housing beyond the Jefferson compound. The later construction of a dining hall reflected a desire to recreate the association of student rooms and hotels in the main complex.

The Guest House helps define the rear yard and shields it from the architecture school. It provides a foil for the existing garden and continues to serve the property now as offices and guest rooms. The building has been heavily altered, though early trim remains inside. In-kind replacements have maintained the building's early character.

# Chronology

c. 1837 The building is thought to date from 1837, when records first show a rooming house on the site. The structure was originally a two story, single-pile building with a two-

story porch and central chimney serving four units (two on each floor). In a building with no internal stair, the exterior stair and galleries provided independent access to each unit.

- c. 1960 The present appearance is the result of extensive alterations undertaken at this time. The porch was pulled down and rebuilt with a new exterior stair ascending in a direction opposite that of the original. The chimney cap was rebuilt and doorways were cut through between the units. New flooring, closets and bathrooms were added. Trim replaced at rear windows during the twentieth-century rebuilding of rear wall. The front wall was repointed to co-ordinate with the appearance of the other outbuildings.
- 2004 New shutters, foundation vents, and roof were installed. Exterior walls were chased for new electrical work.

#### **Recommended Further Studies**

Building Assessment Study

## Significant Photographs and Drawings



Old Servants Quarters (Guest House). South Elevation. Dated December 9, 1963. Department of Buildings and Grounds, University of Virginia. University of Virginia Facilities Management FP&C Resource Center.



Old Servants Quarters (Guest House). North Elevation. Dated December 9, 1963. Department of Buildings and Grounds, University of Virginia. University of Virginia Facilities Management FP&C Resource Center.



Old Servants Quarters (Guest House). East and west elevations. Dated December 9, 1963. Department of Buildings and Grounds, University of Virginia. University of Virginia Facilities Management FP&C Resource Center.



Old Servants Quarters (Guest House). First and second floor plans. Dated December 9, 1963. Department of Buildings and Grounds, University of Virginia. University of Virginia Facilities Management FP&C Resource Center.

# Leake Cottage

*ca.* 1867; 1959 addition Architect: Unknown

**Preservation Priority** 

# CONTRIBUTING

#### **Listing Status**

Individually listed on the National Register of Historic Places Contributing building in Virginia Landmarks Register/National Register of Historic Places District

#### Landscape

Carr's Hill

### Significance

The period of significance for this structure embraces its service as part of a dining hall, beginning in 1888. The Leake Cottage is a remnant of this dining facility, built to board students shortly after the University acquired the property. Prior to the Civil War, the University had sanctioned off-grounds

# LEAKE COTTAGE

housing for its rapidly growing population of students. The acquisition of Carr's Hill in 1867 and construction of the dining hall shortly afterward represented the University's continuing effort to board students close by their living quarters. This policy would be abandoned at the beginning of the 20th century.

## Integrity

COMPROMISED. Leake Cottage building is only the remnant of a much larger edifice. The remaining structure has been enlarged on at least two occasions, and the south wall has been rebuilt or at least heavily repointed. Some original windows and doors remain. The kitchen and restroom finishes date to the 1950s.

## **Character Defining Features**

Exterior

- Low-pitched roof
- Brick chimney
- Single-bay front porch and benches
- Wooden cornice and eaves
- Wooden sash windows and frames
- Front door and frame

Interior

- Front door and trim
- Early doorways and trim
- Early window sash and trim

### History

In 1829, University proctor Arthur S. Brockenbrough purchased what is now Carr's Hill on his own account, perhaps as a speculative enterprise. In any case, Brockenbrough died in 1832, leaving the property to his widow. The following year, Mrs. Brockenbrough received a license to board University students in her home, and the property came to be known for a time as "Brockenbrough's Hill." It subsequently passed through the hands of several owners and in 1854 was purchased by Mrs. Sidney Carr, being the "property on which she now resides." Now (or perhaps at some previous time) a number of student accommodations were erected on the hill which came to bear Mrs. Carr's name. Evidently, she had plenty of company on the hilltop, taking on as many as 50 boarders at a time.

In 1867 the University purchased this property from Mrs. Carr and thus assumed responsibility for the complex of student accommodations there. On the grounds of the University it had long been the policy to board students close to their quarters. To provide for Carr's Hill residents, the University now erected a new, T-shaped dining hall. About 1906, the southern wing of this structure (the "cap" of the T, so to speak) was demolished to clear an area around the new house being erected for President Alderman. The northern end of Leake Cottage is all that remains of this dining facility. In the

# LEAKE COTTAGE

1950s the building was extended and remodeled for use as a living accommodation, with the addition of a new kitchen and bathroom. In the Shannon era the south wall was later rebuilt or perhaps repointed to match the reworked brickwork of the Guest Cottage and Carriage House, thus producing a more harmonious atmosphere for the President's dwelling.

### Chronology

1829	Property including what is now Carr's Hill was purchased by University Proctor Arthur S. Brockenbrough.
1833	Brockenbrough's widow received a license to board University students in her home. The eminence comes to be known as "Brockenbrough's Hill."
1854	Property purchased by Mrs. Sidney Carr. At this time, or perhaps during a previous ownership, a compound of two-story rooming houses had been erected on the hill.
1867	Carr's Hill purchased by the University from Addison Maupin.
1888	Dining hall erected to board students quartered on Carr's Hill.
Post 1906	South wing of dining hall demolished to clear a precinct around the new president's dwelling. North wing of dining hall remains.
1959	Southward extension of dining hall wing to accommodate kitchen and bathroom, the better to serve as a living accommodation.
ca.1970	The south wall of the extension was repointed or rebuilt to match those of the reworked Guest Cottage and Carriage House.

# **Recommended Studies**

None

# LEAKE COTTAGE



# Significant Photographs and Drawings

Antebellum rooming houses (left) and a post-war dining hall (right) on the summit of Carr's Hill. The remnant that became Leake hall stood behind the wing visible in this photo.



Floor Plan for renovation of Leake Cottage - 1959
# Carruthers Hall

(Old State Farm Mutual Auto Insurance Company "Virginia Branch Office" Building) Original: 1950

Additions: 1955, 1959, 1964, 1971

Architects: Johnson Craven and Gibson Building Additions: Johnson Craven and Gibson (1955 and 1959), Ellerbe (1964 and 1971)



#### **Preservation Priority**

#### Significance

The building, now known as Carruthers Hall, was originally built for the State Farm Mutual Auto Insurance Company as its Eastern Branch Office. At the time of its construction, development of Barracks Road Shopping Center, located opposite the building, had already begun. The placement of the office building outside the city aligns with the trend of suburbanization in the 1950s and 1960s. Its multiple additions over time represent the success and growth of the company. The University's interest in acquiring the building appears to be two-fold. First, it allowed for an expansive and

flexible open space that could house administrative offices. Second, the University had anticipated growth to the north since its acquisition of the Massie and Duke properties in 1945 and 1963, respectively.

#### Integrity

#### **Character Defining Features**

- Open floor plans to maximize "general officespace"
- Front portico
- 1<sup>st</sup> floor interior of the 1972 addition features brick on the bottom half of the walls

#### **Critical Concerns**

To be provided from Facilities Management Inspection Reports.

### History

The building was constructed in 1950 to provide office space for the State Farm insurance company, which had decided to open an eastern branch in Charlottesville. Twenty-one employees were transferred from the Bloomington, Indiana office to Virginia, and were later joined by employees from West Virginia and another division in Virginia. The building was patterned after the plans of the Marshall, Michigan office, and was "the latest in modern office buildings." The original plans intended for air conditioning to be installed in the building, but a permit was not granted. It included acoustic tile ceilings and rubber tile floors.

By 1956, the office had already outgrown its building, and additions were built in 1959, 1964, and 1971. After the 1959 additions, the building had more than doubled in size. When the company had again outgrown it, and there was no room left to grow on the site, the building was sold to the University and State Farm moved its offices to Pantops Mountain in 1979.

The University acquired the building, with 88,000 square feet of office space, in 1978. The University's purchase of Carruthers Hall came seven years prior to the acquisition of the Pepsi property on Millmont Street (now Parking and Transportation), and thirteen years before the University purchased the two Michie buildings, adjacent to Carruthers Hall. This series of acquisitions can be seen as an effort by the University to fill in its property holdings north of central grounds.

The University undertook renovations, at a cost of \$1.2 million to convert the space to accommodate University administrative offices with an "open-office layout." Renovations included new carpeting, furniture, office partitions, acoustical and window treatments, new wall partitions, and other minor renovations, such as painting, furniture refurbishment, and signage. The building now houses offices for Accounting Services, Financial Aid, Information Technology and Communication, Procurement Services, and the University Registrar. It was named for Elmer Irving Carruthers, the University Bursar from 1912 to 1947.

The immediate setting of Carruthers Hall is defined by parking lots, which flank its North and South sides. To the rear, a steep slope with mature trees provides a buffer between the residential neighborhood to the east and the building.

## Chronology

1950	State Farm begins construction on its new office, located on Emmet Street in Charlottesville.
1952	The building opens for use by the State Farm Insurance Company.
1955	East addition by Johnson, Craven, and Gibson.
1959	Johnson, Craven, and Gibson addition to the South, consisting of three bays with louvered windows, and the building steps down along the slope.
1964	A north addition is built, designed by Ellerbe. Renovations made to portions of the 1959 addition on the ground and first floors are renovated.
1971	A second three-bay south addition is built, designed by Ellerbe.
1978	The University purchases the building for \$2.5 million.
1980	The building opens in December for use by more than 300 University employees.
1984	The building undergoes a Computer Facilities Expansion, Demolition, and Relocation project by Master Engineers and Designers, P.C.
1988	Roof repair and replacement project (though it is unclear which portions of the roof were replaced).
2001	U.Va. Facilities Management Facilities Planning and Construction Department undergoes alterations on the lower and upper levels of the building. These renovations were extensive on the central section of the upper floor and the southern half of the lower floor.
2008	The existing low-slope roof system is removed and replaced with a new EPDM rubber roof system and new insulation on both the South and North sides of the building. This project is completed by Osteen Phillips Architects.



Significant Photographs and Drawings

Emmet St. office showing additions made over the years.

State Farm insurance office building (now Carruthers Hall). Photo from the State Farm Insurance 60/30 Newsletter, 1982. University Building Documentation Repository, https://bdr.itc.virginia.edu/building-doc/Building/downloadDocument?facilityNbr=0580&issueID=17&docID=0



Carruthers Hall. Plan for 1972 southern addition to the building, as built. Sheet C2 (32292). By Ellerbe. Dated September 19, 1972. U.Va. Facilities Management Resource Center. Note: The drawing also shows the location of the 1962-3 addition on the northern side of the original building.



*Carruthers Hall. Elevations for the 1960 building expansion to the South. Sheet 5 (32401). By Johnson, Craven, and Gibson. Dated October 2, 1959. U.Va. Facilities Management Resource Center.* 

#### Sources:

State Farm Insurance 60/30 Newsletter, 1982. Building Documentation Repository.

Anne Richardson, "U.Va Offices Moving to Carruthers Hall" Charlottesville Daily Progress December 3, 1980. (ACHS)

Space Program of Carruthers Hall, New Administration Office Building, Prepared by Mitchell Associates Design Consultants. June 13, 1979. Facilities Management Resource Center.

U.Va. Web Map: Carruthers Hall.http://www.virginia.edu/webmap/popPages/17-carruthershall.html

U.Va. Web Map: Carruthers Hall.http://www.virginia.edu/webmap/popPages/17-carruthershall.html

"Construction Continues on Grounds" Inside UVA. Volume 10, Number 10. September 1, 1980. (ACHS)

Anne Richardson, "U.Va Offices Moving to Carruthers Hall" Charlottesville Daily Progress December 3, 1980. (ACHS)

# Casa Bolivar

(Snowden Apartments) **1934** Architect: Unknown



## **Preservation Priority**

NOT CONTRIBUTING

## Landscape

Canada Neighborhood

## Significance

Casa Bolivar, now the Spanish House, was built in 1934 as Snowden Apartments for Ms. Ella F. Lane.

# CASA BOLIVAR

### Integrity

COMPROMISED. The exterior of Casa Bolivar is relatively intact with minor modifications to its rear (south) elevation. However, the interior of the building was extensively altered during its conversion into dormitory space and retains little historic fabric.

#### **Character Defining Features**

Exterior

- Form, massing and style
- Slate roof and chimney stack
- Brick masonry construction laid in Flemish bond
- Fenestration
- Door opening and surround

### **Critical Concerns**

None

#### History

The Snowden Apartments were built for Ms. Ella F. Lane in 1934. The building was later renamed in honor of a noted early alumnus who represented strong ties between the Americas, Fernando Bolivar, the nephew and adopted son of South America's most famous hero, Simon Bolivar.

## Chronology

1934	Snowden Apartments built for Ms. Ella F. Lane.
1940	Upon the death of Ella Lane the Snowden property was sold to Gilbert Gildersleeve. W. E. Stainback was then enlisted to produce a set of drawings.
1966	Gildersleeve property purchased by the University, probably for faculty housing.
1996	The Snowden Apartments renovated for use as a language house. Twenty-four students moved into the Spanish House that fall.

## **Recommended Further Studies**

None

## CASA BOLIVAR

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#### Significant Photographs and Drawings

Snowden Apartments. North and west elevations. Drawn by W.E. Stainback. Circa 1940. University of Virginia Facilities Management FP&C Resource Center.



Snowden Apartments. First floor plan and south elevation. Drawn by W.E. Stainback. circa 1940. University of Virginia Facilities Management FP&C Resource Center.

# CASA BOLIVAR



Snowden Apartments. Second floor plan and east elevation. Drawn by W.E. Stainback. Circa 1940. University of Virginia Facilities Management FP&C Resource Center.

# Chemistry Building

## 1968; additions in 1993, 2011 and 2021

Architects: Lawrence Anderson, Anderson, Beckwith and Haible with Stainback and Scribner; Ellenzweig & Associates on 1993 addition; Bohlin, Cywinski, Jackson on 2011 addition; Michael Van Valkenberg Associates on 2011 landscape addition; Perkins and Will 2021 renovations.



### **Preservation Priority**

IMPORTANT

#### Landscape

McCormick Road West

#### Significance

The Chemistry building was constructed in order to relieve the overcrowded conditions of the Cobb Laboratory and to develop the research and teaching capacities of the Chemistry Department. In keeping with other designs from the same period on grounds, such as University Hall and Campbell Hall, the building's original architects adapted the University's customary brick and white trim materials palette to a contemporary design appropriate to and expressive of the building's modern function.

In 1999, Richard Guy Wilson and Sara Butler cited an *Alumni News* article from 1965 that anticipated the new building, noting that "the façade [of the Chemistry Building] facing Gilmer Hall across an open court, will contain vertical white elements that suggest Mr. Jefferson's architecture for the original academical village. It is thus considered the architectural 'bridge' between the unchanged old University and the new science and engineering complex that is growing up near Scott Stadium."

## Integrity

### SUBSTANTIALLY INTACT

### **Character Defining Features**

Exterior

- Massing
- Articulation of northern brick façade and brick and concrete eastern and western elevations

Interior

- Two-story entrance hall/lobby with skylights and balcony
- Main classroom auditorium at northern end of building
- High coffered ceilings along classroom hallways
- Circulation in lobby and around laboratories on first and second floors

#### **Critical Concerns**

N/A

#### History

The need for updated laboratory facilities and increased space for a growing student population prompted the move from Cobb Hall. In 1970, Ervin R. Artsdalen, John W. Mallet Professor of Chemistry, said that the Chemistry building provided the best collegiate laboratories in the country.

Substantial additions were completed to the building's south in 1993 and 2011. The 1993 addition houses research laboratories and facilities including spectroscopic instrumentation for magnetic resonance and optical spectroscopy. The 2011 addition of the Physical and Life Sciences Research Building supplements the current chemistry and biology programs with 100,000 square feet of adaptable laboratory and support spaces dedicated primarily to the life sciences. A large central stair flanked by seating areas on each floor facilitates inter-disciplinary communication and collaboration. These spaces were renovated beginning in 2017, in part to increase the buildings' sustainability.

#### Chronology

1962	Louis Kahn, in association with Stainback and Scribner, develops a preliminary de- sign for the Chemistry Building that is not executed.
1963	Anderson, Beckwith and Haible, also in association with Stainback and Scribner, is selected to design the Chemistry Building.
1968–1970	Chemistry Building constructed.
1972	Renovation of unfinished space to serve the Environmental Science Department.

1973–92	Frequent room and lab modifications carried out.
1993	Addition to southeast corner by Ellenzweig & Associates.
2005	Structural damage and leakage due to the construction of Wilsdorf Hall.
2011	Physical and Life Sciences Research Building addition at southwest corner by Bohlin, Cywinski, Jackson and associated landscape by Michael Van Valkenberg Associates completed.
2013	Chemistry lab relocated and renovated.
2014	Landers Lab renovated.
2016 - 2022	Extensive renovations undertaken by Perkins & Will. These changes enabled the Chemistry Building to earn a Silver Level LEED Certification in 2022.

## Sources

Butler, Sara A. and Richard Guy Wilson. *The Campus Guide to the University of Virginia*. New York: Princeton University Press, 1999.

Hitchcock, Susan Tyler. *The University of Virginia: A Pictorial History*. Charlottesville: University Press of Virginia, 1999.

O'Neal, William B. *Pictorial History of the University of Virginia*. Charlottesville: The University Press of Virginia, 1968.

## Significant Photographs and Drawings



Chemistry Building South Elevation, 1993 Ellenzweig & Associates addition on right, 2011 Bohlin, Cywinski, Jackson addition (Physical and Life Sciences Research Building) on left.



Chemistry Building South Elevation, 1993 Ellenzweig & Associates addition on right, 2011 Bohlin, Cywinski, Jackson addition (Physical and Life Sciences Research Building) on left.



Chemistry Building. Entry level plan. Sheet A-5 (21066). By Stainback & Scribner Architects and Anderson, Beckwith & Haible Architects. Dated October 1965. UVA Facilities Management Resource Center.



Chemistry Building. North and West Elevations. Sheet A-9 (21070). By Stainback & Scribner Architects and Anderson, Beckwith & Haible Architects. Dated October 1965. UVA Facilities Management Resource Center.



Chemistry Building. South and East Elevations. Sheet A10 (21071). Stainback & Scribner Architects and Anderson, Beckwith & Haible Architects, October 1965. UVA Facilities Management Resource Center.



Chemistry Building, west elevation. Photo by MCWB Architects, Albany, New York. April 2024.



Chemistry Building, lobby (top) and main stair (bottom). Photos by MCWB Architects, Albany, New York, April 2024.



Perkins and Will, Chemistry Building Renovations, Floor Plan Level 01, October 29, 2021. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Perkins and Will, Chemistry Building Renovations, Floor Plan - Level 02, October 29, 2021. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



Perkins and Will, Chemistry Building Renovations, Floor Plan, Level 03, October 29, 2021. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Perkins and Will, Chemistry Building Renovations, Floor Plan, Level 04, October 29, 2021. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.

# Clark Hall

## 1930-32; Additions 1949, 2003

Architects: The Architectural Commission (Walter Dabney Blair, Robert E. L. Taylor, John Kevan Peebles, and Edmund S. Campbell); Taylor and Fisher; Ellenzweig Associates, Inc.



#### **Preservation Priority**

ESSENTIAL

#### Landscape

Clark Hall/Dawson's Row

#### Significance

Clark Hall opened as the School of Law in 1932. Designed by the Architectural Commission, the building was funded by alumnus attorney William Andres Clark, Jr., as a memorial to his wife, Mabel Foster Clark. Clark Hall is undeniably the finest and most developed work produced by the Architectural Commission. The two-story, sky-lit mural hall is the heart of the building, depicting the history of law in two murals painted by Allyn Cox in 1930-34. Also notable are the Doric appointments of this space. Built on what the commissioners deemed the best remaining site on the grounds, this structure reflected the University's regard for Law as its preeminent academic program.

## Integrity

SUBSTANTIALLY INTACT. The exterior of the building remains substantially intact in spite of later additions. The placement of the additions does not detract from the primary façade or its original relationship to McCormick Road. The interior has been remodeled to suit changes in use but has not been altered beyond recognition. The Memorial Hall, with its Allyn Cox murals, remains virtually intact and is the most noteworthy space within the building.

### **Character Defining Features**

Exterior

- Form, massing and style
- In antis portico with colossal Corinthian columns and entablature
- Hipped roof
- Marble parapet with inscriptions
- Brick sidewalls in Flemish bond
- Fenestration
- Door openings and surrounds
- Wings and hyphens

#### Interior

- Plan
- Entrance hall
- Memorial hall--painted murals, Doric orders, and skylight

#### **Critical Concerns**

None

#### History

Clark Hall was originally home to the University of Virginia's School of Law. Built in the 1930s and expanded in the 1950's, the building served a generation of law students until 1975, when the Law School moved to its new quarters on North Grounds. The building is most noted for the magnificent murals by Allyn Cox located within Memorial Hall and illuminated by a skylight spanning the entire space. Since the Law School's departure the building has been the home of the Department of Environmental Sciences. In 2000-2003 an addition was added to expand the library, classroom, and laboratory space. This major addition was part of the continuing effort to accommodate a science department in a law building.

## Chronology

1930-32 The new Law School building constructed. The original plan was to extend the back of Minor Hall, but topography and the existing road system made this impossible. To erect the building, two houses that were part of Dawson's Row were demolished. In a proposed enlargement of the Law program, Dean Lile envisioned an expansion of the faculty from seven to twelve professors, and an increase in the number of law students from 325 to 550. Four lecture rooms, preferably amphitheaters, were required to accommodate this enlarged program. Also needed were a courtroom, a library, numerous offices, a locker room, and a lounge/smoking room. Before the new building stood a brick paved terrace, 35 feet wide, surrounded by a stone balustrade. Inscribed upon the building was the text, "That those alone may be servants of the law who labor with learning, courage, and devotion to preserve liberty and promote justice." 1941 Lighting renovations. 1949 East and west additions to the library for more office space and reading areas. 1961 Alterations to the east wing of the stacks to expand the library's capacity. 1974 Law School relocated to North Grounds, after which the Department of Environmental Sciences occupied the building. As this structure was originally the Law School, the rooms were suited more for the needs of law students than an Arts and Sciences department. The smoking room as well as various other spaces were changed into laboratories, the dome ceiling in the moot court room was dropped, and the remaining space was divided into offices. Over the next 20 years, various classrooms were transformed into laboratories, accompanied by necessary changes in systems serving these spaces. 1991 Roof repaired. 1994 Skylight repaired. 30,000 square foot, four-story addition constructed on the south side of the building. 2000-2003 Space used for environmental science research labs along with a reading room for the Science and Engineering Library. Renovations included the installation of elevators and north-south and east-west hallways. 2003 Roof replaced.

#### **Recommended Studies**

Historic Structure Report



Significant Photographs and Drawings

Clark Hall. North façade. 1940. Special Collections at the University of Virginia.



Memorial Hall. View looking northeast. July 2004.



Clark Hall, Mural. West wall. July 2004.



Clark Hall, North and South Elevations. Dated February 10<sup>th</sup>, 1931. University of Virginia Facilities Management FP&C Resource Center.



Clark Hall. First floor plan. Dated February 10<sup>th</sup>, 1931. University of Virginia Facilities Management FP&C Resource Center.

# Claude Moore Health Sciences Library

## Built 1976; Additions, 1998

Architects: Caudill Rowlett Scott with Williams and Tazewell and Associates; Additions, Ayers Saint Gross



#### **Preservation Priority**

Important

#### Landscape

Hospital

#### Significance

The new Health Sciences library, constructed in 1976, solved several problems for the University. Its construction created a centralized location for the Health Sciences library collection, which had been scattered among other libraries. It also created the Hospital Link that spans Jefferson Park Avenue, and allows interior, above-grade pedestrian traffic throughout the medical campus.

The building is named for Dr. Claude Moore, who provided funds for the building's construction. Dr. Moore was a 1916 graduate of the U.Va. School of Medicine, and was dedicated to enhancing medical education opportunities in Virginia. The Claude Moore Charitable Foundation was founded in 1987 to further this mission.

## Integrity

Substantially Intact. The additions and renovations to the building have not altered its essential character.

### **Character Defining Features**

- Massing
- First and second floor fenestration
- Round projection as stairwell
- First and second floor interiors continue exterior brick
- Floor plan, with library contained as a separate unit within the building
- Exterior plaza with benches and low brick walls
- Spans busy arterial road

### **Critical Concerns**

To be provided from Facilities Management Inspection Reports

#### History

The new Health Sciences library, now called Claude Moore, was constructed in 1976. William Caudill, of the building's design firm, Caudill Rowlett Scott, FAIA, was honored posthumously with the AIA Gold Medal Award in 1985. The firm started in the late 1940s, and lasted for more than forty years, and has been called "one of the most innovative architecture/engineering firms of its time."

Several renovations and interior alterations have been completed in the building, most notably the 1998 basement development by Ayers Saint Gross. This expansion provided the necessary study seats, project and office space, and computer stations for the Medical School students.

## Chronology

1976	The new health sciences library is constructed.
1977	The library was named for Dr. Claude Moore in recognition of his generosity and interest in the University of Virginia Medical Center.
1989	Ayers Saint Gross Architects of Baltimore, Maryland were approved for the preplanning study for the Library's basement addition and renovation.
1998	Major basement development and renovations by Ayers Saint Gross.
1998	Roof replacement and asbestos removal by Dewberry & Davis.
2001	Cabell Room renovation by Daggett & Grigg Architects and 2RW consulting engineers.

2005 Medical Education and Technology renovation by Hillier architects relocates the learning center and Education Technology group to the first floor book stacks group study area. FP system adjacent to computer server room is improved.

#### Sources

Ayers/Saint/Gross, Preplanning study for the University of Virginia New Construction: Basement Development of the Health Sciences Library, August 15, 1989. Facilities Management Resource Center.

Logan, Katharine, "Culture of Listening." Architecture Week. Page N2. 1. May 30, 2001. http://www.architectureweek.com/2001/0530/news\_2-1.html

University Board of Visitors Minutes, October 8, 1977. http://xtf.lib.virginia.edu/xtf/view?docId=2006\_01/ uvaGenText/tei/bov\_1977-10-08.xml;chunk.id=d56;toc.depth=1;toc.id=;brand=default;query=health%20sciences%20library#1

University of Virginia Board of Visitors Minutes, January 27, 1989. http://xtf.lib.virginia.edu/xtf/view?docId=2006\_01/uvaGenText/tei/bov\_1989-01-27.xml;chunk.id=d44;toc.depth=1;toc.id=;brand=default;query=sprigg#1



Claude Moore Health Sciences Library (low building located far center, bridging Jefferson Park Avenue). Aerial View of Hospital Campus. Special Collections prints 20406. No date.



Claude Moore Health Sciences Library. Interior View into 1st floor Library. Special Collections prints 22236. 1981.

#### Significant Photographs and Drawings



Health Sciences Library. Site Plan. Sheet C1 (38467). By Caudill Rowlett Scott. Dated February 22, 1973. U.Va. Facilities Management Resource Center.



Health Sciences Library. First Floor Plan. Sheet A2 (38902). By Caudill Rowlett Scott. Dated February 22, 1973. U.Va. Facilities Management Resource Center.



Health Sciences Library. Second Floor Plan. Sheet A3 (38903). By Caudill Rowlett Scott. Dated February 22, 1973. U.Va. Facilities Management Resource Center.



Health Sciences Library. East Elevation. Sheet A6 (38410). By Caudill Rowlett Scott. Dated February 22, 1973. U.Va. Facilities Management Resource Center.



Health Sciences Library. Renovation: Basement Floor Plan. Sheet A1 01 (76062). By Ayers Saint Gross. Dated November 11, 1998. U.Va. Facilities Management Resource Center.

# Clemons Library

## 1979

Architects: Norman Fletcher, The Architects Collaborative (TAC) with Hankins and Anderson Terrace renovation: Dirtworks, 2010



#### **Preservation Priority**

Important

#### Landscape

Alderman Quadrangle

#### Significance

Clemons Library is a four-story brick building set into the western slope of the library quadrangle to mask its bulk and preserve the westward view toward Lewis Mountain. The western façade is characterized by a series of stairs and terraces, as well as windows that provide natural light to the building's underground levels. The building was constructed to meet the increased need for student study space and library material storage. At the time of its construction, it provided space for 150,000 volumes and 1,500 readers.

# CLEMONS LIBRARY

## Integrity

Intact

#### **Character Defining Features**

Exterior

- Form and massing
- Siting in the slope of a hill
- Terraces and exterior stairs
- Fenestration pattern
- Primary entry on fourth floor (library quadrangle level)
- Common-bond brick veneer exterior

Interior

• Plan and interior stairs

#### **Critical Concerns**

To be provided from Facilities Management Inspection Reports

#### History

The undergraduate readers' library was constructed to meet the growing need for study space at the University, as Alderman Library had become quite crowded by the early 1970s. Planning for the building began around 1971, with the decision to hire architect Ulrich Franzen. The associated architecture firm for the project was Rawlings, Wilson, and Fraher, of Richmond, Virginia. Students played a large role in the planning of the library project. In1973, the Student Council President Larry Sabato (now a Professor of Politics at the University) organized a tour of Alderman Library for a group of Virginia legislators to experience the crowded library conditions, which helped to make the case for the project. Enrollment at the University in 1972 was almost 13,000 students, and Alderman Library provided only 684 seats, resulting in a severe deficit of study space. Ease of library use was a second concern, and Alderman Library's large research collection did not meet the specific needs of the undergraduate population. The Committee on the Undergraduate Library concluded that "the large, all-purpose libraries," such as Alderman Library, "have found they must distinguish between graduate and undergraduate education, and experience has shown that a most effective way to do this is with an undergraduate library."The new library would have a "controlled collection... directly related to the student's assignments."

The program for the new library called for "convenient accessibility" to library materials, with strategic arrangement of work, study, and shelving spaces. The building design was to be flexible, with "limited exit control," so that it could operate on a 24-hour basis. An entrance vestibule was requested to minimize temperature change. Interior spatial needs included placement of the circulation desk

## CLEMONS LIBRARY

in clear view of the main entrance, and the creation of a glass-enclosed office for circulation-related work.

One proposed location for the library was Dawson's Row (south of the McIntire Amphitheater). However the advantages of being proximate to Alderman Library convinced President Shannon and the Board to locate the new facility adjacent to Alderman Library. The Board expressed concern over that siting and initial concept design would close the view west to Lewis Mountain. To address these concerns, the following design directions were made by the Board, to be communicated to the architect, Ulrich Franzen: "retain Miller Hall; preserve an avenue of vision toward the west; lower the building by one floor; develop a terrace which together with adjacent parts of the undergraduate library could frame the view toward Lewis Mountain; be concerned about the visual impact of the library from the west, e.g. from the Memorial Gymnasium."

Franzen presented a subsequent library design that would meet the criteria designated by the Board, with the two largest floors of the library covered by an expanse of roof terrace, and thus protecting the westward view. Two floors of the new building "would rise... above the terrace level, exposing a façade of five floors on the western slope... A series of landscaped outdoor spaces would be developed between the library entrance and Newcomb Hall." The Board was concerned with the western vista from the library court, and recommended Franzen not to move forward with that aspect of the design, encouraging him to relieve "the mass of the building... with skillful play of light and shadow." Franzen's revised plans retained the general features of the building. The terrace was designed around a "full storied triangular light shaft" with an entrance to the library one story below.

By 1976, the Board had decided not to continue working with Ulrich Franzen on the design for the new library, and a second building committee was appointed. In 1978, The Architects Collaborative, Inc. presented new designs for the building that addressed the concerns about the Franzen design. Construction began in 1979 and was completed in 1982. The building is a four-story brick veneer structure built into the downward slope west of the library quadrangle. Stairs descend the slope on the building's west façade, connected by a series of terraces that provide views into the library's two underground floors. On the entrance level, the building's façade is divided horizontally with a band of ribbon windows and decorative brick detail above. The interior walls and main stairwell walls are brick.

The building was named for Harry C. Clemons, the University librarian from 1927 to 1950. Clemons Library now houses undergraduate studies collections, as well as the Digital Media Center.
### Chronology

1973	The Board of Visitors approves the Richmond firm of Rawlings, Wilson, and Fraher, Architects, to furnish supervision and to prepare working drawings (for the undergraduate reader library) in association with the Ulrich Franzen Associates at such time as the University may wish to proceed with these drawings.
1974	Ulrich Franzen presents designs for the building to the Library Expansion Committee.
1978	The Architects Collaborative, Inc., of Boston, presents designs for the building.
1978	The Undergraduate Readers Library was named The Harry Clemons Library on April1, 1978.
1979	Construction begins on the library building.
1999	The third floor Robertson Media Center is renovated by Vansant & Gusler, Inc. The renovation includes the creation of new partition walls and glass-enclosed workspaces.
2001	Rieley and Associates develops several options for the improvement of the Clemons terrace, at the time an unimproved space. The terrace would be fitted with a lightweight trellis structure with vines to create shade, yet preserve the views west and north from the terrace. The trellis was not built.
2008	HDH completes waterproofing of the terrace, including new drains, membrane flashing, and paving. Dirtworks, PC and RMF Engineering, Inc. designs landscape enhancements to be done in conjunction with the waterproofing project.
2012	Whitlock Dalrymple Poston completes repairs to the leaking roof terrace, replaces pavers and brick veneer on the terrace side of the building, and installs new EDPM and through-wall flashing.



#### Significant Photographs and Drawings

Clemons Library, from the north, 1980.U.Va.Special Collections Library Online Visual History Collection, prints file 07514.



Clemons Library, Fourth floor interior and view of exterior plaza.U.Va. Special Collections Library Online Visual History Collection, prints file 11802.



Clemons Library. Site Plan, NOT BUILT. Sheet G2(22676), Ulrich Franzen & Associates, September 19, 1975. U.Va. Facilities Management Resource Center.



Clemons Library. Fourth Floor Plan, NOT BUILT. Sheet A4 (22680).By Ulrich Franzen & Associates. Dated September 19, 1975.U.Va. Facilities Management Resource Center.



Clemons Library. Conceptual Model, NOT BUILT. Photographs 1,3, and 6 (File#58035) By Ulrich Franzen & Associates. No date. U.Va. Facilities Management Resource Center.



Clemons Library. Entrance, Fourth Floor. Photo dated May 2013.



Clemons Library Terrace. Photo dated May 2013.



Clemons Library. North and West Elevations. Sheet A7 (22137). By The Architects Collaborative. Dated-January 26, 1979. U.Va. Facilities Management Resource Center.



Clemons Library. South and East Elevations. Sheet A8 (22138). By The Architects Collaborative. Dated January 26, 1979. U.Va. Facilities Management Resource Center.



Clemons Library Terrace. Planting and furniture plan. Sheet 1(10355). By Dirtworks. Dated March 5, 2008. U.Va. Facilities Management Resource Center.

#### Sources:

Werner Sensbach to Vincent Shea, May11,1971.RG-2/1/3.791President's Papers, Special Record, Box 1 "Special Committee: Undergraduate Reader Library, 1972-1976."

"Justification for Undergraduate-Readers Library, University of Virginia," no date. RG-2/1/3.791 President's Papers, Special Record, box 1 "Special Committee: Undergraduate Library, 1972-1976"

Letter to Mr.Ray Frantz, Jr. from the Undergraduate Readers' Library Building Committee, "Preliminary Program,"-May 10,1973.RG-12/14/1.041Papers of the Committee on the Undergraduate Readers Library.

Memorandum of Meeting Re: Library Expansion, January 31,1974. RG2/1/3.791 President's Papers, Special Record, box 1 "Special Committee: Undergraduate Library, 1972-1976"

Memorandum of Meeting Re: Library Expansion, March 8,1974.RG2/1/3.791 President's Papers, Special Record, box 1 "Special Committee: Undergraduate Library, 1972-1976"

Werner Sensbachto Ulrich Franzen, March 15,1974.RG2/1/3.791 President's Papers, Special Record, box 1 "Special Committee: Undergraduate Library, 1972-1976"

Memorandum of Meeting, Undergraduate Readers Library Committee, October 9, 1975.RG2/1/3.791 President's Papers, Special Record, box 1 "Special Committee: Undergraduate Library, 1972-1976"

Frank Hereford to Edmund S. Berkeley, Jr., August 2,1976.RG2/1/3.791 President's Papers, Special Record, box 1 "Special Committee: Undergraduate Library, 1972-1976"

# Cobb Hall

#### Built 1917; 1930-31 addition; 2024 addition and renovation

Architect: Walter Dabney Blair; 2023 Robert A. M. Stern with Glavé & Holmes



#### **Preservation Priority**

#### IMPORTANT

#### Landscape

Hospital

#### Significance

The construction of Cobb Hall moved the entire chemistry program to East Grounds, where it effectively became an adjunct to the medical school. This supported President Alderman's effort to elevate the status of the school and thus ensure that the University would continue to have a program in medicine. The building was designed by Walter Dabney Blair in the Jeffersonian Classical style he had employed for the Steele Wing of University Hospital just a year earlier. Together with Eugene Bradbury's Corner Building (1914) these structures were among the first uses of Jeffersonian Classical motifs in larger auxiliary structures attuned to the needs of an expanding university.

Named for John Blackwell Cobb, who donated half of the funds for its construction, Cobb Hall also illustrates the growing importance of philanthropy during President Alderman's administration as he worked to expand the University's programs and reach.

#### Integrity

COMPROMISED. At the time of the 2024 site inspections, Cobb Hall was in the midst of a comprehensive renovation as part of the much larger McIntire Expansion project. This involves an extensive renovation of Cobb Hall, removing the 1930 addition and the south wing of the original building, saving the main shell of the building but redesigning the interior, with new windows, doors, and millwork.

#### **Character Defining Features**

Exterior

- Prominent situation at the end of Hospital Drive overlooking Jefferson Park Avenue
- Sunken site with areaway in front of building
- Ionic hexastyle portico with pilasters
- Granite steps
- Full entablature
- Sidewalls of Flemish-bond brick
- Inset panels below first-floor windows
- Molded brick water table
- Rusticated basement walls
- Classical frontispiece at entry
- Sash windows with Jeffersonian window surrounds

#### Interior

- Stairs, newel posts, railings and balusters
- Bronze plaque in entry

#### History

Cobb Hall was designed by Walter Dabney Blair and completed in 1917 with funds donated by J. B. Cobb, for whom the building is named. In its detailing and materials, the building was pointedly Jeffersonian, echoing Blair's earlier design for the Steele Wing of University Hospital completed just a year before Cobb Hall.

Cobb Hall was situated in general accordance with the 1913 master plan of Warren Manning. It was to have been the principal building in an ensemble organized around three sides of a court, centered on the new thoroughfare between the hospital and East Range. Laboratories for the Medical School (never built) were to have formed the eastern side of the court, with East Range forming the west.

The site—in a declivity—was ideal, inasmuch as it allowed Blair to set most of the building below the level of Hospital Drive. The design thus diminishes its apparent size, with only two stories apparent as one approached from the north. This solution recalled McKim, Mead & White's successful deployment of the academic buildings for the South Lawn.

The location of Cobb Hall with its many labs adjacent to the growing hospital complex allowed for better support of the Medical School. This was consistent with President Alderman's desire to augment and improve that program among many others.

The building was laid out in the form of a "T," with a central range running north and south. The axial corridor running the depth of this wing broadened at the front entry to accommodate a museum for the exhibition of collections previously assembled by Professors Mallet and Dunnington. Over this museum was a large lecture hall, while the library occupied the upper level of the east wing. The building was designed anticipating a doubled enrollment of 600 students, with the provision for an added rear wing when further growth might require it. In 1930, the "T' was expanded to an "H" to meet this requirement.

In 2022, the University transferred Cobb Hall to the McIntire School of Commerce and announced a \$100M expansion of its facilities. The expansion comprises a "reimagined" and completely renovated Cobb Hall, paired with the construction of Shumway Hall to the south with a tunnel linking these spaces with Rouss and Robertson Halls. The University commissioned Robert A.M. Stern Architects and Glavé & Holmes Architecture to undertake the expansion, and their work has since removed the 1930 expansion and part of the original structure to accommodate their design. The updated Cobb Hall will comprise two classrooms, a new, double-height solarium, and several group study rooms. It is intended to house the McIntire School's Marketing & Communications and Media & Design teams, with a full production studio among other amenities.

#### Chronology

1915–17	Cobb Hall constructed to house Chemistry Department, after a fire destroyed its previous quarters.
1930–31	Rear addition constructed under the supervision of John K. Peebles, Walter Dabney Blair, and Robert E. Lee Taylor of the Architectural Commission. (Blair's original plans provided for a rear addition).
1968	Chemistry Department moves out and the Medical School moves in.
1968–79	Numerous renovations.
1979	Elevator addition by Stainback and Scribner.
1980–91	Numerous renovations.
1991	New roof installed.

- 1991–2003 Numerous renovations.
- 2022 The University transfers Cobb Hall from the Medical School to the McIntire School of Commerce as part of a larger project to create a collection of halls for the students in that school. The McIntire School begins a \$100M expansion of Cobb Hall, which is ongoing.

#### **Recommended Studies**

N/A

#### Sources

Kelly, Matt. "McIntire School of Commerce Expansion Involves Blending Old and New." UVA Today, November 10, 2022.

"McIntire Expansion Project: Naming Opportunities." University of Virginia McIntire School of Commerce, 2024.

Ramspacher, Andrew. "A Little More Space.' McIntire Breaks Grounds on Eye-Popping Expansion Project." *UVA Today*, September 16, 2022.

UVA Facilities Management drawings and inspection reports.

#### Significant Photographs and Drawings



Rendering of the "Chemical Laboratory," 1916. Holsinger Studio Collection, Albert and Shirley Small Special Collections Library at the University of Virginia, Charlottesville, Virginia.



Cobb Hall, north elevation, c. 1925. Albert and Shirley Small Special Collections Library at the University of Virginia, Charlottesville, Virginia.



Cobb Hall, Northwest elevation, c. 1925. Albert and Shirley Small Special Collections Library at the University of Virginia, Charlottesville, Virginia.



Glavé & Holmes Architecture, Cobb Hall First Floor Plan, November 12, 2021. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Glavé & Holmes Architecture, Cobb Hall Second Floor Plan, November 12, 2021. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.





Glavé & Holmes Architecture, Cobb Hall Third Floor Plan, November 12, 2021. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Glavé & Holmes Architecture, Cobb Hall East and West Elevations, November 12, 2021. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Glavé & Holmes Architecture, Cobb Hall North and South Elevations, November 12, 2021. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.

# Cocke Hall

#### Built 1896–98; renovated 2005

Architect: Stanford White, McKim, Mead & White; Renovated by Schwartz/Silver



#### **Preservation Priority**

ESSENTIAL

#### Landscape

South Lawn

#### Significance

Cocke Hall, like Rouss and Cabell Hall, was built in response to the loss of classrooms after the destruction of the Rotunda and its Annex in the 1895 fire. Designed by Stanford White of McKim, Mead & White and completed in 1898, Cocke Hall was first known as the Mechanical Laboratory, containing a shop and lab space for research and training in engineering and allied sciences. The University's dedication of so conspicuous a building to these purposes reflected a broader trend towards the inclusion of technical fields in the emerging American university. Cocke Hall was named in honor of John Hartwell Cocke, member of the original Board of Visitors from 1819 until 1856.

#### Integrity

SUBSTANTIALLY INTACT. The exterior of Cocke Hall remains largely unchanged. While the interior of the building has been significantly renovated, it retains original finishes in the main lobby and stair hall. The library on the main floor maintains most of the volume of the original room.

#### **Character Defining Features**

Exterior

- Massive 13-bay tripartite form
- Tetrastyle, parallel-volute Roman Ionic portico in antis
- Greek acroteria on pediment, which provided the model for Rouss Hall, opposite
- Brick walls on north and south laid in Flemish bond with glazed headers
- Rubbed jack arches with stuccoed keystones
- Granite trim elements
- Wood frame sash windows
- Wood panel doors
- Intact original rear elevation

#### **Critical Concerns**

None

#### History

With the fire of 1895 and the destruction of the Annex and Rotunda, there was a pressing need for new classroom and assembly space. To meet this, the University commissioned Stanford White to design new academic buildings. White's solution resulted in the construction of Cocke Hall, Rouss Hall, and Cabell Hall in a complex that has come to be known as the South Lawn The three initial buildings that comprise this space – today's Cocke, Old Cabell, and Rouss Halls – deploy a similar design formula that complements but is subsidiary to the Jeffersonian Lawn.

Originally called the Mechanical Laboratory, Cocke Hall housed offices for the Dean and professors, a large lecture room, drawing rooms, and spaces for blueprinting and photography. Shop space for wood and iron work was located in the basement along with classrooms, testing areas, a machine shop, and lavatories, establishing the foundation for what would become the School of Engineering.

The Mechanical Laboratory was renamed Cocke Hall in 1939 to honor John Hartwell Cocke, a member of the original Board of Visitors and a close friend of Thomas Jefferson. The interior of the building was renovated and partitioned during the last quarter of the twentieth century, and renovated again in 2005 to its current appearance. Among other uses, it houses the Philosophy and Classics Departments.

#### Chronology

April 1896 Construction begins.

1898 Building dedication. The building measured 180' x 70'. The first floor included the main lecture room, an electrical engineering laboratory, a drawing room, rooms for blueprinting and photography, and offices for the Dean and other professors. In the

basement were rooms filled with machinery for wood and iron work, a classroom,
testing laboratories, wood shop, machine shop, apparatus and storerooms, tool room,
and students' lavatories.

- 1904 "Scott Laboratory of Electrical Engineering" named in honor of a gift by Frances Branch Scott to equip the laboratory.
- 1914–15 Repainting of all exposed woodwork and repair of all interior walls and plaster. In the basement, a granolithic floor was installed in the machine shop.
- ca. 1928 Installation of a clock in the tympanum of the west pediment.
- 1939 Board of Visitors rename it the John Hartwell Cocke Hall.
- 1970 Rawlings Wilson and Fraher designed drawings for new offices in the basement level of the north wing.
- 1973 Modifications to a closet and professor's room south of the large classroom. Former engine room at the west end of the basement converted into offices.
- 1981 Room 120 in the north wings modified to create two offices along east wall. Large classroom converted into computer facility.
- 2005 Cocke Hall renovated to accommodate the Classics and Philosophy Departments. Undertaken by Schwartz/Silver, the renovation restored interior millwork and added a new upper level with a horseshoe-shaped set of offices overlooking a new reception room.

#### Studies

Historic Structure Report (HSR) completed

#### Sources

Schwartz/Silver. "Cocke Hall, University of Virginia, Charlottesville Virginia." 2006. https://www. schwartzsilver. com/projects/cocke-hall.

University of Virginia Facilities Management Department Specifications and Drawings.

Wilson, Richard Guy, David J. Neuman, and Sara A. Butler. *University of Virginia: An Architectural Tour.* Second edition. New York: Princeton, 2012.

#### Significant Photographs and Drawings



The Mechanical Laboratory (Cocke Hall). East elevation. Date unknown. Albert and Shirley Small Special Collections at the University of Virginia.



The Mechanical Laboratory (Cocke Hall), view from west showing landscape prior to construction of McIntire Amphitheater. Date unknown, before 1920. Albert and Shirley Small Special Collections at the University of Virginia.



The Mechanical Laboratory (Cocke Hall). Interior, location unknown. Date unknown. Albert and Shirley Small Special Collections at the University of Virginia.



The Mechanical Laboratory (Cocke Hall). Interior, location unknown. Date unknown. Albert and Shirley Small Special Collections at the University of Virginia.



The Mechanical Laboratory (Cocke Hall). East Elevation. McKim, Mead & White, Architects. April 17, 1896. University of Virginia Facilities Management FP&C Resource Center.



The Mechanical Laboratory (Cocke Hall). Cellar and main floor plans. McKim, Mead & White, Architects. April 14, 1896. University of Virginia Facilities Management FP&C Resource Center.



The Mechanical Laboratory (Cocke Hall). Detail of portico. McKim, Mead & White, Architects. July 10, 1896. University of Virginia Facilities Management FP&C Resource Center.



The Mechanical Laboratory (Cocke Hall). North elevation. McKim, Mead & White, Architects. April 16, 1896. University of Virginia Facilities Management FP&C Resource Center.



Cocke Hall from northeast, April 2024. Photo by MCWB Architects. Albany, New York.



Cocke Hall from northwest, April 2024. Photo by MCWB Architects. Albany, New York.



Cocke Hall, hall at first floor, April 2024. Photo by Cocke Hall, passage at second floor, April 2024. MCWB Architects. Albany, New York.



Photo by MCWB Architects. Albany, New York.



Cocke Hall, Philosophy Department library, April 2024. Photo by MCWB Architects. Albany, New York.

# Copeley Housing

#### Phases 1&2:1962-1965 Phases 3&4:1972-1974

Architects: James Scott Rawlins and John E. Wilson (phases 1 & 2) Rawlings, Wilson, and Fraher (phases 3 & 4)



**Preservation Priority** 

Not Contributing

#### Landscape

Copeley Hill

#### Significance

Copeley Housing, along with the construction of University Hall, was an initial step in the University's move to the north, away from the relatively dense Central Grounds and toward a more suburban campus model. Planning for the site anticipated the growth of the married student population for several decades, and the site plan includes not only the residences but children's play spaces and large parking areas. Phases 3 and 4 were for single students. The multi-story apartment buildings with their central exterior stairwells were a novel building type for student housing at the University.

#### Integrity

Substantially Intact

### COPELEY HOUSING

#### **Character Defining Features**

- Site plan
- Massing
- Balconies and stairs

#### History

In 1945, the University of Virginia purchased approximately 120 acres, known as the Massie property, located north of the intersection of Emmet Street and the Norfolk Southern Railway. This property is now home to both residential and athletic facilities. The residential portion of this tract is known as Copeley Hill.

Shortly after purchasing the property, the University constructed barrack-style family housing, including Quonset huts, intended as a short-term solution for an influx of World War II veteranstudents. The need to accommodate growing populations of married students grew through the following decade, gradually changing from a majority of military veteran students to civilians. That change, coupled with the increasingly difficult maintenance of the wooden barracks catalyzed the decision to build a permanent apartment complex for student family housing in 1962. The first phase of the Copeley apartments was built to the northwest of the barracks site, away from Central Grounds, with the adjacent second phase following in 1964.

In 1963, the University purchased an adjacent parcel of land, which included the residence known as Sunnyside, from the Duke family. The final two phases of residences, this time for single students, were built on the Duke property starting in 1972 to support the locations of the Law School and the Darden School on the North Grounds.

#### Chronology

- 1962Phase 1 constructed
- 1964Phase 2 constructed
- 1972 Phase 3 constructed
- 1974 Phase 4 constructed

#### Sources:

UVA Facilities Management drawings and inspection reports.

Bock, George Alvin. A study of the development of permanent housing facilities for married students and their families as the basis for the design of such a project at the University of Virginia. Charlottesville: University of Virginia, Housing Division, 1955.

### COPELEY HOUSING

#### Significant Photographs and Drawings



Copeley Married Student Housing. Site Plan Phase II. Sheet 1 (033365). By Rawlins & Wilson Architects. Dated December 1964. UVA Facilities Management Resource Center.



Copeley Married Student Housing. Plans Phase II. Sheet 6 (033250). By Rawlins & Wilson Architects. Dated December 1964. UVA Facilities Management Resource Center.

# COPELEY HOUSING



Copeley Married Student Housing. Elevations Phase II. Sheet 8 (033252). By Rawlins & Wilson Architects. Dated December 1964. UVA Facilities Management Resource Center.



Copeley Housing, Phase III by Rawlings, Wilson, and Fraher

# Corner Building

(Women's Center) **1913-1914** Architect: Eugene Bradbury



#### **Preservation Priority**

ESSENTIAL

#### Landscape

Hospital

#### Significance

Part of a program to improve the "Old Corner" area north of the University grounds, the Corner Building was conceived as a "dignified" commercial building. Designed by Eugene Bradbury with inspiration from Monticello, this building ratified the choice of Jeffersonian Classicism as the University's sanctioned architectural style. The structure was moved from its original site east to its current location in 1928-29 to make room for the Medical School Building.

#### Integrity

SUBSTANTIALLY INTACT. The structure was moved from its original site in 1928. The exterior has sustained only minor changes. The interior has been considerably altered as a result of partitioning and upgrading the spaces to meet current needs. In spite of these changes, original materials survive beneath modern surfaces and finishes.

#### **Character Defining Features**

#### Exterior

- Form, massing and style
- Brick masonry construction in Flemish bond
- Double hipped roof
- Balustrade on wings
- Chimneys
- Cornice, entablature and internal gutter system
- Entry portico
- Classical details
- Fenestration, wood sash and surrounds, oculus windows
- Arched door openings and early entry doors

#### Interior

- Brick arches
- Partitioning of original spaces

#### History

The Corner Building, named after "the Corner" opposite where it stands, was intended to beautify the eastern approach to the University while providing space for commercial ventures. Combined with the construction of the Senff Gates, the University's improvements to the Corner encouraged surrounding landowners to replace shanties and old buildings with many of the structures that today make up the Corner. This completed the Corner's transition from a utilitarian area to a main entry to the University grounds. The Corner Building was to contain sufficient space for the post office and several stores, including Olivier's University Bookstore, a railroad ticket office, the University Shop clothing store, a shoe store or soda fountain, and Mrs. Thurman's University Tea Room. The front corners of the building were planned as open arcades, but were enclosed at an unspecified later date. The building was moved eastward toward the railroad to clear the way for a new Medical School, just to the west.

#### Chronology

1913 Eugene Bradbury's plans for the Student Health Building presented and construction begun.

1928-1929	Building moved eastward on University Avenue to make way for the Medical School Building. A concrete basement was added at this time, replacing the original brick foundation and compensating for the slight change in elevation.
1929	Building rented to the C&O Railroad Company as a train station.
1950s	University Hospital departments began to occupy the building.
1962	Air conditioning and electrical work performed; the window and door in the north elevation's 2nd and 3rd bays from the west exchanged; ceilings dropped; new lavatories installed.
1977	New offices placed in the old storage area; gynecology exam and office spaces relocated in pediatric cardiology (basement); first floor laboratory expansion; new office and exam rooms on the second floor; air conditioning installed.
1991	Building renovated for teen health center.
1995	EPDM roof installed, except on the hipped roof and gabled portico on the front of the building.

#### **Recommended Studies**

Historic Structure Report



#### Significant Photographs and Drawings

The Corner Building at its original location. Note the Senff Gates. April 1915. Special Collections at the University of Virginia, Holsinger Collection.



The Corner Building. North elevation. Date unknown. Special Collections at the University of Virginia.



The Corner Building. IMP coronation. The building has been moved to its existing site; the Medical School Building is visible in the upper right portion of the image. Date unknown; after 1928. Special Collections at the University of Virginia, Holsinger Collection.



The Corner Building. Interior of the tea room. February 1914. Special Collections at the University of Virginia, Holsinger Collection.
# Cracker Box

ca. 1826-1840, alterations 1929, 1960

Architect: Unknown



## **Preservation Priority**

#### ESSENTIAL

## Landscape

Jefferson Precinct

#### Significance

The Cracker Box is one of only a few remaining service buildings associated with the Academical Village. The building originally served as a kitchen and cook's quarters for the East Range hotels. It is just one of a number of domestic service buildings erected behind the pavilions and hotels in the

antebellum era, reflecting the expansion of domestic services in that era. Although it has been altered, the building and site may yet produce valuable information about its function and relationship to surrounding buildings.

## Integrity

COMPROMISED. The interior and exterior of the Cracker Box have been significantly compromised as a result of alterations and improvements to accommodate changes in use.

## **Character Defining Features**

Exterior

- Form, massing and style
- Standing seam terne-plated iron roof
- Chimney and stack
- Brick sidewalls laid in 1:7 bond
- Corbelled brick cornice
- Fenestration, window sash and frames (modern in-kind replacements), architraves
- Door openings, doors and backband (modern in-kind replacements)

### Interior

- Plan and volume
- Door architraves
- Window architraves
- Plaster cornice at first and second floors
- Kitchen fireplace mass
- Second floor fireplaces
- Built-in wardrobes
- Baseboard

## **Critical Concerns**

- Water infiltration at the northwest corner of building. Strong odor of mold present.
- Evidence of water penetration at head of  $2^{nd}$  floor fire place opening. Efflorescence present.

## History

Built c.1826-1840, the Cracker Box originally served as a summer kitchen for Hotel F. The name "Cracker Box" came from its small size and rectangular shape. The ground floor, originally paved with brick, encompasses one single room with a wide, deep chimney having three fireplace openings. The upper room, serving as the cook's living quarters, was accessible only by an exterior stair on the south elevation. This division of space was common in early Virginia kitchens.

# Chronology

c. 1826-1840	Two-story brick structure with gable roof and exterior stairwell built to serve as a summer kitchen for Hotel F. According to historian Marie Frank, "Chapman, hotelkeeper at Hotel F received a kitchen in 1826." It is unclear whether this 1826 kitchen is the extant building since the reported cost seems too low to account for a two-story structure.
1890	The ground floor served as a kitchen for Dr. Paul B. Barringer and his family, who live in Hotel F, while the upstairs served as the cook's room.
1929-1960	Building functioned as a garage, according to Sanborn Fire Insurance Maps dating to 1929 and 1929-1950.
1960	Extensive renovations undertaken by Facilities Management to accommodate residents:
	The garage door opening on the east elevation is bricked in.
	<u>South Elevation</u> : New wood door on second floor, new stock wood louver on gable ends, new barge board, new wood landing, new wood stair, new 4X4 posts supporting stair, new concrete footing, new brick pad at bottom of stairs, brick rainwater trough added.
	<i>East Elevation</i> : New cornice to match existing, existing brickwork repointed, brick existing opening, new brick terrace, new windows.
	<u>North Elevation</u> : New barge board to match existing, existing brickwork repointed, brick rainwater trough added.
	<u>West Elevation</u> : New cornice to match existing.
1967	Remodeled.
1997	Building trim and metal roof painted.
2004	Scheduled to be painted.
Recommended Studies	

None

## Significant Photographs and Drawings



The Cracker Box. The University of Virginia. Historic American Buildings Survey. Survey Number VA-193-1. Drawn by Debra Lord, University of Virginia, School of Architecture. 1983.



Alterations to the Cracker Box. Elevations. Drawn by Fred Nichols, AIA. March 1960. University of Virginia Facilities Management FP&C Resource Center.



Alterations to the Cracker Box. Floor Plans. Drawn by Fred Nichols, AIA. March 1960. University of Virginia Facilities Management FP&C Resource Center.

# Cushman Building (1107 W Main Street)

## **193**7

Architect: Unknown



## Landscape

10<sup>th</sup> and Page

### **Preservation Priority**

NOT CONTRIBUTING - Significant outside the history of the University.

### Significance

The Cushman Building is a contributing building within the West Main Architectural Design Control District. It is a rare example of Art Deco architecture in the City of Charlottesville. The building is representative of the small commercial blocks constructed along University Avenue and W Main Street during the first half of the twentieth century.

## Integrity

COMPROMISED. The original storefronts have been removed and infilled with modern glazing and finish treatments and floorplan has been partially compromised as a result of later renovations and changes in use. The east side of the Cushman Building was encased when the Sears, Roebuck and Co. building (Stacey Hall) was built on the adjacent site.

## **Character Defining Features**

Exterior

- Shallow-pitched roof hidden behind front façade
- Single story, boxy massing
- Brick masonry shell with cast concrete front (south) façade
- Art Deco ornamentation: vertically-projecting fluted engaged piers and concave sawtooth course on frieze band dividing the elevation into three bays

Interior

- Large, open, uninterrupted space in the two east bays (originally the grocery store)
- Original pressed metal ceiling
- One steel-frame window remains in the north wall

## History

In 1937, Moe Andrew Cushman and Andrew L. Cushman purchased the lot at 1107 W Main Street and demolished an existing house on the site to construct The Cash Food Mart. Several photographs of the building exist in the Holsinger Studio collections showing the building soon after it opened.

The Cash Food Mart remained in operation into the 1950s. Following its relocation, the building was occupied by the Ben Franklin five-and-dime store. With the construction of the Sears, Roebuck & Co. store adjoining, the building became hemmed in on both sides.

The building remained in the possession of the Cushman family (via their estates) until it was sold to Kevin L. Smith sometime prior to 1986.

Between 1990 and 2016, the building and its streetscape underwent several changes, with the most significant being additions to Stacey Hall which effectively enveloped the Cushman building.

The Cushman Building was acquired by the University of Virginia Foundation in 2011 and transferred to the University the following year. In the years since, it has been used as administrative office space for a number of departments. In 2025, it is used as flex space for work-at-home staff.

## Chronology

1937	Moe Andrew Cushman and Andrew L. Cushman purchase the lot. They demolish an existing house on the property and have the present building constructed as a grocery store, The Cash Food Mart.
Late 1950s	The Cash Food Mart closes or relocates.
Early 1960s	A Ben Franklin five-and-dime store opens in the space. A large awning run- ning the length of the building is installed around this time.

Before 1986	Kevin L. Smith acquires the property from the Cushman estates (with Citi- zen's Bank & Trust Co. as trustee)
After March 1995	Renovation undertaken, which replaced the front entryway and removed several platforms in rooms. Restrooms, dining and seating area, and existing raised seating area are unchanged.
1996	J. Daniel Pezzoni undertakes survey and drafts a brief report for 1107 W Main Street.
After 2003	The University undertakes an expansion of Stacey Hall at 1105 W Main Street. The building envelops the Cushman Building on its north and west sides, enclosing what was a semi-attached structure.
July 2006	1107 Main Street, LLC, acquires the property.
August 2011	UVA Foundation acquires the property for \$800K.
November 2012	UVA Foundation transfers the property to the University of Virginia for \$840K. Sometime after this, the UVA Institute of Law, Psychiatry and Pub- lic Policy move into the space.
Before 2016	1107 W Main Street combined with 1109 W Main Street, which was at one point a separate retail space. Interior partition wall removed and a single en- trance is established at what was the entrance to the latter.
2016	Extensive renovation undertaken with Harrisonburg Construction as the con- tractors. Several former retail spaces enclosed to create team rooms and a con- ference room. In general, the former dining space remains open for an open office plan.
2019	The University commissioned Grimm and Parker Architects to design a new roof for the building.

### **Recommended Studies**

N/A

### Sources

City of Charlottesville Land Records.

University of Virginia Facilities Management Department Specifications and Drawings, including survey forms such as Eugenia Bibb, Charlottesville Architectural and Historic Survey; W. Kille, Virgnia Historic Landmarks Commission; and J. Daniel Pezzoni, The Virginia Department of Historic Resources Reconnaissance Survey, 1996, with other assorted notes.

## Significant Photographs and Drawings



Holsinger Studio photograph of the exterior of the Cushman Building, then The Cash Food Mart, likely not long after it opened in 1937. The Albert and Shirley Small Special Collections Library at the University of Virginia. Charlottesville, Virginia.



Holsinger Studio photograph of the exterior of the Cushman Building, then The Cash Food Mart, likely not long after it opened in 1937. The Albert and Shirley Small Special Collections Library at the University of Virginia. Charlottesville, Virginia.



Sanborn Map Company. Insurance Maps of Charlottesville, Virginia, 1929. Corrected to 1953 ed. New York: Sanborn Map Company, 1929. The Albert and Shirley Small Special Collections Library at the University of Virginia. Charlottesville, Virginia.



1107 W Main Street, Ben Franklin 5-10 store. Undated photographs from Virginia Historic Landmarks Commission Survey Forms. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia. Charlottesville, Virginia.



1107 W Main Street, Ben Franklin 5-10 store. Undated photographs from Virginia Historic Landmarks Commission Survey Forms. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia. Charlottesville, Virginia.



Renovation drawing by Keeney & Co. Architects, March 1995. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



Detail of cast concrete pilaster (top left), pressed metal ceiling (top right) and interior view looking southeast. Photos by MCWB Architects, Albany, New York. April 2024.

# Dawson's Row #1

(Fickenscher House) **1931** *Architect: Unknown* 



### **Preservation Priority**

### CONTRIBUTING

#### **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

#### Landscape

Dawson's Row

#### Significance

Dawson's Row #1 is a Colonial Revival house built in 1931 for Professor Arthur Fickenscher, first head of the University's Music Department, when his earlier house was demolished to make way for construction of Clark Hall. It is a fine Colonial Revival residence situated in a little oasis of similarly scaled buildings.

## Integrity

INTACT. Dawson's Row #1 (Fickenscher House) remains intact throughout its interior and exterior.

## **Character Defining Features**

## Exterior

- Form, massing and style
- Gabled slate roof
- Chimney stacks
- Beaded clapboard side walls and wood trim
- Wood frame sash windows
- Entry vestibule, door and surround
- Brick foundation

## Interior

- Annapolis plan with wing at each end
- Flat plaster walls
- Six panel doors with Classical Revival style architraves
- 6/6 wood sash windows and Classical Revival architraves

## History

Dawson's Row #1 was built in 1931 for Professor Fickenscher, whose previous house had been removed for construction of Clark Hall. The new house was to be "brick below the first floor and frame with clap boards above" and to be sited "on the hill near Fry's Spring Road, West of the recently built Insect House."

Originally, Dawson's Row referred to a series of student dormitories (individually identified as Dawson's Row A, B, C, D, E, and F) erected in 1859 using money from the sale of Dawson Farm. House G was built several years later. In 1912 and 1913 the area around Dawson's Row was graded so that level ground and terraces would connect the plots with each other and with Minor Hall. The dormitories were demolished, several at a time, between 1931 and 1953. Records from the 1940s refer to the buildings remaining in the area of Dawson's Row by number, e.g., Dawson's Row #1.

# Chronology

1931	Professor Fickenscher's original house, removed for construction of Clark Hall, replaced by the current Dawson's Row #1 building.
1976	Site improved and alterations made to rooms 107, 109, and 202.
ca.1990	Failure of ceiling in one of the Dawson's Row buildings. One Facilities Management inspector believes it may have been this building, as the ceilings in 2000 showed evidence of reinforcement with batten strips.
1996	Drainage changes made by John McNair and Associates.
1997	Walkway lighting project by Bryant Engineering Consultants, Inc.
ca.1998	Plumbing system upgraded.
2004	Building scheduled to be repainted.

## **Recommended Further Studies**

None



Significant Photographs and Drawings

Dawson's Row #1 (Fickenscher House). North elevation. July 2004.



Dawson's Row #1 (Fickenscher House). North elevation. Cornice detail. July 2004.

# Dawson's Row #2

(W. E. B. DuBois Center) *ca.1900 Architect: Unknown* 



## **Preservation Priority**

### CONTRIBUTING

## **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

## Landscape

Dawson's Row

#### Significance

Little is known about the use or history of the structure until the 1970s, when it became the W. E. B. DuBois Tutorial Center.

## Integrity

The exterior of the building remains substantially intact; however, the interior has been compromised as a result of renovations brought about from changes in use.

## **Character Defining Features**

## Exterior

- Rectangular mass with projecting additions
- Standing seam metal roof on main block with shed roofs on additions
- Two brick chimneys through ridge
- Philadelphia gutters
- South porch and extensions
- Fenestration
- Windows, surrounds and sills
- Front (north) door opening and surround
- Stone and brick foundation course

### Interior

- Double pile, central passage plan with later additions
- Flat plaster walls and ceilings
- Door and window architraves
- Eastlake style chimney pieces
- Baseboards
- Stair hall chair rail

## History

The building was probably built sometime after 1891—it does not appear on the Sanborn Insurance Map bearing that date. It first appeared on the 1907 map, where it was identified as "Dawson's Cottage." On a 1909 map it bears the designation "Green," perhaps the occupant's surname.

Originally, the term "Dawson's Row" referred to a series of student dormitories (individually identified as A, B, C, D, E, and F) erected in 1859 using money from the sale of Dawson Farm. House G was built several years later. In 1912 and 1913 the area around Dawson's Row was leveled and graded so that level ground and terraces with steps would connect the plots with each other and with Minor Hall. The dormitories were demolished, several at a time, between 1931 and 1953. Records from the 1940s refer to the buildings remaining in the area of Dawson's Row by number, e.g., Dawson's Row #2.

The Building now houses the W. E. B. DuBois Tutorial Center.

## Chronology

ca. 1900	The building first appears on the Sanborn Map for 1907, suggesting that it dates to c.1900. Facilities Management dates it to c.1890. Building is labeled "Dawson's Cottage" in 1907.
1907	Sanborn Map shows the northwest corner addition already in existence, with porches on the north, east, and south elevations.
1913-1920	North and east porches appear to have been enclosed by this time.
1972	Renovation of lighting and floors.
1976	Site improved and alterations made to rooms 107, 109, and 202 as building is converted for use by the Afro-American Center.
2003	Renovation by UVA Design Group.

## **Recommended Studies**

Historic Structure Report

## Significant Photographs and Drawings

None

# Dawson's Row #3

(Luther P. Jackson Cultural Center) *Date Unknown Architect: Not applicable* 



**Preservation Priority** 

### IMPORTANT

#### **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

#### Landscape

Dawson's Row

#### Significance

There exists a substantial oral tradition concerning the history of this building, but few hard facts. University lore identifies the building as a slave quarter, possibly for the Parsonage next door, or as an overseer's cottage for James Monroe's plantation. Neither of these assertions has been confirmed. Its situation and architectural character suggest that it did function as some sort of domestic service building related to the parsonage.

#### Integrity

SUBSTANTIALLY INTACT. The exterior of Dawson's Row #3 is substantially intact; however, the interior has been compromised as a result of upgrades and improvements in response to changes in use.

#### **Character Defining Features**

#### Exterior

- Form and massing
- Hipped, standing seam lead coated copper roof
- Chimney stack
- Brick masonry construction
- Wood clapboards
- Wood cornice
- Fenestration
- Windows and surrounds
- Front (north) door opening

#### Interior

- Axial plan; three rooms in main range; rear shed off each of the end cells
- Sash, frames and stools in Room 101
- Architraves of Room 102

### **Critical Concerns**

None

### History

Oral tradition and *The Virginia House Tour* claim that Dawson's Row #3 was originally James Monroe's slave quarter for his home on Monroe Hill. An 1856 letter establishes that a slave lived either in or near the parsonage. Since this building is located next to the former parsonage, it is possible that the building housed slaves at one time, or served as some other type of dependency. Anna Barringer's memoirs mention a two-room house next to the parsonage as being the oldest building on the grounds and the former overseer's cottage for the Carr's Hill Plantation (presumably meaning Monroe's property, as Carr's name became associated with Carr's Hill after the Civil War). In 1977, the building's name was changed to honor Luther Porter Jackson, a leading African-American historian who taught at Virginia State University.

Originally, Dawson's Row referred to a series of student dormitories (individually identified as A, B, C, D, E, and F) erected in 1859 using money from the sale of Dawson Farm. House G was built several years later. In 1912 and 1913 the area around Dawson's Row was leveled and graded so that

level ground and terraces with steps would connect the plots with each other and with Minor Hall. The dormitories were demolished, several at a time, between 1931 and 1953. Records from the 1940s refer to the buildings remaining in the area of Dawson's Row by number, e.g., Dawson's Row #3.

## Chronology

ca. 1790	Possible date of construction, as an overseer or slave quarter (Facilities Management lists the construction date as 1885).
1855-1890s	Use of building unknown, but committee reports indicate the existence of dormitories and a kitchen in the vicinity. The parsonage was built immediately east of the building in 1855, and may have used the building as a dependency.
1900-1940	Building served as a residence for both faculty and perhaps students under the auspices of the YMCA.
1913-1929	Sanborn Maps indicated an addition at the west end of the south, rear elevation and an addition along the north, front elevation.
1929-1950	Addition at the east end of the south, rear elevation.
1945	Building used as a faculty residence.
1976	Rooms 103, 103A, 104, and 104A altered.
1977	Building renamed to honor Luther Porter Jackson (leading African-American historian).
1991	Stainless steel roof and galvanized gutters and downspouts replaced.
2003	Renovation by UVA Design Group.

### **Recommended Studies**

Building Assessment Study



# Significant Photographs and Drawings

Dawson's Row #3 (Luther P. Jackson Cultural Center), south elevation, July 2004.

# Dawson's Row #4

(Parsonage) 1855, Additions ca. 1891-1907, 1920, 1929 Architect: Unknown, possibly General John Hartwell Cocke



## **Preservation Priority**

ESSENTIAL

## **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

## Landscape

Dawson's Row

## Significance

Dawson's Row #4 was built in 1855 as a parsonage. Its construction institutionalized the presence of a chaplain on the grounds of the University, a departure from Jefferson's original prescriptions for the University. Set among many larger academic buildings, this building belongs to an enclave of smaller-scale domestic buildings, distributed around a single open space in the latter half of the 19th century. The parsonage itself is one of a handful of antebellum, post-Jefferson buildings to survive on the grounds of the University. In spite of alterations, the building retains much original fabric.

## Integrity

Dawson's Row #4 is substantially intact throughout its interior and exterior. The alterations made to the building, including additions on the eastern and southern facades, have gained historical significance and contribute to the character and development of the structure. Physical evidence shows that the building once had a rear porch.

## **Character Defining Features**

### Exterior

- Form, mass and style
- Hipped standing seam metal roof painted red
- Chimney stacks
- Entry porch with polygonal columns
- Brick masonry construction with colorwash
- 6/6 wood frame sash windows, single architraves and beveled backbands
- Door surround, sidelights and transom
- Four panel door
- Side porch on east addition

### Interior

- Plan Central passage, single-pile plan with additions at east end and on the rear
- Staircase
- Window surrounds
- Door casings
- Baseboards

### **Critical Concerns**

• Lower ends of the front porch rafters rotted

### History

Originally constructed as the parsonage, Dawson's Row #4 was the first building on the Grounds

built expressly for religious purposes. General John Hartwell Cocke, a member of the Board of Visitors, had asked A.J. Davis to prepare plans for the parsonage in 1850, but these drawings were never executed. In 1851 the Board of Visitors authorized the erection, by voluntary contributions, of the parsonage. In 1852 the Board recalled this permission, but authorized the Faculty to receive donations. An 1853 letter suggests that Cocke presented his own design for the building, but it is not clear whether these plans were actually the ones used in 1855.

The parsonage was maintained by the YMCA through the early 20th century in an effort to increase the presence of religious influences in student life at the University. Since 1976, the building has been home to the University's Office of African-American Affairs.

Originally, Dawson's Row referred to a series of student dormitories (individually identified as A B, C, D, E, and F) erected in 1859 using money from the sale of Dawson Farm. House G was built several years later. In 1912 and 1913 the area around Dawson's Row was leveled and graded so that level ground and terraces with steps would connect the plots with each other and with Minor Hall. The dormitories were demolished, several at a time, between 1931 and 1953. Records from the 1940s refer to the buildings remaining in the area of Dawson's Row by number, e.g., Dawson's Row #4.

### Chronology

1853	Design for the parsonage presented by General John Hartwell Cocke.
1855	Parsonage completed. The house belonged to the University, but was managed by the YMCA, which was responsible for upkeep and for collection of rent. This mixed jurisdiction continued into the early 20th century.
1888, 1891	Minutes of the Committee to look after the Parsonage reported the existence of two dormitories and a kitchen building for the parsonage (#3 Dawson's Row believed to be one of these buildings).
1891	A small frame outbuilding shown on the Sanborn Map southeast of the parsonage.
1891-1907	Parsonage additions included: a frame front porch on the north elevation; a brick addition at the south end of the east elevation; a frame addition along the rear, south elevation; and an additional small frame structure (perhaps a stoop?) at the east end of the south elevation's larger frame addition.
1896	Parsonage used for Bible classes and as a residence for at least one student.
1920	Addition to the 1891 outbuilding. Map suggests it was being used as a garage. Additional smaller frame outbuildings shown west of the garage and southeast of the garage.
1929	The outbuilding southeast of the garage was either merged into the garage or destroyed. A porch was built at the northeast corner of the parsonage.

- 1973 Alterations made to first and second floors of parsonage included: moving partitions and plumbing fixtures in room 16; removal of plumbing fixtures in room 25; installation of wall heaters in rooms 12, 13, and 22B; closure of all fireplaces and capping of chimney stacks; installation of new walls to divide rooms 12 and 14; installation of new air conditioners and outlets; replacement of door between rooms 201 and 202.
- 2003 UVA Design Group renovates the building.

## **Recommended Studies**

Historic Structure Report

## Significant Photographs and Drawings



Dawson's Row #4 (Parsonage). Alterations to first floor. August 23, 1972. Buildings and Grounds. University of Virginia Facilities Management FP&C Resource Center.



Dawson's Row #4 (Parsonage). Proposed renovations to second floor. Not dated. Buildings and Grounds. University of Virginia Facilities Management FP&C Resource Center.

# Drama Education Building

## 1970–74; addition 2011–13

Architects: Rawlings, Wilson, and Fraher; addition 2011–13, William Rawn Associates; Arts Grounds Landscape Master Plan 2011, Olin Studio



### **Preservation Priority**

## CONTRIBUTING

### Landscape

Carr's Hill

### Significance

The Drama Education building was the University's first designed exclusively for theatrical productions. Prior to its completion, performances were ordinarily held in the auditorium at Old Cabell Hall. The building houses the 595-seat Culbreth Theater, a proscenium stage for large productions, and the Helms Theater, a flexible 160–200 black box space for smaller and experimental productions.

The building's use of red brick and white precast concrete trim relates to the designs of the nearby Campbell Hall and the Fiske Kimball Fine Arts Library, which were completed few years earlier. Its functions are expressed in its design, with an open, glazed façade for the first-floor box office and

lobby and recessed fenestration and more substantial masonry walls for the second-floor offices and classrooms. The fly tower, with its sloped copper roof, clearly marks the building as a theater.

## Integrity

Compromised

## **Character Defining Features**

- Modernist style
- Fly tower
- Concrete and brick walls

## History

The Drama Education Building was the final component of the 1965 Fine Arts Complex Master Plan by Sasaki, Dawson, DeMay and Associates. The Culbreth Theatre was built with funds from Dr. David M. R. Culbreth (Med 1877) and named for his mother. The Helms Theatre was named for James Strother Helms (Col '51, GSAS '58).

The Drama Department moved to the building upon its completion 1974. That summer, the Heritage Theater Festival, a professional company, took up residence in the building with performances of *The Patriots, The Streets of New York, The Contrast,* and *Spoon River Anthology* in repertory. That company continues to perform in the building during the summer as the Virginia Theater Festival.

As early as 1977, University administrators considered enlarging the building. In the late 1990s, William Rawn Associates developed a master plan that proposed additions to the northern and western elevations. Ultimately, construction began in spring 2011 for an addition on the east façade.

Designed by William Rawn Associates, this addition houses the Ruth Caplin Theater, a 300-seat thrust stage theater, additional back-of-house support space, and an enlarged lobby shared by all three theaters. It features a roof terrace which can be used for both art installations and performances. In conjunction with the construction of the addition, a large portion of the Arts Grounds Master Plan was implemented, including a lawn for gatherings and performances in front of the addition and paths that enhance circulation through the quad between the buildings in the Arts Grounds.

## Chronology

1970	Phase II of the Fine Arts Complex begins with the construction of the Drama Ed- ucation Building.
1972	Carr's Hill Road and related utilities relocated to create Culbreth Road.
1977	Addition plans include dance and costume studios, changing rooms and restrooms.

- 2010 Arts complex renamed Betsy and John Casteen Arts Grounds.
- 2011–13 Construction of the east addition designed by William Rawn Associates.

#### Sources

Butler, Sara A. and Richard Guy Wilson. *The Campus Guide to the University of Virginia*. New York: Princeton University Press, 1999.

Hitchcock, Susan Tyler. *The University of Virginia: A Pictorial History*. Charlottesville: University Press of Virginia, 1999.

## Significant Photographs and Drawings



Drama Building first floor plan, Rawlins, Wilson & Fraher Architects, May 1971. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Drama Building sections, Rawlins, Wilson & Fraher Architects, May 1971. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Drama Building, south and west elevations, Rawlins, Wilson & Fraher Architects, May 1971. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.
# DRAMA EDUCATION BUILDING





Drama building south addition (top) and lobby (bottom). Photos by MCWB Architects, Albany, New York. July 2024.

# DRAMA EDUCATION BUILDING



Drama Building, lobby looking north (top) and Culbreth Theater (bottom). Photos by MCWB Architects, Albany, New York. July 2024.



# East Lawn Garage

1937

Architect: Unknown



## Landscape

Jefferson Precinct

## **Preservation Priority**

## NOT CONTRIBUTING

#### Significance

East Lawn Garage was constructed for Dr. Robert Bennett Bean when he became resident of Pavilion X in 1936. A letter between Frank E. Hartman, Superintendent of Buildings and Grounds for the University and President John L. Newcomb, dated May 27, 1937, discusses work undertaken during fiscal year 1936-37. One project noted is, "*The construction of Garages for Dr. Waddell, Dr. Ferguson and Dr. Bean.*" The East Lawn Garage represents the continuation of purpose-built outbuildings necessary in support of everyday domestic activities and functions outside the confines of the pavilions. The building is typical of early twentieth century garages constructed in response to the wide-spread availability and ownership of automobiles.

# Integrity

# INTACT Character Defining Features

## Exterior

- Low-pitched hip, standing seam metal roof painted red
- Single story, rectangular plan
- Paired, outward swing, board and batten doors hung on cross garnet hinges, painted white
- Brick sidewalls laid in running bond
- Classical molded wood cornice
- Inconspicuous character

## Interior

■ N/A

## **Critical Concerns**

None

## History

Correspondence between Frank E. Hartman, Superintendent of Buildings and Grounds for the University and President John L. Newcomb notes that the East Lawn Garage was constructed by 1937.

## Chronology

1936-37. East Lawn Garage is constructed.

## **Recommended Studies**

N/A

## Sources

Correspondence between Frank E. Hartman, Superintendent of Buildings and Grounds for the University and President John L. Newcomb dated May 27, 1937. Two pages. Provided by Brian Hogg, Senior Historic Preservation Planner, Office of the Architect for the University.

University of Virginia Facilities Management Department Specifications and Drawings.

# Significant Photographs and Drawings



*East Lawn Garage, east elevation (top) and west and south elevations (bottom) . Photos by MCWB Architects, Albany, New York. April 2024.* 



East lawn garage, interior. Photo by Jeffrey Klee, MCWB Architects, Albany, New York. April 2024.

FFICE OF THE SUFERINTENDENT UNIVERSITY, VIRGINIA May 27, 1937 President John L. Newcomb, University of Virginia Dear Mr. Newcomb: RE: Budget for 1936-37 In view of the large over-expenditure in the Department of Buildings and Grounds for the fiscal year 1936-37, I feel it would be well to record the principal extra items of work which were done during this period and for which no specified appropriation had been made, as follows: 1- Practical rebuilding of old Thornton House. 2- Reconditioning of Pavilion X, formerly Dean Lile's home. 3- Reconditioning of Dean Ferguson's house formerly occupied by Dr. Page. 4- Installation of fire exits, etc. at Memorial Gymnasium. 5- Stuccoing of columns on north side of Gymnasium and repairs to stucco and cast stone work of Gymnasium. 6- Replacement of composition treads and landings of all stairways in north end of Gymnasium. 7- Hestoration of cornices, Spanish tile roof, repairs to columns and ceilings, storerooms, restrooms, etc. and painting and/or whitewashing of Lambeth Field, Stadium and removal of old field house. This property had been neglected over a long period of years and the repairs were absolutely necessary to prevent this property from completely going to pieces. The work involved cost about \$2,000.00. 8- The replacement of the flat built up roofs on the Memorial Gymnasium, Peabody Hall and the Chemical Bldg.

Correspondence between Frank E. Hartman, Superintendent of Buildings and Grounds for the University and President John L. Newcomb dated May 27, 1937. Page 1 of 2. Provided by Brian Hogg, Senior Historic Preservation Planner, Office of the Architect for the University.

President John L. Newcomb, Cont'd. 5/25/37.
RE: Budget for 1936-37
10- The construction of Garages for Dr. Waddell, Dr. Ferguson and Dr. Bean.
ll- A great deal of work on gutters and cornices on the Physical Laboratory and Cabell Hall.
Restoration of bad cornices on Cabell Hall not completed.
12- Replacement of worn out gas ranges at the Faculty Apartments, considerable painting etc.
13- Construction of Porch on rear of Pavilion VIII. now occupied by Dr. Forrest, approximately \$1,000.00.
14- Actual work necessary to be done on Campbell Residence and Co-ed Room due to damages from fire exceed- ed insurance allowed.
We feel it would be well to also record the fact that at the present time we are taking care of and cutting the grass on the Athletic Department's property, com- prising all the playing fields, etc. which work was previously not being done by this Department.
At the present time the ground area being taken care of by this Department is about three times as large as when I was made Superintendent in 1931, and since that date we have added to our maintenance the New Nurse's Home, New Law Building, Chemical Building Addition, Madison Hall, Art Museum, New Engineering Building, Hospital Addition (Barringer Wing) and the Memorial Gymnasium and these additions represent an increase in cubic content of about 100% and an in- crease in valuation of property maintained of about 33 1/3%.
Respectfully submitted,
Howk & Jaitman

Copy of correspondence between Frank E. Hartman, Superintendent of Buildings and Grounds for the University and President John L. Newcomb dated May 27, 1937. Page 2 of 2. Provided by Brian Hogg, Senior Historic Preservation Planner, Office of the Architect for the University.

# Faulkner Complex

(Hench, Mitchell, and Younger Houses; West and East Cottages) *1983* 

Architects: Oliver, Smith, and Cooke, Architects with MMM Design Group.



## **Preservation Priority**

#### NOT CONTRIBUTING

#### Landscape

Miller Center of Public Affairs

#### Significance

The Faulkner housing complex is composed of three three-story dormitories, and two two-story cottages for resident advisors. The buildings are located northeast of and on axis with the Miller Center of Public Affairs (Faulkner House). The three buildings and two cottages are arranged to form a quad around an open lawn, which slopes downhill to the east. The housing complex was built to provide needed housing for the University's growing student population in the late 20<sup>th</sup> century.

## Integrity

Intact

## **Character Defining Features**

Hench, Mitchell, and Younger Apartments:

- Massing
- Siting and composition of building complex
- Exterior stairs and hallways

- Apartment floor plans
- Concrete lintels and brick sills

East and West Cottages:

- Form
- Steep gable roof
- Brick patio at entrance
- Concrete lintels and brick sills

## **Critical Concerns**

To be provided from Facilities Management Inspection Reports

## History

In 1979, the University developed options for additional student housing to follow up on recommendations made by Sasaki, Dawson, DeMay Associates in the 1965 *University of Virginia Development Plan*, as well as in the 1973 updated plan. One option for expansion was the Miller Center property, which allowed for the "natural extension of North Grounds housing" with the capacity for housing about 250 students.

Plans for the apartment buildings were developed in 1983. Buildings one and three (Hench and Younger) are identical in design, with Hench positioned at the top of the slope, and Younger at the bottom, adjacent to Massie Road. The Mitchell apartment building descends the slope on the north edge of the complex. The two cottages are positioned between Hench and Younger on the east ends of the dormitory buildings.

# Chronology

- 1979 The University looks into location options for additional student housing. One option is the Miller Center property at North Grounds.
- 1983 Construction begins on the Faulkner Apartments.



#### Significant Photographs and Drawings

*Faulkner Housing Complex. Site Plan. Sheet 2 (48224). By Oliver, Smith, and Cooke, Architects. Dated April 8, 1983. U.Va. Facilities Management Resource Center.* 



Faulkner Housing Complex. First Floor Plans. Sheet 3 (31533). By Oliver, Smith, and Cooke, Architects with MMM Design Group. Dated March 8, 1983. U.Va. Facilities Management Resource Center.



*Faulkner Housing Complex. Typical Unit Plan, Building Two (Mitchell Apartments). Sheet 6 (31533). By Oliver, Smith, and Cooke, Architects with MMM Design Group. Dated March 8, 1983. U.Va. Facilities Management Resource Center.* 



*Faulkner Housing Complex Building Two (Mitchell Apartments). Courtyard and Rear elevations. Sheet* 9 (31533). By Oliver, Smith, and Cooke, Architects with MMM Design Group. Dated March 8, 1983. U.Va. Facilities Management Resource Center.



Faulkner Housing Complex, Buildings One and Three (Hench and Younger Apartments). Front and Courtyard Elevations. Sheet 10 (31533). By Oliver, Smith, and Cooke, Architects with MMM Design Group. Dated March 8, 1983. U.Va. Facilities Management Resource Center.



Faulkner Housing Complex, Cottages, Elevations and Details. Sheet 13 (31533). By Oliver, Smith, and Cooke, Architects with MMM Design Group. Dated March 8, 1983. U.Va. Facilities Management Resource Center.

#### Sources:

"Review of Student Housing Sites," April, 1979. President's Papers, Box 12, Folder "Housing 1978-1979" RG-2/1/2.811

# Faulkner House

(Miller Center) **1855-56, 1906, 1986, 1991** Architect: Original unknown; Waddy B. Wood; Alan Greenberg



#### **Preservation Priority**

CONTRIBUTING - Significant outside the history of the university

#### **Listing Status**

Individually listed on the National Register of Historic Places

#### Landscape

Miller Center (Faulkner House)

#### Significance

Faulkner House is significant as an example an early Piedmont Virginia plantation house, with additions and alterations reflecting changes in use, ownership and social trends.

# Integrity

COMPROMISED. Extensively enlarged and altered, compromising original character and later additions.

# **Character Defining Features**

Exterior

- Form, massing and style of original building
- Hipped slate roof
- Chimney stacks
- Portico
- Brick masonry sidewalls with remnants of color wash and penciling
- Trim elements and details
- Window sash, surrounds and sills
- Door surround and opening

## Interior

- Plan and volume of spaces
- Interior surface finishes
- Doors and architraves
- Windows and architraves
- Fireplace surrounds
- Flooring
- Staircases

# **Critical Concerns**

None

# History

In 1854, Addison Maupin purchased the land on which Faulkner House is located along with a nearby forty-nine acre tract of land. Maupin, a hotel keeper at the University built a brick mansion house on the property in 1856. The property was sold the following year to Gabriel B. Shields and Maupin and his family moved to Carr's Hill. Shortly after Shields purchased the property he passed away, leaving the site to the Jurey family who owned it through the Civil War.

After the war, the Jurey family sold the house and land and for the next forty years the property passed through a succession of owners. In 1906 the property was acquired by U.S. Senator Thomas S. Martin, who renamed it Montesano. Senator Martin procured the services of Washington, D.C. architect Waddy B. Wood to enlarge and remodel the main house. Wood reoriented the building to face south by adding a new portico to this elevation and introduced wings at the two ends of the

house. The interior was substantially remodeled during this campaign. The two original passage stairs were replaced with the current dog-leg stair and arched window, the narrow cross-passage stairs were inserted along with the French doors.

The property again changed hands a number of time during the first half of the twentieth century until reaching Noble T. MacFarlane in 1946. MacFarlane added four small cottages to the property and opened the building to the public as the Old Ivy Inn.

The University of Virginia purchased the site in 1963, renamed it in honor of William Faulkner, the university's former writer-in-residence and used it as a guest house and dining facility for faculty, staff, and visitors to the university. In 1966, it was renovated as office space for the Colgate Darden Graduate School of Business Administration. In 1975, Faulkner House became the home for the White Burkett Miller Center of Public Affairs. In 1986 plans to add a west wing to Faulkner House for accommodating audiences attending Forums were initiated. Architect Alan Greenberg's design for the new addition matched the classical style and brick vocabulary of the landmark 1856 mansion. A fenestrated passageway provides a seamless connection between the new and old buildings. The Pavilion also houses a seminar room, audio-visual facilities, a conference room, and a reception area suitable for special events.

## Chronology

1840s	William Tompkins bought 49 acres of unimproved land in 1840s, built two structures.
1854	Tompkins sold 41acres to Addison Maupin.
1855-56	Maupin constructs the Greek Revival house. Maupin (b. 1813) was hotel keeper at University in 1850s.
1857	Maupin sold main house and 41acre tract February 1857 to Gabriel B. Shields who died shortly following the purchase. The property is then sold to Louis Jurey in late 1857.
1860-1890	During Civil War house served as Union General Thomas Devin's temporary headquarters. Over next four decades it passed through six owners, including Judge Charles Goodyear, who named the estate Seymour. Goodyear erected a distillery on property by 1870.
1902	Louis D. Wilkes purchased 23.75 acres, reestablishing original property boundary.
1906-07	Wilkes sold property to U.S. Senator Thomas S. Martin, who renamed it Montesano In 1907 he hired Washington, D.C. architect Waddy B. Wood, senior partner in firm of Wood, Donn and Deming, to enlarge and remodel main house in Colonial Revival Style.

Renovation included: Addition of wings at both ends of main house, insertion of narrow cross-passages upstairs, addition of front entrance portico (with the exception of the fanlight which was added later), reorientation of house to face main road to south, replacement of two original passage stairs by present U-plan stair at rear of house, door openings in front two rooms enlarged and sliding doors installed, enlarging arched window to light main stair-landing, addition of elliptical arch over transition from front to rear in central hall. Wood raised the roof to add white frieze, and balanced this with a wooden belt course and wooden cornice. Entire brick façade painted red and penciled. Likely that exterior detailing also replaced by Wood, but in Greek Revival Style. Front door casing may be original with Greek Revival pilasters and symmetrical moldings.

- 1919-30 Following Martin's death in 1919, Montesano was sold to Frederick H. Lewis, engineer who became one of foremost authorities on manufacture of cement in the United States. In 1920s property is sold to Louis Hanckel. When Hanckel died, Lewis returned to live in Montesano. Lewis sold property to Colonel Wise, who renamed the house Garallan. They installed neoclassical mantel in east parlor, relegating room's 1907 Georgian Revival mantel to basement floor.
- 1946 Property purchased by Noble T. MacFarlane, converted it into a public hostelry named Old Ivy Inn. With addition of four small cottages—known respectively as the Orchard House, the Hedge House, the Farm House, and the Cottage—the inn could accommodate fifty guests. Sometime before 1964 a concrete masonry block addition was built to the rear of the west wing. This was demolished prior to the 1991 Greenburg addition.
- 1963 University of Virginia purchased property—then comprising the mansion, nineteen acres of land and five outbuildings—for \$180,000. Renamed in honor of William Faulkner, the main dwelling was used as a guest house and dining facility and three years later was renovated as office space for Colgate Darden Graduate School of Business Administration.
- Faulkner House became home of the Miller Center of Public Affairs, was founded on bequest of Chattanooga business leader White Burkett Miller. From 1975 to 1985, Miller Center developed a reputation for hosting weekly forums that became popular with general public.
- 1986 Director Kenneth Thompson announced plans to add west wing to Faulkner House to accommodate large audiences attending Forums. Architect Alan Greenberg's design for the addition matched classical style and brick vocabulary of the 1856 mansion. A fenestrated passageway provided connection between new and old buildings. The Pavilion provides seating for 125 in the Forum Room, which Greenberg modeled after the House of Burgesses in Williamsburg, Virginia.
- 2003 Addition mirroring Greenburg's 1991 Newman Pavilion. Added office space, library, reading room and storage space. Holly House demolished to clear way for addition.

# **Recommended Further Studies**

Building Assessment Study

# Significant Photographs and Drawings



Faulkner House (Miller Center). North elevation, west pavilion. July 2004.



Faulkner House (Miller Center). North elevation, east pavilion. July 2004.



First and second floor plans after 1907 renovation. Drawings by Hank Long.

# Faulkner Carriage House

(Miller Center) *ca. 1906-1919* Architect: Unknown



#### **Preservation Priority**

CONTRIBUTING - Significant outside the history of the university

#### **Listing Status**

Individually listed on the National Register of Historic Places

#### Landscape

Miller Center (Faulkner House)

#### Significance

Probably built in the early 20<sup>th</sup> century, the building originally served as the carriage house or garage to the residence. It was later converted for the accommodation of guests when Noble T. McFarlane created the Old Ivy Inn. In its altered form, the building and the larger inn complex reflected the growing commercialization of Ivy Road in the post-war era.

# FAULKNER CARRIAGE HOUSE

# Integrity

# COMPROMISED

# **Character Defining Features**

# Exterior

- Form and mass
- Gable roof with dormers
- Weather board siding
- Asbestos siding
- Cornice and end boards
- 6/6 windows
- Wood shutters
- Door surround
- Concrete block foundation

## Interior

- Plan
- Glazed front door and rear Dutch door
- Flat architraves at doors and windows
- Flat plaster ceiling
- Hardwood floors

# History

See Faulkner House report for site history.

# Chronology

1906-7	Property purchased from Louis D. Wilkes by U.S. Senator Thomas S. Martin, who renamed it Montesano. In 1907 he hired Washington, D.C. architect Waddy B. Wood, senior partner in firm of Wood, Donn and Deming, to enlarge and remodel main house in Colonial Revival Style. It is possible that the Carriage House was built at this time.
1919-46	The property, by this time named, "Monsanto," was purchased by Frederick H. Lewis in 1919. The following year he sold it to Louis Hanckel. After Hankle's death, however, Lewis returns to Montesano. Subsequently he sold it to Colonel Jennings Wise, who renamed the house "Garallan."
1946	Property purchased by Noble T. McFarlane who converts it to use as the Old Ivy Inn. The Carriage House appears to have been converted to domestic use at this time.

# FAULKNER CARRIAGE HOUSE

Property purchased by the University of Virginia and renamed in honor of William Faulkner. Main dwelling is used as a guest house and dining facility.
Faulkner House designated as the Miller Center of Public Affairs, funded by the bequest of Chattanooga business leader White Burkett Miller.
Carriage House renovated for use as offices.

# Recommended Further Studies

None

## Significant Photographs and Drawings

None

# Faulkner Hedge House

(Miller Center) *ca. 1919-1946 Architect: Unknown* 



## **Preservation Priority**

CONTRIBUTING - Significant outside the history of the university

#### **Listing Status**

Individually listed on the National Register of Historic Places

#### Landscape

Miller Center (Faulkner House)

#### Significance

The Hedge House is one of four small cottages built or improved by Noble T. MacFarlane when he renovated the compound to create the Old Ivy Inn. Along with the rest of the inn complex, this building represents the dizzying growth of the University in the post-war era and the consequent development of Route 250 west of Emmet Street.

# FAULKNER HEDGE HOUSE

# Integrity

INTACT. The exterior of Hedge House is intact and has not been altered. The interior was not accessible at the time of the survey; however, the spaces that could be observed through windows and openings appeared to be intact.

## **Character Defining Features**

Exterior

- Form and massing
- Painted standing seam metal roof
- Chimney
- Portico
- Asbestos side wall shingles
- 6/6 and four light casement windows
- Doors and openings

#### Interior

• Interior not accessible at the time of survey.

## History

See Faulkner House report for site history.

## Chronology

1919-46	The property, by this time named "Monsanto," was purchased by Frederick H. Lewis in 1919. The following year he sold it to Louis Hanckel. After Hankle's death, however, Lewis returned to Montesano. Subsequently he sold it to Colonel Jennings Wise, who renamed the house "Garallan." It is possible that the Hedge House was built during this succession of ownerships.
1946	Property purchased by Noble T. McFarlane under whom it was renovated to become the Old Ivy Inn. Hedge House was probably renovated or constructed at this time.
1963	Property purchased by the University of Virginia and renamed in honor of William Faulkner. Main dwelling is used as a guest house and dining facility.
1975	Faulkner House designated as the Miller Center of Public Affairs, funded by the bequest of Chattanooga business leader White Burkett Miller.

## **Recommended Further Studies**

None

# FAULKNER HEDGE HOUSE

# Significant Photographs and Drawings

None

# Faulkner Orchard House

(Miller Center) *ca. 1946 Architect: Unknown* 



## **Preservation Priority**

Contributing - Significant outside the history of the university

## **Listing Status**

Individually listed on the National Register of Historic Places

## Landscape

Faulkner House (Miller Center)

#### Significance

Orchard House is one of four small cottages built or renovated by Noble T. MacFarlane when he renovated the property to create the Old Ivy Inn. The building's picturesque colonial revival touches are clearly related to this public use. Along with the rest of the inn compound, this building represents the dizzying growth of the University in the post-war era and the consequent development of Route 250 west of Emmet Street.

# FAULKNER ORCHARD HOUSE

# Integrity

INTACT. The exterior of Orchard House is intact and has not been altered. The interior was not accessible at the time of the survey; however, the spaces that could be observed through windows and openings appeared to be intact.

## **Character Defining Features**

Exterior

- Form and massing
- Gable roof
- Chimney
- Portico
- Asbestos side wall shingles
- Wood trim elements
- 8/8, 6/6 windows with flat casings
- Glazed entry door and surround
- Concrete block foundation

## Interior

• Interior not accessible at the time of survey.

## History

See Faulkner House report for site history.

## Chronology

1946	Property purchased by Noble T. McFarlane who converted it to use as the Old Ivy Inn. The Orchard House was probably constructed at this time.
1963	Property purchased by the University of Virginia and renamed in honor of William Faulkner. Main dwelling used as a guest house and dining facility.
1975	Faulkner House designated as the Miller Center of Public Affairs, funded by the bequest of Chattanooga business leader White Burkett Miller.

## **Recommended Further Studies**

None

## Significant Photographs and Drawings

None

# Fayerweather Hall

# 1892-93, 1938, 2004

Architects: Carpenter and Peebles, Fiske Kimball, Edmund Campbell, Dagit-Saylor Architects



#### **Preservation Priority**

ESSENTIAL

#### **Listing Status**

Contributing building in Virginia Landmarks Register/National Register of Historic Places District

## Landscape

Carr's Hill

#### Significance

Fayerweather Hall represents the growing importance of athletics at the University and on campuses throughout the nation at the end of the 19th century. This building initiated a twenty-year effort to create an athletics precinct north of what is now University Avenue. Fayerweather Hall's design signaled the re-emergence of classicism in new construction across the University and reflected a broader shift in American architecture from eclecticism to the revival of classical models, showcased at the 1893 Chicago World's Fair. The building was designed by Norfolk architect John K. Peebles, a highly important figure in the story of architecture at the University and in Virginia.

# Integrity

SUBSTANTIALLY INTACT. Having sustained several campaigns of alteration, the present appearance of Fayerweather Hall most closely reflects the 1938 improvements of Edmund Campbell. Within this frame of reference, the exterior of the building remains largely intact. Numerous renovations have destroyed the original interior. The current renovation has removed the Campbellera interior.

## **Character Defining Features**

Exterior

- Form and mass
- Gable roof with slate shingles
- Built-in gutter system
- Octastyle Corinthian portico
- Brick sidewalls, 1:5 bond, overhand joints with red mortar
- Molded imposts, dado cap and base (belt course)
- Fenestration
- Glass block, triplex windows on pavilions, 6/6, 9/9, 12/12 sash windows, casement windows
- Molded brick frames at corners and pavilions
- Raised panel entry doors, surround and architrave
- Rusticated brick foundation

## Interior

- Plan Single room, front lobby, balconies at each end
- Bearing brick construction
- Roof trusses and ceiling sheathing boards
- Door and window architraves
- Portions of early ceilings remain; "beamed" plaster ceiling (flat portion destroyed) and bead board roof deck visible. Infill closing the location of the original monitor present.

# History

Fayerweather Gymnasium was designed by the Norfolk architectural firm of Carpenter and Peebles and was constructed between 1892 and 1893 at a cost of \$23,000. In addition to designing Fayerweather Gymnasium, John Kevan Peebles had assisted in planning for the 1906 Jamestown Tricentennnial Exposition, in Norfolk. At the University he would later be involved in the design of Minor Hall, Memorial Gymnasium, Monroe Hill, Scott Stadium, McKim Hall, Thornton Hall, and Clark Hall. At the time of Fayerweather Hall's construction, Hotel F was serving as the University's gymnasium. Funding for the building came from a \$200,000 gift from Daniel Burton Fayerweather, of New York.

Fayerweather originally contained an indoor gymnasium on the first floor measuring 90 feet by 40 feet. Elevated above the gym was a running track accessed by a circular stair at the northeast corner

of the building. Immediately upon entering the south entrance hall, two flanking stairs ascended to a gallery space overlooking the gymnasium. The wooden roof trusses were exposed revealing a 45 foot long skylight located in the roof. A door to the outside led to an open air pavilion at the northeast end. An esplanade ran the length from this pavilion to the trophy room at the southeastern end. This all overlooked the Mad Bowl landscape across Rugby Road. The southwest pavilion housed the instructors' offices. A locker room with showers, baths, needle baths and sponge baths was located in the basement along with a ball cage measuring 67 feet by 17 feet on the western end, a swimming pool to the north and a two-lane bowling alley on the eastern end.

In 1938 Fayerweather Gymnasium was renovated for use by the Architecture School. A ribbed plaster ceiling in the Italian Renaissance style was installed in the main space, obscuring the original wood truss roof structure. The half-round windows of the upper level were enlarged to create rectangular openings, and the old frames and sash were replaced with glass block. New casement windows were installed in the southwest corner to replace the arched windows. Balconies were constructed at the north and south ends of the main gymnasium space. The roof was elevated where the library was located. Tile flooring was laid in the two ground floor lobbies. The front steps were repaired and a parapet flanking the main stair was added. The addition of modern lighting fixtures, wiring and plumbing updated the interior.

Fayerweather Hall is currently the home of the McIntire Department of Art, encompassing the undergraduate and graduate programs in studio art and art history. At the time of this survey the building was being renovated to upgrade the interior space, improve access, and install new systems. As part of this work the entire interior of the building was gutted and the metal-clad building to the west was demolished.

#### Chronology

1892-93	Construction of Fayerweather Gymnasium, designed by Carpenter and Peebles, Norfolk, Virginia.
1906	Original wood floor in gymnasium replaced with new wooden floor.
1924	Fayerweather Gymnasium given to McIntire Department of Art after construction of Memorial Gymnasium. Elevated track and all gym related functions removed, including pool, bowling lane, ball cage and bath/locker room. Pool converted into casting room for charcoal classes. Florid, pressed metal ornaments in south pediment removed.
1938	Edmund Campbell supervises renovation of Fayerweather for use by Architecture School.
1955-60	Basement converted into classrooms, creating south, west and north lecture rooms. Prefabricated metal building added to the west side, measuring 40' X 80'.
1975	Minor electrical/lighting upgrade in rooms 204/205 and in basement life drawing room.

- 1979 Renovation of ground-floor bathroom for wheelchair accessibility.
- 2004 Comprehensive rehabilitation of building. Work included the demolition of the metal annex, a complete gutting of Fayerweather's interior, exterior masonry repairs, repointing of the building, and construction of a small addition on the building's west side.

#### **Recommended Studies**

Historic Structure Report

# Significant Photographs and Drawings

NOTE: Original drawings of the building exist; however, the digital reproductions were of such poor quality that they were not included here in their entirety.



Fayerweather Gymnasium. South elevation. Date unknown. Special Collections at the University of Virginia.



Fayerweather Gymnasium, east elevation, not dated. Drawings by Carpenter and Peebles Architects.



Fayerweather Gymnasium, first floor plan, not dated. Drawings by Carpenter and Peebles Architects.



Fayerweather Gymnasium, gallery Plan, not dated. Drawings by Carpenter and Peebles Architects.

# Fontana Food Center

(ESAB Building/University of Virginia Food Service Central Support Facility) Built 1963-1965; Additions 1969-70, 1973; renovated 1981 Architects unknown; Daniel Construction Company, contractors. Renovations by Smithey & Boynton



## **Preservation Priority**

NOT CONTRIBUTING

## Significance

The one-story utilitarian brick and steel building that now houses the Fontana Food Center was built in 1964 for the A.O. Smith Corporation. The University acquired the building to house a Food Service food preparation and storage facility, which allowed the Food Services Division to consolidate existing operations in a single, centralized facility. The primary structure is a one- story masonry building, upon which two subsequent concrete block additions were made in the 1970s.

## Integrity

## **Character Defining Features**

• Flexible open plan for storage and manufacturing

## **Critical Concerns**

To be provided by Facilities Management Inspection Reports.
#### History

The Food Center was constructed for the A.O. Smith Corporation. It was then transferred three times among manufacturing companies, and was ultimately owned by ESAB Manufacturing, Inc. prior to the University's purchase in 1979 for \$1.3 million. They believed that "essentially no remodeling would be necessary." The building was purchased in lieu of a proposed new Food Services building approved by the 1978 General Assembly. The new facility eliminated the use of "seven dispersed and inadequate locations" that at the time of purchase housed the food service operations.

Today it houses storage for University food services. Operations include purchasing, storing, baking, meat curing, salad making, laundry, and maintenance of special food service equipment.

#### Chronology

1963	A.O. Smith Corporation purchases the unimproved parcel where the building is now located from the Bellemead Development Corporation for \$65,000.
1965	Construction is completed on the original one-story masonry structure.
1965	A.O. Smith Corporation transfers the property to Harnischfeger Corporation for \$300,000.
1969	Chemetron Corporation purchases the property for \$430,000.
1970	Construction is completed on a concrete addition. (It is unclear which addition was constructed at this time.)
1973	Construction is completed on a concrete addition. (It is unclear which addition was constructed at this time.)
1974	ESAB Manufacturing, Inc. purchases the property for \$1,300,000, a price that included all machinery.
1977	New roof installed.
1979	The University purchases the building from ESAB Manufacturing, Inc. for \$1.3 million. This occurred after an option agreement was made between the University and ESAB on November 3, 1978, where U.Va. paid ESAB \$25,000 to have the option to purchase the property. ESAB consequently leased the property from the University from December 1978 to February 1979.
1981	Renovations, costing about \$1.6 million, begin. Architect and Engineering firm, Smithey & Boynton.
1986	The Food Center is named the Fontana Food Services Center of the University of Virginia.



## Significant Photographs and Drawings

ESAB Building (Fontana Food Center). Preliminary Layout for use by University Food Services. Sheet PR1 (31276). Drawn by Michael Coppa. Dated February 13, 1979. U.Va. Facilities Management Resource Center.



Fontana Food Center. Partial floor plan for Smithey and Boynton renovations in 1981. Sheet 1, (46125). U.Va. Facilities Management Resource Center.



Fontana Food Center, Location map of ESAB building and approved location for new Food Services facility. Special Collections Library Papers of the Vice President for Business and Finance and Chief Operating Officer, ca. 1953-1980. Special Collections Library RG-5/1/1.831, Box 12.

#### Sources:

"New Facilities Await Students" Charlottesville Daily Progress August 17, 1981.

"University of Virginia Feasibility Study for Food Services Central Support Facility" Prepared by University Budget Office in conjunction with the Department of Food Service. November 3, 1978. Special Collections Library RG-5/1/1.831, Box12.

[Includes all chronology up to this date] "Appraisal of 2300 Old Ivy Road" Prepared for Ray C. Hunt, Jr., VP for Business and Finance, by James A. Nunnally. November 27, 1978. Papers of the Vice President for Business and Finance and Chief Operating Officer, ca. 1953-1980. Special Collections Library RG-5/1/1.831, Box 12.

"Appraisal of the ESAB building" by Louis Buffenstein, MAI., SRPA. November 20, 1978. Special Collections Library RG-5/1/1.831, Box 12.

University of Virginia Board of Visitors Minutes January 27, 1979.

Papers of the President, 1978-1979. Special Collections Library RG-2/1/2.811, Box 8.

"New Facilities Await Students" Charlottesville Daily Progress August 17, 1981. viii University of Virginia Board of Visitors Minutes, March 21, 1986. http://xtf.lib.virginia.edu/xtf/view?docId=2006\_01/uvaGenText/tei/bov\_1986-03-

21.xml;chunk.id=d46;toc.depth=1;toc.id=;brand=default;query=Board%20of%20Visitors%20minutes%20#

# Garrett Hall

## 1907–1908; renovations in 1959 and 2011

Architect: Stanford White of McKim, Mead & White; 1959 remodeling by Stainback and Scribner; Architectural Resources Group and Fraizer Associates, 2011.



#### **Preservation Priority**

ESSENTIAL

#### Landscape

South Lawn

#### **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

#### Significance

Garrett Hall was constructed in 1907–08, allowing all students to dine together, in a significant departure from Jefferson's arrangements. In building such an edifice—the "Commons," as it was then called—University officials followed the lead of Ivy League schools, where other architects had modeled similar facilities on spaces and social conventions prevalent in the colleges of Oxford and Cambridge. The wainscoted and stuccoed Garrett Hall, one of the most remarkable interiors on the Grounds, echoed the appearance of these spaces. Most impressive is the decorative plaster ceiling, suggestive of early classical work in England, like the unpainted wainscoted walls below.

In conformity with Stanford White's master plan, the new Commons was situated west of the Lawn on the east-west axis separating White's earlier buildings from those of Jefferson. In this way Garrett Hall helped to direct development away from the Lawn in axial expansions to the east and west.

In 1958, the building underwent a renovation to serve as the bursar's office, and in the following year it was renamed in honor of Alexander Garrett, the first bursar of the University. In the 1980s, the bursar's office moved and the building served a number of purposes, including as the administrative home of the Office of Career Planning and Placement and as office space for staff at the College of Arts & Sciences. The Frank Batten School of Leadership and Public Policy moved its headquarters into the building in 2009. In 2011, it underwent a comprehensive renovation overseen by Architectural Resources Group and Frazier Associates.

#### Integrity

SUBSTANTIALLY INTACT. The exterior and interior of Garrett Hall are substantially intact. The interior volume had been compromised by partitioning of the entrance hall, main dining hall, and adjacent rooms, but in 2011, renovation of the building restored the entrance hall and main dining room to their original designs and volumes.

#### **Character Defining Features**

Exterior

- Tripartite principal front
- South portico with Doric columns and pilasters, the former set on octagonal plinths with convex echini on the capitals
- Full entablature limited to portico only
- Brick masonry construction laid in Flemish bond
- Alternating projecting headers around window openings
- Decorative window grates
- Fenestration: ground floor sash windows and second floor casement windows

#### Interior

- Lofty and voluminous public spaces: entrance hall and Great Hall
- Great Hall plaster ceiling in an octagonal and four-point isotoxal star pattern with alternating flowered "V" and rosette motif
- Unpainted paneled wainscoting in Great Hall
- Great Hall fireplace and chimneypiece
- Great Hall balcony with ornamental iron railing matching exterior window grates in design
- Great Hall Corinthian pilasters

#### History

Designed by McKim, Mead & White, Garrett Hall (named The Commons until 1959) represented a major shift in student life at the University, which now instituted a policy of providing residence on

Grounds in place of the boarding house system off Grounds. Commons was the refectory, or dining room, for those living at the University. Its two-fold purpose was to serve cheaper, healthier food and to promote "unity and solidarity, a keener sense of comradeship and interdependence, and a deeper love for alma mater." It was also characterized as a "center of college life," where people could meet and socialize.

#### Chronology

1906	McKim, Mead & White commissioned to design "The University Commons."
1908	Building constructed as a refectory, or Commons. Main dining hall seated 200, while smaller dining rooms on the second floor held more intimate gatherings and provid- ed space for the professors and athletic teams. It was decorated with university ban- ners, athletic trophies, portraits of distinguished professors, benefactors, and alumni; as well as the University seal and a full-length portrait of Thomas Jefferson.
1940	Alterations to office partitions for the addition of an office.
1958–9	Remodeling of The Commons by Stainback and Scribner; building renamed Garrett Hall after Alexander Garrett, the first bursar of the University. With this remodel- ing, the building's function shifts from dining to administration, with offices for the registrar and bursar. This involves a transformation of major spaces, including the enclosure of staircases and the two-story entrance hall and subdivision of the main dining space.
1965–68	Subterranean annex by Stainback and Scribner constructed at the eastern end of the building. Entry through the basement of Garrett and through a small building above ground called the "penthouse," designed in the Jeffersonian idiom.
1972	Addition of an enclosed, temporary office in the main entrance. The walls consist of panels topped with glass.
1981	Garrett Hall Building Program report completed by graduate students. Alterations to interior, including a reconfiguration of built-in furnishings and the foyer walls.
1997	Exterior painted.
2009	John Milner Associates, complete a Historic Structure Report for Garrett Hall, in- forming a major renovation undertaken later that year.
2011	Renovation is completed with a number of restored features, including the two-story entrance hall and the Great Hall. The Great Hall is outfitted with audio-visual equip- ment. The renovation also restores several windows to their earlier 16-foot height and striped awnings after the original design. The 1970 underground annex is remodeled to include mechanical and storage space, a common room, and additional offices. For landscaping, 80-year-old magnolias are replaced with crepe myrtles.

#### Studies

Historic Structure Report (HSR) completed

#### Sources

John Milner Associates, Inc. *Garrett Hall, the Historic Refectory Building at the University of Virginia: A Historic Structure Report*. Report to the University of Virginia. Alexandria: John Milner Associates, Inc., February 2009.

Kelly, Matt. "Batten School's New Home Honors the Past, Prepares for the Future." *UVA Today*, August 2, 2011.

University of Virginia Facilities Management Department Specifications and Drawings.



## Significant Photographs and Drawings

Garrett Hall. South elevation. Circa 1910. Albert and Shirley Small Special Collections Library at the University of Virginia. Charlottesville, Virginia.



Garrett Hall. South elevation. Circa 1910. Albert and Shirley Small Special Collections Library at the University of Virginia. Charlottesville, Virginia.



McKim Mead & White's original rendering showing the interior of the Refectory Building Dining Hall, from the Collections of the Avery Library, Columbia University, New York.



*Garrett Hall. Albert and Shirley Small Special Collections Library at the University of Virginia. Charlottesville, Virginia.* 



Refectory for the University. South elevation. McKim, Mead & White. December 1906. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



Refectory for the University. Section looking north. McKim, Mead & White. December 1906. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.







Garrett Hall, entry at first (top) and second floor (bottom). Photos by MCWB Architects. April 2024.



Garrett Hall, Great Room (top) and detail of ceiling (bottom). Photos by MCWB Architects. April 2024.

# Gilmer Hall

## 1961–1963; addition 1984–1987; major renovation 2017–2022

Architects: Ballou and Justice with Stainback and Scribner; addition, R.M. Kliment and Frances Halsband; renovation, Perkins and Will.



#### **Preservation Priority**

#### CONTRIBUTING

#### Landscape

McCormick Road West

#### Significance

Gilmer Hall is among the earliest Modern style buildings constructed during the administration of President Edgar F. Shannon, Jr. (1959–74). Spreading across university campuses throughout the country at this time, the modern aesthetic embodied the technology of advanced sciences through its materials and architecture. The brickwork details and the undulating walls of the auditorium echo the masonry details and serpentine walls of the Academical Village.

#### Integrity

COMPROMISED. The general plan of Gilmer Hall is substantially intact, but a series of extensive renovations has replaced its mid-century appearance with a wholly modern one.

#### **Character Defining Features**

Exterior

- Modern form and massing
- Flemish-bond brick veneer sidewalls
- Undulating walls of the auditorium
- Marble veneer panels over main entrance
- Indiana limestone copings
- Fenestration
- Aluminum doors and surrounds

Interior

- Entry vestibule with wood paneling, marble veneer walls, stone tiles and terrazzo floors
- Auditorium
- Concrete block walls

#### History

Gilmer Hall was conceived as part of a science and technology center, including the Life Science Building, a library of science, chemistry building, and other structures. Its form clearly articulated its function: the rectilinear center mass housing biological laboratories is joined to an angled western mass of the psychology department by the low, rounded space of the auditorium.

Though Modernist in design, the original building makes reference to the architecture of Thomas Jefferson. An article in the *Cavalier Daily* in 1961 noted that the serpentine walls of the auditorium purposely recalled the walls of the Lawn gardens, and the building's masonry sunscreens were in a Chippendale pattern to echo the railing design between each Pavilion on the Lawn. Reportedly, the Board of Visitors changed the screens to red brick in 1962, well into the building's construction; it is unclear what material the architects originally intended the screens to be. By 1969, renovations to the labs were already occurring; such alterations have continued throughout the building's history.

A large addition to the west, designed by New York architects R.M. Kliment and Frances Halsband and constructed between 1984 and 1987, houses a library, large lecture hall, and additional laboratory space. This addition's cylindrical shape recalls that of the Rotunda and forms the head of the "lawn" of the McCormick Road dormitories.

Beginning in 2017, an extensive renovation altered the building's principal façade facing McCormick Road. Architects Perkins & Will replaced Gilmer's masonry screens with low-e coated glass sheets, which made the building visibly brighter and more modern, while exposing the work of the labs behind to view from McCormick Road.

#### Chronology

1961–63	Gilmer Hall constructed. Originally used for biology and psychology.
1969	Alterations to Astronomy library and individual labs.
1970	Expansion and improvement of Vivarium.
1970–71	Alterations to the Computer Center (unclear if this is the first installation).
1972	Air conditioning added to several rooms, including 1, 2, 4, 6, 11, 106, and 300.
1978	Extension of loading dock.
1982	Installation of a student affairs kiosk.
1983	Asbestos ceiling replacement (extent unclear).
1984–1987	Addition to building by R.M. Kliment and Frances Halsband, including biology and psychology research laboratories, 180-person lecture hall, and library.
1988	Roof replacement planned (unclear if carried out).
1997	Phase II asbestos abatement, including asbestos in Gilmer Auditorium.
1998	Gilmer Hall auditorium renovation, including fire protection, mechanical, lighting and electrical, and interior finish renovation.
2017–2022	An extensive renovation by Perkins & Will modernizes Gilmer Hall by completely updating the interior, replacing the masonry screens with plate glass windows, and updating/replacing mechanical, electrical, and plumbing systems. A new entrance with landscaping is added.

Note: Most of the many alterations to Gilmer Hall are listed in the Facilities Management drawing catalogue according to the name of the primary investigator of the particular lab. As a consequence, it is very difficult to discern what changes occurred in which spaces. For particular room renovations, refer to the Facilities Management catalog.

#### **Recommended Studies**

N/A

#### Sources

University of Virginia Facilities Management Department Specifications and Drawings.



## Significant Photographs and Drawings

Gilmer Hall under construction, 1962. Photograph by Ed Roseberry. Albert and Shirley Small Special Collections at the University of Virginia.



*Gilmer Hall, spring 1964. Photograph by Ed Roseberry. Albert and Shirley Small Special Collections at the University of Virginia.* 



Gilmer Hall, north elevation. January 2005. Photo by MCWB Architects, Albany, New York.



*Gilmer Hall, north elevation, east entry, January 2005. Photo by MCWB Architects, Albany, New York.* 



*Gilmer Hall, view from northwest (top); west entry (bottom left) and east entry at addition (bottom right). Photos by MCWB Architects, April 2024.* 



Lobbies at the northwest entry (top) and northeast entry (bottom). Photos by MCWB Architects, April 2024.

# Gleason Building

#### *1948*

Architect: Unknown



#### Landscape

UVA Hospital / 10th and Page

#### **Preservation Priority**

NOT CONTRIBUTING - Significant outside the history of the University.

#### Significance

The Gleason Building is a cement block and stucco structure representative of the many purpose-built grocery stores constructed across the United States in the mid-20<sup>th</sup> century. It is listed as a contributing structure in the West Main Street Architectural Design Control District.

#### Integrity

SUBSTANTIALLY INTACT. Minor alterations and improvements have been made to accommodate the change from commercial to office space. The building retains substantial original fabric along with its core design elements (form and massing, roofline, plan, exterior finishes and fenestration).

#### **Character Defining Features**

#### Exterior

- Shallow pitch roof hidden behind front facade
- Single story, boxy massing
- Stucco on principal façade
- Commercial storefront Recessed aluminum window and door frames filled with large sheets of plate glass
- Cement block sidewalls
- Set back from street with parking in front of building

#### Interior

• Large, uninterrupted space created by exposed, open web, steel trusses spanning the width (east/ west) of the building.

#### History

The property on which the Gleason Building sits has witnessed the growth of West Main Street as an important corridor for the University of Virginia and Charlottesville more broadly. The parcel contained a number of dwelling houses prior to the construction of the present building. As Charlottesville began to suburbanize, the lot – like many on West Main Street – became a desirable place for a business. In the mid-20<sup>th</sup> century, the Gleason family, after whom the building is named, removed the existing buildings on the lot and constructed a Stop & Shop grocery store. The Gleason Building served as a neighborhood grocery for many years, followed by a variety of other commercial businesses, including a furniture store. The building currently houses the UVA Health Construction Offices.

#### Chronology

ca. 1900	A brick house is constructed on the property, replacing an earlier frame house and second building.
1920	Sanborn fire insurance map shows two buildings occupying the lot.
1935	Sanborn fire insurance map shows two buildings occupying the lot.
c. 1946	Gleason family acquires the property from W. D. Haden and knocks down the exist- ing structures.
1948	Present structure constructed as a Stop & Shop.
1953	Helen L. Gleason contracts for a 20' x 30' foot storage shed to be added to the rear of the building.

After 1964	Gleason family sells the Stop & Shop. Building is occupied by P & J's Food Market
	followed by several other grocery stores.

- Before 1994 Merchants Word acquires the property. UVA acquires 1017 W Main Street, adjacent to the Gleason Building on two sides.
- After 1994 Metal awning removed.
- February 2002 Monkey Land, LLC, acquires the property.
- Before 2007 Under the Roof furniture store operating in the space.
- May 2007 Studio House, LLC, acquires the property.
- December 2009The Charlottesville Planning Commission approves a special-use permit for The Sycamore by developer Bill Atwood. The Sycamore was intended to be a 66,000 sq. ft., 45-unit luxury apartment building. It was never constructed.
- 2012 Existing conditions survey undertaken.
- 2013 Listed as contributing to the West Main Street Architectural Design Control District, providing the Charlottesville Board of Architectural Review additional oversight authority on proposed changes to buildings within the established zone.

February 2016 The University of Virginia acquires the property.

After Feb. 2016 The space houses UVA Health Construction offices.

#### **Recommended Studies**

N/A

#### Sources

Bibb, Eugenia. "1003 West Main Street Historic Survey." City of Charlottesville, Spring 1995.

Chang, Connie. "Approved special use permit will allow higher density development on West Main Street." *Charlottesville Tomorrow*, December 9, 2009. https://www.cvilletomorrow.org/1003-west-main/.

City of Charlottesville Land Records.

Tubbs, Sean, et al. "1003 West Main Street." Cvillepedia, June 26, 2019. https://www.cvillepedia. org/1003\_West\_Main\_Street

University of Virginia Facilities Management Department Specifications and Drawings.

## Significant Photographs and Drawings



Gleason Building when occupied by Under the Roof furniture store. Date unknown. City of Charlottesville GIS.



Gleason Building, east elevation. April 2024. Photo by MCWB Architects.



Gleason Building, south elevation. Detail of aluminum and glass storefront. April 2024. Photo by MCWB Architects.



Gleason Building, administrative space. Note roof trusses and structure. April 2024. Photo by MCWB Architects.

# Gooch-Dillard Dormitories

#### *1984*

Architects: Edward Larrabee Barnes Associates



#### **Preservation Priority**

Important

#### Landscape

**Observatory Hill** 

#### Significance

These suite-style dormitories were designed by the firm of Edward Larrabee Barnes, the 1981 Thomas Jefferson Medal winner. Composed of two L-shaped buildings surrounding a sloped courtyard, the complex was built to meet the growing need for upper-class housing on Grounds.

# GOOCH-DILLARD DORMITORIES

## Integrity

Substantially Intact

#### **Character Defining Features**

Exterior

- Massing and form
- Siting and composition of building complex
- Exterior stairs and hallways as building circulation
- Simple fenestration pattern

Interior

• Apartment-style floor plans

#### **Critical Concerns**

To be provided from Facilities Management Inspection Reports

#### History

Plans and designs for the new Alderman-Stadium Road housing complex began in 1982. The development allowed for much needed housing for upperclassmen located close to Central Grounds. Enrollment at the University had increased more than two-fold between 1966 and 1979, from 7.785 to 16,179 students. The new complex included two suite-style dormitory buildings, each with a communal residents' lounge and kitchen, and provided 655 beds.

Construction began in 1982, and the buildings were completed by 1984. The architect, Edward Larrabee Barnes designed the complex to work within the natural landscape of the site. The sloped terrain was only minimally modified to accommodate the housing project. Each suite holds four single bedrooms, with two on each floor of the suite, along with a common living room and bathroom. The use of red brick in running bond allows the more modern design to address the University's tradition of red brick and white trim.

During the project's construction, nine graves were discovered on the site. These burials are believed to be enslaved African-Americans associated with the Maury family's Piedmont plantation; the cemetery is marked with a stone tablet in the landscape.

The buildings were named for Hardy C. Dillard, the fourth Dean of the School of Law and Robert K. Gooch, a University alumnus, Rhodes Scholar, and long-time faculty member who founded the Government (now Political Science) Honors Program in 1939.

In 2014, renovations began to adapt the buildings to first-year residents by changing the floor plans from single rooms to doubles.

# GOOCH-DILLARD DORMITORIES

## Chronology

1982	Construction begins on the Gooch Dillard dormitories.
1984	Earth Design Associates complete a landscape plan for the dormitory area that incorporates both existing and new trees throughout the complex, as well as a surface parking lot along Stadium Road.
2007	Vansant and Gusler, Inc. replace the chiller and cooler tower with new equipment as well as a chilled water pump and condenser water pump.
2008	The complex undergoes a re-roofing project by U.Va. Facilities Management with Whitlock Dalrymple Poston &Associates.
2013	Dewberry completes landscape improvements to the terraced courtyards between the Gooch and Dillard buildings. This work included grading, drainage, risers, a concrete seat wall, and brick pavers.

## Significant Photographs and Drawings



Gooch Dillard Dormitories, Level 1 Plan, As Built. Sheet A 1222 (29093). By Edward L. Barnes. Dated September 17, 1982. U.Va. Facilities Management Resource Center.

# GOOCH-DILLARD DORMITORIES



Dillard House, View of northern end of the building, and central landscape. "Student Housing at UVa," September 2005. http://www.arch.virginia.edu/housinghistory/index.html

# Halsey Hall

## 1945-1946; alterations 1952, 1994

Architects: Taylor and Fisher; Cleveland Sheeran



#### **Preservation Priority**

#### CONTRIBUTING

#### **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

#### Landscape

Clark Hall/Dawson's Row

#### Significance

Halsey Hall was built to serve as the Naval Armory. The building originally housed ordinance and gunnery equipment for the instruction of Naval R.O.T.C. students. Halsey Hall was named in

# HALSEY HALL

honor of Admiral Frederick Halsey, Jr., the revered naval strategist of World War II. One of the few building constructed at the University during the war, it carried Jefferson's architectural tradition into the post-war era.

#### Integrity

SUBSTANTIALLY INTACT. The exterior of the building remains intact; however, none of the historic fabric of the interior has been retained.

#### **Character Defining Features**

Exterior

- Form and mass
- Hipped roof
- East *in antis* portico and anchors
- Brick sidewalls in Flemish bond
- Fenestration, window sash and frames
- Entrance door and surround

#### Interior

• None – All modern materials

#### **Critical Concerns**

• Stone coping joints at front steps need repointing

#### History

Halsey Hall is a two-story brick building with full basement that originally served as the Naval Armory. One of the most distinctive elements of the building is the placement of two large anchors in front of the main entrance, a reminder of the building's naval past. Overall, the footprint and massing of the building has remained intact. The building now contains the Departments of Statistics and Environmental Sciences. None of the historical fabric of the interior of Halsey hall has been retained.

Halsey Hall is named after William Frederick Halsey, Jr. (1882-1959). Halsey attended UVA's Medical School in 1899, leaving a year later to enter the Naval Academy. Admiral Halsey was one of the leading United States naval commanders during World War II. General Douglas MacArthur called Halsey "the greatest fighting admiral" of World War II. Halsey became vice-admiral in command of a Pacific carrier division in 1940. In a series of bloody battles, his forces defeated the Japanese in the Solomon Islands. The Japanese later signed the surrender on Halsey's flagship, the battleship *Missouri*. From 1947 to 1950, Halsey served as Chairman of the National Council of the University of Virginia Fund Campaign.

# HALSEY HALL

## Chronology

1945-1947	Taylor and Fisher proposed plans for Halsey Hall, a Naval Armory in which to store the ordinance and gunnery needed to instruct Naval R.O.T.C. students.
ca. 1952	Building completed.
1952	Design alterations by Taylor and Fisher to the steps at the main entrance, changing them from concrete to granite.
1987	Renovations by Charlottesville firm Cleveland Sheeran.
	Phase I - installation of a new second floor and mechanical systems for the whole building. The second floor to be used by the Environmental Sciences Department to house laboratories.
	Phase II – the first floor and basement will be redone to provide 25 faculty offices and some seminar rooms. Designated for the College, but not a specific department.
1987	Occupied by the Environmental Sciences Department.
1994	Renovations to accommodate Division of Statistics.
1995	Slate roof replaced, interior renovations.

## **Recommended Studies**

None

## HALSEY HALL

## Significant Photographs and Drawings



Naval Armory. South and east elevations. Taylor and Fisher Architects. February 1946. University of Virginia Facilities Management FP&C Resource Center.



Naval Armory. Main Deck (Ground Floor) plan. Taylor and Fisher Architects. February 1946. University of Virginia Facilities Management FP&C Resource Center.

# Heating Plant

## 1950; 1957

Architects: Eggers and Higgins, Wiley and Wilson, Engineers.



#### **Preservation Priority**

NOT CONTRIBUTING

#### Landscape

Hospital

### Significance

The Heating Plant was built in 1950 to accommodate the post-war expansion that saw the construction of the McCormick Road dorms, the Physics Building and New Cabell Hall.
#### Integrity

SUBSTANTIALLY INTACT. The Heating Plant is substantially intact with only minor alterations to its interior and exterior. The majority of alterations have been to the mechanical equipment contained within the structure.

#### **Character Defining Features**

Exterior

- Form and massing
- Smoke stack
- Brick sidewalls in Flemish bond
- Fenestration, metal sash, stone coping
- Door openings, doors and transoms

#### Interior

• Ceramic tile along exterior walls

#### History

The heating plant was built in 1950 to accommodate and support a substantial enlargement of the University's physical plant during the post-war period. An extensive system of tunnels and pipes was installed throughout the Grounds, and the plant's capacity increased over the years. The fifth boiler was installed around 1986 when the new hospital was being built.

The University of Virginia generates a majority of its steam and hot water requirements at its Main Heating Plant and North Grounds Heating Plant. Steam and medium temperature hot water are then distributed through networks of underground distribution piping to most facilities in the main campus and the North Grounds precinct.

The boiler room floor is one story above street level. Coal and ash storage are outside of the building. The building originally had storage space for 4000 tons of coal, which was delivered by the Chesapeake and Ohio Railroad. The 160' radial brick chimney is a significant feature of the building.

Currently, the building is undergoing significant renovations to comply with EPA Standards under the Clean Air Act.

#### Chronology

1950	Eggers and Higgins, Architects,and Wiley and Wilson, Engineers, design the Heating Plant.
1951	Expansion of Central Heating System, Medical School, Academic Building, Gymnasium, Women's Dormitory.

1957	Eggers and Higgins addition to Heating Plant. Additional boiler installed.
1969	Modernization.
1978	Renovations and improvements – Hankins and Anderson
1986	Fifth boiler installed.
1990	Boiler two installed.
1994	Exterior of building painted.
2003	Failure of two boilers, with the ejection of soot over the adjacent neighborhood.
2004	Plans to bring Heating Plant into compliance with the EPA's Clean Air Act. Renovations include boiler replacement, upgrades to remaining furnaces, extra coal and oil storage capacity, and additional pollution control equipment. The project is scheduled to begin in 2005 and be completed by 2008. RMF Engineering of Baltimore, Maryland, has been approved by the Board of Visitors for the performance of architectural and engineering services for the Main Heating Plant Modifications project.

### **Recommended Further Studies**

None

### Significant Photographs and Drawings



Heating Plant. No Date. Special Collections at the University of Virginia.



The New Power Plant (Heating Plant). North and south elevations and details. Eggers and Higgins Associate Architects. June 1950.

# High Energy Physics Building

### Built 1965; 1988 additions

Architects: Rawlings and Wilson; additions by CEGG Associates, LC



#### **Preservation Priority**

NOT CONTRIBUTING

#### Landscape

**Observatory Hill** 

#### Significance

The High Energy Physics Laboratory was constructed as part of the University's intensification of scientific research in the 1960s, and is located on Observatory Hill, an area that was used forhousing the nuclear reactor, NRAO, and the McCormick Observatory. It also retains proximity to the Physics department, housed on McCormick Road. Partially funded by a National Science Foundation Grant, the building was constructed to house specific nuclear physics experimentation equipment.

### Integrity

SUBSTANTIALLY INTACT. The building's essential character remains is discernible despite the addition and modest interior renovations.

#### **Character Defining Features**

- massing
- fenestration
- removable steel panel floor in "target room"
- metallouvers
- fixed glass windows on the second level
- rotating ceiling crane in "target room"

#### History

Nuclear physics research at the University began with Professor Jesse Beams, who during WWII, experimented with the separation of uranium isotopes in Rouss Hall, which was then the physics laboratory. In 1960, a 1.5 MeV Van de Graaff accelerator was placed in the Physics building on McCormick Road. This quickly became outmoded and the Physics department started looking for options to update its research abilities in order to keep up with other university research in nuclear physics at the time.

The Nuclear Physics Laboratory was constructed in 1965 on Observatory Hill, and designed by Rawlings and Wilson, in order to house the new 5.5 MeV accelerator, which would not be able to operate in the existing building. A \$705,000 National Science Foundation (NSF) grant funded the purchase of the accelerator and partially funded the construction of the building. It originally housed a 5.5 megaelectron volt (MeV) Van de Graaff Positive Ion Accelerator, used for nuclear physics experimentation, as well as a 75,000,000-volt synchrotron given to the University by General Electric. The circular design of the target room was designed specifically for the experimentation that would occur in the room, which entailed a series of beams that were projected to various points along the radius of the circle. At the time of its construction the building was not the most modern facility design, but it provided enough space for research needs. An annex to the lab was built in 1965 as well, and is situated behind the lab.

Research using the accelerator continued until 1980 when the building became space for advanced undergraduate laboratory research, as the accelerator became outdated, in favor of a new technology—the cyclotron. The building is now called the High Energy Physics Laboratory, reflecting its use by the University's Physics Department beginning in 1988. Just prior to 1988 the building had been used as miscellaneous storage space for the Physics and Chemistry departments. Upon the occupation of the building by High Energy Physics staff, the original nuclear physics research equipment was removed. The target room is now called the assembly room, and is the only suitable space to house the equipment necessary for current High Energy Physics work.

### Chronology

1965	Nuclear Physics Laboratory is built on Observatory Hill with NSF funds to house the new accelerator.
1988	High Energy Physics occupies the building and begins interior renovations and floor reinforcement in the former "target room," now called the assembly room. An addition is made (drawings dated 1991) to provide more offices on the southeast side of the 1 <sup>st</sup> floor. Original laboratory equipment is removed.
Sources:	
Virginius Dab	ney, Mr. Jefferson's University, p. 431.

Ibid.

Interview with Professor Michael Fowler, Physics Department.

Interview with Professor Brad Cox, Physics Department.



### Significant Photographs and Drawings

Nuclear Physics Laboratory (High Energy Physics). Upper and Lower floor plans, as built. Sheet 4 (28776). By Rawlings and Wilson. Dated October 21, 1965. U.Va. Facilities Management Resource Center.



Nuclear Physics Laboratory (High Energy Physics). Image from <u>Pictorial History of the University of</u> <u>Virginia</u>, Second Edition, by William B. O'Neal, 1976.



Nuclear Physics Laboratory (High Energy Physics). Accelerator in Nuclear Physics I Laboratory. Image from <u>Pictorial History of the University of Virginia</u>, Second Edition, by William B. O'Neal, 1976.



Nuclear Physics Laboratory (High Energy Physics). Upper and Lower floor plans. Sheet A2 (28747). By the CEGG Partnership. Dated June 1991. U.Va. Facilities Management Resource Center.

# Hotel F / Levering Hall

### 1822, alterations ca. 1850, 1857, 1890, 1982

Architects: Thomas Jefferson, Richard Ware, John Perry (Hotel F) William Pratt (Levering Hall)



#### **Preservation Priority**

FUNDAMENTAL (Hotel F) ESSENTIAL (Levering Hall)

#### Landscape

Jefferson Precinct

#### Significance

The building we know today as Levering Hall was constructed in 1858 as an extension of Hotel F. Originally, the structure functioned as Squibb Gymnasium—the first indoor space for athletics at the University. The construction of such a building reflected the growing popularity of gymnastics

nationwide and the consequent construction of gymnasia on campuses throughout the country. It was later renovated.

### Integrity

SUBSTANTIALLY INTACT. Levering Hall remains largely intact in relation to the period during which it served as a dormitory. However, the interior fabric of the old gymnasium has been compromised by significant alterations.

### **Character Defining Features**

Exterior

- Form and mass
- Low pitched, standing seam hipped roof
- 8/8 double hung windows
- Window openings have double architraves with backbands
- Machicolated brick course
- Asymmetry of rear façade
- Deep eaves
- 1:3 bond brick sidewalls laid in alternating headers and stretchers
- Brick color-washed and penciled joints
- Foundation flush front and rear, projects south façade

#### Interior

- Central passage plan
- Two flights of stairs (1896). Turned newels and square balusters, closed stringer stair with beaded skirt.
- Flat plaster walls and ceilings
- Doors and architraves
- Window frames with splayed embrasures

### **Critical Concerns**

- Down conductor at the northwest corner leaking onto masonry.
- Condensate pen over back doorway damaged. Air-conditioning unit discharging condensate into areaway behind student rooms.
- Rising damp on south wall.

#### History

Levering Hall is one of the original Hotels designed by Thomas Jefferson to serve students as a gathering place and dining hall. The Hotel is connected to Jefferson's ideal of creating an intimate atmosphere for student life, avoiding large mess halls prevalent in other institutions of the time.

Though it is an example of the Range Hotels, Hotel F is unique as the only two-story Hotel in the Ranges. Hotel F shows a strong similarity to Jefferson's first 1814 pavilion scheme for the Albemarle Academy. Both have three bays with a central entrance and a lunette in the pediment; the floor plans were nearly identical, with only a slight change in the staircase. The 1814 building was to have a colonnade of piers, which has been replaced at Hotel F with the Tuscan-order arcade.

Hotel F has been significantly modified through the years, adapting to the shifting needs of the University. The building has functioned as a boarding house, a residence, a meeting hall, student dormitories, and administrative and academic department offices.

One of the most important uses came during the mid -nineteenth century when Hotel F was renovated and converted into the Squibb Gymnasium. Whereas Fayerweather Gymnasium was the first purpose-built athletics center, the Squibb gymnasium illustrates the early need for an enclosed space devoted to physical exercise, training and competition.

#### Chronology

1822	Hotel F constructed in the Tuscan order by Richard Ware and John M. Perry. First occupied by James Byers, six months later by J.B. Richeson, and within a year by S. B. Chapman.
1830	Work at Hotel F by order of Board of Visitors.
1834	Major Alexander A. Penci, an instructor in fencing and gymnastics, given an upstairs room in Hotel F.
1835	Penci's family given the remainder of the upstairs of Hotel F.
pre-1846	Used by the Washington Society.
1846	Proctor William L. Kemper assigned to the building as his residence, repairs made.
ca. 1850	Room at 56 East Range demolished to accommodate the expansion of Levering Hall.
1853	Col. Prentis living in the Hotel.
1854	Hotel F occupied by the University Proctor.
1857	Construction of two-story addition to the south of Hotel F, to serve as the University's first gymnasium. Crenellated brick cornice differentiated this addition.

1858	Hotel refitted and enlarged. Dr. Hamner hired as hotelkeeper with 95 boarders.
1860	Vacant.
1865-1872	Boarding house run by William Jefferies.
1875	Hotel empty. Perhaps part of the building used as a reading room.
1876	Gift from Edward R. Squibb of New York City to equip the gym with the most modern apparatus, located on second floor of Levering Hall.
1879	Hotel occupied as a residence by Professor Dunnington. Levering Hall, by this time the Modern Language lecture room, converted by order of the Board of Visitors into an extensive reading room for students.
1890-1897	Hotel F occupied by Dr. Paul B. Barringer, professor of physiology and surgery, and his family. Upper room added over the adjacent student room to the north. The Barringers used this room as a third bedroom, the student room below was used as a small sitting room, and two adjacent student rooms became Dr. Barringer's office.
1896-1919	Levering Hall used as dormitories.
1982	New exterior door, west entrance.
1986	New bookcases.
1990	Roof drawings. A portion of Levering Hall occupied as the temporary home for the Office of Orientation and New Student Programs.
1995	Department of History relocated to Levering Hall.
2001	Building occupied by the Institute of Public History, the Center for Russian and Eastern European Studies, and offices.

### Studies

Historic Structure Report completed

### Significant Photographs and Drawings



Levering Hall (Hotel F). First floor plan. Dated February 15, 1951. Department of Buildings and Grounds. University of Virginia Facilities Management FP&C Resource Center.



Levering Hall (Hotel F). Second floor plan. Dated February 15, 1951. Department of Buildings and Grounds. University of Virginia Facilities Management FP&C Resource Center.

# International House

(The Terraces; Lorna Sundburg Center) **1914** Architect: Eugene Bradbury



#### **Preservation Priority**

IMPORTANT - Significant outside the history of the university

#### **Listing Status**

Contributing building in Virginia Landmarks Register/National Register of Historic Places District

#### Landscape

International House

#### Significance

Designed by Eugene Bradbury, International House is an excellent example of early twentiethcentury domestic architecture. Exhibiting both Colonial Revival and Craftsman influences, the building is a finely detailed and constructed piece of architecture. A portion of the landscaped grounds still survive and are an important component of the site. Bradbury was an important figure in the emergence of Jeffersonian Classicism at the University and throughout Piedmont Virginia.

### Integrity

INTACT. The building remains largely unaltered throughout the interior and on the exterior.

#### **Character Defining Features**

#### Exterior

- Form, massing and style
- Hipped roof, chimneys and exposed rafter tails
- Ionic porch
- Brick masonry sidewalls and details
- Fenestration, sash and surrounds
- Doors and surrounds
- Open porch

#### Interior

- Plan
- Staircase
- Plaster wall surfaces
- Door and window surrounds
- Mantles and fireboxes
- Narrow strip wood floors
- Radiators

#### History

The International Center was originally built as a single-family dwelling in 1914. Eugene Bradbury designed the house as well as two others in the neighborhood. It was then purchased by Dr. William Thornton for his daughters. The University acquired the property in 1969. The International Center convinced the University to restore the building and turn it into a public space. In 2002, it was renamed the Lorna Sundberg Center in honor Director Sundberg's work on behalf of the center.

#### Chronology

- 1914 House completed to the designs of Eugene Bradbury for Mrs. W. A. L. Trotter and her children.
- 1934 Mrs. Trotter's home purchased in 1934 by Dr. William M. Thornton, the University's first Engineering School dean and chair of the faculty from 1886 to 1896. He bought the house for his daughters, Rosalie and Janet Thornton, and Mrs. Carter Thermon. He named it "The Terraces" after one of its most notable features—the gardens that stretched down the hill across what was then the city boundary and into Albemarle County.

1962	The Thornton sisters bequeathed the house and most of its furniture to the University, hoping it would be used as a home for visiting professors. The sisters continued to reside in the "Terraces," each retaining a life interest in the house.
1969	The University assumed full ownership of the property. The house, however, was never used by visiting faculty, but was rented as a students' residence.
1970-72	House re-christened International Center by the Board of Visitors, which appropriated funds for its restoration, supplementing additional monies from private sources.
1972	Opening of International Center.
2002	Building renamed in honor of Lorna Sundberg, long-time director of International House.

### **Recommended Studies**

Building Assessment Study

#### Significant Photographs and Drawings



International House, 21 University Circle. First floor plan. Dated September 1971. University of Virginia Facilities Management F P & C Resource Center.



International House, 21 University Circle. Second floor plan. Dated September 1971. University of Virginia Facilities Management F P & C Resource Center.



International House, 21 University Circle. Entry Hall looking southwest. Date unknown. Special Collections at the University of Virginia, Holsinger Studio Collections.



International House, 21 University Circle. Parlor looking northeast. Date unknown. Special Collections at the University of Virginia, Holsinger Studio Collections.

# Physics Building / Jesse W. Beams Laboratory

1952–54. Additions 1980, 1993. Renovations after fire, 1995. Comprehensive renovation and small addition, 2023–24.

Architect: Eggers and Higgins; 2023 renovation, Goody Clancy



#### **Preservation Priority**

CONTRIBUTING

#### Landscape

McCormick Road West

#### Significance

Completed in 1954, the Physics Building reflected the growing importance of research in applied science and technology during the Cold War. The building was designed by the New York firm of Eggers and Higgins in the Collegiate Georgian style, complementing the firm's adjacent McCormick Road Dormitories constructed in 1950. The conservativism of these buildings contrasts with the Modernism of their counterparts on the other side of McCormick Road, which were constructed a decade later during the administration of University of Virginia President Edgar F. Shannon, Jr. (1959–1974). Taken together, they are a compelling architectural representation of the seismic changes that were taking place in American society at the time, particularly on college campuses.

The laboratory is named for Jesse Beams, a longtime physicist at the University who was one of the nation's leading scientists on "ultracentrifuges." During the Second World War, Beams contributed to the Manhattan Project and was awarded a National Medal of Science by President Lyndon Johnson "For sustained and ingenious contributions to the scientific development of high-speed centrifuges."

#### Integrity

COMPROMISED. The exterior of the Physics Building is largely intact. A 1994 fire destroyed the roof and much of the attic space, and subsequent renovations altered the remaining interior spaces.

#### **Character Defining Features**

Exterior

- Five-part form and massing
- Slate roof
- Full entablature
- Flemish bond brick sidewalls
- Symmetrical fenestration, windows, and surrounds
- Central pavilion with pediment, oxeye window, and Doric pilasters
- Curved pediment door surrounds
- Blind arcades on exteriors of lecture rooms
- Brick penthouses

#### Interior

• Aluminum handrails in stairwells

#### History

Post-war American leaders concluded that the nation's security depended on its ability to lead the world in science and technology. The resulting focus on the applied sciences created a psychological and physical shift in the organization of American universities. Modern architecture was widely regarded as the appropriate embodiment of modern science, and architects soon employed it in the design of science facilities at colleges and universities across the nation.

Members of the Virginia Art Commission believed that the Physics Building presented an ideal opportunity to introduce contemporary architecture at the University, but administrators did not support this idea. Their resistance, coupled with and the urgent need for a new physics building, compelled the Commission to approve a Classical design as a "last resort action." Moreover, University officials ignored the Commissioners' desire to place the new structure west of the Engineering Building and thus negated their plan to relate Physics, Chemistry, and Engineering in an Applied Science complex.

Having outgrown Rouss Hall and the basement of Cocke Hall, the Physics Department planned its new quarters to contain both the postwar growth in student enrollment and the latest advances in technology. A darkroom was located on each floor of the building. The basement of the new building was to contain a constant temperature room, a woodworking shop, transformer and compressed air rooms, and special research rooms. The first floor would accommodate student research with a highspeed rotation room, an electronics laboratory, a high voltage room, a large machine shop, and rooms for glassblowing and metal work. The second floor was devoted to undergraduates, with classrooms,

three laboratories, and two large lecture halls (one of which extended into the third floor). The lecture halls contained no windows, relying on giant ventilators housed in the attic. These windowless spaces were articulated on the exterior of the building by a file of blind arches. The third floor of the building contained staff offices and research rooms for students, a physics library, additional classrooms and laboratories, a small chemistry laboratory, and a seminar room. In addition to the ventilators, the attic contained a long passageway for velocity of light tests and a roof deck for cosmic ray study. The building's two towers, disguised as massive, symmetrical, Georgian style chimneys – housed an elevator and a shaft for vertical distance tests.

#### Chronology

1950	Plans and specifications completed.
1952	Excavation begun.
1954	Structure completed.
1964	Research Lab #2 installed in attic, designed by Hankins and Anderson.
1966	Renovation of attic by Hankins, Anderson and Moncrief to house laboratories, offices, and a lecture hall. Air conditioning installed in attic laboratories.
1970	Several rooms renovated, including tower space on basement. East attic converted to laboratories.
1978	Air conditioning installed in second floor.
1979–1980	Renovation of west end of fourth floor.
1980	Addition on the north side of the building designed by Hayes, Seay, Mattern and Mattern. The addition makes the building into its characteristic serif F-shape. HVAC work and renovation of Chairman's office.
1981	Attic renovated as offices and additional venting installed for transformer room.
1984	HVAC and lab renovated.
1985	Building reroofed.
1991	Roof repaired, energy conservation alterations made, corridor renovated, alterations made for handicapped accessibility.
1993	Pasanella & Klein; Dunbar, Milby & Williams; HC Yu & Assoc.; and Gloeckner design addition on the north side of the building adjoining the addition completed a decade earlier.

Feb. 2, 1994	Fire results in roof collapse and severe damage to attic. Building's plan, materials, and construction credited with containing the fire and preventing damage to the rest of the building. Roof rebuilt.
1995	Building renovated after fire, during which time asbestos-containing materials are abated. Offices in the attic are not replaced, and the space is thereafter used for storage.
2001	Bituminous roof over older addition replaced.
2021	A comprehensive phased renovation-in-place begins, with Goody Clancy as architect and Jamerson-Lewis Construction as contractors. The first phase comprises renovating the 1980 addition, the second gutting and renovating almost two- thirds of the original structure, and the third doing the same to the remainder (i.e., east end) of the original structure. The addition from 1993 is largely unaffected. Renovation includes a new roof, offices in the attic space, and a one-story classroom addition on the roof of the 1980 addition. The renovation is set to be complete by fall 2024.

#### **Recommended Studies**

None

#### Sources

Arnold, Peter. "Physics Renovation Update." In *University of Virginia Physics News*, Volume 11, Number 1, Fall 2022. https://www.phys.virginia.edu/Announcements/ Newsletter/?ISSUE=Vol11Num01.pdf.

University of Virginia Facilities Management Department Specifications and Drawings.

Wright, Bryan. "Physics Renovation Update." In *University of Virginia Physics News*, Volume 12, Number 1, Fall 2023. https://www.phys.virginia.edu/Announcements/ Newsletter/?ISSUE=Vol12Num01.pdf.

### Significant Photographs and Drawings



Jesse Beams Laboratory (Physics Building). South elevation. 1955. Photograph by Ralph Thompson. Albert and Shirley Small Special Collections Library at the University of Virginia.



Jesse Beams Laboratory (Physics Building). Aerial view. Date unknown. Albert and Shirley Small Special Collections Library at the University of Virginia.



Physics Building site plan, Eggers and Higgins Architects, April 25, 1952. University of Virginia Facilities Management FP&C Resource Center.



Physics Building first floor plan, Eggers and Higgins Architects, April 25, 1952. University of Virginia Facilities Management FP&C Resource Center.



Physics Building, first floor plan, University of Virginia Academic Space Administration, October 20, 1987. University of Virginia Facilities Management FP&C Resource Center.



Physics Building plan, showing the evolution of additions made to the building. From 2022 Goody Clancy drawings for renovations. University of Virginia Facilities Management FP&C Resource Center.



Physics building main stair (top) and typical corridor (bottom). Photos by MCWB Architects. April 2024.

# Judge Advocate General's School

### 1968-1975; addition 1988-90

Architects: Hugh Stubbins and Associates with Rawlins, Wilson and Fraher Addition: Bohlin Powell Larkin Cywinski with Johnson, Craven, & Gibson



#### **Preservation Priority**

Important

#### Landscape

North Grounds

#### Significance

The Judge Advocate General's School was an important component of the development of the North Grounds as a site for graduate studies. The building's design relates to those of the other buildings constructed for the School of Law and for the Colgate Darden Graduate School of Business Administration, and the school's programs complement those of the School of Law. These facilities were key components of the decentralization of the University in the 1970s, particularly as both the JAG School and Law School left prominent sites in Central Grounds.

#### Integrity

Substantially Intact

#### **Character Defining Features**

- massing
- fenestration
- lower floor elevations

### **Critical Concerns**

To be provided from Facilities Management Inspection Reports

### History

In 1951, after graduating six classes at a temporary school facility in Fort Myer, Virginia, the Army decided to establish a permanent school for Army lawyers at the University of Virginia. This location gave the JAG School an identity while keeping it within easy reach of a myriad of potential guest speakers from the Corps' headquarters at the Pentagon. From its new home, the Seventh Judge Advocate Officer Basic Course and First Judge Advocate Officer Advanced Course began in the fall of 1951.

In 1956, the JAG School moved into the new facilities of Kerchof Hall, adjacent to the University's Law School, then located in Clark Hall. As the military community grew in the 1960's, so did the needs of the Corps. In 1975, the School moved to its own North Grounds facility, adjacent to the School of Law and the Colgate W. Darden Graduate School of Business. All three buildings were designed by Hugh Stubbins and Associates. Hugh Stubbins and Associates and its successor firm, The Stubbins Associates, were a prominent corporate architecture firm in the third quarter of the 20th century. They also had a significant educational practice. Notable among their projects were Citicorp Center and the Ronald Reagan Presidential Library. Stubbins was awarded the Thomas Jefferson Foundation Medal in Architecture in 1980.

The original JAG facility is now known as the South Wing of the school. It provides classrooms and seminar rooms with seating capacities from 10 to 200, two practice courtrooms, a library, and 80 motel-type rooms for individuals attending continuing legal education courses, and private offices for faculty members.

In 1988, construction of the 48,500 square-foot North Wing, designed by Bohlin, Powell, Larkin, and Cywinski in collaboration with Johnson, Craven and Gibson, began to serve the growing student body of the school.

The North Wing was completed in February 1990. It includes a 325-seat multipurpose auditorium, two large general purpose classrooms, and eight seminar rooms. It also includes a television production studio, a computer learning center, a post-exchange, and additional office space. The North Wing facilities allow the school to continue to meet the growing and increasingly diverse demands of legal education in the Department of Defense.

On July 14, 2003, The Judge Advocate General's School (TJAGS) was renamed The Judge Advocate General's Legal Center and School (TJAGLCS).

### Chronology

1975	Original JAG School facility, now called the South Wing, was completed. 1988-90 North Wing constructed
1996	Exterior refurbishments completed
2008	Design for another expansion completed by Gensler Architects and awaiting funding.

#### Sources:

Butler, Sara A. and Wilson, Richard Guy, <u>The Campus Guide to the University of Virginia</u>. New York: Princeton University Press, 1999.

UVA Facilities Management drawings and inspection reports.

Hitchcock, Susan Tyler, <u>The University of Virginia: A Pictorial History</u>. Charlottesville: University Press of Virginia, 1999.

O'Neal, William B., <u>Pictorial History of the University of Virginia</u>. Charlottesville: The University Pressof Virginia, 1968.

http://www.jagnet.army.mil

Significant Photographs and Drawings



North Grounds, no date, Aerial View of Graduate Business, Law and JAG Schools. Photo by Garth Anderson (UVA Prints, 01211)



Judge Advocate General's School, North Wing by Bohlin Powell Larkin Cywinski with Johnson, Craven, & Gibson. March, 2011.



Judge Advocate General's School. Ground floor plan. Sheet A-2 (31485).By Rawlings, Wilson & Fraher Architects. Dated February 1972. UVA Facilities Management Resource Center.



Judge Advocate General's School. Sections. Sheet A-13 (31496). By Rawlings, Wilson & Fraher Architects. Dated February 1972. UVA Facilities Management Resource Center.



Judge Advocate General's School. South and East Elevations. Sheet A-11 (31494). By Rawlings, Wilson & Fraher Architects. Dated February 1972. UVA Facilities Management Resource Center.
# Cochran House - Kluge Children's Rehabilitation Center

# ca. 1950

Architect: Unknown



## **Preservation Priority**

## NOT CONTRIBUTING

### Landscape

Ivy Road

### Significance

The Cochran House is a component of the Kluge Children's Rehabilitation Center on Ivy Road. Originally built as a detached, single-family dwelling, the structure houses offices of the "Step by Step" program, which identifies developmentally delayed children and refers them to treatment options.

## Integrity

SUBSTANTIALLY INTACT. In spite of its altered use, the building has witnessed relatively few changes.

# COCHRAN HOUSE - KLUGE CHILDREN'S REHABILITATION CENTER

# **Character Defining Features**

Exterior

- Form and mass
- Gable roof
- Porch paved with stone flags
- Cornice and gable rakes
- Aluminum siding over original wood siding
- 8/8, 6/6, 2/2 sash windows
- Flattened classical casings
- Doors, hardware and openings
- Stuccoed concrete block foundation

#### Interior

- Plan
- Wall locations
- Door and window architraves
- Hardwood floors
- Brick fireplace
- Bathroom in wing retains original fixtures

### History

None Recorded

### Chronology

ca. 1950	Construction of the Cochran House
1978	The University acquired the property sometime prior to May of 1978, when the Academic Space Administration prepared a schematic plan of what was then a single-family dwelling.
2001	Schematic floor plan shows no significant alterations.
2004	Easement to Developer for improvement of Boulder Road behind KCRC, enhancing access to the new development. In exchange the developer was to provide new utilities (water, sewer, electrical and telephone) to the Cochran House.
2004	Cochran House occupied as office space.

### **Recommended Studies**

None

# COCHRAN HOUSE - KLUGE CHILDREN'S REHABILITATION CENTER

### Significant Photographs and Drawings



Cochran House, Kluge Children's Rehabilitation Center. First floor plan. May 10, 1978. The University of Virginia Facilities Management FP&C Resource Center.

# Kerchof Hall

## 1956

Architect: Johnson, Craven, and Gibson



### **Preservation Priority**

NOT CONTRIBUTING

### Landscape

Clark Hall

### Significance

Kerchof Hall functioned as a dormitory for students in the Judge Advocate General's (JAG) School. It continued the scheme of locating students' quarters near their facilities, in this case Clark Hall, the academic center of the JAG school. The building is named in honor of William Kerchof, a passionate supporter of education, whose daughter contributed to the University in his name. The building exhibits a combination of Georgian and Federal attributes, linked to Jeffersonian tradition by red brick and white trim.

## Integrity

INTACT. Kerchof Hall remains largely unchanged inside and on the exterior as well.

# KERCHOF HALL

### **Character Defining Features**

Exterior

- Form, massing and style
- Brick masonry construction laid in Flemish bond with molded brick water table
- Central pavilion with pediment and oculus
- Classical entablature
- Tuscan inspired portico on north façade
- Fenestration and wood sash windows

### Interior

- Plan Double loaded corridors
- Solid core veneer doors

### **Critical Concerns**

• The mechanical services in the building need to be upgraded.

### History

Kerchof Hall was originally to have served as a dormitory for the Law School. Owing, however, to issues of space and funding the building came to serve as the home of the Judge Advocate General's School and a residence hall. Today it houses the Department of Mathematics.

## Chronology

- 1956 Kerchof Hall built as a dormitory for the Judge Advocate General's School and Law School. The building was financed with Works Progress Administration (WPA) monies and leased to the Federal government. If the government failed to renew the lease, the property would revert to the University for academic purposes. Most of the interior is given over to bedrooms. The most attractive feature was a penthouse lounge, equipped with a snack bar and opening onto a terrace. Two cannons flanked the main entrance.
- 1964 Vacated by the JAG School; occupied by the Math and Astronomy Departments.
- 1974 Law School relocated to North Grounds.

### **Recommended Studies**

None

# KERCHOF HALL

## Significant Drawings



Kerchof Hall. North and south elevations, February 18<sup>th</sup>, 1957. University of Virginia Facilities Management FP&C Resource Center.



Kerchof Hall. First floor plan, February 18<sup>th</sup>, 1957. University of Virginia Facilities Management FP&C Resource Center.

# Kluge Children's Rehabilitation Center

# 1956-1957; Additions 1966; 1968; 1971; 1984; 1990; 1991; 2001

Architects: Original unknown; additions by Stainback and Scribner; Rawlings and Wilson Bond; Comet, Westmoreland Architects; Sheertz, Franklin, Crawford, Schaffner; FPW Architects



### **Preservation Priority**

NOT CONTRIBUTING

#### Landscape

Ivy Road

#### Significance

The Kluge Children's Rehabilitation Center (KCRC) is the successor to The Rucker Home, the site of the original pediatric facility. The core of the present building was constructed in 1957 in response to the need for a larger, modern facility. The brick building was designed in an undistinguished, quietly modern style. The KCRC provides a range of pediatric services including diagnosis, treatment, research, and outpatient care.

# KLUGE CHILDREN'S REHABILITATION CENTER

## Integrity

COMPROMISED. The KCRC has been compromised throughout its interior and exterior as a result of numerous improvements and expansions.

### **Character Defining Features**

Exterior

- Form and massing
- Gable slate roof
- Chimney laid in Flemish bond
- Copper gutters and leaders
- Brick masonry sidewalls laid in Flemish bond
- Hopper windows, metal surrounds and brick sills

#### Interior

- T-shaped plan (Original portion)
- Limited number of flush, solid core doors with steel surrounds
- Limited amount of original tile flooring

### **Critical Concerns**

- Gutters failing on 1956 wing at kitchen area
- Air conditioner condensate line discharging against building
- Numerous loose roof shingles on 1956 wing
- Disconnected down conductors on 1956 wing

### History

In 1941, William J. Rucker provided funding for the establishment of a Home for Convalescent Children in a turn-of-the-century residence called "West Cairns," sited on a nine-acre estate one mile west of the University. The Rucker Home opened the next year under the auspices of the Department of Orthopedics. By the end of the decade, however, it had become evident that the service required a more modern facility. Negotiations and fund raising began, and in 1956-1957, a four-wing building with beds for 30 pediatric patients was constructed on the site of the Rucker Home. With the new building came a team approach to treatment and a new philosophy: "to shift the focus of attention from the handicap itself to the child as a whole." Renovations in 1971 permitted care for a growing number of outpatients. Rededicated as the Kluge Children's Rehabilitation Center in 1988, on account of additional construction made possible by John and Patricia Kluge, the facility now offers an array of services in diagnosis, treatment, and research. The Kluge Children's Rehabilitation Center (KCRC) is located on 12 acres in the foothills of the Blue Ridge Mountains, two miles west of the main UVA medical center campus. The KCRC consists of a 23 bed inpatient unit and a large outpatient unit comprising 22 different clinics, seeing more than 10,000 outpatients annually.

# KLUGE CHILDREN'S REHABILITATION CENTER

# Chronology

1942Opened under the Department of Orthopedics.1956-1957Four-wing building with beds for 30 patients was constructed.1966Dental Unit added.1968Christine Peery Memorial Pavilion constructed.1971Renovations by Stainback and Scribner, Architects, to accommodate a greater number of outpatients .1984Outpatient addition, Phase 1, by Rawlings and Wilson.1988Renamed the Kluge Children's Rehabilitation Center.1990Outpatient addition, Phase 2, by Bond Comet Westmoreland Architects.1991In-patient facilities renovation by Sheretz, Franklin, Crawford, Shaffner.2001Kluge Children's Rehab Center, West Complex by FPW Architects.	1941	Funding for a Home for Convalescent Children given by William J. Rucker.
1956-1957Four-wing building with beds for 30 patients was constructed.1966Dental Unit added.1968Christine Peery Memorial Pavilion constructed.1971Renovations by Stainback and Scribner, Architects, to accommodate a greater number of outpatients .1984Outpatient addition, Phase 1, by Rawlings and Wilson.1988Renamed the Kluge Children's Rehabilitation Center.1990Outpatient addition, Phase 2, by Bond Comet Westmoreland Architects.1991In-patient facilities renovation by Sheretz, Franklin, Crawford, Shaffner.2001Kluge Children's Rehab Center, West Complex by FPW Architects.	1942	Opened under the Department of Orthopedics.
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<ul> <li>1968 Christine Peery Memorial Pavilion constructed.</li> <li>1971 Renovations by Stainback and Scribner, Architects, to accommodate a greater number of outpatients.</li> <li>1984 Outpatient addition, Phase 1, by Rawlings and Wilson.</li> <li>1988 Renamed the Kluge Children's Rehabilitation Center.</li> <li>1990 Outpatient addition, Phase 2, by Bond Comet Westmoreland Architects.</li> <li>1991 In-patient facilities renovation by Sheretz, Franklin, Crawford, Shaffner.</li> <li>2001 Kluge Children's Rehab Center, West Complex by FPW Architects.</li> </ul>	1966	Dental Unit added.
<ul> <li>1971 Renovations by Stainback and Scribner, Architects, to accommodate a greater number of outpatients.</li> <li>1984 Outpatient addition, Phase 1, by Rawlings and Wilson.</li> <li>1988 Renamed the Kluge Children's Rehabilitation Center.</li> <li>1990 Outpatient addition, Phase 2, by Bond Comet Westmoreland Architects.</li> <li>1991 In-patient facilities renovation by Sheretz, Franklin, Crawford, Shaffner.</li> <li>2001 Kluge Children's Rehab Center, West Complex by FPW Architects.</li> </ul>	1968	Christine Peery Memorial Pavilion constructed.
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2001 Kluge Children's Rehab Center, West Complex by FPW Architects.	1991	In-patient facilities renovation by Sheretz, Franklin, Crawford, Shaffner.
	2001	Kluge Children's Rehab Center, West Complex by FPW Architects.

# **Recommended Studies**

None

# KLUGE CHILDREN'S REHABILITATION CENTER

## Significant Photographs and Drawings



Kluge Children's Rehabilitation Center. First floor plan. August 6, 1971. University of Virginia Facilities Management FP&C Resource Center.

# Lady Astor Pavilion

## *1937-3*8

Architect: Edmund S. Campbell



### **Preservation Priority**

## CONTRIBUTING

### Landscape

Memorial Gymnasium

### Significance

The Lady Astor Pavilion represents the development of specialized sports facilities at the University of Virginia during the first half of the twentieth century. It is an example of informed classical design by Edmund Campbell, previously a member of the Architectural Commission and Chairman of the University's architecture program.

### Integrity

COMPROMISED. The exterior remains intact; however, the building has been moved from its original site. The interior has been entirely renovated with no original features remaining.

# LADY ASTOR PAVILION

### **Character Defining Features**

Exterior

- Form, massing and style
- Slate roof
- Arcaded portico with plastered interior
- Classical entablature
- Brick masonry construction in Flemish bond
- Fenestration

### **Critical Concerns**

None

### History

The Lady Astor Pavilion Squash Courts were built during a period of growing enthusiasm for specialized sports facilities at the University. The courts were named in honor of Lady Astor who, together with her husband, Lord Astor, funded their construction. Edmund S. Campbell, head of the Architecture School and previously a member of the Architectural Commission, provided the design. The original site of the Pavilion embodied the formal planning principles that characterized the University Beautiful movement. As first completed, the Pavilion stood at the south end of the reflecting pool that adjoined Memorial Gymnasium. It was moved in 1992 to the present location.

## Chronology

1937	Construction of Lady Astor Pavilion Squash Courts. Originally there were two courts, each measuring approximately 32' X 18' 10 %". The portico was a three bay arcade. Immediately inside the double leaf central door was an entrance vestibule, from which a stair ascended to a second floor gallery space. The building originally stood at "the terminal axial position at the head of the reflecting pool."
1992	Removal of Pavilion from its original location, adjacent to the southeast corner of Memorial Gymnasium, to the present location to the east of the Gym, aligned with the north facade. Work executed by J. Michael Osteen Architects. Minor renovations at this time. Pavilion cut loose above the foundation; original wood floor was not moved. New foundation wall was constructed of CMU with watertable transition brick course. New floor framing included steel bar joists with concrete poured floor.

1994 Repair of slate roof.

### **Recommended Studies**

None

# LADY ASTOR PAVILION



Significant Photographs and Drawings

View of Memorial Gymnasium with Lady Astor Pavilion Squash Courts to the right. The image shows the Pavilion in its original location. Date unknown. Special Collections at the University of Virginia, Holsinger Studio Collections.

# LADY ASTOR PAVILION



Original plans for Lady Astor Pavilion Squash Courts. Dated August 1937. University of Virginia Facilities Management FP&C Resource Center.

# Lambeth Field Colonnade

# 1913-15

Architect: R.E. Lee Taylor



**Preservation Priority** 

### ESSENTIAL

### **Listing Status**

Contributing building in Virginia Landmarks Register/National Register of Historic Places District

### Landscape

Lambeth Field/Rugby Road

### Significance

Lambeth Colonnade was the crowning element of the first planned outdoor athletic complex at the University, the product of a growing, nationwide interest in competitive, intercollegiate athletics, particularly football, at the turn of the century. The classical architecture, the spectacle of competitive athletics, and the very idea of a "stadium" all looked back to antiquity and so were well-suited as expressions of the classical vision that characterized the University Beautiful movement

at the beginning of the twentieth century. The colonnade also reflected the classical interests of Dr. William Lambeth, Superintendent of Building and Grounds and Director of Athletics at the time of its construction. The colonnade architect, R. E. Lee Taylor was later a member of the Architectural Commission and, later still, architect of Alderman Library.

### Integrity

SUBSTANTIALLY INTACT. The end pavilions of the colonnade have been altered but sufficient material remains to document their original appearance.

### **Character Defining Features**

- Form, plan and organization
- Symmetrical design
- Doric Colonnade
- Arcaded pavilions
- Tile roof
- Concrete seating, stairs and walls
- Open field
- Brick perimeter walls

### History

This facility was built in stages over a period of twelve years, beginning in 1901 with the laying out of the field, followed by construction of the concrete bleachers, the Doric colonnade, and, finally, the end pavilions. Lambeth Field owed much to the vision of William A. Lambeth, Professor of Hygiene and Director of Fayerweather Gymnasium, as well as Superintendent of Buildings and Grounds.

Athletic competition became an important dimension of student life at prominent universities. The classical design of the new colonnade asserted the University's claim of parity with Ivy League schools that were developing large and architecturally significant athletic facilities during the same period. The colonnade has long been utilized as an ideal location from which to view the mountains. The principal affliction of the colonnade and the seating is drainage moving downwards, over and under the 90-year-old concrete.

## Chronology

1867	The University acquired the property that now includes Carr's Hill and Lambeth Field.
ca. 1875	Site of Lambeth Field used for University Experimental Farm, which failed after a few years.
1896	Lambeth Field proposed.
1901	Twenty-one acre Lambeth Field is constructed, providing facilities for football,

baseball and track. It was situated in a small valley north of Carr's Hill to take advantage of the existing topography. 48,000 cubic yards of earth was removed by shovel and mule cart during excavation of the slope, grading the field flat. Two wooden bleachers provided seating for the crowd. The whole "earthwork" was enclosed with a seven-foot wooden pale fence.

- 1910 Lefevre Field was flattened out adjacent to Lambeth Field. One source states that the fill used to flatten Lefevre came from the Lambeth cut.
- 1911 Lambeth bleachers replaced with concrete seating in phases.
- 1913 Completion of Lambeth Colonnade. The Colonnade was fashioned in the Doric order, anchored at each end by arcaded pavilions and topped with a red tile roof. The curving ring of concrete bleachers seated up to 7,500 people. The *Washington Post* reported that 100 carloads of cement and 200 tons of iron were used. Mentions of a "driving park" seemingly refer to a loop just north of the west end of the Colonnade. Around the driveway is a roadbed "saturated from top to bottom with tar, under pressure. The process is known as ugite. On each side of the driveway is a cement curbing." The entrance to the field was marked by two *tetrakionia*, used by the ancients to mark significant urban locations. Lambeth Field now became the center of University athletics.
- 1930 Lambeth Field described as being overcrowded with various sporting events including lacrosse. Seating found insufficient for the increased enrollment at the school. To continue competing with northern universities, the University initiated planning for a larger stadium.
- 1935 Request for repair of 1,600 feet of fence around Lambeth Field, described as seven feet in height, made with 8" diameter locust posts, with white oak or chestnut palings.
- 1963 Aerial photo shows baseball field and track in Lambeth Field.
- 1966 Lambeth Field Stadium to be demolished by order of Buildings and Grounds Director O'Grince.

### **Recommended Studies**

Building Assessment Study



# Significant Photographs and Drawings

Lambeth Field. View looking northeast. March 1914. Special Collections at the University of Virginia, Holsinger Studio Collections.



Lambeth Field. View looking north. March 1914. Special Collections at the University of Virginia, Holsinger Studio Collections .



Lambeth Field. South pavilion. August 1914. Special Collections at the University of Virginia, Holsinger Studio Collections.



Lambeth Field, South pavilion. Photo by MCWB Architects, July, 2004.

# Lambeth House

### ca. 1912

Architect: Unknown. Possibly William A. Lambeth.



#### **Preservation Priority**

CONTRIBUTING

### Landscape

The Dell

#### Significance

This house was built for Dr. William Alexander Lambeth, who occupied it until his death in 1944. Surrounded by extensive, landscaped grounds, the building is a fine example of traditional domestic architecture, situated near the heart of the University. Both the house and its grounds reflected Lambeth's classical/Italianate proclivities and their effect on the University during his tenure as Superintendent of Buildings and Grounds. The Doric portico resembles those added to the Dawson's Row buildings and to Jefferson's Anatomical Theater about the time this house was built. Lambeth was an ardent student of Jefferson's architectural activities and co-authored a book on his achievements as a designer of landscapes and buildings.

# LAMBETH HOUSE

## Integrity

Lambeth House is substantially intact on the exterior and throughout its interior.

### **Character Defining Features**

### Exterior

- Form, massing and style
- Hipped, clay tile roof, bifurcated chimney and gutters
- Classical cornice
- Entry portico, steps and metal railings
- Brick sidewalls in Flemish bond
- Fenestration, window frames, sash and blinds
- Door openings, doors and hardware

### Interior

- Plan and volume of spaces
- Plaster walls and ceilings
- Window surrounds and hardware
- Original interior doors
- Stairs
- Fireplaces and mantel pieces
- Built-in fixtures and cabinets
- Radiator covers

## History

The first house built on Thomson Road, Lambeth House is a two-story single family home built for Dr. William Alexander Lambeth (1867-1944). Lambeth's interests were far-reaching. While he is considered to be the father of intercollegiate athletics at the University, his impact on the physical environment of the University was also notable. As Superintendent of Buildings and Grounds from 1905 to 1928, Lambeth oversaw the expansion of the grounds under President Alderman and worked with Warren Manning to produce the first comprehensive plan for the University.

Two of Lambeth's other interests – the architecture of Thomas Jefferson, which he explored with Manning in their 1913 book, *Thomas Jefferson as an Architect and a Designer of Landscapes*, and his interest in all things Italian – led directly to the design of the Lambeth House. The central block of the brick house is adorned with a Jeffersonian Doric portico but is topped with a red tile roof, similar to that used on the contemporary colonnade for Lambeth Field. Set on a hill, Lambeth House overlooked formal gardens, Meadow Creek, and the Dell beyond. Designed by Lambeth, the classical sunken gardens contained a pergola, a small stone temple, and statuary that included a Charles Keck bust of former University coach John Desallo.

# LAMBETH HOUSE

# Chronology

Recommended Studies		
Present Use	Curry School of Education, Center for Technology and Teacher Education.	
1963	At Mrs. Lambeth's death, the Univeristy assumed full control of the property.	
1944-1963	Mrs. Lambeth's continued residency.	
1944	Death of Professor William Alexander Lambeth. House and gardens bequeathed to the University.	
1933	Demolition of the Athletic Director's residence next to Fayerweather Gymnasium compelled Lambeth to build a new residence.	
1912	Construction begun.	

### Recommended Studies

Building Assessment Study





Lambeth House. Basement, first and second floor plans. The University of Virginia Academic Space Administration. September 1972. University of Virginia Facilities Management FP & C Resource Center.

# Leake Building

## 1949-1950

Architect: Stainback and Scribner



### **Preservation Priority**

### NOT CONTRIBUTING

#### Landscape

McCormick Road

#### Significance

The Leake Building was constructed during development of the McCormick Road/Observatory Hill area to house the University's offices of Facilities Management. The building was named in 1993 to honor Herbert F. Leake, his sons, Alton and Lewis, and his nephew, Graham, who collectively worked on University buildings and grounds from 1909-86.

### Integrity

COMPROMISED. The Leake Building has been compromised as a result of alterations and improvements to the interior and exterior of the building.

# LEAKE BUILDING

### **Character Defining Features**

Exterior

- Massing
- Brick sidewalls laid in running bond
- Wood architraves at doors and windows
- 12/12 wood sash at main block of building
- Front door opening and wood surround

Interior

• Interior fabric entirely contemporary

### **Critical Concerns**

None

### History

Built in 1950, the Leake Building houses the University's Facilities Management offices and shops. It was designed by Stainback and Scribner of Charlottesville. The building continues to serve its original purpose, housing the Facilities Management offices.

### Chronology

1950	Building completed.
1981-1982	Building renovated, demolition and construction of walls changes interior plan.
1983	Furniture shop and lower level renovated; building converted to natural gas.
1984	Outside entry with railing constructed; electrical shop renovated; building reroofed.
1989	Systems renovated by Dunbar, Milby and Williams; lower level of building renovated.
1994	Alderman Road Parking Lot constructed.
1995	Upper level renovated.
1998	Facilities Management Master Plan created.

## **Recommended Studies**

None

# LEAKE BUILDING

## Significant Photographs and Drawings



Maintenance Shops (Leake Building). Elevations. Stainback and Scribner Architects. September 16, 1949. University of Virginia Facilities Management FP&C Resource Center.



Maintenance Shops (Leake Building). Plans. Stainback and Scribner Architects. September 16, 1949. University of Virginia Facilities Management FP&C Resource Center.

# Lee Building

**c.1987** Architect: Unknown



### Landscape

UVA Hospital / Fifeville

### **Preservation Priority**

NOT CONTRIBUTING

### Significance

The Lee Building at 999 Grove Street is a late-twentieth century commercial structure originally built to house offices and a warehouse for the Robert Lee Company, supplier of tennis products.

### Integrity

SUBSTANTIALLY INTACT

## **Character Defining Features**

Exterior

- Rectangular massed, compound plan
- Shallow-pitched gable roof
- Ribbed metal siding with striped patterning
- Recessed metal frame windows
- Canopies at entries

# LEE BUILDING

### Interior

• Main stair in east portion of building

### History

The parcel the Lee Building is located on was purchased by the Robert Lee Company in June 1986 from the Southern Railway Company. The purchase consisted of a 1.84 acre lot which included railroad tracks. The Lee Building was constructed shortly thereafter and remained under the ownership of the Robert Lee Company through the end of the 20<sup>th</sup> century. The Lee Company was involved in the production and sales of tennis court products.

In 2011, the City of Charlottesville Planning Commission approved the development of Grove Square, a large, mixed-use office complex. The 2016 acquisition of several properties in Fifeville – including the Lee Building – followed the stalled development of Grove Square planned by Mitchell/ Mathews Architects and Urban Planners. Authorization for this development lapsed after five years, however, and the University of Virginia purchased the Lee Building among seven others in the Fifeville neighborhood. The University has since primarily used the Lee Building as auxiliary office space for the nearby UVA Health System.

### Chronology

By 1986	Robert Lee Company acquires the parcel from the Southern Railway Company. Robert Lee Company erects the existing building shortly thereafter.
May 2000	Grove Street Properties acquires the deed to the property.
21 <sup>st</sup> c.	The University of Virginia begins leasing the space to house the UVA Health System's Learning and Organizational Development team.
2011	Charlottesville planning officials approved a site plan for an eight-story office build- ing at 999 Grove Street, with an adjacent thousand-spot parking garage. The build- ing was part of proposed mixed-use development known as Grove Square.
2016	Development authorization expires on Grove Square. The University of Virginia acquires the Lee Building among seven other properties on Grove and King Streets.
2019	New steps are installed by Engineering Solutions.

### **Recommended Studies**

N/A

# LEE BUILDING

#### Sources

City of Charlottesville Land Records.

Tubbs, Sean. "University of Virginia purchases key properties near medical center." *Charlottesville Tomorrow*, October 1, 2016.

#### Significant Photographs and Drawings



Site plan of property to be conveyed to Robert Lee Co., From Southern Railway System, June 1985. Charlottesville Circuit Court, Clerk's Office, City of Charlottesville. Deed Book 479, Page 726.



Lee Building, east elevation. April 2024. Photo by MCWB Architects, Albany, New York.



Lee Building, view looking southeast. April 2024. Photo by MCWB Architects, Albany, New York.

# LEE BUILDING



Lee Building, main lobby. April 2024. Photo by MCWB Architects, Albany, New York.



Lee Building, east stair. April 2024. Photo by MCWB Architects, Albany, New York.

# Little Morea

(Southwest wing of Morea) *ca. 1834-35 Architect: Unknown. Attributed to John Patten Emmet.* 



### **Preservation Priority**

IMPORTANT

#### Landscape

Emmet Street West

#### Significance

Little Morea is an integral piece of Morea House and is a contributing piece of the history and development of the site. The location is a well-preserved fragment of the University's antebellum environs. Although altered, the building and site have the potential to yield valuable information pertaining to use and function and its relationship to Morea and the surrounding landscape. Through the ownership and residency of Professor John Patten Emmet, the property has an early connection to the history of the University.

# LITTLE MOREA

## Integrity

COMPROMISED. Little Morea has been compromised by extensive alterations through time; however, the building has the potential to yield valuable information through careful investigation and analysis of building fabric concealed by later improvements.

### **Character Defining Features**

Exterior

- Massing
- Gable roof
- Wood cornice
- Chimney
- Brick sidewalls laid in Flemish bond. Areas of colorwash remain.
- Fenestration
- Original door opening plastered over. Current door originally a window opening.

### Interior - Extensively renovated in the 1960s

- Plan
- Brick walls with plaster finish
- Flooring
- Mantel piece

### **Critical Concerns**

None

### History

Little Morea is an original 19th century wing to Morea, an 1835 two-and-a-half story rectangular brick residence. The house was built for and likely designed by John Patten Emmet, the first professor of Natural History at the University, and has subsequently been occupied by the Duke, Vest, and Echols families among others. Morea was purchased for the University in 1960 and currently serves as housing for visiting scholars and faculty. Since 1962, the grounds have been maintained as a botanical garden by the Albemarle Garden Club.

The progression of Little Morea and the 20th century additions are outlined in the building chronology. No corroborating images exist between 1879 and approximately 1960, when the University acquired the house.

## Chronology

1831John Patten Emmet purchased the property from John M Perry, local builder and<br/>contractor then living at Montebello. Perry worked on Jefferson's "Academical

# LITTLE MOREA

Village" and other local building projects, but had left the area by 1834, prior to the building's construction. Emmet received permission to move from Pavilion I to Morea after construction of the house in 1834-5.

- 1835 Morea was originally a 106 acre farm for John Patten Emmet, an inventor and the first professor of Natural History at the University. The building may have been designed by Emmet, showing an innovative design synthesis of vernacular attributes and Jeffersonian classicism. The name Morea derived from *morus* or mulberry tree—a reference to Emmet's experimentation in his hobbies of silk making, horticulture, and wine making. It is conjectured that the distinctive upper level veranda served as roof gardens, although there may have also been a separate, now vanished structure that served that purpose.
- 1842 Following Emmet's sudden death, his widow took in boarders to meet expenses, continuing until her own death 3 years later.
- 1847 Several years later, Richard Duke purchased the property from the Emmet estate. Though he died within two years, Morea remained in the family for the next half century. Duke's daughter, when widowed, took in boarders, including William McGuffey. During the Civil War the house served as a convalescent site and as a home for various displaced family members.

Between 1850 and 1900 various alterations and additions were made to Morea and to Little Morea. The two-story north wing, probably erected by the Duke family for a living room, replaced kitchen and outbuildings. ("The kitchen in those days as in most southern houses was some distance form the dining room on the north side and connected with it by a lattice covered way."). Various doors and entries were reconfigured. A rear extension to Little Morea was added at this time along with a connecting doorway and possibly the window at the site of present back door. Little Morea's upper story was added during this period. ("My grandfather added the story and a half on the south and the dining room to the main structure.")

- 1879 T.A. Emmet made a drawing of the house as it appeared in 1845, according to his recollection. This view included certain elements like outbuildings and the now-missing rear verandah.
- 1895-1929 In rapid succession, the property passed through the hands of several owners.
- 1929-1950s Professor William Echols and descendants owned the property during this period. Their improvements to Little Morea included installation of plumbing, and the alteration of certain windows and doors.
- 1960 The University acquired Morea and Little Morea in 1960 to serve as housing for visiting professors, scholars, and artists.
- 1962 Frederick D. Nichols supervised a renovation of the building at this time.

# LITTLE MOREA

Documentation shows a door added to Little Morea, entrance steps rebuilt, kitchen installed and a partition in the rear wing extended. The doorway existing at this time between Morea arcade and Little Morea was bricked in to create two distinct accommodations. The southern portion of the wrapping porch was removed and front steps rebuilt. Extensive alterations to the interior and exterior of Morea were made at this time as well.

1962 Grounds of Morea cultivated as a botanical garden by the Albemarle Garden Club.

#### **Recommended Studies**

Historic Structure Report
### LITTLE MOREA

### Significant Photographs and Drawings



Little Morea in relation to Morea House. Ground floor. Date unknown. Drawings by Candace Smith and Sara Amy Leach.





Speculative plan of Frederick Nichol's 1962 alterations. Little Morea is the top right section of the plan.

### LITTLE MOREA



Speculative plan of Morea House and Little Morea 1834-35. Little Morea is the top right section of the plan.

## Madison Hall

### 1904-1905

Architect: Parrish and Schroeder



### **Preservation Priority**

### IMPORTANT

### **Listing Status**

Contributing building in Virginia Landmarks Register/National Register of Historic Places District

### Landscape

Carr's Hill

### Significance

Madison Hall housed the nation's oldest university chapter of the Young Men's Christian Association, founded in 1858. Though it was not built or owned initially by the University, the building facilitated a northward expansion of the Grounds during the University Beautiful movement of the early

1900s. It was situated in reference to the existing University complex, aligning with Stanford White's Rotunda portico. In contrast to the recently completed buildings of McKim, Mead and White, Madison Hall showed the way to a revival of the distinctive architectural style developed by Thomas Jefferson, though in this case the Jefferson elements were interpreted freely.

### Integrity

SUBSTANTIALLY INTACT. The exterior of Madison Hall remains largely intact. The interior has been comprehensively altered and remodeled; little original fabric remains outside of the main entry hall and President's office.

### **Character Defining Features**

Exterior

- Form, massing and style
- Gabled roofs and pediments
- Chimneys laid in Flemish bond
- Classical entablatures
- Entry portico, Ionic columns, pilasters, classical details, and steps
- YMCA panel over entry
- South entry doors and surround
- Brick masonry construction laid in Flemish bond, water table and foundation
- Tuscan end porticos, steps and railings
- Fenestration, wood sash windows and surrounds

### Interior

- Entry hall
- Interior of the west wing

### Critical Concerns

None

### History

Madison Hall was built by the Young Men's Christian Association to house the nation's oldest university chapter, founded in 1858. Like Fayerweather Gymnasium, Madison Hall is part of the University's northward expansion during the Campus Beautiful movement of the early 1900s.

The 1905 building is constructed of Flemish-bond brickwork and cast concrete with gable roofs and pediments. It contains a two-story central block with one-story flanking wings. The structure stands on a raised basement, the exterior of which is articulated with rusticated cast concrete. The south façade has a two-story three-bay Ionic portico *in antis* with composite columns. Each of the wings has a one-story Tuscan portico at its far end. The three-part façade of Madison Hall, with its classi-

cal detailing, was the first instance of a formula later applied to such University buildingsas Minor, Cobb, and Peabody Halls.

Originally, the ground floor embraced three editorial rooms for the college periodicals, a game room, tea room, kitchen, smoking room, exercise room, storage rooms, furnace and fuel rooms, and elaborate bathing facilities. The main floor contained a large reception and lounging room, reading room, ladies' parlor, secretary's office, writing room, a meeting room to seat 100, and an auditorium with a seating capacity of 450. On the second floor were two rooms for the use of the Bible and missionary departments, a guest room, and bedrooms and study for the secretary and his assistant. The building also contained a library of a thousand volumes given by Mrs. Grace Dodge.

Currently, the Office of the President and other administrative offices occupy Madison Hall. The only intact historical spaces are the main floor entrance lobby and the west wing, which serves as the University President's office.

### Chronology

1887	Professor Noah K. Davis purchased 4 acres from Caroline H. Davis with authorization from International YMCA Committee and the University YMCA chapter.
1888	One additional acre purchased from Caroline H. Davis. This five-acre tract was to be used as an athletic campus.
1904	Mrs. William E. Dodge of New York City, whose son had founded the intercollegiate YMCA at Princeton University, offered a gift of \$40,000 for a YMCA building if the University YMCA would raise \$20,000 for endowment and maintenance. An additional \$10,000 gift was given by Mr. Cleveland M. Dodge and Miss Grace Dodge (children of William E. Dodge).
1904-1905	Madison Hall completed on October 19, 1905. The building was named in honor of James Madison, second President of the United States. Dr. Woodrow Wilson of Princeton University was the dedication speaker. The parcel includes the building site and the land to the North known today as the "Madison Bowl." Tennis courts owned and operated by the YMCA were located here until the 1930s.
1905-1930s	Building housed YMCA activities.
1934	In an oral agreement between President Newcomb and the YMCA, the University agreed to take over the main and ground floor of Madison Hall and Madison Bowl for student activities. YMCA retained the second floor.
1940s-1958	The University leased the building from the YMCA and used it as a student union.
1942	The "Dry Dock," a soda fountain, grill and lounge with a nautical theme opened in the basement of Madison Hall. The space functioned as a meeting place and an

informal student union.

- 1961 The UVA Division of Extension and General Studies occupied Madison Hall. New stairs and a mezzanine level were created, providing additional office space. Windows on the main floor's rear (north) wing appear to have been added at this time.
  1971 Property purchased by the University.
  1972 New rooms added to serve as office space.
- 1972-1984 Occupied by Business offices for the University.
- 1982-1983 Walls removed and an elevator installed to allow handicapped access.
- 1983 Building occupied by administrative offices, including those of the President.
- 1986 Roof replaced.
- 1987 New doors and cabinets.
- 1991 Conference room renovation.
- 1993 Concrete walk replacement.
- 1997 Exterior handrail constructed.
- 1999 Second-floor President's conference room renovation.
- 2001 Lower level north renovation.

### **Recommended Studies**

None



Significant Photographs and Drawings

Madison Hall. South elevation. Circa 1905. Special Collections at the University of Virginia. Holsinger Studio Collections.



Madison Hall. South elevation. Circa 1914. Special Collections at the University of Virginia. Holsinger Studio Collections.



Madison Hall. East elevation. Circa 1917. Special Collections at the University of Virginia. Holsinger Studio Collections.

## Mary Munford Hall

### 1951-1952

Architect: Eggers and Higgins



**Preservation Priority** 

### CONTRIBUTING

### Landscape

Emmet Street West

### Significance

Mary Munford Hall was the first residence hall built specifically for female students and reflects the growing enrollment of female graduate and professional students at the University, two decades before the court-ordered acceptance of women on an equal basis with males. It reflects President Colgate Darden's efforts to remake the University socially as well as academically. Its specialized provisions for female residents and day students offer useful insights into the distinct social and domestic needs ascribed to women at this time. Externally, the design of the building followed the general formula first established by the Monroe Hill dorms. The lattice framing of the south porch displays the influence of models from the time of the English Regency. The building was designed by Eggers and Higgins of New York, *de facto* architects of the University during the Darden administration.

### Integrity

INTACT. The exterior and interior of Mary Munford Hall remain largely intact.

### **Character Defining Features**

### Exterior

- Form, massing and style
- Slate roof with copper flashings, cornice and built-in gutters
- Roof monitor
- Entry doors, surrounds and transoms
- Lantern lighting fixtures
- South and east terraces
- Brick sidewalls laid in Flemish bond
- Fenestration, window frames, sash and surrounds

### Interior

- Double loaded corridors
- Plaster walls
- Solid core wood doors
- Window surrounds
- Metal railings at lobby areas
- Marble partitions in bathrooms

### **Critical Concerns**

- No fire suppression system. Fire detection and suppression systems should be installed.
- Exits are located inboard of wings with long dead-end corridors in the building.
- Severe ponding of water on south piazza roof.
- Windows require painting.
- Several downspout leaders are disconnected from their scuppers.
- Parapet walls require repointing at step flashings.
- South piazza is rusting and should be bead blasted and painted.
- Small amount of brick is exfoliating (<1%) at the south terrace wall.
- Paint is peeling on south piazza ceiling.
- Main roof appears to be leaking at the southeast interior area near east terrace.
- Plaster damage in Room 236 leaking roof leader on the opposite side of the wall.
- Trees on west side of the building growing over the roof and into the gutters.
- Gutters overflowing on northeast cornice and wing--entering wall cavity here?

### History

Mary Munford Hall was built in 1952 to female graduate and professional students. The building was championed by Dean of Women Roberta Hollingsworth Gwathmey. It was the first residence

hall built specifically for UVA's female students.

The building was named in honor of Mary Cooke Branch Munford, a long-time supporter of coeducation for women at UVA and a member of its Board of Visitors from 1926 to 1938. Munford headed the Women's Committee for a Co-ordinate College, which sought to provide more equitable educational opportunities for Virginia's women through the establishment of a co-ordinate women's college affiliated with the University. Munford's efforts first resulted in UVA admitting women to the graduate and professional schools beginning in 1920, and later in the 1944 designation of Mary Washington College as UVA's co-ordinate women's college.

The dormitory included recreation and lounge spaces, apartments for two housemothers, kitchens, and pressing rooms on each floor. UVA required all female students to live in Munford Hall, with exceptions for nurses, women over 21, married women, and women living with their parents. Additional lounging and recreational space was provided for female day students.

### Chronology

1951-1952	Building constructed.
1969	Addition by Johnson, Craven and Gibson to house 100 women.
1971	Post office boxes installed.
1987	Roof repair and replacement by HDR Architects, Inc.

### **Recommended Studies**

Building Assessment Study

### Significant Photographs and Drawings



Mary Munford Hall. View looking northwest. Date unknown. Special Collections at the University of Virginia.



Mary Munford Hall. First floor plan. December 1971. Building and Grounds Department. Special Collections at the University of Virginia.



Mary Munford Hall. Second floor plan. December 1971. Building and Grounds Department. Special Collections at the University of Virginia.

## McCormick Observatory

### 1882-1884; 1928 addition

Architects: Warner and Swasey Company (dome), Wilson Brothers (building), Mantois and Sons/Alvan Clark & Sons (telescope)



### **Preservation Priority**

ESSENTIAL

### **Listing Status**

Individually listed on the National Register of Historic Places

### Landscape

**Observatory Hill** 

### Significance

The completion of Leander McCormick Observatory fulfilled Thomas Jefferson's desire to erect an observatory on this site, which he had purchased for the University in 1825. The observatory dome,

designed by the Cleveland firm of Warner and Swasey, was the first of its kind and was patented by its designers in 1884. One of only a few structures constructed at the University in the post-bellum era, it is one of a just handful remaining. At the time of its completion, the observatory housed the largest and most important refracting telescope in the nation. The instrument remains operational today. The completion of the observatory complex, which included a house for the first director, reflected the growing importance of science and technology in the emergent American university, and also the new role of philanthropy in the making of the University of Virginia.

### Integrity

Although the Leander McCormick Observatory building has been altered and expanded since its construction, the feature of primary importance, the observatory itself, remains remarkably unchanged. A portion of the building has been altered and enlarged according to the changing needs of the astronomy program; however, these changes are isolated in a portion of the structure away from the actual observatory space.

### **Character Defining Features**

Exterior

- Observatory building and dome
- Brick masonry construction with buttresses and limestone enrichments
- Gutter and downspout system
- Fenestration, wood sash and surrounds
- East entry porch, doors and hardware, surround, granite steps and marble arch

### Interior

- Observatory space, bead board wainscot, window and door surrounds
- Original plan within later additions
- Built-in cabinetry
- Doors and architraves
- Wood floors (covered in some locations)

### **Critical Concerns**

- Observatory needs selective repointing throughout the exterior.
- Climbing ivy was removed from the surface of the Observatory, yet pieces of dead growth remain clinging to the brickwork and tendrils are still embedded within the walls.

### History

Thomas Jefferson purchased this property in 1825 with the intention of erecting an observatory here. A small observatory structure is believed to have existed on the site from 1828-1859. In 1870, Leander McCormick (brother of Cyrus) placed an order for a telescope lens from Alvan Clark and Sons of Cambridgeport, Massachusetts, known as the finest glass work and lens crafting firm in the nation.

The glass for the lens was cast by Mantois and Sons of France and then ground by Clark. In 1877, McCormick offered the telescope and an additional \$18,000 for a building to house it to the University of Virginia. The telescope's formal dedication took place on, April 13, 1885. At the time of its construction, the dome was unique, having three six-foot apertures and a circular track system that allowed for remarkably easy turning of the structure. Warner and Swasey were the designers. Wilson Brothers of Philadelphia (designers of Reading Terminal) built the remainder of the observatory. It was completed and the telescope installed in 1884. The finished observatory consisted of the dome and computing rooms, holding the library, clocks, chronographs, seismographs, etc., and a room that served as a bedroom.

The second observatory director, S. A. Mitchell, was one of the first University faculty members to be elected to the National Academy of Sciences. In 1914, Mitchell began an extensive program of photographic astrometry, which became the Observatory's most important historical contribution to astronomy. As of the 1980s, 25% of all the known distances to stars were the result of work conducted at the McCormick Observatory. The observatory's observations of Jupiter and Saturn helped NASA to guide the Pioneer, Observer, and Galileo probes on their missions.

### Chronology

1881	Summit of Mt. Jefferson (Observatory Hill) selected as the site for the new observatory by a committee appointed for the purpose. Ormond Stone designated as the first director.
1882-1884	Observatory built.
1885	Observatory dedicated.
1887	\$3,000 appropriated by the Board of Visitors for a road to the observatory.
1913	Money requested by Professor Mitchell to construct a darkroom in the observatory basement.
1914	Water line ordered to be laid to the observatory. Electric line installed.
1915	Toilet added in observatory basement.
1916	Construction of a road to the observatory funded by Robert McCormick.
ca.1928-1945	Three-bay addition connected to the original two-bay observatory workspace; northern main entrance moved to the building's east side; marble panel inscribed "Leander McCormick Observatory 1884" moved to its present position.
1960s	Addition of a tracking motor or clock drive to counteract the effect of the earth's rotation; digital shutter release added to the telescope's camera.

1961	Alterations made to the basement darkroom, including removal of existing ceiling treatment. Window muntins and glazing replaced with plywood fitted to a fan.
1965	Operations commenced at Fan Mountain Observatory, replacing McCormick Observatory for a large portion of the University's astronomical work.
1970	Alterations made to the observatory. Basement Preparation Room double window partially converted for a door.
1972-73	A one-story climate-controlled second addition completed by Rawlings to house photographic images from the parallax cameras.
mid-1970s	Leak in dome room repaired; pine floor covered with linoleum and plaster walls with masonite; a portion of the first observatory addition's east wall opened so that a large scientific instrument could be moved into the basement. Central air conditioning installed in the newer section of the building.
1986	The roof replaced over the newest section of the observatory.
1996	Astronomers ceased using the telescope for astrometry.
1998	Renovations and repairs. ca.1999-2003 The historic 26 <sup>1</sup> / <sub>4</sub> -inch (0.67 meter) refractor was upgraded, converting it from a research instrument using photographic plates to a teaching and public outreach telescope capable of using CCDs for instruction. Projects in the upgrade included: a new tailpiece, a spectrograph, an ST-1001E and two SBIG ST-8s CCDs.

### **Recommended Studies**

Historic Structure Report

### Significant Photographs and Drawings



McCormick Observatory. North elevation. Date unknown. Special Collections at the University of Virginia.



McCormick Observatory. North elevation. Date unknown, before 1945. Later addition in place and entry has been moved to the east side. Special Collections at the University of Virginia.



Plan of McCormick Observatory, first floor. December 1987. The University of Virginia, Department of Physical Plant, Office of Facilities Management.

## McCormick Road Dormitories

(Men's Dormitories) **1950** Architect: Eggers and Higgins



### **Preservation Priority**

### CONTRIBUTING

### Landscape

McCormick Road West

### Significance

Built to accommodate the growing post-war student population, this residential complex was planned to house 900 men in ten "colonial" style dormitories. Four symmetrical, L-shaped buildings and two rectangular buildings were constructed. Each L-shaped building represented two rectangular ranges linked at their corners. Each building was named to honor a noted University professor: Bonnycastle, Dabney, Echols, Emmet, Hancock, Humphreys, Kent, Lefevre, Metcalf, and Page. The compound was designed by the New York firm of Eggers and Higgins, *de facto* architects of the University during administration of Colgate Darden. Each building incorporates as its central feature the signature element of that firm—a large round-headed window set within concentric arches.

### MCCORMICK ROAD DORMITORIES

### Integrity

INTACT. The dormitories all retain a high degree of integrity throughout their interior and exterior.

### **Character Defining Features**

Exterior

- Form, mass and style
- Gabled slate roofs
- Classical cornice and ornaments
- Marble plaques with dormitory name
- Brick veneer sidewalls set in Flemish bond
- Fenestration and window units
- Entry doorways and surrounds
- Limestone trim elements

### Interior

- Plan and arrangement of rooms
- Solid core wood doors with tubular steel frames
- CMU block walls
- Stairwells with marble veneer walls, metal railings and tile floors
- Emmet Mailboxes in basement

### History

The McCormick Road Dormitories were located on a portion of the site of the University golf links. The buildings themselves reflect the University's reluctance to accept Modernism in the design of its structures. One of Eggers and Higgins's many projects for the University, the buildings are reminiscent of the Monroe Hill dormitories of 1928-1929. The buildings frame large outdoor rooms, linking a series of pavilions with tiered dormitory rooms—perhaps an allusion to Jefferson's Lawn and to the earlier work of the Architectural Commission on Monroe Hill. The dormitories contributed to the gradual transformation of McCormick Road from rural and residential uses to institutional functions.

The dormitories were not set in a monumental landscape, and thus broke with the Beaux-Arts style landscape popular with other structures on grounds. A subtle program of plantings, including such trees as sweet gum, white oak, mulberry, and poplar, was chosen by the Tree Committee. The core of the housing complex and its north side thewere the only areas open to pedestrian traffic. A new parking lot for residents was located east of the dormitories and eastward from the rear of the Physics Building.

### Chronology

1950 Buildings completed.

### MCCORMICK ROAD DORMITORIES

### **Recommended Studies**

None

### Significant Photographs and Drawings



Men's Dormitories. Building not identified. Circa. 1950. Special Collections at the University of Virginia.

### MCCORMICK ROAD DORMITORIES



Men's Dormitories, unidentified building under construction. Circa. 1950. Special Collections at the University of Virginia.

# McGuffey Cottage

ca. 1860, alterations 1891, 1913-1920

Architect: Unknown



### **Preservation Priority**

IMPORTANT

#### Landscape

Jefferson Precinct

#### Significance

The McGuffey Cottage originally served as the kitchen for Pavilion IX. It was one of many service structures erected behind the pavilions in the antebellum era, as faculty sought to make their accommodations more comfortable and convenient. It is one of only a handful of these structures that now survive. Such buildings reflected the expansion of domestic services during this period. They also reflected the exodus of services and servants from the house in response to an emerging ideology of

### MCGUFFEY COTTAGE

"domesticity," which characterized the home as a refuge, sealed off from unwholesome influences of the outside world. The building takes its present name from Professor William Holmes McGuffey, author of the famed McGuffey readers, who as the occupant of Pavilion IX appropriated the kitchen as a study.

### Integrity

COMPROMISED. The interior and exterior of McGuffey Cottage have been compromised by alterations associated with changing use; however, the essential character of the building is still discernible. Though altered, the building and its setting may yield valuable information about the changing function and arrangement of the site.

### **Character Defining Features**

Exterior

- Form and massing
- Low-pitched gable roof with standing-seam metal covering
- Chimney stack
- Brick cornice
- Louvered vent in gable
- Brick sidewalls
- Fenestration
- Windows and surrounds
- Doors and surrounds
- Foundation course

### Interior

- Original plan exists within modern improvements
- Chimney stack

### History

Shortly before the Civil War, the building known today as the McGuffey Cottage was built to serve as a kitchen for Pavilion IX. Later, Professor William Holmes McGuffey, author of the famous "McGuffey Reader" or the *Eclectic Readers*, which taught countless 19th-century children to read, used it as a study. Currently the cottage serves as faculty housing. Adjoining it is a small, shady garden with an entrance into the garden of Pavilion IX.

### Chronology

ca. 1860	One room brick structure built to serve as a kitchen for Pavilion IX.
1845-1873	Professor William Holmes McGuffey resided at Pavilion IX, eventually appropriating the kitchen as a study.

### MCGUFFEY COTTAGE

1891	By this time there were three one-story additions to the cottageone to the south, nearly equal in size to the original building, and two smaller additions to the north elevation. The additions had shingle roofs, but the other building materials are unknown (see Sanborn Fire Insurance Map of 1891).
1896-1902	Additions no longer shown as separate (Sanborn Maps of 1896 and 1902).
1907	Small addition to the north is shown to be brick with a slate or tin roof (see Sanborn Fire Insurance Map of 1907).
1913- 1920	Removal of small addition to the north end of the cottage (see Sanborn Fire Insurance Maps of 1913 and 1920).
Current Use:	Faculty housing.

### Studies

Historic Structure Report (HSR) completed

### Significant Photographs and Drawings



McGuffey Cottage. North elevation. July 2004.

## McIntire Amphitheater

### *1920*

Architect: Fiske Kimball



### **Preservation Priority**

#### ESSENTIAL

### **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

#### Landscape

South Lawn Precinct

#### Significance

McIntire Amphitheater represents the sustained effort of patron Paul Goodloe McIntire to incorporate fine arts into the curriculum and to make the arts prominent in every student's experience. In partial fulfillment of this purpose, he donated funds for construction of an amphitheater to accommodate theatrical and musical programs, with a large organ for the latter. The facility was built in a declivity in front of Garrett Hall, the centerpiece of a quadrangle proposed by Warren Manning,

building on the earlier master planning of Stanford White. Manning's own master plan typified the ordered, classical environment admired by proponents of the University Beautiful movement. Fiske Kimball's classical design was perfectly consonant with these ideas. Outdoor drama, the facility's semi-circular form, its Tuscan details and the very term "amphitheater" all echoed with classical associations. Plantings originally deployed on the hillside above the seating recalled a similar provision for the theater at the Boboli gardens, in Italy.

### Integrity

SUBSTANTIALLY INTACT. The site is substantially intact; however original materials and elements have been removed from the structure. The modern stucco finish does not accurately replicate the original surface, resulting in an inaccurate and awkward appearance. The essential character of the site is still clearly discernible, however.

### **Character Defining Features**

Exterior

- Form, massing and style
- Low hipped roofs over pavilions, flat roof over stage
- Shallow gutters hidden by cornices of buildings
- Stuccoed sidewalls
- Tuscan details
- Front pavilion windows and grilles
- Door openings

Interior

• Plan

### History

The construction of McIntire Amphitheater fulfilled Warren Manning's desire to locate such a facility here, though the particulars of the present structure differ somewhat from his earlier scheme. Included in his 1913 plan for the Grounds, the amphitheater tied together elements of both the University Beautiful and Jeffersonian approaches to planning and design--both highly ordered, both inspired by classical precedents. Standing in a small depression between Cocke, Garrett, and Minor Halls, the amphitheater completed the quadrangle shown on Manning's 1913 master plan. It was designed by Fiske Kimball, architect, Jefferson scholar, head of the School of Architecture, and later a member of the first Architectural Commission. Fashioned in the classical style, Kimball's amphitheater was intended as a venue for theatrical productions, concerts, and other cultural events.

### Chronology

# 1911 Warren Manning proposed to use the site in front of Garrett Hall for an Amphitheater.

1920-21	McIntire Amphitheater was constructed in 1920. The facility had a semi-circular, segmented seating area set below the surrounding grade, a lawn area, and a stage building. The seating area consisted of stepped concrete bleachers poured directly on a sloped grade. Cast stone balusters enclosed the top and bottom of the seating area.
1954	By this time the large grassy area between the seats and the building was being used as a parking lot for students and faculty.
1967	Parking area covered in asphalt.
1973	Prompted by student petitions, President Shannon ordered the parking lot removed and re-grassed by the summer of 1974.
1989	New glazed panel assemblies were installed in the east pavilion to match existing glazing in the west pavilion.
1998	Extensive repairs to the seating area. Balusters, piers, and rails were restored and replaced as necessary by Culberson.

### **Recommended Studies**

Historic Structure Report

### Significant Photographs and Drawings



Site of McIntire Amphitheater prior to its construction. View looking west towards Minor Hall. Date unknown, between 1911 and 1920. Special Collections at the University of Virginia.



McIntire Amphitheater. View looking southeast. Date unknown. Special Collections at the University of Virginia.



McIntire Amphitheater from the steps of Minor Hall. View looking east. Date unknown, after 1928. Special Collections at the University of Virginia. Holsinger Studio Collections.



Amphitheater for University of Virginia. Sheet 1, Amphitheater Plan. Drawn by Fiske Kimball. August 1920. University of Virginia Facilities Management FP&C Resource Center.



Amphitheater for University of Virginia. Sheet 2, Amphitheater Elevations. Drawn by Fiske Kimball. August 1920. University of Virginia Facilities Management FP&C Resource Center.
# McKim Hall

## 1930-31; 1939-44; 1977-78

Architects: The Architectural Commission (Edmund Campbell, John Kevan Peebles, R. E. Lee Taylor, and Walter Dabney Blair); Taylor and Fisher, west addition; Rawlings and Wilson, addition between east and central wings



## **Preservation Priority**

## CONTRIBUTING

### Landscape

Hospital

### Significance

McKim Hall was built as a dormitory for nursing students who had previously occupied Randall Hall. The H-shaped building was designed to house 170 nurses, with living and recreation quarters in the upper floors and service quarters, teaching laboratories, and classrooms in the basement. The building continued the effort (begun with the Steele Wing in 1916) to give a coherent, Jeffersonian face to the entire University medical establishment. Designed by the Architectural Commission, McKim Hall resembled other dormitories the commissioners had recently completed on Monroe Hill. The situation of McKim Hall is such as to form, with Cobb Hall, the beginnings of a quadrangle envisioned by Warren Manning.

## Integrity

SUBSTANTIALLY INTACT. Apart from additions, the exterior of McKim Hall remains largely unchanged. The interior has been altered extensively as a result of improvements and renovations, though some early public spaces and finishes remain intact.

## **Character Defining Features**

Exterior

- Form and massing
- Hipped slate roof
- Chimney
- Distyle Doric portico with balustrade at front entry
- Granite steps
- Flemish bond brick sidewalls
- Classical entablature
- Stone water table, belt course, keystones and door surrounds
- 9/9, 6/6 sash windows with single architraves
- Classical frontispieces on side doors

### Interior

- Marble stair and brass railing (front)
- Steel stairs and wooden railing elsewhere
- Paneled front vestibule
- Doors and trim
- Chimneypiece, brick facing and quarry tile hearth in public room

### History

Built in 1931 as a dormitory for nursing students, McKim Hall was named in honor of Dr. Randolph McKim, a principal donor to the construction of the building. The H-shaped building was originally designed to house 170 nurses, with living and recreation quarters in the upper floors and service quarters, teaching laboratories, and classrooms in the basement. One wing of the main floor contained reception and reading rooms divided by folding doors, which could be opened to form a large hall for supervised dances and recreation. The rest of the floor contained offices, lecture rooms, and a library.

By 1936 the nursing program had already grown to such an extent as to require the enlargement of McKim Hall. Taylor & Fisher designed an addition to the west, towards what was then the entrance of the Hospital. The nursing school's continued growth during World War II again necessitated enlargement of the structure.

# Chronology

1930-1931	Building constructed.
1939 - 1944	T-shaped west addition by Taylor and Fisher design, creating a new entrance and nearly doubling the size of the building.
1970	HVAC improvements in the computer center.
1976	Third floor renovated.
1977-1978	Addition by Rawlings and Wilson to fill the void between the east and central wings' south elevations; Room 2006 renovated; third floor administrative offices and central and east wings renovated.
1978	New offices for cancer research; first floor student lounge renovated.
1986	Drainage provided around southwest wing; renovations to east wing.
1994	Fourth floor renovation for orthopedics; third floor corridor renovations; office renovations.
2002	Ground floor bathroom renovated; many renovations to mechanical system underway.
2004	Part of old Medical Records space in basement renovated to house Continuing Medical Education.

## **Recommended Studies**

None



## Significant Photographs and Drawings

Nurses Home (McKim Hall). Sheet 7 - Northwest and southeast elevations. The Architectural Commission. Dated August 15, 1930. University of Virginia Facilities Management FP&C Resource Center.



Nurses Home (McKim Hall). Sheet 5 - First floor plan. The Architectural Commission. Dated August 15, 1930. University of Virginia Facilities Management FP&C Resource Center.



Nurses Home (McKim Hall). Sheet 10 - Exterior details. The Architectural Commission. Dated August 15, 1930. University of Virginia Facilities Management FP&C Resource Center.



Addition to Nurses Home. Drawing 5 - North and west elevations. Taylor and Fisher Architects. Dated August 21, 1944. University of Virginia Facilities Management FP&C Resource Center.

# Mechanical Engineering Building

## Original: 1968

Architects: Marcellus Wright and Partners



#### **Preservation Priority**

Contributing

### Landscape

McCormick Road West

### Significance

The Mechanical Engineering building was constructed in response to the growth of the School of Engineering and Applied Science, which by 1966 had outgrown its space in the Aeronautical-Mechanical Engineering building, now called Olsson Hall. The new facility was planned to include multidisciplinary class and work rooms, as well as laboratories, all of which would serve both undergraduate and graduate students. The building's location was chosen for its proximity to Thornton Hall and to the numerous pathways leading to dormitories and other science buildings. The new Mechanical Engineering building furthered the expansion of scientific research and engineering at the University during the 1960s, as well as the University's physical expansion westward along McCormick Road.

### Integrity

Intact. There have been few changes to the exterior of the building, and the alterations to the interior have not altered its essential character.

## **Character Defining Features**

- Massing
- Brick articulation creates the idea of a cornice
- Floor plan with laboratories
- West and East facades evocative of red brick and white columns

## **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

## History

The Mechanical Engineering Building was constructed in 1968 to accommodate the growing needs of the School of Engineering and its students. The new building alleviated the spatial pressure in Thornton Hall and the Aeronautical-Mechanical building. It continued the trend set by the Small Building and Olsson Hall and oriented its mass along Engineer's Way. Just before its construction, the site served as a parking lot.

It was to be four stories—one and one half below grade to avoid "undesirable vertical prominence" of brick and concrete construction, and "architecturally compatible with the adjacent buildings of the School of Engineering and Applied Science."The new Mechanical Engineering building utilized the same material palette as Thornton Hall and Olsson Hall, which lie opposite the building. However, the new building uses abstracted forms in place of the traditional elements at Thornton and Olsson, such as the classical porticos, white columns, double-hung sash windows, and hipped roofs. The Mechanical Engineering building evokes an illusion of columns along its east and west facades through a series of white concrete piers. The modern abstraction of classical elements, as well as its brick and concrete construction, responds to the Chemistry Building's east façade, which was visible at the time of the engineering building's construction.

Several interior renovations have been completed to the classrooms and laboratory spaces.

## Chronology

1968 The new mechanical engineering building is constructed, designed by Marcellus Wright and Partners.
2011 Renovations completed to several rooms for the creation of a prototyping laboratory.

Note: Several small alterations and renovations have been made to the Mechanical Engineering building. Most are listed in the Facilities Management drawing catalogue under the room number or laboratory name. For particular room renovations, please refer to the Facilities Management Resource Center catalog.

### Significant Photographs and Drawings



Mechanical Engineering Building. Site plan. Sheet 1 (30640). By Marcellus Wright and Partners. Dated October 11, 1968 with revisions on November 5, 1968. U.Va. Facilities Management Resource Center.



Mechanical Engineering Building. First floor plan. Sheet 3 (30642). By Marcellus Wright and Partners. Dated October 11, 1968 with revisions on November 5, 1968. U.Va Facilities Management Resource Center.



Mechanical Engineering Building. Longitudinal and transverse sections. Sheet 9 (30649). By Marcellus Wright and Partners. Dated October 11, 1968 with revisions on November 5, 1968. U.Va. Facilities Management Resource Center.



1963 Map. McCormick Road West Core Landscape Report.

#### Sources:

"Project Criteria: Phase I—Engineering Building. January 1966," Architectural and Engineering Services project files (RG-31/1/1.851 Box 25) p 1

"Project Criteria: Phase I—Engineering Building. January 1966," Architectural and Engineering Services project files (RG-31/1/1.851 Box 25) p 1-2

"Project Criteria: Phase I—Engineering Building. January 1966," Architectural and Engineering Services project files (RG-31/1/1.851 Box 25) p 2

# Medical Research 4

#### (MR-4) Built 1984; Additions 1986, 1987, 1989

Architects: Shriver and Holland Associates; Additions by LBC&W Architects, 1986; Hamilton Industries, 1987; HDR Architects, 1989.



## **Preservation Priority**

Not Contributing

### Landscape

Health System

### Significance

Medical Research Building 4 was constructed to provide much needed research and office space for the University's School of Medicine. The building is located between Lane Road and Crispell Drive.

## Integrity

Compromised

## **Character Defining Features**

- Fenestration pattern
- Material use
- Brick soldier courses demarcating floor levels (vertical addition)
- Floor plan

## **Critical Concerns**

To be provided from Facilities Management Inspection Reports

## History

Medical Research Building 4 was constructed as a two-story structure in 1984 and has accumulated three separate building additions. Many interior renovations were completed over time as well.

The building's design features a variety of window shapes and sizes to distinguish each story. The ribbon windows on the lower levels of the building mimic those of nearby Jordan Hall. Similarly, the ornamental cast iron grates on the fourth floor (building addition) are also included in the design of Jordan Hall's 1995 addition. The use of red brick and concrete allow the modern design to acknowledge the University's traditional material use.

Currently, the building is used as office and research laboratory space for the University School of Medicine.

## Chronology

1984	Construction of the Medical Research Building 4 (MR-4) was completed.
1986	A four-story south addition designed by LBC&W Architects to the building was constructed.
1987	An addition designed by Hamilton Industries was constructed to house clinical radiology research space.
1989	An east addition designed by Henningson, Durham, and Richardson, Inc. was constructed.
1990	A vertical building expansion project started, which added two floors. The plans included new landscape improvements surrounding the building, as well as a landscaped north entrance patio.
1991	The building's parking lot underwent an expansion project. 1995Research MRI equipment was installed.
2004	The building's HVAC infrastructure underwent an upgrade project. Existing AHUs and fans were replaced with energy recovery.
2007	The research MRI was replaced with a new machine in room 1184. The project also included the installation of a new electrical power system, chiller, and plumbing.
2008	The MR-4 Modular Units, located southeast of the main building at the corner of Lane Road and Crispell Drive, were demolished.

Note: Many alterations have been made to MR-4. Most are listed in the Facilities Management drawing catalogue according to the name of the primary investigator of the particular lab. As a consequence, it is very difficult to discern what changes occurred in which spaces. For particular room renovations, please refer to the Facilities Management catalog.



## Significant Photographs and Drawings

MR-4. Site Plan, Original Construction. Sheet C-1 (36915). By Shriver and Holland Associates. Dated August 26, 1982. U.Va. Facilities Management Resource Center



MR-4, 1989 East Addition, Site Plan. Sheet C1-1 (26287). By Henningson, Durham, and Richardson, Inc. Dated February 14, 1989. U.Va. Facilities Management Resource Center



*MR-4*, North entrance (Lane Road). This entrance was added as part of the 1989 east addition. Photo dated July 2013.



MR-4, North façade (Lane Road). This is the 1989 east addition. Photo dated July 2013.



MR-4, East façade (Crispell Drive). This is the 1989 east addition. Photo dated July 2013.

# Medical School

## 1927-29; additions 1954, 1984

Architect: Coolidge, Shepley, Bulfinch and Abbott



### **Preservation Priority**

ESSENTIAL

### Landscape

Hospital

### Significance

This building is significant for its contribution to the public face of the University's medical establishment. Its construction between 1927 and 1929 forestalled legislators' attempts to close down the program and gathered medical courses and lectures into a single location. The high quality and conspicuous location of the building reflected President Alderman's desire to elevate the status of all professional programs at the University. This building completed development of the University's eastern approach, which had been upgraded beginning with construction of the Corner Building in 1912-1914.

## Integrity

SUBSTANTIALLY INTACT. The exterior of the building remains largely unchanged. The interior has been altered, but the windows are original throughout, and some original finishes remain above the basement and below the attic. The small rotunda just inside the main entry remains wholly unaltered and is very important to the overall character of the building.

## **Character Defining Features**

## Exterior

- Two-story (plus basement) rectangular mass
- Gabled roof on main block
- Internal gutters
- Flat roofs on wings
- Brick parapets with stone balusters and copings
- Hexastyle Ionic portico
- Limestone steps, copings and paving
- Full-height Ionic entablature
- Brick walls aid in Flemish bond w/ overhand joints, ruled
- Colonnade of engaged Ionic orders, east wing
- Classical frontispiece at front entry
- Wooden window frames, sills and sash on front
- Steel window frames and sash in rear of wings
- Keystones at windows of main floor
- 5-course watertable

### Interior

- Floor plan
- Wooden window frames, sash and trim
- Steel window frames and sash in rear of wings
- Early metal door frames and paneled wooden doors
- Radiator cover in entry
- Rotunda beyond front entry
- Faux stonework in rotunda beyond the front entry
- Wooden doors and trim in rotunda
- Slate floor in rotunda
- Brass compass rose let into rotunda floor

### **Critical Concerns**

None

#### History

In 1923 President Alderman commissioned Fiske Kimball, then head of the University's architectural program, to produce a master plan for the medical complex then developing east of the Lawn. A few months earlier, Alderman had forestalled a second attempt by legislator to close down the University's medical program. To consolidate his victory, the President needed to get the Medical School into its own building. This would be highly convenient as well, since pre-clinical courses were still scattered about the University. The problem was to define the relationship, architecturally, of this new school to the existing hospital, while providing for the future expansion of both entities.

Kimball proposed to enlarge the hospital by extending the existing freight trainrow of pavilions southward, and locate the Medical School to the north at the opposite end of the compound, facing University Avenue. In the latter case, Kimball may have drawn his inspiration taken his cue from Walter Dabney Blair's recently completed turning of the corner with the Steele Wing, which filled the northwestern corner of the hospital complex. In any case, Kimball projected envisioned that Eugene Bradbury's Corner Building would function as an entry pavilion to this northern side of the compound. Following Kimball's departure, the Boston firm of Coolidge, Shepley, Bulfinch and Abbott was engaged to design the new school.

#### Chronology

1929	Building completed.
1950	Addition built in courtyard and at eastern end of courtyard.
1951	Transformer building adjoining 1950 addition.
1954	Addition built for Pediatrics, Dentistry, and Urology.
1959	Air conditioning installed.
1963	Pink Ladies Gift Shop constructed.
1974	Third floor and other portions of the building renovated.
1981	Built-up roof replaced.
1984	Addition at eastern side of 1950 extension and at rear of Steele Wing.

#### **Recommended Studies**

Historic Structure Report

Significant Photographs and Drawings



Medical School - Rendering - 1927 (UVA Prints 09850)



Medical School under Construction – Looking SW – 1928 Re-located Corner Building in Left Foreground (UVA Prints 05854)



Medical School under Construction – Looking SE - 1928 (UVA Prints 01243)



*Rear Wing of Medical School during Construction – Looking NWW – 1928* (UVA Prints 01237)



Medical School – Looking SE – c. 1940? (Facilities Management Resource Center)



Medical School – First Floor Plan – 1927 (Facilities Management Resource Center)



Medical School – North and East Elevations – 1927 (Facilities Management Resource Center)



Medical School – Details of Portico – 1927 (Facilities Management Resource Center)

# Memorial Gymnasium

## 1921–24

Architects: Fiske Kimball, Supervising Architect, with The Architectural Commission (John Kevan Peebles, R.E. Lee Taylor, Walter Dabney Blair, William Lambeth).



## **Preservation Priority**

ESSENTIAL

## **Listing Status**

Individually listed on the National Register of Historic Places

## Landscape

Memorial Gymnasium

## Significance

Conceived as a monument to the 80 University students and alumni who were killed in World War I, Memorial Gymnasium also represented the growing popularity of athletics here and on campuses across on the nation. Three times the size of Fayerweather Gym, it was designed on a grand scale and became the third-largest athletic facility on the east coast when it was completed. It takes its inspiration from the Roman thermae – or thermal baths – and Charles F. McKim's iconic American Renaissance Penn Station (1910). Despite these influences, the building exudes a Jeffersonian character, achieved through Kimball's use of red brick and white, monumental, academically rigorous details.

## Integrity

INTACT. Memorial Gymnasium remains largely unchanged on the exterior. Repeated renovations on the interior have resulted in extensive alteration of secondary spaces, but these changes have not affected the character of the main public spaces.

## **Character Defining Features**

## Exterior

- Monumental Beaux-Arts form
- Gable roof with cross gables and parapets with concrete copings
- Flat roofs on wings with parapets, copings, and balustrades on wings
- Skylights in wings
- Hexastyle Ionic entrance portico
- Brick walls
- Colossal Corinthian orders engaged columns on east, pilasters on west
- Diocletian windows with Roman lattice
- Fenestration, wooden sash, and architraves
- Door openings and surrounds
- Stone foundation course
- Built into slope: two stories on north and west, three on the east

### Interior

- Open volume
- Entry lobby and finishes
- Exposed roof trusses and wooden roof deck
- Suspended wooden track
- Early paneled doors, architraves and hardware
- Cast iron stairs and wooden railings

### History

The site first proposed for this building was at the northern end of Mad Bowl, opposite Madison Hall. This choice provoked much criticism and President Alderman appointed a committee to receive comment and assume control of the planning. The committee —forerunner of the Architectural Commission—included architecture school dean Fiske Kimball in the role of lead architect. This process became the model for collaborative design practiced in the last years of Alderman's presidency.

The committee settled on the present site, south and east of the ice pond. Kimball and the architectural committee aligned the gymnasium with the grid established by Jefferson's original buildings. As a result, the building now stands out of alignment with Emmet Street, which was little more than a dead-end street at the time.

As construction began, the excavation stood full of water. Eventually, this problem was solved by recreating an extant pond on the eastern flank of the gym as a lagoon or reflecting pool. Its perimeter was adorned with formal plantings, and paths to the location were created from other parts of the University.

The building was completed in 1924, a time when the University Beautiful Movement still exerted a profound influence on most campuses and particularly on the University of Virginia, where traditions of every sort remained strong. Designed by the first Architectural Commission, with Fiske Kimball as supervising architect, the gymnasium drew inspiration from the architecture of ancient Rome as much as from Jefferson's Academical Village. Indeed, the Diocletian reference of the great windows and the very term "gymnasium" evoked ancient associations consonant with the classical vision of University Beautiful proponents. It is likely that Memorial Gymnasium was also influenced by the Court of Honor at the Columbian Exposition and by the Academic Classicism practiced at the time, often on a vast scale.

As the University's largest indoor space, "Mem Gym" witnessed numerous concerts and dances, featuring the likes of Tommy Dorsey, Duke Ellington, Tony Bennett, Ray Charles and Chuck Berry. Perhaps most notably, Mem Gym was the site of President Franklin Delano Roosevelt's "Stab in the Back" speech on June 10, 1940, which stridently criticized Fascist Italy for its betrayal and aggression in the invasion of southern France at a time of strict American neutrality.

### Chronology

1922	Construction begun by King Lumber Company, contractor.
1924	Construction completed. 180' x 96' main floor, with 10' wide suspended running track 10, 30' x 75' swimming pool, locker accommodations for 1,900 men, quarters for home and visiting teams, and lecture rooms, trophy room, boxing, fencing, and wrestling rooms. Hexastyle Ionic portico at the north/public entrance, Corinthian orders on the building's flanks.
1952	Lagoon on east side drained.
1968	Basement subdivided, with locker room partitioned into handball courts, weight rooms, locker rooms, and storage rooms. Main floor relatively unchanged with ex- ception of corridor to pool being subdivided into 3 spaces. On second floor, hand- ball, fencing, and wrestling rooms above pool were reconfigured, being either subdi- vided or opened.
1969	More renovations planned. Difficult to determine if executed.
1973	Renovation drawings show planned alterations to basement, with original locker room reconfigured, creating one large space and smaller attendant spaces. First floor to remain relatively unchanged with minor partitions added. Partitions reconfigured on second floor.

1974	Sidewalk/ramp construction on Emmet Street side.
1980	Renovations to repair fire damage in basement. Installation of fire-rated drywall, and new windows and doors per schedule, replacement of all plumbing fixtures, removal of light fixtures and electrical wiring, painting of all interior walls, and reinforcement of charred joists with sisters.
1983	Further renovations and repairs.
2004	Memorial Gym added to Virginia Landmarks Register and the National Register of Historic Places.
2013	Base window survey undertaken with subsequent repairs.
2017	Replacement of slate roof.
2021	Skylight replacement.
2022	Renewal and repointing of exterior masonry.
2024	Mem Gym to undergo renovations, which will include updates to central plumbing, heating, and air conditioning, and improvements to restrooms and fitness rooms.

### **Recommended Studies**

Historic Structure Report

#### Sources

Kelly, Matt. "'If These Walls...' Mem Gym Has Hosted Champions, Icons and Celebrities." UVA *Today*, September 30, 2022.

White, Gwendolyn K. "National Register of Historic Places Registration Form – Memorial Gymnasium." The Virginia Department of Historic Resources, November 2003.

## Significant Photographs and Drawings



Aerial view of Memorial Gymnasium. Date unknown, before 1952. Photograph by Ralph Thompson. Albert and Shirley Small Special Collections Library at the University of Virginia.



Memorial Gymnasium, view looking southwest. Date unknown, before 1952. The Holsinger Studio Collection at the Albert and Shirley Small Special Collections Library at the University of Virginia.



Memorial Gymnasium, view looking north. Date unknown, before 1952. The Holsinger Studio Collection at the Albert and Shirley Small Special Collections Library at the University of Virginia.



Interior of Memorial Gymnasium. Date unknown. The Albert and Shirley Small Special Collections Library at the University of Virginia.



Boxing match, Memorial Gymnasium. Date unknown. The Albert and Shirley Small Special Collections Library at the University of Virginia.



Gymnasium, University of Virginia, east elevation by the Architectural Commission, May 1922. University of Virginia Facilities Management FP&C Resource Center.



Gymnasium, University of Virginia, first floor plan by the Architectural Commission, May 1922. University of Virginia Facilities Management FP&C Resource Center.



Gymnasium, University of Virginia, west elevation by the Architectural Commission, May 1922. University of Virginia Facilities Management FP&C Resource Center.



Gymnasium, University of Virginia, north and south elevations by the Architectural Commission, May 1922. University of Virginia Facilities Management FP&C Resource Center.



Gymnasium, University of Virginia, second floor plan by the Architectural Commission, May 1922. University of Virginia Facilities Management FP&C Resource Center.





Memorial Gymnasium, views from northeast (top) and northwest (bottom). Photos by MCWB Architects, Albany, New York. July 2024.



Memorial Gymnasium. Interior view of gymnasium ground floor (top) and view from second floor track (bottom). Photos by MCWB Architects, Albany, New York. July 2024.
# Michie North: 918 Emmet Street

### ca. 1966

Architects: Frank A. O'Neill, developer



## **Preservation Priority**

## NOT CONTRIBUTING

### Significance

The Michie North building is a three-story office structure constructed for the Michie Company, a lawbook publisher founded in 1897. The University's purchase of both the Michie South and North buildings in 1991 was part of a series of land purchases north of Central Grounds, which included the Massie and Duke properties in 1945 and 1963, respectively, Carruthers Hall in 1978, and the Parking and Transportation building on Millmont Street in 1985. Together with Carruthers Hall, the two Michie buildings create an administrative center for the University.

# MICHIE NORTH: 918 EMMET STREET

## Integrity

Intact

## **Character Defining Features**

- Fenestration
- Entrance portico
- Glazing on West façade

## **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

## History

The Michie North and South buildings were constructed for the Michie Company around 1966. LexisNexis acquired the Michie Company in 1988. In 1991, the University Real Estate Foundation purchased the property at 914-918 Emmet Street from the Mead Corporation. The property was purchased for use as administrative and/or academic uses, and the University undertook necessary interior renovations for its conversion. Michie North now houses the University's Integrated System, the Department of Training, and University Recruitment and Staffing.

The immediate setting of the building is defined by parking lots, which flank its North and South sides.

## Chronology

- ca.1966 Office buildings at 914 and 918 Emmet Street are constructed for the Michie Company.
- 1992 Renovation for University use.

# MICHIE NORTH: 918 EMMET STREET

## Significant Photographs and Drawings



Michie South. Elevations and first floor plan. Sheet 1 (35207). Dated October 1966. By Frank A. O'Neill, developer. U.Va. Facilities Management Resource Center.



Michie South. Second floor plan. Sheet 2 (35204). No Date. Virginia Metal Products. U.Va. Facilities Management Resource Center.

# MICHIE NORTH: 918 EMMET STREET

#### Sources:

LexisNexis Historical Milestones, http://www.lexisnexis.com/en-us/about-us/about-us.page.

University of Virginia Board of Visitors Minutes, October 4, 1991. http://xtf.lib.virginia.edu/xtf/view?docId=2006\_01/uvaGenText/tei/bov\_1991-10- 04.xml;chunk.id=d56;toc.depth=1;toc.id=;brand=default;query=emmet#1

U.Va. Web Map: 918 Emmet Street (Michie Building North). http://www.virginia.edu/webmap/popPag-es/33-918emmet.html

# Michie South: 914 Emmet Street

## ca. 1966

Architects: Frank A. O'Neill, developer



## **Preservation Priority**

Not Contributing

### Significance

The Michie South building is a three-story office structure that was constructed for the Michie Company, by Frank A. O'Neill. The Michie Company was a nationally prominent law book publisher founded in 1897 which was acquired by LexisNexis in 1988. The University's purchase of both the Michie South and North buildings in 1991 was part of a series of land purchases north of Central Grounds, which included the Massie and Duke properties in 1945 and 1963, respectively, Carrruthers Hall in 1978, and the Parking and Transportation building on Millmont Street in 1985. Together with Carruthers Hall, the two Michie buildings is related to that of the Dynamics Building at 2015 Ivy Road.

# MICHIE SOUTH: 914 EMMET STREET

## Integrity

Intact

## **Character Defining Features**

- fenestration
- entrance portico
- glazing on West façade

## **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

## History

The Michie South and North buildings were built for the Michie Company around 1966. LexisNexis acquired the Michie Company in 1988. In 1991, the University Real Estate Foundation purchased the property at 914-918 Emmet Street from the Mead Corporation. The property was purchased for use as administrative and/or academic uses, and the University undertook renovations necessary for the building's conversions. Michie South today houses the University's Human Resources offices.

The immediate setting of the building is defined by the parking lot on its North side, which it shares with the Michie North building.

### Chronology

ca.1966	Office buildings at 914 and 918 Emmet Street are constructed for The Michie Company.
1992	Renovation for University use.
2006	Reception area renovation, designed and constructed by U.Va. Facilities Management Operations and Renovations division.

# MICHIE SOUTH: 914 EMMET STREET



## Significant Photographs and Drawings

Michie South. Elevations and first floor plan. Sheet 1 (35207). Dated October 1966. By Frank A. O'Neill, developer. U.Va. Facilities Management Resource Center.



Michie South. Second floor plan. Sheet 2 (35204). No Date. Virginia Metal Products. U.Va. Facilities Management Resource Center.

# MICHIE SOUTH: 914 EMMET STREET

#### Sources:

LexisNexis Historical Milestones, http://www.lexisnexis.com/en-us/about-us/about-us.page.

University of Virginia Board of Visitors Minutes, October 4, 1991. http://xtf.lib.virginia.edu/xtf/view?docId=2006\_01/uvaGenText/tei/bov\_1991-10- 04.xml;chunk.id=d56;toc.depth=1;toc.id=;brand=default;query=emmet#1

U.Va. Web Map, 914 Emmet Street (Michie Building South). http://www.virginia.edu/webmap/popPag-es/32-914emmet.html

# Midmont

(Olney) ca. 1833 Architect: Unknown



### **Preservation Priority**

CONTRIBUTING - Significant outside the history of the university

### Landscape

Midmont

#### Significance

The earliest portion of the existing house dates to the early decades of the 19th century. This core structure exemplifies the sort of domestic vernacular architecture common to the region at the time of the University's establishment. The building displays evidence of a lengthy and eventful evolution, reflecting the varied aims and needs of successive occupants. Because the site remains largely undisturbed by modern development, it holds considerable potential as a source of information about early activities and landscape practices on the site.

# MIDMONT

## Integrity

INTACT. The interior and exterior of the building retain historic fabric from practically all phases of their development.

## **Character Defining Features**

Exterior

- Form and massing
- Mix of architectural elements and materials from different periods
- Ghost marks and remnants of earlier construction
- Chimney masses
- Brick cornice of the period I structure
- Fenestration
- Brick masonry construction laid in Flemish bond
- Doors and locations of openings
- South porch

## Interior

- Floor plan and arrangement of spaces
- Mix of architectural elements and materials from different periods
- Staircases
- Fireplaces and mantles
- Doors and surrounds
- Window sash and surrounds
- Plaster walls and ceilings
- Wood floors from all periods

## History

The name of this property arises from its situation on an eminence midway between Lewis Mountain and Observatory Hill. The property came to be known as Midmont during the tenure of the Lewis or Maury families. In 1870, while Catherine Emmerson taught a school for girls, the property was known as Olney. The original building consisted of four rooms—two on each floor—and was covered with a slate roof. The current building now includes 20 rooms, most of these comprising separate additions east and west of the original structure. The front and rear porches have been altered or added and the brick arcade with flagstone path was added to the south.

## Chronology

The original patent of 800 acres is given to Abraham Lewis of Hanover County.
John Lewis, the grandnephew of Abraham Lewis, reportedly constructed a dwelling on the property at this time. The original residence supposedly contained four rooms,

# MIDMONT

	two on the ground and two above opening off hallways. Front and rear porches were present. This residence has not survived.
ca. 1776	Property rented to Hessian officers paroled from the Barracks Prison during the revolution. The terraces in front of the house were reported created at this time.
1833	Jesse Pitman Lewis sold the property to Thomas Walker Maury, who built and administered a school. Some descriptions of the original building indicate that it had seven rooms with passages and that it was covered with slate. This may be the present building.
Pre-1853	Mary Lewis Clarkson Craven is believed to have created the western addition at this time. The third story was also added, as well as three more rooms to each floor; making a house five rooms long by one room deep. For the sake of symmetry, a small porch similar to the original front porch was added to the front. The small rear porch was removed and replaced by a long porch running the length of the building.
1864	A detachment of Sheridan's cavalry sacked Midmont, destroying "a trunk filled with letters from Mr. Jefferson to Mr. Maury."
1870	The property was sold by Mary Ann Johnson Bruce to Mrs. Catherine M. Emmerson. Catherine M. Emmerson taught a school for girls and rented rooms to the University students. At this time the place was named Olney.
1903	Property sold to William C. Chamberlain. Bernard Chamberlain, William's son, acquired Midmont from his father sometime during the mid-twentieth century and owned it until his death in 1983. At this time a stable was in place on the front lawn.
1989	The University and Bernard Chamberlain's daughter, both named as heirs to the property, are engaged in probate proceedings pertaining to ownership of the site.
o 1.	

Studies

Historic Structure Report (HSR) completed

# Significant Photographs and Drawings

None

# Minor Hall

## 1908-1911

Architect: John Kevan Peebles



### **Preservation Priority**

### ESSENTIAL

## **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

#### Landscape

South Lawn Precinct

#### Significance

Minor Hall was constructed in 1911 to house the School of Law. Designed by John Kevan Peebles in 1908, Minor Hall, with its red brick walls, giant orders, and classical ornaments, illustrates the shift toward Jeffersonian Classicism at this time, though Peebles continued to deploy classical elements with considerable freedom. Minor Hall's symmetrical façade and its relationship to other buildings, expressed in a uniform cornice height, in a commonality of materials, and in its careful siting rela-

tive to other buildings, reflected the growing influence of the University Beautiful Movement at the beginning of the 20th century. Landscape architect Warren Manning consulted on the building's situation and design. The completed structure formed the western side of a quadrangle centered on Garrett Hall. This compound had been envisioned by Stanford White and later by Manning, both of whom depicted an enclosure here on their master plans. Minor Hall was named in honor of John B. Minor, a professor who taught at the University for fifty years beginning in 1845.

## Integrity

SUBSTANTIALLY INTACT. The exterior and entry vestibule, together constituting the building's public aspect, remain largely intact. However, the remainder of the interior has been compromised through unsympathetic renovations. The balustrades have been removed from the roofs of the wings, and new doorways have been cut into the rear of the building.

## **Character Defining Features**

Exterior

- Tripartite mass with dominant central block
- Deck on hip roof over main block with flat roof on wings
- Slate roof over main block
- Chimney stacks
- Hexastyle Ionic portico in antis with engaged columns at ends, and corresponding Doric pilasters
- Flemish-bond brick sidewalls
- Limestone trim elements; door and window frames, caps and bases of Ionic entablature
- Granite water table
- Fenestration, including blind arches
- Wood frame windows; 2/2, 8/8, 10/10
- Entry doors and compass-head openings and surrounds
- Stuccoed foundation

### Interior

- Original plan buried within later alterations; longitudinal corridor with three large lecture rooms
- Entry vestibule design and finishes remain intact; openings and treatments, wainscoting, pilasters, door surrounds
- Corridor; Grecian windows in lecture hall, fluted pilasters, stairs including wood railings, steel channels, cast iron newels, wainscot

### History

Law was a component of the original curriculum established by Jefferson at the founding of the University. Despite the status of Law as a successful and long-established program, the University had never constructed a building dedicated to this field of study. Not until the turn of the twentieth century, when the law faculty had outgrown its quarters in the basement of the Rotunda, did the necessity for a new building become fully evident.

Bound by its site, it was not long before the Law School outgrew Minor Hall and abandoned it for Clark Hall in 1932. After a brief occupancy by the Drama department, Minor Hall has been used as office and classroom space for a variety of programs. Today the Carter G. Woodson Institute for Afro-American and African Studies occupies the building.

## Chronology

1908	Warren Manning, the University's consulting landscape architect, first suggested that the new law school be placed on the south side of "Long Walk," east of the Rotunda. However, officials at the medical school saw this as a hindrance to their own plans for expansion. Manning thus shifted the Law School building to the opposite side of the Lawn, on a site aligning with Cocke Hall and bordering the ravine that later contained McIntire Amphitheater.
1908-11	Minor Hall constructed. A brick building with steel framing, Minor contains lecture rooms, a second-floor library illuminated by a skylight, and offices, with furnishings including Mission Style desks.
1932	The Law School relocated to Clark Hall; building occupied by the Drama Department.
1935	The Virginia Players turned one of the lecture halls into a theater. The windows were covered, new seating was installed and a new door was cut into the lobby. A workshop, storage for scenery, and dressing rooms were also created in the basement.
1957	The theater was remodeled. Changes included an upgrade of the air conditioning system, installation of new seats, sanding of the floor, and new paint for the walls. The dressing rooms were also remodeled at this time.
1960	A new roof deck, covered with white marble chips, and a railing to surround it were built. This new deck replaced an original glass sky-light, which was not weatherproof.
1974	Drama Department relocated to the Fine Arts Complex; Minor Hall occupied as offices for Summer Session and Student Placement.
1990	Renovation to all floors.
1995	Roof replaced due to leaking; carpeting installed on the second floor.

### **Recommended Studies**

Historic Structure Report

## Significant Photographs and Drawings



Law Building (Minor Hall). Southeast elevation. Date unknown, before 1920. Special Collections at the University of Virginia.



Law Building (Minor Hall). Southeast Elevation. John Kevan Peebles Architects. Drawing dated May 24, 1909. University of Virginia Facilities Management FP&C Resource Center.



Law Building (Minor Hall). Northwest elevation. Drawing dated May 24, 1909. John Kevan Peebles Architects. University of Virginia Facilities Management FP & C Resource Center.



Law Building (Minor Hall). Northeast elevation. Drawing dated May 24, 1909. John Kevan Peebles Architects. University of Virginia Facilities Management FP&C Resource Center.



Law Building (Minor Hall). Southwest elevation. Drawing dated May 24, 1909. John Kevan Peebles Architects. University of Virginia Facilities Management FP & C Resource Center.



Law Building (Minor Hall). First floor plan. John Kevan Peebles Architects. Drawing dated May 24, 1909. University of Virginia Facilities Management FP&C Resource Center.



Law Building (Minor Hall). Longitudinal and transverse sections. Drawing dated May 24, 1909. John Kevan Peebles Architects. University of Virginia Facilities Management FP&C Resource Center.

# Monroe Hall

## **1929-30; 1984-8**7

Architects: The Architectural Commission, Edmund Campbell lead architect with assistance from Walter D. Blair, John K. Peebles, and Lee Taylor; addition, Hartman-Cox



### **Preservation Priority**

### IMPORTANT

### Landscape

Alderman Quadrangle

### Significance

Monroe Hall originally housed the School of Business, the School of Commerce, and the Economics Department. Designed by the Architectural Commission, the structure stands adjacent to Peabody Hall, helping to define an important open space later completed by Alderman Library, fulfilling Warren Manning's plans for a quadrangle in this location. Situated at the bend in McCormick Road, the building was sited to align with this quadrangle and with Jefferson's original grid rather than the thoroughfare.

Monroe Hall is Jeffersonian in the general attributes of scale, classical detail, and choice of materials, but there are some explicit references as well, including the entablatures of the first-floor windows and the molded brick embellishments of the foundation, copied from those of the first Monticello.

## Integrity

COMPROMISED. The exterior of Monroe Hall has been compromised by the construction of the north addition and the closing of the original courtyard. The first-floor spaces in the southern range remain largely intact, but elsewhere, the original interior of the building has been compromised by numerous renovations and changes in the building's program.

## **Character Defining Features**

Exterior

- Mass, style and detailing of the building
- Slate covering of roofs
- Interior gutters
- Full-height entablature of main building
- Brick walls laid in Flemish bond
- Molded brick water table and projecting string course Based on Monticello I
- Brick pilasters and cast stone bases on south facade
- Wooden window frames and sash
- Entablatures of ground-floor windows
- Circular-headed windows on wings
- Stone frontispiece
- Doorways, openings and locations
- Areas flanking the south entry

### Interior

- Steel and cast-iron stair
- Doors and frames in front range, first floor
- Much of the remaining interior has been significantly altered, removing and/or altering all character-defining features

### **Critical Concerns**

• Severe decay of the wood sills and frames on the Hartman-Cox addition of the building.

### History

Monroe Hall was conceived and constructed concurrent with the Monroe Hill Dormitories (now Brown College). Together, these buildings provided the added housing and instructional space necessary to accommodate a rapidly growing student population. Monroe Hall originally housed the

social sciences, including Philosophy and Sociology and the Schools of Economics, Commerce, and Business Administration. President Edwin Alderman actively promoted these schools and departments in his drive to train leaders for the "New South."

The building was a transitional element in the planning of the campus. Located at the base of Monroe Hill, it originally faced Monroe Hill House, while the arcaded rear of the building helped knit the West Range, Miller Hall, and Peabody Hall into a quadrangle that was later completed by Alderman Library. A 1980s addition by Hartman-Cox replaced the arcade with a monumental front that echoed the façade of Alderman Library and, seemingly, reoriented the building in that direction.

#### Chronology

1930	Monroe Hall completed. The building contained eight large classrooms and numerous offices arranged around a U-shaped courtyard screened by an arcade to the north. The ground floor had a 200-seat lecture hall for the Philosophy Department, a 150-seat lecture hall for the Economics Department, a room for advanced economics, an accounting laboratory, a library, and a periodical room. Three 75- seat lecture rooms were located on the upper floor. The windows were located to maximize natural light in the building.
1938	Frank Hume Memorial and Fountain installed. The fountain was designed by Edmund S. Campbell with materials provided by the Vermont Marble Company. The fountain originally stood in the U-shaped courtyard of Monroe Hall.
1954	Second floor altered by Fredrick D. Nichols.
1955	Library for Graduate School of Business Administration built. Air conditioning installed in the offices at this time.
1957	East lecture room altered, possibly divided into two floors.
1959	Partitions erected in Room 36.
1962	Interior renovation by Frederick D. Nichols and Stanislaw J. Makielski.
1975	Commerce School back in Monroe Hall.
1976	Alterations to Room 104.
1978	Alterations to Room 220. Partitions added to Rooms 225B and 177.
1979	Commerce School library constructed.
1980	Alterations to Room 130.
1982	"Micro-computer" facility installed in Rooms 107B and 108.

1983	Monroe Hall computer center designed by Burgh and Associates.
1984-88	Addition by architects Hartman-Cox, altering the original U-shaped building into quadrangle and interior courtyard. Addition to north based on Alderman Library. The Hume fountain, which originally sat in the courtyard, relocated west of Monroe Hall.
1986	South entrance renovated.
1987	Computer classroom installed.
1989	Redesign of Newcomb Hall/Monroe Hall plaza by Earth Design Associates.
1989	Renovations to Room 109, 111 by Bruce Wardell, architect.
1990	Rooms 134, 110 renovated.
1999	The Bridge Center for Financial Markets designed by Vansant & Gusler.
2001	Renovations and improvements to interior of the building. Mostly HVAC, electrical, etc.

## **Recommended Studies**

None



# Significant Photographs and Drawings

Monroe Hall. Circa 1927. Special Collections at the University of Virginia, Holsinger Studio Collections.



Monroe Hall. Date unknown. Special Collections at the University of Virginia.



Monroe Hall, North and South Elevations. Document not dated, circa 1927. University of Virginia Facilities Management FP&C Resource Center.



Monroe Hall, First Floor Plan. Document not dated, circa 1927. University of Virginia Facilities Management FP&C Resource Center.



Monroe Hall, Second Floor Plan. Document not dated, circa 1927. University of Virginia Facilities Management FP&C Resource Center.

# Monroe Hill - South Scholars' Range

# 1848

Architect: Unknown



### **Preservation Priority**

ESSENTIAL

## **Listing Status**

Individually listed on the National Register of Historic Places

### Landscape

Monroe Hill

### Significance

The two early groupings of student dormitories collectively known as the Monroe Hill Ranges represent the University's antebellum growth and the institution's efforts to provide housing for a growing population of students. These ranges were the first student housing units to be built by the University outside of the Academical Village.

While the new ranges continued the architectural tradition of Jefferson's original compound quite faithfully, they separated State Scholars (scholarship students) from other students. This paralleled a growing tendency of University men to divide themselves along social lines, as evidenced in the emergence of fraternities and secret societies during this period.

The South Scholars' Range is a free-standing structure that, with Monroe Hall, defines a space in front of Monroe Hill House. In recent years it was modified to serve Brown College.

## Integrity

SUBSTANTIALLY INTACT. Externally, the South Scholar's Range is substantially intact; however, the interior has been compromised by alterations necessary for the changes in use over time. Much original material remains on the interior either modified or buried under later materials.

### **Character Defining Features**

Exterior

- Form, massing and style
- Chimneys
- Standing seam metal roof
- Stepped parapets
- Brick cornice
- Arcade
- Brick sidewalls laid in common bond (1:5); colorwash and penciling remain.
- Doorways, architraves, and sills. Most exterior doors date to the mid-nineteenth century.
- Fenestration, window sash and frames. Jambs and heads original, sill at 102, 104 and 106 original.
- Door openings, doors (excluding 102 and 104)

### Interior

- Original plan
- Plaster surfaces (except in 106)
- Door architraves
- Window architraves
- Chimney pieces

## History

The Monroe Hill Ranges were built in 1848 as housing for the University's scholarship students. The southern, arcaded range of six student rooms is situated perpendicular to the west range and stands just off the southeast corner of the building thought to have been James Monroe's law office. About 1900, doorways were cut through between all of the rooms, affording continuous circulation from one end of the range to the other. In recent years, the building became a part of Brown College, created in 1986, and was renovated shortly afterward to serve as offices.

# Chronology

1848	Twelve dormitories constructed adjacent to Monroe Hill House. The Monroe Hill dormitories are constructed as two separate arcaded buildings consisting of six dormitories each. Located outside of the Academical Village, the buildings employ similar materials and details as a means of tying the site together.
c. 1900	Doorways were cut, <i>enfilade</i> , between all the rooms, allowing for circulation from one end of the range to the other.
1986-88	The range was renovated for use as offices for Brown College, of which the building is now a part.

## **Recommended Studies**

Historic Structure Report

# Significant Photographs and Drawings



Monroe Hill, South Scholar's Range. View looking southwest. Date unknown. Special Collections at the University of Virginia.



Measured Plans of Egger Residence (Monroe Hill House and Dependencies). The South Scholars' Range is located to the left independent of the dwelling house. Drawn by R.E. Beams. September 1973. University of Virginia Facilities Management Resource Center.

# Monroe Hill – West Scholars' Range

1848

Architect: Unknown



## **Preservation Priority**

ESSENTIAL

### **Listing Status**

Individually listed on the National Register of Historic Places

### Landscape

Monroe Hill

### Significance

The two early groupings of student dormitories collectively known as the Monroe Hill Ranges represent the University's antebellum growth and the institution's efforts to provide housing for a growing population of students. These ranges were the first student housing units to be built by the University outside of the Academical Village.

While the new ranges continued the architectural tradition of Jefferson's original compound quite faithfully, they separated State Scholars (scholarship students) from other students. This paralleled a growing tendency of University men to divide themselves along social lines, as evidenced in the emergence of fraternities and secret societies during this period.

The West Scholars' Range visually unifies the Monroe Hill complex, abutting both Monroe Hill House and the smaller building that reportedly served as Monroe's law office. The western range of scholars' rooms was renovated in the 1980s to serve Brown College, newly created at that time.

## Integrity

SUBSTANTIALLY INTACT. Externally the West Scholars' Range is little altered: however, the interior has been seriously compromised by the removal of character defining elements such as walls, chimney pieces, and woodwork essential to the integrity of the architecture. However, enough remains of the room interiors to establish their original character.

## **Character Defining Features**

Exterior

- Form, massing and style
- Standing seam metal roof and half-round gutters
- Stepped parapets
- Chimneys
- Brick cornices
- Arcade and graffiti on the walls within
- Brick walls laid in common bond (1:5)
- Doorways, doors, architraves, and sills
- Fenestration, window sash (Rooms 2, 3,4) and architraves

### Interior

- Original plan
- Window architraves in Room 2
- Chimney piece in Room 5

### History

Two ranges of rooms were built in 1848 as housing for the University's scholarship students. The West Scholars' Range, consisting of six rooms, occupied the space between the main house and the building long thought to have been James Monroe's law office. In recent times the range was renovated to function as a part of Brown College, which it now serves. Several of the rooms serve as office spaces; one functions as part of the "Law Office," and two have been combined to create a reading room.

### Chronology

1848 Twelve dormitories constructed adjacent to Monroe Hill House. These were constructed as two separate arcaded buildings consisting of six dormitories each. Located outside of the Academical Village, the buildings exhibited similar materials

and details.

1986-88 Ranges renovated in connection with their appropriation for by Brown College. One of the rooms in the western range now functions as a part of the Law Office. Two other rooms in this same building were combined by removing a partition to create a reading room. Brick paving was laid in the arcades at this time.

#### **Recommended Studies**

Historic Structure Report
# MONROE HILL - WEST SCHOLARS' RANGE



Significant Photographs and Drawings

Monroe Hill, Dawson's Row. View looking west. Date unknown. Special Collections at the University of Virginia. Holsinger Collection.

# MONROE HILL - WEST SCHOLARS' RANGE



Monroe Hill House with Western Scholars' Range at the left. View looking northwest. Date unknown. Special Collections at the University of Virginia.

# MONROE HILL – WEST SCHOLARS' RANGE



The Law Office and South Arcades of Western Scholar's Range. September 1986. Photograph by Rebecca Arrington. Special Collections at the University of Virginia.

# MONROE HILL - WEST SCHOLARS' RANGE



Measured Plans of Egger Residence (Monroe Hill House and Dependencies). Dawson's Row located to the left of dwelling Drawn by R.E. Beams. September 1973. University of Virginia Facilities Management Resource Center.

# Monroe Hill House

ca.1800

Architect: Unknown



## **Preservation Priority**

ESSENTIAL

## **Listing Status**

Individually listed on the National Register of Historic Places

## Landscape

Monroe Hill

## Significance

Monroe Hill is important as the site of James Monroe's effort to establish a plantation seat near Monticello. The southeastern ground-floor room of Monroe Hill House was one of two original dwellings associated with this period, the other being a second small dwelling known today as the "Monroe Law Office." In its present state, Monroe Hill House is significant for its association with John Perry,

# MONROE HILL HOUSE

one of Jefferson's workmen and probably the builder who expanded the house. The dwelling is also important for its connection with Arthur Brockenbrough, Proctor of the University of Virginia. The building has been used as a private residence, as a hotel for scholarship students, and as administrative space. Remodeled in the Greek Revival style during the nineteenth century, the residence is the crowning element of the ensemble that occupies Monroe Hill. The hill and the buildings on it constitute a prominent landmark and an important piece of green space along McCormick Road.

# Integrity

SUBSTANTIALLY INTACT. With regard to the mid-nineteenth century, when Monroe Hill House attained its present form, the dwelling remains substantially intact inside and out. The building is largely the product of a mid-nineteenth-century remodeling, yet much early fabric remains buried under these changes.

## **Character Defining Features**

Exterior

- Cubic mass with north wing and south dormitory range
- Hipped standing seam lead coated copper roof
- Chimney stacks
- Philadelphia gutters
- Portico w/ classical columns and tile deck
- Brick sidewalls laid in Flemish bond
- Stucco finish on front elevation and painted finish on remaining sides
- Fenestration
- 9/9, 6/6 wood frame windows
- Door and window surrounds
- Entry door and surround

## Interior

- Plan central passage, double-pile, double parlor
- Plaster wall and ceiling surfaces
- Paneled doors
- Door and window architraves
- Wood floors
- Staircase
- Chimneypieces

## **Critical Concerns**

None

# MONROE HILL HOUSE

## History

Monroe Hill is home to a number of buildings from various periods in time. The building know today as the "Monroe Law Office" was constructed c. 1790 on land purchased by James Monroe. Insurance records indicate that he constructed three buildings on the property, including two residences and a kitchen. In 1799, however, Monroe moved to Ash Lawn, and court records show the land subsequently passed through the hands of several owners. In 1814 the land was acquired by John Perry who is thought to have enlarged the house, wrapping the earlier dwelling up within the larger structure. In 1820, Arthur Brockenbrough, Proctor of the University, purchased the property on behalf of his employer. For some years after, the building served as Brockenbrough's residence.

To cope with a growing population of students, two arcaded dormitories were constructed on Monroe Hill. One of these abutted the "Law Office" at one end and Monroe Hill Hosue at the other. About this time, it appears that the house was remodeled in Greek Revival Style.

With the formation of Brown College in 1986-88, Monroe Hill House served as a dwelling for the head of the College, and as a place where students can dine and meet.

## Chronology

1814	John Perry acquired the property and from an existing structure created a dou- ble-pile house with a five-bay front. This façade is not symmetrical, a clue that the present dwelling incorporates Monroe's earlier building. The north façade is also five-bays wide, with brick bonds alternating between Flemish and American bonds, a suggestion of further alterations after 1820.
1820	Property acquired by Arthur Brockenbrough, Proctor of the University.
1846	Monroe Hill House used as a hotel for students attending the University on scholar- ship.
1848	Two arcaded dormitories were built on the property to house scholarship students. One of these dormitories connected the supposed Law Office to the main house, and the other dormitory was located on the southwest side of the property. Jefferson may have intended to create an observatory on the property, but eventually these plans were abandoned.
1887	Lavatories installed.
1987	Renovations to main house to accommodate a single-family residence. Changes included bathrooms, breakfast room, creating a master suite.

#### **Recommended Studies**

Historic Structures Report

# MONROE HILL HOUSE



Significant Photographs and Drawings

Monroe Hill House. East Elevation. Date unknown. Special Collections at the University of Virginia.



Monroe Hill House, no date. Special Collections, University of Virginia, Holsinger Studio Collections.

# Monroe Hill Law Office

## *ca. 1790* Architect: Not Applicable



## **Preservation Priority**

## ESSENTIAL

# **Listing Status**

Individually listed on the National Register of Historic Places

## Landscape

Monroe Hill

## Significance

An early insurance policy reveals that the building known today as "James Monroe's Law Office" was actually one of two small dwellings constructed here by Monroe. It probably continued to function as a residence until John Perry completed the present house, sometime after 1814. Whatever the function of this smaller structure, its association with Monroe's plantation here is highly important. It demonstrates the practice, then customary in Virginia, of first constructing the outbuildings and

occupying them until completion of the main house. As a dwelling, the building is significant for its unusual deployment of three common living spaces--the hall, the chamber and the passage. The tract now known as Monroe Hill was purchased by Arthur Brockenbrough, Proctor of the University, in 1820, and Monroe's little building probably continued to serve as an outbuilding until the late 1840s, when the Monroe Hill compound was given over to the accommodation of State scholars.

# Integrity

SUBSTANTIALLY INTACT. The cellar has been filled in and its windows blocked. Another window on the first floor has been closed, and the dormer above has been removed. In spite of these changes, there is much early fabric from which to determine the building's original character.

## **Character Defining Features**

Exterior

- Form and massing
- Standing seam metal roof
- Dormers and chimney
- Fenestration, window frames, sash, blinds and hardware
- Gable end window
- Weather-boarded gable
- Brick masonry construction laid in Flemish bond
- White exterior paint

## Interior

- Plan
- Chimney pieces
- Window sash, frames and architraves
- Door architraves
- Stair railing early material

## History

The small dwelling known today as the "Monroe Hill Law Office" was built ca. 1790 on land purchased by James Monroe. Insurance records indicate Monroe constructed two residences and a kitchen here. He moved to Ash Lawn in 1799 and seems to have lost interest in this site thereafter. Court records show that the land subsequently passed through the hands of several owners. In 1814, it was acquired by John Perry, who is thought to have enlarged one of earlier dwellings built by Monroe. In 1820, Arthur Brockenbrough, Proctor of the University, purchased the property on behalf of his employer.

Prompted by the expansion of the student population, University officials erected two arcaded ranges of dormitories, one of which abutted the dwelling house, and the supposed Monroe Law Office.

About this time, the main house was remodeled in the Greek Revival style, possibly in preparation for receiving students who were State scholars.

Today, the "Monroe Law Office" is used as a residence for visiting faculty, and a portion of the West Scholars' Range has been taken in to serve that accommodation.

## Chronology

Before 1790	Parcel of unknown size owned by George Nicholas
ca. 1790 - 179	9Land purchased by James Monroe from George Nicholas. Subsequently Monroe built a kitchen and two dwellings on the tract.
1799	Monroe's move to Ash Lawn.
1806 - 1814	Property purchased by George Divers from Monroe's attorney. Divers sells the land to John Nicholas in 1810. Nicholas held the property for four years.
1814	John Perry purchased a portion of the tract from John Nicholas and expanded one of the Monroe dwellings, producing the larger house that stands today.
1820	Arthur Brockenbrough, Proctor of the newly founded University of Virginia, purchased the site from Perry.
1848	Two arcaded dormitories added to the dwelling house. One arcade adjoined the "Law Office" and main house; the other stood on the southwest side of the property.

## **Recommended Studies**

Historic Structure Report



Significant Photographs and Drawings

Monroe Hill Law Office. East Elevation. Photograph by Rebecca Arrington. September 1986. Special Collections at the University of Virginia.



Monroe Hill House and Range. East Elevation. Date unknown. Photograph by Ralph Thompson. Special Collections at the University of Virginia.



Monroe Hill House and Range. East Elevation. Date unknown. Special Collections at the University of Virginia. Holsinger Studio Collections.

# Monroe Hill House Garage

# *1928*

Architect: Not Applicable



# **Preservation Priority**

## NOT CONTRIBUTING

## **Listing Status**

Individually listed on the National Register of Historic Places

# Landscape

Monroe Hill

#### Significance

This is a representative example of early 20th century garage, reflecting the emergence of the automobile as a presence in the University landscape and across the nation.

## Integrity

INTACT. The garage is substantially intact.

# MONROE HILL HOUSE GARAGE

## **Character Defining Features**

Exterior

- Form and mass
- Brick walls laid in reused brick. American bond (1:3, 1:6 joints) concave profile.
- NOTE: The two 6-light sashes now in place on east wall may have come from the basement windows of the Law Office.

Interior

• Open volume of space

**Critical Concerns** 

None

History

None

Chronology

None

## **Recommended Studies**

None

# Significant Photographs and Drawings



Garage at Monroe Hill. January 1928. Special Collections at the University of Virginia.

# Montebello

# 1819-1820

Builder: John M. Perry



## **Preservation Priority**

IMPORTANT - Signficant outside the history of the university

## **Listing Status**

Individually listed on the National Register of Historic Places

## Landscape

Montebello

## Significance

Montebello is listed on the National Register under Criterion C, as an example of Early Republican architecture demonstrating Jeffersonian Classicism. Beyond its obvious architectural merit, Montebello is significant for its builder, and for the well-developed landscape that surrounds it. The build-

er, John M. Perry, is best known today as one of Thomas Jefferson's cadre of workmen, responsible for much of the work at Monticello and at the University. The building is a fine example of early nineteenth-century domestic architecture, demonstrating how Jefferson's peculiar brand of classicism was propagated by his workmen. The building incorporates alterations that reflect succeeding changes in occupancy and use.

# Integrity

SUBSTANTIALLY INTACT. Montebello remains substantially intact throughout its interior and exterior. Additions and improvements have been made to the building; however, they do not detract from the historic integrity of the site.

## **Character Defining Features**

Exterior

- Form and massing
- Entry portico
- Flemish bond brick sidewalls
- Fenestration
- High percentage of sash and glass is original
- Doors and surrounds
- Brick foundation

## Interior

- Plan
- Plaster surfaces
- High percentage of interior doors are original
- Door and window architraves
- Flooring hidden by carpets. Flooring should be examined when the opportunity exists.
- Fireplaces, fire boxes and mantle pieces
- Main stair

## **Critical Concerns**

None

## History

In 1819-20 Montebello was constructed by and for Captain John M. Perry, a master builder often employed by Thomas Jefferson. An accomplished builder and brick mason, Perry worked on Monticello and Poplar Forest, as well as the University's Rotunda, pavilions, hotels, serpentine garden walls, privies, and most of the dormitories. He was the principal carpenter for the University's first building, Pavilion VII, and is credited as having more extensive involvement in the construction of the University than any other workman. George Spooner added the one-story wings sometime after his

acquisition of the property in 1838.

Early in the 20th century, the demand for housing led the owner to divide the property and sell off house lots, creating a residential development around the original dwelling. In 1920, the growing presence of the automobile was reflected in the construction of a garage. The property was acquired by the University shortly after 1960.

## Chronology

1814	Captain John M. Perry purchased 346 <sup>3</sup> / <sub>4</sub> acres from John Nicholas. Most of this land was later sold to Central College (later the University) for the construction site of its first buildings.
1819-20	Montebello constructed by Perry as a single-pile, brick I-house with a central hall flanked by one-story, one-bay wings.
1836-65	Montebello owned and occupied by George Wilson Spooner, Jr. (Perry's son-in-law, a man later prominent in the architectural history of the University). Spooner added two single-story wings to the rear (east) side of the original wings during this time period.
1870	Montebello sold with 48.6 surrounding acres to Colonel Charles S. Venable.
Late 1800s	Single-story portico added to the east façade.
20th century	Kitchen addition is built east of the original southern wing.
1907-14	Property divided, lots sold off.
c. 1920	Detached, one-and-one-half-story brick, two-car garage built by the Moran family north of the house.
1961-63	Montebello property acquired by the University with just under two acres of land. The National Register nomination form stated that the transfer occurred in 1963, while Madison's AIV report states the date as 1961, and an article by Catherine Coiner dates the acquisition to 1962.
1964	University performed work on the bathroom, kitchen and library, windows, and the iron handrails on the west elevation (perhaps repairing or renovating).
1970s	Glass sun porch added at the east side of the main house.
1982	Boiler piping, mechanical and electrical systems replaced or renovated.
1983	Montebello renovated by Office of University Planning

- 1991 Planting plan by Office of University Planning.
- 1992 Roof replaced by architect Ben R. Johns, Jr.

# **Recommended Studies**

Historic Structure Report

# Significant Photographs and Drawings



Montebello. North elevation ca. 1913. Special Collections at the University of Virginia, Holsinger Studio Collections.



Montebello. South elevation ca. 1913. Special Collections at the University of Virginia, Holsinger Studio Collections.

# Montebello Garage

**ca. 1920** Architect: Unknown



## **Preservation Priority**

NOT CONTRIBUTING

## **Listing Status**

Individually listed on the National Register of Historic Places

## Landscape

Montebello

# Significance

The building serves as the automobile garage for Montebello.

# MONTEBELLO GARAGE

# Integrity

# INTACT

# **Character Defining Features**

Exterior

- Cubic mass
- Standing seam metal roof
- Brick sidewalls

Interior

• None

# **Critical Concerns**

None

# History

Not recorded

# Chronology

Not recorded

# **Recommended Studies**

None

# Significant Photographs and Drawings

None

# Montesano

# 1939–40

Architect: Marshall Swain Wells



#### **Preservation Priority**

NOT CONTRIBUTING - Significant outside the history of the University

## **Listing Status**

Determined eligible for listing on the National Register of Historic Places

#### Landscape

North Grounds

#### Significance

Montesano is a fine example of the Georgian Colonial Revival style that was predominant in Charlottesville area residential construction for much of the 20<sup>th</sup> century. Marshall Swain Wells – a former student of Fiske Kimball at the University – designed the house for the Kerr family in 1940. It is one of several of his commissions to be listed in the Virginia Landmarks Register and has recently been determined as eligible for individual listing in the National Register of Historic Places. Prior to the construction of the house, the land was a part of a larger parcel associated with the neighboring Faulkner House, which has since become the headquarters of the Miller Center of Public Affairs at the University. Montesano is home to the Center for Politics, serving as administrative office and meeting space.

# Integrity

# SUBSTANTIALLY INTACT

# **Character Defining Features**

Exterior

- Five-part plan
- Colonial Revival brick exterior
- Gable roofs
- Buckingham slate roof
- Divided-light, wood sash windows
- Compass-headed windows in hyphens
- Bilateral symmetry of front façade
- Elaborate broken arched pediment frontispiece

## History

The land on which the house sits was once a much larger c. 41-acre property belonging to Addison Maupin, a hotel-keeper at the University from 1848 to 1857. Maupin commissioned the neighboring house now known as Faulkner House as his primary residence. The larger property changed hands several times through the 19th and early 20th centuries. In 1906, U.S. Senator Thomas S. Martin (1895–1919) purchased the property and named it "Montesano." Rosalie Stevens Kerr (later McGavock) acquired the tract in 1937 and subdivided it, selling off the eastern nineteen acres containing the Faulkner House in 1939. Kerr commissioned architect Marshall Swain Wells to design and build the present Montesano on the remaining 22 acres of the original site.

Originally from Chattanooga, Tennessee, Wells was a member of the first architecture class at the University of Virginia, matriculating in 1918. Before he started his own practice in 1929 in Charlottesville, he worked with architect Thomas Harlan Ellet in New York. Most of Wells' commissions were for homes in the Charlottesville-Albemarle area in the Colonial/Georgian Revival style. He also completed several notable restorations, including Farmington, Old Keswick, The Old Ivy Inn (now the Miller Center/Faulkner House), and Bellair.

Montesano remained the property of Mrs. Kerr until her death in 1995, it was bequeathed to her daughter Rosalie Keith Kerr Loud. Mrs. Loud sold the property to the UVA Real Estate Foundation in June 1995. Minor interior renovations were completed by the Foundation, which then occupied the building as its headquarters.

In 2009, the University of Virginia purchased the property from the Foundation and it became the home of the Center for Politics.

More details of the property's history are located in the Faulkner House (Miller Center) building and landscape entries.

# Chronology

1940	Montesano is built after designs by Marshall Swain Wells for Rosalie Stevens Kerr.
1995	The UVA Real Estate Foundation purchases Montesano from Rosalie Keith Kerr Loud. Adaptive reuse drawings prepared and HVAC updated by Albemarle Heating & Air.
2008	Phase I Environmental Site Assessment prepared for the University's Office of Envi- ronmental Health and Safety.
2009	The Board of Visitors approves the purchase of Montesano and the surrounding 3.2 acres of land from the UVA Foundation to house the Center for Politics.
2015	Timmons Group undertakes a landscape survey. Grim + Parker Architecture and Wolf Josey Landscape Architects plan related relandscaping efforts to align the build- ing's setting with its function as the Center for Politics. This project does not appear to have been undertaken.
2023	Intensive architectural survey completed by Glavé & Holmes Architecture.
Nov. 2023	UVA Board of Visitors approve MBB Architects' schematic design for the renovation and expansion of the Center for Politics, which includes a new structure, courtyard, and glass passage between. It also proposes a new road accessing the Center from Leonard Sandridge Road.
2024	Timmons Group prepares road extension narrative, analysis, and schematic design reports.

## Sources

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## Significant Photographs and Drawings



Montesano. Front (top) and rear (bottom) elevations, Marshall Swain Wells, undated. From Papers of Marshall Swain Wells, Albert and Shirley Small Special Collections Library at the University of Virginia.



Schematic first floor plan of Montesano (Kerr residence), Marshall Wells. Dated May 24 (no year). Papers of Marshall Swain Wells, Albert and Shirley Small Special Collections Library at the University of Virginia.



Montesano, view of east (rear) front. Photo by MCWB Architects, Albany, New York. July 2024.





Montesano, entry (above) and detail of newel post (left). Photos by MCWB Architects, Albany, New York. July 2024.



Montesano, former dining room (top) and living room (bottom). Photos by MCWB Architects, Albany, New York. July 2024.

# Morea House

# 1834

Architect: Unknown. Possibly attributable to John Patten Emmet.



## **Preservation Priority**

## IMPORTANT

## **Listing Status**

Individually listed on the National Register of Historic Places

## Landscape

Emmet Street West

#### Significance

Morea was built for (and possibly designed by) John Patten Emmet, first professor of Natural History at the University, and was subsequently occupied by the Duke, Vest, and Echols families, among others. The dwelling incorporates many details reminiscent of the buildings erected by Jefferson's workmen, and it may have been built by one of these artisans. In any case, the house is notable for

the masonry lower story of the front porch and for the masonry arches that divide this extension from the interior of the main house. The name of the property arises from morus, the Latin term for Mulberry, alluding to Professor Emmet's desire to raise silk worms here. The house and its surrounding landscape constituted a part of the University's early environs.

# Integrity

COMPROMISED. Morea has been compromised as a result of many additions and alterations through time. Much original fabric remains, however, so that its early character is still evident.

## **Character Defining Features**

Exterior

- Two-story volume with lower story of piazza enclosed; wings on the north and south
- Gable roof with standing-seam metal covering
- Two gable end chimneys
- Piazza columns, railings and wood ceiling
- Flemish bond brick sidewalls
- Wooden trim elements
- Fenestration
- 6/6 wood frame sash, architraves and sills
- Door openings, doors and architraves

## Interior

- Original, pavilion-like plan, modified with enclosed ground story of piazza. South and north wings; missing the partition that divided two bays of entry.
- Plaster walls and ceilings
- Two original doors in entry
- Graining applied to doors
- Door and window architraves
- 6/6 wood frame sash windows
- Wood flooring
- Masonry arcade below front wall of house
- Chimney pieces in south rooms
- Staircase

## History

Built in 1835, Morea is a 2 1/2 story rectangular brick structure with an early wing on the southwest (Little Morea) and two 20th century additions. The house was built for Professor John Patten Emmet, the first professor of Natural History at the University. Following Emmet's death in 1842, his widow took in boarders to assist in meeting her expenses. In 1845, Mrs. Emmet died, and the property passed by sale to Richard Duke in 1847. Thereafter, the property remained in the possession of his descendants--the Duke and Vest families--for half a century. The widowed women of the family

continued the practice of taking in boarders. An early sketch documents the property's appearance just after the Civil War.

Morea was purchased for the University in 1960, and it now serves as housing for visiting scholars and faculty. Since 1962, the grounds have been maintained as a botanical garden by the Albemarle Garden Club, a fitting tribute to Emmet's gardening activities on this site and also to his consultations with Jefferson concerning a botanical garden for the University.

The main block of Morea retains much of its original character, including the Flemish bond brick work, the unusual veranda with its enclosed ground story, the Chinese railings, the interior arcades, door and window trim, and fenestration. The progression of the 19th century addition (Little Morea) and 20th century alterations and additions are outlined in the building chronology, although no corroborating images exist between 1879 and approximately 1960, when the University acquired the house.

#### Chronology

- 1831 John Patten Emmet purchased the property from John M. Perry, local builder then living at Montebello. Perry worked on the University buildings and other local projects, but left the area by 1834, prior to Morea's construction. Professor Emmet received permission to move from Pavilion I to Morea after he purchased and built the house for \$2500.
- 1835 Morea was originally a 106 acre farm for John Patten Emmet, an inventor and the first professor of Natural History at the University. The house, possibly Emmet's own design, is a clever synthesis of local vernacular forms and Jeffersonian Classicism. The landscape, certainly designed by Emmet, was intended as the site of experimentation in his hobbies of wine making, silk making (Morea from morus or mulberry tree) and horticulture. It is conjectured that the distinctive upper level veranda served as roof gardens, although there may have also been a separate, now vanished structure that served that purpose.
  - Phase 1: Original Brick Core. The "Architectural Description" from a NRHP nomination form provides a detailed account of the original elements and finishes on exterior and interior, including: veranda with enclosed ground floor, original interior arcade, Flemish-bond brickwork on the main block and Little Morea, double architraves on many windows and doors, louvered shutters, wood railings, porch cornice, interior mantel in the southwest chamber, and the stair railing and newel in the passage. The attic story has not been remodeled and retains some original plaster and possibly wallpaper.
  - Phase 2: Little Morea Added to southwest, likely after construction of Morea. One-room plan; 1 <sup>1</sup>/<sub>2</sub> stories.
- 1845 In 1879 Thomas Addis Emmet, son of the Professor Emmet, drew the house from memory, including changes subsequent such as the outbuildings and the now-

missing rear veranda (with a few discrepancies, noted in NRHP). His depiction showed the house as it existed about 1845.

- Altered or removed since original construction: Rear porch, door and breezeway and kitchen outbuilding; Window and door to central hall; Second floor doors to porch and window where wall now exists; Connecting door between Little Morea and first floor porch of Morea, bricked up in 1962; Dormers on north face of Little Morea roof (from TA Emmet sketch); South window on Little Morea, now a door (TA Emmet sketch).
- 1847 Purchased by Richard Duke from the Emmet estate. Duke died within two years, but Morea remained in the family for the next half century. His daughter, when widowed, took in boarders, including William McGuffey, famed as the author of the McGuffey Readers. During the Civil War the house served as a convalescent site and as a home for various displaced family members.
  - Phase 3: 1850-1900 Additions, assumed to be concurrent due to matching cornice moldings and similar reused bricks: Two-story north wing, probably erected by the Duke family, for a living room, replacing kitchen and outbuildings. ("The kitchen in those days as in most southern houses was some distance form the dining room on the north side and connected with it by a lattice covered way."); Various doors and entries subsequently reconfigured. A rear extension was added to Little Morea with a connecting doorway, and possibly a window where the present back door stands.
  - Little Morea raised to two full stories. ("My grandfather added the storey and a half on the south and the dining room to the main structure.")
  - Phase 4: Late 19th Century. Unrelated alterations: Bay window installed on north wall of north wing; Chimney stack and small fire box built in hall/arcade--currently enclosed behind 1962 alterations; Replaced cornice in Little Morea and Morea living room (north wing).
- 1895-1929 Series of short-term owners.
- 1929-1950s Professor William Echols and descendants.
  - Phase 5: Prior to 1939 (Based on Sanborn Map). Study and Arcade additions thought to be concurrent due to brickwork and coursing: Two-story west addition "study" added to Morea living room; Arcade added to second floor passage, along with bathrooms (indoor plumbing c1920s); Basement dug out w/ south and north stair egress; Wrap porch added, interior side door from existing window.
- 1960 Acquired by the University in 1960 to serve as housing for visiting professors, scholars, and artists. Grounds are cultivated as a botanical garden since 1962 by

Albemarle Garden Club. Renovations and alterations by F. D. Nichols (drawings attached.)

**Phase 6: 1962 Additions by Frederick D. Nichols:** Door added to Little Morea, both entrance steps rebuilt, kitchen installed, partition in rear block extended, and fence added to rear (north) façade; Door between LM and Morea arcade bricked in; South portion of wrapping porch removed and front steps built; Portico over front steps added, though possibly later; Kitchen moved from study to SW corner of Morea arcade, chimney blocked; Partition (for kitchen) removed and door created on second floor; Closets built into bedrooms; Vestibule in Morea living room is removed and exterior door bricked up, steps removed; Cornice replaced "appropriately," antique mantel installed in living room hearth; Bathroom fixtures possibly updated.

## **Recommended Studies**

Historic Structure Report; further information available in NRHP nomination form.
#### Significant Photographs and Drawings



Conjectural floor plan of Morea and outbuildings ca. 1834. Source unknown. Special Collections at the University of Virginia.



Morea House. 1962 Renovations. First Floor Plan. Dated December, 1962. Frederick D. Nichols, Architect. Special Collections at the University of Virginia.



Morea House. 1962 Renovations. Second Floor Plan. Dated December, 1962. Frederick D. Nichols, Architect. Special Collections at the University of Virginia.



Morea, c. 1845. Drawn from memory by T. A. Emmet, 1879.

# Morea Garage

# 1915

Architect: Unknown



#### **Preservation Priority**

NOT CONTRIBUTING

#### **Listing Status**

Individually listed on the National Register of Historic Places

#### Landscape

Emmet Street West

#### Significance

The building serves as the automobile garage for Morea House. Its construction early in the 20th century illustrates the new importance of the automobile at that time.

# MOREA GARAGE

#### Integrity

Intact

#### **Character Defining Features**

#### Exterior

- Cubic mass
- Standing seam metal roof
- Bracketed eaves
- Brick veneer sidewalls
- Wood clapboards at gable ends
- 6/6 double hung sash windows

#### Interior

• Terra cotta block walls

#### **Critical Concerns**

None

History

Not recorded

#### Chronology

Not recorded

#### **Recommended Studies**

None

#### Significant Photographs and Drawings

None

# New Cabell Hall

#### 1952

Architect: Eggers and Higgins



#### **Preservation Priority**

#### CONTRIBUTING

#### Landscape

South Lawn Precinct

#### Significance

New Cabell Hall was the centerpiece of President Darden's effort to refocus University life on the Lawn. It was to serve that end by providing additional classrooms and offices adjacent to the Lawn without encroaching on that hallowed precinct. To diminish the apparent height of the new building, Eggers and Higgins set it into the hill behind Cabell Hall, concealing virtually all of the new construction from the Lawn. The building, with its pavilions, its concentric, receding arches and

its circular-headed pavilion windows exemplifies the style of Eggers and Higgins, the successor firm to John Russell Pope, and still committed to classical architecture at a time when other schools and most of the profession were moving away from traditional design.

#### Integrity

INTACT. New Cabell Hall remains almost wholly intact throughout its interior and exterior.

#### **Character Defining Features**

#### Exterior

- Six-story bulk, including basement and attic stories
- Front and side pavilions
- Flat roof
- Pents articulated as chimneys
- Flemish-bond brick veneer side walls
- Triple arched entries
- Wood cornices and entablatures
- Limestone belt course and tablets
- 8/8 wood sash windows in main body of building
- Glass block and hopper windows in the central court
- Classical architraves around doors and windows
- Wood raised panel doors with glazing
- Elliptical transoms
- Granite faced foundation

#### Interior

- Entry lobbies Cornices, marble base, arched doorways, transoms over doors to stairwells, terrazzo/marble floor and plaster walls and ceilings.
- Classrooms and offices Marble and wood bases, windows (sash, frames and stools), linoleum floors.
- Stairwells Concrete structure, marble treads, aluminum hand rails, glazed ceramic block wall finish.
- U-shaped plan with circulation at center and each corner.
- Covered connection to Cabell Hall.

#### History

Architects Eggers and Higgins believed that a major problem of rapidly expanding universities was the need to grow in a manner that kept related academic building in close proximity so that students could travel between classes in a timely manner. They felt that the New Cabell Hall addition presented a perfect opportunity to continue grouping academic buildings at the south end of the Lawn while using topography to conceal the presence of the new building.

When the Art Commission approved preliminary drawings, it expressed concern that by building an addition to Old Cabell, the architectural layout of the Lawn would be frozen. This conflicted with their hope that Old Cabell might one day be torn down and the Lawn restored to Jefferson's original plan.

By the 1960s New Cabell Hall was overcrowded, leading to the construction of Wilson Hall, completed in 1969.

#### Chronology

1948	Preliminary drawings for New Cabell Hall approved by the Art Commission.
1952	Building completed.
1952	Walks and terrace designed.
1953	Soundproof room installed for speech clinic.
1955	Air conditioning installed in speech clinic (some, but not all classrooms had air conditioning installed from this point forward).
1962	Metal doors and frames installed.
1971	Electrical renovations.
1976	Jefferson Park Avenue Parking Lot built, alterations to grounds along JPA and New Cabell.
1983	Parapet rebuilt and building reroofed.
1986	West Patio removed and rebuilt.
1989	West entry renovation.
1990	Parapet wall and roof replacement; elevator renovation.
1997	New lighting plan by Bryant Engineering Consultants.
1999	Classroom improvements.

#### **Recommended Further Studies**

Building Assessment Study

#### Significant Photographs and Drawings



New Cabell Hall. Sketch. Undated. Eggers and Higgins Architects. Special Collections at the University of Virginia.



New Cabell Hall. Ground Floor Plan. Dated February 1, 1950. Eggers and Higgins Architects. University of Virginia Facilities Management FP&C Resource Center.



New Cabell Hall. South Elevation. Photograph not dated, ca. 1952. Photograph by Ralph R. Thompson. Special Collections at the University of Virginia.

# Newcomb Hall

#### 1952-1958

Architect: Eggers and Higgins



#### **Preservation Priority**

#### CONTRIBUTING

#### Landscape

Alderman Quadrangle

#### Significance

Newcomb Hall, the University's first Student Union, was a product of President Colgate Darden's effort to modernize the University socially. The building provided opportunities for students to socialize outside the confines of fraternal organizations and societies. It was designed by Eggers and Higgins, architects of New Cabell Hall. In a manner reminiscent of that structure, Newcomb Hall stands behind an older, smaller building, which served to conceal it from view. As at New Cabell

# NEWCOMB HALL

Hall, the new building was set into a hill to diminish its apparent bulk, and like New Cabell Hall, the new building was separated by a sunken yard around which entry pavilions advanced to provide inconspicuous access.

Newcomb Hall was one of the last projects inspired by the University Beautiful movement and the foundation of classical design on which it stood. Soon afterward, University building shifted away from the Classical Revival styles in search of expressions appropriate to the idea of a modern University. Newcomb Hall was named in honor of John Lloyd Newcomb, the University's second president.

#### Integrity

COMPROMISED. The exterior of Newcomb Hall has been significantly compromised by successive additions. The interior is largely destroyed, with little original fabric remaining.

#### **Character Defining Features**

Exterior

- Vast scale
- Form, mass and style with pavilions front and rear
- Slate roof
- Flemish-bond brick sidewalls
- Cornice
- Fenestration, windows and surrounds
- Door and surround

#### Interior

- Ballroom
- Main lounge
- South meeting room

#### History

Fraternal organizations and secret societies were first established at the University as during the middle decades of the nineteenth century, and by the 1920s, residential fraternities had become the norm. In the judgment of President Darden, these organizations were a destructive influence on University life, focusing on social distinction to the exclusion of all else. Outside of these closed circles, there was no significant place on Grounds for students to gather and socialize. Recognizing this, Darden responded with the construction of Newcomb Hall, a project for which planning had begun under John Newcomb. Here, Darden envisioned that students would build a new kind of University community.

# NEWCOMB HALL

#### Chronology

- 1952-1958 Newcomb Hall constructed as a 5-story structure with main central block and two entrance wings. The basement was to include mechanical spaces, a bowling alley and hobby shop. The first floor contained a billiard room, a table tennis room, and a snack bar area, with attendant services spaces. The third floor contained a double story main lounge and a series of smaller lounges, and a large centrally-placed twostory ballroom with stage. The building also housed conference rooms, music rooms, record rooms and office spaces. The pavilions, formulated to articulate the building's vast bulk, terminated at the third floor. The fifth floor consisted of office spaces for the university newspaper, *Corks and Curls*, and for the *Spectator*.
- 1964 Additions and renovations extended the north and south pavilions westward approximately 20 feet. This allowed space for a new billiard room and snack bar on the first floor, and new dining areas on the second and third floors. A new addition on the west side of the south wing created space for a post office on the first floor, a dining area on the second floor, and an additional lounge on the third floor. A new bookstore was created in an existing space on the first floor to the west of the addition. A new stair leading from the exterior at the first floor to the second floor terrace was also added.
- 1974 Snack Bar renovation on first floor.
- 1982 Addition between Peabody and Newcomb Hall at the east side of the south pavilion and wing. The bookstore expanded into this new space and the Cavalier room, a new multipurpose room, was built on the second floor. A new terrace with landscaping was built at the third level near south pavilion entrance.
- 1983 Sprinkler system (fire protection) renovation.
- 1989-91 Electrical/mechanical renovations.
- 1994-97 Updated fire protection, HVAC, Electrical/Lighting, Plumbing and major reconfigurations of dining areas, new kitchen equipment, etc. (see general drawing).

#### **Recommended Studies**

None

# NEWCOMB HALL



# Significant Photographs and Drawings

Newcomb Hall. East elevation. Date unknown. Special Collections at the University of Virginia.

# Nuclear Reactor 1957-1960

Architects/Builders: Stainback and Scribner Castle Construction of Grottoes constructed the reactor Reynolds Metal Co. provided aluminum Babcock and Wilcox of Lynchburg provided design and engineering services Southern Welding and Machine Co. of Charlottesville provided shop work in reactor Diamond Power Specialty Co. of Lancaster, Ohio, made the control rods and drives



#### **Preservation Priority**

CONTRIBUTING

#### Landscape

**Observatory Hill** 

#### Significance

In the decade following World War II, the emergence of the Soviet Union as a serious foe led U. S. government officials to focus increasingly on superiority in technology and the sciences as a means of national defense. Growing interest in the study of nuclear energy and a grant from the Atomic Energy Commission spurred the University to construct a swimming-pool reactor. The million-watt reactor provided a teaching and research resource unavailable to any other university in the nation at the time. The reactor operated from 1960 until 1998, when it was decommissioned. No building at the University illustrates more clearly the impact of Cold War policies on campuses and research facilities across the nation.

#### Integrity

SUBSTANTIALLY INTACT. The nuclear reactor building remains substantially intact even though the reactor and associated equipment have been removed.

#### **Character Defining Features**

#### Exterior

- Cylindrical form and massing
- Concrete block construction with brick veneer
- Flemish bond exterior brickwork
- Fenestration
- Aluminum sash hopper windows
- Aluminum frame doors and surrounds

#### Interior

- Volume of space
- Flemish bond brick veneer on CMU block
- Concrete closure for the containment vessel and mechanisms for its operation

#### **Critical Concerns**

- Building appears to have asbestos tiles and possible spray-on plaster ceiling that may also contain asbestos. This issue should be further examined.
- Roof is in need of repairs to arrest water penetration.

#### History

With the end of World War II and the start of the Cold War, great emphasis was placed on nuclear sciences and allied disciplines. Construction of a nuclear reactor at the university allowed the graduate program in nuclear engineering to grow and gave other departments access to a source of neutron bombardment for experiments in radiation. The million-watt reactor provided a teaching and research resource unavailable to any other university in the nation at the time.

Director J. Lawrence Meem was the first director of the facility. He had an extensive background in nuclear science, having been in charge of the first swimming pool reactor ever built at the Oak Ridge National Laboratory. A small building was constructed to house a large tank of water 32 feet by 12 feet and 26 feet deep filled with 75,000 gallons of water that completely surrounded the reactor to provide moderation, shielding, and cooling. The pool was built into the mountain so earth would shield three sides of the pool while a seven and a half foot thick concrete shield protected the fourth side.

While principally used for experiments, the reactor generated a slight income by contracting services to the oil, gemology, and food industries. The facility operated from 1960 until June 1998, when all reactor fuel was shipped from the site and the plant was decommissioned.

#### Chronology

1957-1958	Construction of a million-watt swimming-pool nuclear reactor building.
1959	Hot cell addition to nuclear reactor.
1960	Commencement of reactor operations.
1969	Addition built.
1974	Increased demand for reactor time outstripped the original facility's capacity. Consequently, a newer but considerably smaller plant was installed – a Cavalier 100 Watt Reactor—for the use of students whose work did not require the capacity of the main reactor. The <i>Cavalier Daily</i> noted that while solid waste from the reactors was trucked to Kentucky, liquid waste was disposed of on site by discharging it into a neighboring stream after it had been mixed with a solution.
1979	New air conditioner installed.
1987	Boiler flue replaced.
1990	Building reroofed (built-up roof).
1993	Office renovated.
1998	Reactor facility closed. The core of the reactor was sent back to the Department of Energy.

#### **Recommended Studies**

None



#### Significant Photographs and Drawings

Nuclear Reactor Facility. Plans for addition. Plot plan. Dated April 4, 1969. Stainback and Scribner Architects. University of Virginia Facilities Management FP&C Resource Center.



Nuclear Reactor Facility. Plans for addition. Ground floor plan. Dated April 4, 1969. Stainback and Scribner Architects. University of Virginia Facilities Management FP&C Resource Center.



Nuclear Reactor Facility. Plans for addition. First floor plan. Dated April 4, 1969. Stainback and Scribner Architects. University of Virginia Facilities Management FP&C Resource Center.



Nuclear Reactor Facility. Plans for addition. Mezzanine floor plan. Dated April 4, 1969. Stainback and Scribner Architects. University of Virginia Facilities Management FP&C Resource Center.

# O'Neil Hall

(formerly Rugby Faculty Apartments) 1924

Architect: Fiske Kimball; 2015 renovation, Glave & Holmes Architecture



#### **Preservation Priority**

IMPORTANT

#### **Listing Status**

Contributing building in Virginia Landmarks Register/National Register of Historic Places District

#### Landscape

Lambeth Field/Rugby Road

#### Significance

O'Neil Hall—formerly Rugby Faculty Apartments—is one of Fiske Kimball's last works at the University of Virginia. With its tripartite form, red brick, white trim, attic story, and academic Ionic orders, the building is a notable example of Jeffersonian Revival architecture. Rugby Faculty Apartments provided on-Grounds housing for faculty members, one of the few such buildings to be completed since construction of Jefferson's pavilions, and the only one to be composed of multiple units. The building now houses senior administrative offices including those of the Executive and Senior Vice Presidents, Chief Operating Officer, Provosts, and the Office of the Architect. O'Neil Hall is listed in the National Register of Historic Places as a contributing resource within the Rugby Road-University Corner Historic District.

#### Integrity

LARGELY INTACT. The exterior of Rugby Faculty Apartments remains virtually unchanged, although renovations have modestly altered portions of original interior finishes and floor plan, significant efforts were made to retain as much original material as possible, including all of the original floors, many original walls and plaster surfaces. This includes retaining the excavation for the Casino's swimming pool, which was filled with gravel as part of the renovation process.

#### **Character Defining Features**

#### Exterior

- 13-bay tripartite form with 7-bay projecting central block and tetrastyle Roman Ionic portico
- Horizontal massing with hipped roof
- Brick masonry construction
- Fenestration: diminution in size as stories increase
- Full entablature dividing second and third stories
- Austere entry door and surround with rectangular transom

#### Interior

- First floor central passage with staircase
- Wide second and third floor transverse passages comprising a "T" passage plan
- Wood floors

#### History

O'Neil Hall began as the Rugby Faculty Apartments. The Rugby Faculty Apartments were built on the foundations of an uncompleted 1915 Athletic Casino designed by Ferguson, Calrow and Taylor. The casino had been intended as a dormitory for sports teams and visiting competitors and comprised, with Lambeth Field and Colonnade, Fayerweather Hall, and the Mad Bowl, the first athletics landscape at the University. In addition, the Rugby Faculty Apartments join the McIntire Amphitheater (1921), a plan for the University Hospital and Medical School complex, and Memorial Gymnasium (1924) as projects that Fiske Kimball either designed or significantly influenced as the Supervising Architect during his tenure as the dean of the Art and Architecture School. Kimball was an important scholar of Thomas Jefferson's architecture and was central in establishing Jefferson's reputation nationally. Lastly, as a residence for faculty, the Rugby Faculty Apartments were the first purpose-built structure to house University faculty since the Jeffersonian pavilions and represented a noteworthy shift in the University's approach to housing its faculty.

After a long period of consideration, the University commissioned Glavé and Holmes Architecture to convert the building into office space in 2015, naming the renovated space after Robert M. O'Neil, president of the University of Virginia from 1985 to 2007. Today, O'Neil Hall houses, among many offices, the University's Office of the Architect and Office of the Executive Vice President & Chief Operating Officer.

#### Chronology

1911	Commencement of construction for Lambeth Field Stadium and Colonnade.
1913	Materials from the Temperance Hall, which was demolished for Eugene Bradley's Corner building, were purchased for reuse in the Athletic Club Project.
1915	Plans for an Athletic Casino proposed by Architects Ferguson, Calrow and Taylor. Construction stopped after the foundations were completed.
1917	Athletic Club is left incomplete due to lack of funds, leaving "ruins" onsite.
1922	Designs by Fiske Kimball for University Apartments on foundations of the Casino.
1951	Office space for Reading Clinic created in apartment building.
1978	Counseling Department created in apartment building.
1979	Second floor bathrooms and kitchen renovated.
1980	Counseling Center renovated.
1981	New offices created for Counseling Center.
1984	The building included in the National Register of Historic Places as a contributing resource to the Rugby Road-University Corner Historic District.
1989	Renovations to kitchens and bathrooms. VMDO Architects drafted measured draw- ings with renovations, some of which appears not to have been carried out.
1997	Mitchell Matthews Architects & Planners commissioned to undertake Conversion Feasibility Study.
1999	Landscape changes proposed by Office of the Architect.
2005	Roof and gutters repaired and replaced.
2012	Feasibility Study completed by Glavé & Holmes Architecture to evaluate the site's suitability as a future "Sustainability House."
2015	Renovation undertaken by Glavé & Holmes Architecture to transform Rugby Apart- ments into O'Neil Hall, a space for University administration. Elevator added.

#### **Recommended Studies**

None

#### Sources

UVA Facilities Management drawings and inspection reports.

#### Significant Photographs and Drawings



UNIVERSITY APARTMENTS, CHARLOTTESVILLE, VIRGINIA Fiske Kimball, Architect

University Apartments as published in Architectural Record, 1923. Albert and Shirley Small Special Collections Library at the University of Virginia.



Ground floor plan of Faculty Apartments, undated. University of Virginia Facilities Management FP&C Resource Center.

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Second floor plan of Faculty Apartments, undated. University of Virginia Facilities Management FP&C Resource Center.



Third floor plan of Faculty Apartments, undated. University of Virginia Facilities Management FP&C Resource Center.



Glavé & Holmes Architecture, O'Neil Hall, first floor plan, December 16, 2015. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



Glavé & Holmes Architecture, O'Neil Hall, second floor plan, December 16, 2015. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Glavé & Holmes Architecture, O'Neil Hall, third floor plan, December 16, 2015. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



O'Neil Hall, entry (top); views of the renovated interior showing main stair (bottom left) and typical corridor (bottom right). Photos by MCWB Architects, Albany, New York. April 2024.

# Oak Lawn

#### **c. 1822** Architect: unknown



#### Landscape

UVA Hospital / Fifeville

#### **Preservation Priority**

ESSENTIAL - Significant outside the history of the University.

#### Significance

Oak Lawn is individually listed on the National Register of Historic Places and the Virginia Landmarks Register and is a contributing building in the Fifeville and Tonsler Neighborhoods Historic District.

Oak Lawn is a significant surviving example of Jeffersonian Classicism, a distinctive three-part house that owes a clear debt to the contemporary development of the Lawn at the University. The property comprises five acres within a well-developed area of Charlottesville, with extant outbuildings and a two-family cemetery. For much of its history, Oak Lawn was the property of the Fife family, after whom the Fifeville neighborhood is named. Efforts are ongoing to study and better understand the property, particularly as UVA Health considers its future as a historic site and community resource.

#### Integrity

LARGELY INTACT. Despite additions to the south and west sides of the structure, the original fabric of Oak Lawn is still visible. Most of the 19th-century interior finish, including mantels, stairs, windows, doors, and door surrounds, remains in place.

#### **Character Defining Features**

#### Exterior

- Bilaterally symmetrical tripartite form
- Flemish bond brickwork above water table on the front and side elevations
- Molded brick water table
- Tuscan porch with second-story access
- Standing seam tin roof on wings
- Nine-over-nine window sash
- Lunette window in tympanum of pedimented east front

#### Interior

- Cruciform plan
- Mid-19th-century mantels in ground floor rooms
- Early-19th-century mantels in second-floor rooms
- Exposed brickwork in additions

#### History

Oak Lawn was constructed in 1822 for Nimrod Bramham, a prominent local merchant, politician, and patron of several churches in the area. Influenced by the tripartite, bilaterally symmetrical Palladian houses of the late 18<sup>th</sup> and early 19<sup>th</sup> centuries, Oak Lawn is frequently ascribed to joiner James Dinsmore, although no conclusive evidence ties him to the estate as yet. Dinsmore had for many years worked for Thomas Jefferson during the construction of Monticello and the University of Virginia and designed at least three other tripartite houses in the early 19<sup>th</sup> century, including one for his own family.

Oak Lawn was originally part of a 338-acre [or 394] plantation, but as Charlottesville and the University grew in size and prominence in the late-19<sup>th</sup> and early-20<sup>th</sup> centuries, the once-suburban estate was subdivided. In 1998, descendants of the Fife family enlarged the house with a backwards-L shaped addition lit by a number of casement windows. Despite this addition, the house's original brickwork is largely exposed and the original plan is still evident.

Although Dinsmore remains the likeliest architect, William Phillips, John Neilson, and John Jordan could each have plausibly designed Oak Lawn. More extensive research into the property, including an analysis of its structural work, could likely determine Dinsmore's role in the design and construction of Oak Lawn. Nevertheless, the stylistic influence of Thomas Jefferson is unmistakable.

#### Chronology

April 1818	Jesse Garth conveys 338 acres to Nimrod Bramham, which includes Oak Lawn. The property reportedly had an existing house named Oak Grove that was demolished.
ca. 1822	The construction of the new Oak Grove (the present Oak Lawn) is completed.

March 1847	James Fife purchases Oak Grove from the executor of the Bramham estate and renames it Oak Lawn.
ca. 1887–1930	Fife descendants subdivide the original 300+ acre parcel while retaining the core of the property surrounding the house. A brick addition to the west and screened-in additions to the southwest of the house were likely added in this period.
Late-1960s	The City of Charlottesville acquires part of the Oak Lawn property to construct Buford Middle School.
1969	The Historic American Buildings Survey (HABS) surveys Oak Lawn.
May 1973	Oak Lawn is added to the Virginia Landmarks Register (VLR) and National Register of Historic Places (NRHP).
1998	Construction of a large glassed-in, one-story addition at the rear. It is likely at this time that the series of screened-in additions to this part of the house were removed.
2008	Oak Lawn is listed as a significant contributing building for the Fifeville and Tonsler Neighborhoods Historic District, which was added to the VLR on March 2, 2008 and to the NRHP on June 18, 2009.
October 2023	Fife descendants sell Oak Lawn to UVA Health, which pledges to use the property to "better serve the Fifeville community and support operations"
February 2024	UVA Health releases a request for proposals to undertake a planning study for the future use of Oak Lawn.

#### **Recommended Studies**

Historic Structure Report commissioned, to be completed in 2025

#### Sources

H., G. P. "National Register of Historic Places Inventory Nomination Form: Oak Lawn." The Virginia Department of Historic Resources, February 1973.

Kalbian, Maral S. and Margaret T. Peters. "National Register of Historic Places Inventory Registration Form: Fifeville and Tonsler Neighborhoods Historic District." The Virginia Department of Historic Resources, October 10, 2008.

Lay, K. Edward. *The Architecture of Jefferson Country: Charlottesville and Albemarle County, Virginia.* Charlottesville and London: University Press of Virginia, 2000. 96–98, 104–105, and 142–148



#### Significant Photographs and Drawings

Atcheson Laughlin Hench photo of Oak Lawn looking west, June 23, 1937. Note the iron rail above the Tuscan portico. University of Virginia Visual History Collection at the Albert and Shirley Small Special Collections Library.



Atcheson Laughlin Hench photo of Oak Lawn looking northeast, June 23, 1937. University of Virginia Visual History Collection at the Albert and Shirley Small Special Collections Library.



Survey of 501 9th Street SW. Tax Map 30, Parcel 169, Charlottesville, Virginia. Collections of the University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



Oak Lawn. Detail of Tuscan column on east portico (top) and west elevation of the house (bottom). Photos by MCWB Architects, July 2024.



Oak Lawn. Detail of barred cellar window frame in south wall of foundation. Photo by MCWB Architects, Albany, New York, July 2024.



Oak Lawn. South parlor, fireplace wall. Photo by MCWB Architects, Albany, New York, July 2024.
# OAK LAWN



Oak Lawn. North parlor, south elevation, with Greek Revival mantel installed c. 1850. (Facing of chimney has been removed). Photo by MCWB Architects, Albany, New York, July 2024.



Oak Lawn. Original second floor chamber mantel. Note Roman-derived moldings similar to those used in Jefferson-era buildings at the university. Photo by MCWB Architects, Albany, New York, July 2024.

# Observatory House #1

(Alden House) 1882-83 Architect: George W. Spooner, possibly based on plans drawn by the Wilson Brothers



## **Preservation Priority**

IMPORTANT

#### Landscape

**Observatory Hill** 

#### Significance

Observatory House #1 was completed in 1883 as a home for the observatory's first director, Ormond P. Stone, who served in that position until 1913. The house was later named after the observatory's third director, Harold Alden. It is one of the few late 19th-century structures still standing at the University. The building seems to have been the work of George Spooner, working in consultation with Wilson Brothers, a prominent engineering firm in Philadelphia.

## Integrity

SUBSTANTIALLY INTACT. The exterior of Alden House remains intact; however, the interior has been subdivided and altered to accommodate two apartments.

## **Character Defining Features**

Exterior

- Form and massing
- Hipped and gable standing seam metal roofs
- Finials
- Exposed eaves and rafter tails
- Ribbed chimney stacks
- Philadelphia style gutters, galvanized down conductors and cast iron boots
- Front porch
- 1:5 Brick sidewalls, alternating headers and stretchers with penciled joints
- Three course water table with segmental arches
- Fenestration
- Triple hung windows under porch
- 2/2 wood frame windows
- Main entry door and surround

#### Interior

- Plan
- Plaster walls and ceilings
- Four panel Italianate doors
- Door and window architraves
- Chimney pieces

## History

Leander McCormick gave the University a telescope and endowed the construction of a building to house the telescope in 1877. McCormick later provided additional funds to erect the director's house. Charlottesville architect and contractor George W. Spooner built the residence. There is evidence that Spooner's work was loosely based on designs drafted by the Wilson Brothers of Philadelphia, who had also designed the McCormick Observatory building and would later design the Reading Terminal. The house was completed and ready for habitation in the fall of 1883, although the observatory was not officially dedicated until 1885.

## Chronology

1881	Committee selects the top of Mt. Jefferson as site for a new observatory and settles on Ormond Stone as director.
1882-1883	House built for the director.
1910-1920	Renovations included installing bathrooms and a heating system with radiators. A chimneypiece was transferred from one of the pavilions to a room on the second floor, and a plain mantel sent back to the pavilion.

1962-1963 House divided, creating two apartments for astronomy faculty and staff. Original plaster ornamentation on the downstairs ceilings and mantels was removed from some of the rooms. Staircase between first and second floors was removed and new walls were constructed limiting access between apartments.

#### **Recommended Studies**

Building Condition Survey

# Significant Photographs and Drawings



Observatory House #1 (Alden House). First floor plan. Dated August 5, 1960. Department of Buildings and Grounds. University of Virginia Facilities Management FP&C Resource Center.



Observatory House #1 (Alden House). Second floor plan. Dated August 5, 1960. Department of Buildings and Grounds. University of Virginia Facilities Management FP&C Resource Center.

# Observatory House #2

(Vyssotsky House) *ca.1930 Architect: Unknown* 



## **Preservation Priority**

CONTRIBUTING

## Landscape

Observatory Hill

#### Significance

The Vyssotsky House is named for resident Alexander Vyssotsky. Vyssotsky was a distinguished Russian astronomer who taught at UVA and conducted research at the Observatory from 1923-1958.

#### Integrity

INTACT. The house is substantially intact with only minor alterations and improvements to the exterior and interior.

## **Character Defining Features**

## Exterior

- Form, mass and style
- Steep gamble roof, eyebrow dormers
- Central chimney
- Brick veneer side walls
- Fenestration, wood sash and Colonial Revival architraves
- North entry door and surround

## Interior

- Plan
- Five panel doors and surrounds
- Divided light windows and surrounds
- Fireplace
- Staircase
- Built-in closets and cabinets

## History

The Vyssotsky House is named for its famous resident, Alexander Vyssotsky. Vyssotsky was a distinguished Russian astronomer who taught at UVA and conducted research at the McCormick Observatory from 1923-1958. He worked on galactic kinematics and dynamics, helped establish the time for one rotation of the galaxy, did extensive proper motion work, spent eight years photographing the whole northern sky, and obtained the first spectrum of a meteor. Vyssotsky is believed to have built Observatory House #2 and sold it to the University upon his retirement. A small garage associated with the house has been demolished.

## Chronology

ca.1930 Building completed.

ca.1996 Garage demolished.

## **Recommended Studies**

None

## Significant Photographs and Drawings

None

# Old Cabell Hall

## 1896-98

Architect: Stanford White, McKim, Mead & White



## **Preservation Priority**

ESSENTIAL

## **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

#### Landscape

South Lawn

#### Significance

Situated on-axis with the Lawn, opposite the Rotunda, Cabell Hall is the centerpiece of the architectural ensemble constructed to replace academic spaces destroyed in the Rotunda fire of 1895. This group, which also included Cocke Hall and Rouss Hall, was the work of Stanford White, arguably America's leading architect at the time.

Originally known as the "Academical Building," Cabell Hall absorbed some functions of the gutted Mills Annex, providing a semicircular auditorium, classrooms, and, within the wings, several assembly rooms. On the north wall of the auditorium hangs a copy of Raphael's *School of Athens*, which replaced an earlier copy burned in the Mills Annex. The building also contains an eleven-panel mural painted in 2000 by Lincoln Perry, titled *The Student's Progress*. The construction of White's group accelerated the shift away from the instructional scheme prescribed by Jefferson toward modern concepts of organization and building for higher education. Through its long presence—now more than a century--and, in recent years, its association with graduation exercises, the building and the statue of Homer before it have become iconic features of the Lawn. The building's present name memorializes the contributions of Joseph C. Cabell, a member of the legislature and a strong advocate for the creation of a state university. Today it houses the Music Department.

## Integrity

SUBSTANTIALLY INTACT. Apart from the 1950s connections to New Cabell Hall, Old Cabell Hall remains substantially unchanged on the exterior. On the interior, the most important spaces-the Lobby and the Auditorium--have been renovated, retaining much original fabric. Sweeping improvements have been confined largely to secondary areas that are rarely viewed by the public.

## **Character Defining Features**

Exterior

- Tripartite massing with apsidal projection in the rear
- Gable slate roof on main body with hipped slate wings
- Hexastyle Ionic portico with acroteria. Sculptured figures in pediment based on local prostitutes as models
- Brick sidewalls with limestone basement
- Stuccoed pilasters and entablature on wings
- Splayed flat arches with keystones
- Variety of windows 6/6, pivoting 4/4 sash at mezzanine and pavilions, transom sash over doors
- Architraves and sills
- Door openings and architraves

#### Interior

- Plan
- Doric columns and pilasters in the lobby
- Flat plaster wall finishes, ceiling plaster at main floor
- Door architraves in basement and public areas of the main floor
- Window architraves at main floor and auditorium
- Wood flooring throughout main floor, cork at mezzanine, linoleum in the basement

## **Critical Concerns**

None

## History

With the destruction of the Annex and Rotunda in 1895, the University commissioned Stanford White to design new academic buildings to make good this loss. White's solution resulted in the construction of Cocke Hall, Rouss Hall, and Cabell Hall at the south end of the Lawn, closing Jefferson's vista to the Southwest Mountains. The placement of Cabell Hall at what had been the primary entrance to the Academical Village was a contentious matter. However, in blocking the southward vista, Cabell Hall also blocked the view of "Canada," an African-American community located just south of the Lawn. White's proposal represented a radical alteration of Jefferson's original ground plan, and a significant departure from his instructional plan.

The vigorously articulated southern side of the structure was obscured by the addition of New Cabell Hall in 1952. However, this addition allowed Cabell Hall to continue serving the University as class-room and office space.

## Chronology

1896	Commencement of construction.
1906	Skinner organ donated by Andrew Carnegie.
1934	Four-story stair towers inserted east and west of the auditorium space.
1945	Masonry piers removed and structure for basement floor in west wing replaced with 12" and 18" I sections. Floor level is raised and windows and doors on south façade of the west wing are raised, and window trim and stone sills are replaced. Door is reused, new transom light installed above door.
1952	Louvered penthouse(s) installed on roof.
1956	Sub-basement reconfigured, addition of radiator lines, duct lines, and library support structure, including desks, shelving, etc., addition of partition, stairs, and doors.
1957	Second floor partitioned to create double-loaded corridor for offices, insulated practice rooms, and storage.
1979	Stage area reconfigured, raised deck removed, installation of new baseboards, and removal of deck and shoe mold around walls and pilasters.
1982	Exterior gutters repaired.
1992	Renovation of auditorium and lobby, primarily repair, repainting, reupholstery, and installation of new HVAC systems, lighting, and carpet.
1995	The Skinner organ serviced and tuned.

2000 Eleven-panel mural titled *The Student's Progress* by Lincoln Perry completed.

#### **Recommended Studies**

Historic Structure Report

#### Significant Photographs and Drawings

Academical Building. North Elevation. Drawings not dated. McKim, Mead & White Architects. Special Collections at the University of Virginia.



Academical Building. Main floor plan. Drawings not dated. McKim, Mead & White Architects. Special Collections at the University of Virginia.



Academical Building. North elevation. Date unknown, ca. 1898. Special Collections at the University of Virginia. Holsinger Studio Collections.



Academical Building. Auditorium. Date unknown. Special Collections at the University of Virginia. Holsinger Studio Collections.

# Olsson Hall

(Mechanical and Aeronautical Building) Original: 1958 Architects: Commonwealth Engineers and Architects



## **Preservation Priority**

NOT CONTRIBUTING

## Landscape

McCormick Road West

#### Significance

Olsson Hall is a three-story structure built in the Jeffersonian language of red brick and white trim, with classical details. It recalls the plan and style of Thornton Hall, located adjacent to Olsson to the North, with its fenestration, roof structure, and material palette. The building was constructed to house the mechanical and aeronautical engineering departments.

# Integrity

Substantially Intact. There have been minor changes to the interior and exterior of the building, but its essential character remains clearly discernible.

## **Character Defining Features**

- Entry portico on the west façade
- Plan and corridor circulation
- Fenestration
- Massing
- Dentil molding at cornice
- Arcade connections with Thornton Hall

## **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

## History

Olsson Hall was built in 1958 as an expansion to the School of Engineering's facilities and housed the mechanical and aeronautical engineering programs. Its construction continued the effort to expand science research at the University throughout the 1950s and 1960s. During this time, University administrators were actively promoting the area surrounding Thornton Hall as a science center.

The mass of the building from the West entry is masked by the building's lengthy East-West orientation and its true height is concealed through placement on a slope, extending from Engineer's Way down towards Stadium Road, a common practice at the University. This siting allows Olsson Hall to match the scale of the west side of Thornton Hall. Following the Albert H. Small Building, constructed circa 1948, Olsson Hall faces Engineer's Way, a pedestrian walk, unlike Thornton Hall's orientation towards McCormick Road. These two buildings are the beginning of the Engineering School's development along a linear path as opposed to a quadrangle.

The Aeromath building, as it was formerly known, was named Olsson Hall in 1989 after Sture G. Olsson, a 1942 graduate of the School of Engineering. He and his wife, Shirley Olsson, M.D., have been long-time supporters and benefactors of the University's engineering program.

Since its original construction, Olsson Hall has undergone several small-scale renovations and modernizations.

## Chronology

1958	Mechanical and aeronautical engineering building constructed.
1980	Incinerator addition was completed as part of the Schladitz lab renovation.

1984	Chiller replacement by EEA consulting engineers.
1985	Asbestos removal project.
1986	Engineering School Modernization Phase I by Hayes, Seay, Mattern, & Mattern, Architects , Engineers, and Planners. During this renovation, a new portico addition was added on the west façade entrance of the Aero-Math building.
1987	Roof replacement by HDH and Associates.
1989	May 23, Board of Visitors adopt a new name for the building formerly known as the Aeromath Building—Olsson Hall, named in honor of Sture G. Olsson, a 1942 graduate of the School of Engineering and long-time supporter of the University's engineering programs.

# Significant Photographs and Drawings



Mech-Aero Building (Olsson Hall), First floor plan. Sheet 4 (25110). By Commonwealth Engineers and Architects. Dated October15, 1958. U.Va. Facilities Management Resource Center.



Mech-Aero Building (Olsson Hall), Second floor plan. Sheet 5 (25111). By Commonwealth Engineers and Architects. Dated October 15, 1958. U.Va. Facilities Management Resource Center.



Mech-Aero Building (Olsson Hall), North, South, and East elevations. Sheet 8 (25114). By Commonwealth Engineers and Architects. Dated October 15, 1958. U.Va. Facilities Management Resource Center.

#### Sources:

Richard Guy Wilson and Sara A. Butler, The Campus Guide to the University of Virginia. Princeton Architectural Press, New York, NY. 1st edition, 1999, p. 86.

# Parking & Transportation/Millmont Warehouse

# Original: 1964

Architects: Thomas R. Wyatt, Jr.



## **Preservation Priority**

NOT CONTRIBUTING

#### Significance

The Parking and Transportation building on Millmont Street is a utilitarian one-story brick structure, housing office and storage space, that also houses mechanical shops for the University's buses. The building was once home to the Pepsi Cola Bottling Company of Central Virginia, which has been in Charlottesville since 1908. The University purchased the building in 1985 in order to house the Parking and Transportation department in one location.

## Integrity

Substantially Intact

## **Character Defining Features**

- concrete screen at entrance
- glass entry pavilion and awning
- open floor plan

# PARKING & TRANSPORTATION/MILLMONT WAREHOUSE

## **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

## History

The building was constructed for the Pepsi Cola Bottling Company of Central Virginia in 1964 for use as a warehouse. The original Charlottesville Pepsi plant was located on the corner of 4th and Water Streets, and later moved to a location along the railroads. The company moved to the Millmont location in 1963, which reflects the changing modes of transportation used by companies at this time—moving toward truck deliveries over trains. In 1983, the company built its present production facility in Seminole Square, and discontinued operations at the Millmont location.

The building was sold to the University of Virginia in 1985 for use as the Parking and Transportation building, which allowed that entire department to be housed in one location. Prior to this, the department was split between two sites, with the permitting and administrative offices in the bottom floor of the former Observatory Hill dining hall, and the transit and vehicle maintenance in a warehouse on 11thStreet.ivThe utilitarian structure was well suited as shop space for the University's fleet of buses. Minimal interior renovations provided increased office space and an updated lobby.

The University's purchase of the Millmont property came seven years after the acquisition of Carruthers Hall on Emmet Street, and six years before the University purchased the two Michie buildings, adjacent to Carruthers Hall. This series of acquisitions can be seen as an effort by the University to fill in its property holdings north of Central Grounds.

## Chronology

1963	The Pepsi Cola Bottling (PCB) Company purchases the land from the Millmont Development Company and the building is constructed.
1985	The PCB Company of Central Virginia sells the property and the "brick office and warehouse" to the University of Virginia. The University's Parking and Transportation department moves into the building.
1987	Renovation of the building for stores warehouse.
2000	A roof replacement project removes the existing low slope roof and installs a new low- slope membrane on the roof.
2000	Renovations are completed in preparation for the Bayly Art Museum storage. An existing overhead door on the east façade of the Millmont Warehouse was removed. New louvered vents are installed on the south elevation.
2003	A pre-fabricated diesel canopy and a pre-fabricated gas canopy are assembled and installed on the site.

# PARKING & TRANSPORTATION/MILLMONT WAREHOUSE

2008 TEC, Inc. prepares a study for the potential reuse of a portion of the building as a conservation facility.

# Significant Photographs and Drawings



Parking and Transportation/Millmont Warehouse. Rear fueling canopy. Photo dated May 2012.

# PARKING & TRANSPORTATION/MILLMONT WAREHOUSE



Parking and Transportation/Millmont Warehouse. Site plan and existing spatial uses of the building. File 97853. Prepared by TEC, Inc. Dated 2008. Study for the renovation of the building for use as a new conservation facility. U.Va. Facilities Management Resource Center.

#### Sources:

Bryan McKenzie, "Regional chamber honors Pepsi with corporate citizenship award," The Daily Progress. February 25, 2010. http://www2.dailyprogress.com/business/cdp-business/2010/feb/25/regional\_chamber\_honors\_pepsi\_with\_corporate\_citiz-ar-79338/

Senate Joint Resolution No. 174: Commending the Jessup family and the Pepsi-Cola Bottling Company of Central Virginia, February 14, 2008. http://leg1.state.va.us/cgi-bin/legp504.exe?081+ful+SJ174ER+pdf

Rebecca White, Director of U.Va. Parking and Transportation.

# Patton Mansion

(1018 West Main Street) 1907; additions 1940s, 1950s, 1960s, 2004, 2008

Architects: Unknown; Additions, Daggett and Grigg (2004)



## **Preservation Priority**

NOT CONTRIBUTING - Significant outside the history of the University

# **Listing Status**

Individually listed on the National Register of Historic Places

# Landscape

Hospital

## Significance

The house is a fine example of the Jeffersonian Revival Style so prominent in the Charlottesville region, in this case a fairly literal evocation of the façade of Pavilion I. It is listed on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area. It is located within, and a contributing structure of, the locally-listed West Main Street Architectural Design Control District. Since 2008, the Patton Mansion has been home to the University Community Credit Union.

## Integrity

Exterior: Substantially Intact. Despite the very large addition to the south, the massing and design of the building remain clear.

Interior: Destroyed. Nothing remains of the original interior after decades of commercial use.

## **Character Defining Features**

- 3 bay facade with pedimented portico with giant Doric order
- Suspended balcony over the central bay
- Louvered wood shutters
- Fenestration

## **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

## History

The residence was designed for John S. Patton, a University librarian, on a property he acquired in 1882, and is modeled closely on Thomas Jefferson's Pavilion I design. Between its original construction and 1913, the house acquired a small back addition, also of brick construction. It remained a residence until its purchase in 1943, when it was converted to commercial use, and has since been utilized for a number of businesses, including a bank and a flower shop. Between 1920 and 1950 it acquired unsympathetic additions on the east and on the south, which were last used as a pizza shop and medical offices.

In 1958 it was purchased by the Citizen's Corporation for use as a bank. When, in 1998, the University acquired the house and its surrounding property to house its Community Credit Union and medical offices, it also undertook a restoration of the main house to its approximate original exterior. The main house was restored, the inappropriate addition removed, and the exterior restored to more-or-less its original appearance. The University also replaced the south addition with a larger clinical laboratory. The mansion now houses a branch of the University's employee credit union.

Throughout its history extensive interior changes were made. The inappropriate addition on the east side of the building was demolished, and in its place landscape improvements were made by the University, which included the creation of a pocket park on the east side, in accordance with the City's

plans for the West Main Street corridor. The University also added a new structure to the rear of the mansion to house the University Clinical Laboratory Core Lab.

## Chronology

1882	The land on which the house was later located was deeded to John S. Patton, and he received the title for it in1915.
1907	The house is constructed.
1940s	The "East Hyphen" addition is constructed.
1943	The house is sold to Theodore R. and Ethel W. Wood from the Patton estate and opened an antique shop in it.
1950s	The South (rear) addition is constructed.
1953	E. L. Bailey purchases the house and remodels it.
1958	The Citizen's Corporation buys the property and houses a bank in the building.
1960s	The East Wing is added.
1998	The U.Va Foundation purchases the building.
2004	The Core Lab addition is constructed to the rear of the original Patton Mansion. Phase 1 of demolition removes the previous rear addition to the building, and phase 2 removes the east addition.
2007	The Patton Mansion pocket garden is added to the site.
2008	U.Va purchases the Core Lab. The mansion is used to house the University of Virginia Credit Union.

Note: The Quinn Evans Rehabilitation Study details exterior and interior building alterations over time. The interior spaces have been significantly altered. Chapter 2A includes floor plans and conjectural historic floor plans.



# Significant Photographs and Drawings

1018 West Main Street. No date. Note: East addition and previous rear addition.



1018 West Main Street. Core Lab Demolition Plan-Phase 1. Sheet C1 (86384). By Daggett and Grigg. Dated June 21, 2004. U.Va. Facilities Management Resource Center.



1018 West Main Street. Core Lab Demolition Plan-Phase 2. Sheet C1 (86386). By Daggett and Grigg. Dated June 21, 2004. U.Va. Facilities Management Resource Center.



1018 West Main Street. East elevation, Core Lab addition. Sheet T1(86404). By Daggett and Grigg. Dated June 30, 2004. U.Va. Facilities Management Resource Center.



1018 West Main Street pocket garden. Site plan. By Anhold Associates. Dated July 20, 2007. Image courtesy of the U.Va. Foundation.



1018 West Main Street pocket garden. Photo taken October, 2012.



1018 West Main Street. Building Chronology Diagram. By Quinn Evans Architects. Dated May 2006. Rehabilitation Study. Report courtesy of the U.Va. Foundation.

#### Sources:

Wilson et al., 153.

Virginia Department of Historic Resources Property Survey Form, March 21, 1994.http://www.dhr.virginia.gov/registers/Cities/Charlottesville/PattonMansion.pdf

Virginia Department of Historic Resources Property Survey Form, March 21, 1994. http://www.dhr.virginia.gov/registers/Cities/Charlottesville/PattonMansion.pdf

Virginia Department of Historic Resources Propert Survey Form, March 21, 1994. http://www.dhr.virginia.gov/registers/Cities/Charlottesville/PattonMansion.pdf

# Peabody Hall

1912-1914

Architects: Ferguson, Calrow and Taylor



## **Preservation Priority**

ESSENTIAL

## Landscape

Alderman Quadrangle

#### Significance

Completed in 1914, Peabody Hall is the product of President Alderman's initiative to launch a new School of Education at the University and, more generally, a reflection of his great zeal as an educational reformer. The building provided classroom space for the training of future teachers. Peabody Hall was situated west of the Academical Village in an area shown on Manning's 1913 master plan as a quadrangle dedicated to the University's educational program. Although the landscape developed differently than planned, Miller Hall (now demolished), and the construction of Monroe Hall, and Alderman Library eventually comprised a quadrangle here.

## Integrity

COMPROMISED. The exterior of Peabody Hall is substantially intact and retains much of its original design intent. The original interior of the building has been completely destroyed by alterations resulting from a 1979 fire. The balustrades have been removed from the roofs of the wings.

# **Character Defining Features**

Exterior

- Form, massing and detailing of the building
- Brick laid in Flemish bond
- Entry portico
- Roofline and slate roofing
- Metal gutters and downspouts
- Fenestration
- Door locations and openings

Interior

- Window sash and surrounds
- Wood trim around door opening into auditorium

## History

Peabody Hall, named for the Peabody Educational Board that donated money for the building, was originally the home of the Curry Memorial School of Education and also of the personal and administrative offices of President Alderman. The location of Peabody Hall, sited immediately to the south of the now demolished Miller Hall and on axis with Hotel C, was decided between the architects and landscape architect Warren Manning. The building's ventilation system, natural lighting, and audio-visual systems made the structure among the most modern in the University.

In 1979, the building was severely damaged by fire and renovations were proposed. Not until 2001, however, was the building interior finally renovated. The building now houses the Office of Undergraduate Admissions and the Office of Financial Aid.

# Chronology

1913	Peabody Hall constructed. Original plans show that an auditorium was planned for the back or west side of the building, but it is unclear whether this appendage was ever constructed.
1978 – 79	Major renovations to Peabody by Glave Newman Anderson and Associates proposed in consequence of an earlier fire that had seriously damaged Peabody Hall. The renovation was also to expand Newcomb Hall, linking that building to Peabody.
1982	Air conditioning installed by Glave Newman Anderson and Associates.
1982	Replacement of front doors.
1988	Peabody terrace designed.
1993	Wings of Peabody Hall re-roofed.

2001 Complete interior renovation of Peabody Hall, with landscape improvements, fire protection, and sprinkler updates. Renovations by The Glave Firm, Rathberger/Goss Assoc. P.C., and Lanna, Dunlap & Spriggs.

## **Recommended Studies**

None



Significant Photographs and Drawings

Peabody Hall, East Elevation. Date, 1934. Special Collections at the University of Virginia, Holsinger Studio Collections.



Original Drawings for Peabody Hall, East and North Elevations. Undated. Special Collections at the University of Virginia.
## PEABODY HALL



Original Drawings for Peabody Hall, First Floor Plan. Note the size of the auditorium as originally intended. Undated. Special Collections at the University of Virginia.

# PEABODY HALL



Original Drawings for Peabody Hall Heating System. Undated. Special Collections at the University of Virginia.

# Peyton House

#### *ca. 1910* Architect: Unknown

**Preservation Priority** 

### NOT CONTRIBUTING

### **Listing Status**

Contributing building in Virginia Landmarks Register/National Register of Historic Places District

### Landscape

Carr's Hill

#### Significance

Representative of typical late-nineteenth/early twentieth century domestic architecture common in neighborhoods around the University.

The building is listed in the National Register of Historic Places as a contributing resource within the Rugby Road-University Corner Historic District.

### Integrity

COMPROMISED. The exterior of Peyton House has been significantly altered through unsympathetic additions and inappropriate replacement materials. The interior has been altered in association with its change into office space and additions; however, a large amount of original fabric does remain.

### **Character Defining Features**

### Exterior

- Form and massing of original building without additions
- West entry porch, door and opening
- West picture window
- Fenestration
- Brick foundation

#### Interior

- Plan
- Staircase
- Wood trim elements (door and window surrounds, baseboards, mantles)
- Plaster walls and ceilings
- Wood floors
- Cast iron floor grills

### **Critical Concerns**

None

### History

Peyton House belongs in the residential narrative of the University/Rugby Road area. Originally constructed c. 1910, the house, surrounded by fraternities, served as a boarding residence by 1920, and in the 1960s was an apartment building. The house is named for Mary Garth Peyton, who ran it as a boarding house from 1935 until 1966. It was originally a two-story building with a one-story, single-bay front porch. There is a basement under half of the dwelling.

### Chronology

ca. 1910	Peyton House constructed as an American Queen Anne.
1913	Peyton House depicted on the 1913 Sanborn map; marked "dwelling."
1920	House marked "boarding" on the 1920 Sanborn map.

1929	By 1929, a two-story extension had been added to the back of the house.
1929-1964	One-story addition built to the south of the building, toward the Madison Bowl.
1965	House marked as "apartments" on the 1965 Sanborn map.
1969	Property acquired by the University.
1978	Bathroom converted into an office.
1980	Creation of The Institute of Environmental Negotiation, which occupied the building beginning at that time.

### **Recommended Studies**

None



# Significant Photographs and Drawings

South elevation of Peyton House visible in the upper right of image. Dated March 29, 1918. Special Collections at the University of Virginia.



Peyton House. First floor plan. Dated August 31, 1971. University of Virginia Facilities Management Resource Center.



Peyton House. Second floor plan. Dated August 31, 1971. University of Virginia Facilities Management Resource Center.

# Piedmont Faculty Housing

### Built 1955-57; Additions, 1967

Architect: Frederick D. Nichols; Landscape Architect: Alden Hopkins; Additions: Armstrong & Salomonsky



### **Preservation Priority**

Proposed: Contributing

### Landscape

Piedmont

### Significance

Piedmont Faculty Housing's development created faculty residences in response to the rapid growth of the student body following World War II. The complex contained a variety of housing types, including multi-level apartments, split-level and ranch-style houses, and complements the character of the nearby Fry's Spring neighborhood, which developed in the early 20<sup>th</sup> century as Charlottesville's first residential suburb. The site planning by Alden Hopkins, landscape architect of Colonial Williamsburg, was careful to respect the antebellum Piedmont house and its associated icehouse.

### Integrity

Substantially Intact

### **Character Defining Features**

Houses:

- Massing
- Fenestration
- Varying materials on facades
- Projecting angled eaves

### Apartments:

- Masonry screens
- Front balcony entrances

Townhomes:

- Massing
- Slant roof

### Critical Concerns

To be provided by Facilities Management Inspection Reports.

### History

Growth after WWII saw a need for additional junior faculty housing at the University. After the purchase of the historic Piedmont House and surrounding twelve and a half acre plot in 1947 for \$30,000, the University slated the land for housing development due to its proximity to the residential Fry's Spring area. Architect Frederick Doveton Nichols designed the development in two phases in conjunction with landscape architect Alden Hopkins. The housing complex is representative of the Campus Suburban period with its curvilinear road network and cul-de-sac, ample parking areas, and large lot sizes.

Further growth of the University led to a desire for additional housing units by 1965. Rawlings and Wilson were hired to design a twenty-house addition to the existing facilities. These units were to be effectively identical to the existing, but were never constructed.

In 1967, ten townhouses were constructed to address the lingering need for additional housing. Designed by Richmond architectural firm Armstrong & Salomonsky, these residences were located northwest of the existing Piedmont development on a six acre site. The basic plan for each the two-story units consists of a living area with fireplace, kitchen and dining areas, one- and-a-half baths, and three bedrooms with a small study area within the master.

A more detailed history of the Piedmont house and the site are provided in the Piedmont, Ice House and Landscape entries.

# Chronology

1947	Board of Visitors authorizes purchase of Piedmont property
1956	Phase I with 9 houses and 1 apartment building constructed.
1957	Phase II with 7 houses and 1 additional apartment building constructed.
1967	Construction of townhomes.

# Significant Photographs and Drawings



2004 University AutoCAD Map



Piedmont Faculty Housing. Plan House #16. Sheet 12 (066106). By Frederick Nichols. Dated August 1957. U.Va. Facilities Management Resource Center.



Piedmont Faculty Housing. Elevations House #16. Sheet 13 (066107). By Frederick Nichols. Dated August 1957. U.Va. Facilities Management Resource Center.



Piedmont Faculty Housing. Second level plan Apartment #1. Sheet 3 (029780). By Frederick Nichols. Dated October 1956. U.Va. Facilities Management Resource Center.



Piedmont Faculty Housing. Elevations Apartment #1. Sheet 5 (029782). By Frederick Nichols. Dated October 1956. U.Va. Facilities Management Resource Center.

#### Sources:

Contract between the University Rectors and BOV and Rawlings & Wilson, Architects. November 1, 1964. Special Collections Architectural and Engineering Services project files. RG-31/1/1.851 Box 33.

Contract between the University Rectors and BOV and Armstrong & Salomonsky, Architects. June 2, 1967. Special Collections Architectural and Engineering Services project files. RG-31/1/1.851 Box 33.

UVA Facilities Management drawings and inspection reports.

# Pinn Hall

### Built 1968-1972; Additions, 1995

Architects, Baskervill and Son with Carlo Peliccia; Additions, RTKL



### **Preservation Priority**

### NOT CONTRIBUTING

### Landscape

Hospital

### Significance

Before the construction of Pinn Hall in 1972, the Medical School was contained entirely on the west side of Jefferson Park Avenue, opposite the Corner. It is one of two modern buildings along Lane Road; the other is the Multistory Building, completed in 1960, also by Baskervill and Son, with Hankings and Anderson. With its 1995 expansion, Pinn Hall became a major component of the medical school, housing research labs and offices. It was the primary facility for medical education at the University until the completion of the Claude Moore Medical Education Building in 2010.

### Integrity

Substantially Intact. Although the 1995 addition is quite large, the character of the original building is still perceptible.

### **Character Defining Features**

1972:

- Massing
- Fenestration
- Concrete block wall interior
- Exterior brick continues into the double entranceway
- Exterior brick planters and low brick walls

1995:

- Chinese Chippendale railings
- Interior lobby stair (1<sup>st</sup> and 2<sup>nd</sup> floors, not ground) features copper Chinese Chippendale railings
- Auditorium
- Exterior brick articulation
- Concrete belt course
- Concrete cornice line
- Ornamental transom over entrance doors

### **Critical Concerns**

To be provided from Facilities Management Inspection Reports.

### History

The building is named after Dr. Vivian Pinn, a graduate of the School of Medicine Class of 1967 and noted physician, scientist, researcher and scholar. Prior to 2016, the building was known as Jordan Hall, after Harvey E. Jordan, a former dean of the medical school and faculty member for 42 years.

Pinn Hall was constructed in 1973 as a seven-story structure. The basement level housed the vivarium; the first floor contained classrooms, laboratories, and a café; the second floor was multipurpose laboratories; the third floor housed the Anatomy Department; the fourth housed the Physiology Department; the fifth floor housed the Pharmacology and Biochemistry Departments; the sixth also housed the Biochemistry Department; and the seventh floor was for the Microbiology Department.

In 1986, the University of Virginia's old intern quarters were razed in order to make way for a new two-story walkway that would connect the old and the new hospital. This walkway is accessible from Pinn Hall.

The 1995 addition to Pinn Hall was constructed to house the classrooms and laboratories for the School of Medicine. The addition is 155,000 square feet, with a medical conference center and over 100 laboratories, at a cost of about \$30 million.

Pinn Hall's setting is defined by the connective walkways to surrounding buildings, as well as the bridge over Jefferson Park Avenue created by the Claude Moore Health Sciences Library.

### Chronology

1973	Original construction by Baskervill and Son
1985	Asbestos removal project.
1987	Renovation of second floor Anatomy Research Lab, Microbiology Lab, and first floor computer lab, cold room, and general lab space by the CEGG Partnership.
1992	7 <sup>th</sup> floor Thaler Center renovation by the CEGG Partnership.
1994	Roof replacement
1995	Addition to Pinn Hall Medical Education Building by RTKL Associates, Inc., GPR Planners Collaborative, and STV Group. This seven-story addition was built on the south side of the existing Pinn Hall, and fronts on Lane Road.
1999	Lab renovation on the 6 <sup>th</sup> floor, including the provision of a new general lab, post- doc workspace, tissue culture room, and lab rooms in New Pinn Hall. Demolition of spectroscopy lab in Old Pinn Hall.
2000	Sixth floor biochemistry lab renovation in Old Pinn Hall. Fit-out of 9,200 squarefeet of lab space.
2006	Vivarium renovation on the mezzanine level, including HVAC renovations, and 13,577 of the basement and mezzanine vivarium.
2010	Old Pinn Hall HVAC infrastructure renovation begins.

Note: Many alterations have been made to Pinn Hall. Most are listed in the Facilities Management drawing catalogue according to the name of the primary investigator of the particular lab. As a consequence, it is very difficult to discern what changes occurred in which spaces. For particular room renovations, please refer to the Facilities Management catalog.



### Significant Photographs and Drawings

Pinn Hall. Medical Education Building Plot Plan. Sheet PP1 (101226). By Baskervill and Son. Dated April 22, 1968, with revisions made January 27, 1969. U.Va. Facilities Management Resource Center. Note: The Master Location Plan designates the location of a future addition, which was built in 1995, also by Baskervill and Son.



Pinn Hall. First floor plan. Sheet A3 (101240). By Baskervill and Son. Dated April 22, 1968, with revisions made January 27, 1969. U.Va. Facilities Management Resource Center.



Pinn Hall. Second floor plan. Sheet A4 (101241). ). By Baskervill and Son. Dated April 22, 1968, with revisions made January 27, 1969. U.Va. Facilities Management Resource Center.



Pinn Hall. East elevation, revisions made to conform with structure as built. Sheet A12 (101249). By Baskervill and Son. Dated January 1, 1969, with revisions made January 27, 1969. U.Va. Facilities Management Resource Center



New Pinn Hall. South façade of 1995 addition (left) and second floor interior of 1995 addition (right). Photos May 30, 2012.

#### Sources:

Wilson et al.,146.

Wilson et al.,147.

University of Virginia Board of Visitors Minutes April 3, 1971.

"Make Way for the Hospital" Charlottesville Daily Progress May 30, 1986.

Ian Zack, "Showing a return on investment" Charlottesville Daily Progress September 21, 1995. Cover Photo: Special Collections prints 22413. Pinn Hall aerial from southeast circa 1980.

# Poe Alley #1

# 1964-1965

Architect: Frederick D. Nichols



### **Preservation Priority**

NOT CONTRIBUTING

### Landscape

Jefferson Precinct

### Significance

This building was constructed to house the office of the Dean of Women, and continues to serve as an administrative facility.

### Integrity

INTACT. Poe Alley #1 remains largely unaltered since its construction.

### **Character Defining Features**

Exterior

- Rectangular form
- Standing-seam gable roof
- Handmade brick used on sidewalls
- Classical pediment and entablature
- Jeffersonian style doors, windows and trim elements
- 6/6/6 Triple hung windows on west elevation
- 6/6 Double hung windows on the east side
- South door and architrave

Interior

- Plan
- Plaster wall surfaces
- Six panel doors
- Door and window architraves
- Floors were not visible but assumed original

### **Critical Concerns**

None

### History

Poe Alley #1 is a one-story brick outbuilding designed and executed following Jeffersonian precedents. The building was constructed in 1965 by Frederick D. Nichols on the site of an earlier structure. In comparison to other nearby outbuildings, Poe Alley #1 is unusually large in plan and rich in adornment. This structure succeeded an earlier one-story building of brick, which was depicted on the Sanborn Fire Insurance Map for 1891.

Poe Alley #1 is named after the famous American writer Edgar Allan Poe, who briefly attended the University in 1826. Poe Alley #1 currently serves as administrative offices for UVA's Orientation and New Student Programs Office.

### Chronology

- 1870-1891 One-story brick structure constructed here between 1870 and 1891. The building did not appear on the 1870 Map, but is depicted on the 1891 Sanborn Fire Insurance Map.
- 1891-1950 One-story brick building with a tin or slate roof shown on Sanborn Fire Insurance Maps.

Building occupied by Office of the Dean of Women.
Occupied by Equal Opportunities Program. Interior remodeling created a new office. Repairs to rotted frame and sash of north window on east façade.
Occupied by Employee Relations.
Handicapped ramp added to the south façade.
Occupied by Equal Opportunity Programs.
Occupied by Orientation and New Student Programs Office.

### **Recommended Studies**

None

### Significant Photographs and Drawings



Poe Alley #1. Elevations and cross section. Dated September 21, 1964. Frederick D. Nichols, Architect. University of Virginia Facilities Management FP&C Resource Center.



Poe Alley #1. First floor plan. Dated January 30, 1976. University of Virginia Department of Physical Plant. Office of Space Management.

# Police Building

с.1950

Architect: unknown



#### Landscape

Lewis Mountain

### **Preservation Priority**

NOT CONTRIBUTING

#### Significance

The University's renovation of a former diner and steakhouse is one of many examples of adaptive reuse on Grounds, here converting a restaurant to office space. The building's situation at the intersection of two important roads (i.e., Ivy Road and U.S. Route 250) speaks to the University's footprint in Charlottesville, which has grown since U.S.-250 opened in the late 1950s.

### Integrity

SUBSTANTIALLY INTACT. While the interior has been heavily remodeled with several walls being removed and added, the exterior looks much as it did when The White Surrey occupied the building, although some measures have been taken on the exterior to ensure it befits its purpose (e.g., colorful exterior blinds and cupola base have long since been removed or repainted).

### **Character Defining Features**

Exterior

- Five-part design
- White-painted brick
- Central cupola

### History

For much of its existence, the University of Virginia Police Building and Information Center served Charlottesville as a series of restaurants. The first two of these were fast casual diners, of which only a few remain in Charlottesville. Many mid-century local diners – like The White Surrey – were owned and operated by Greek immigrants who settled in Charlottesville around that time. The diners at what is now the University Police Station were each in business for less than ten years, after which time a steakhouse moved in.

Sometime around 1977, the University acquired the property and converted it into offices for the University Police. The space posed some issues and further renovations were required in 1985. In 2022, the University Police needed additional space and, rather than constructing a full addition, they acquired and installed a trailer to house bathrooms, a breakroom, work areas, and locker rooms. At the same time, they undertook a renovation of the primary building wherein they replaced flooring, lights, and ceiling panels; repainted, and added a kitchenette.

### Chronology

early 1950s	Loyd Charlie & Jim Glanakos open The White Surrey Restaurant.
1957	The White Surrey closes and the building stays vacant for two years.
1959	Dogwood Restaurant opens
Before 1969	Dogwood Restaurant closes, after which Gus's Steakhouse takes over the space.
c. 1977	Gus's Steakhouse closes. Property acquired by UVA, which underakes interior renovations to convert the building from a restaurant into the University Police station.
1984–5	Renovation for police station. Electrical equipment replaced. Exterior repainted, shutters removed, chimney removed, new entryway and interior walls. Flat single-ply roof and sloped shingle roof replaced.
2022	New modular unit/trailer added with locker rooms and bathrooms among other spaces. Police Building renovated with new flooring, ceiling tiles, LED lights, paint, and kitchenette in dispatch room.

### **Recommended Studies**

N/A

### Sources

City of Charlottesville Land Records.

University of Virginia Facilities Management Department Specifications and Drawings "University of Virginia Maintenance Survey: 0627 Police Bldg," undertaken November 2000.

### Significant Photographs and Drawings



The White Surrey as it appeared on a post-1953 postcard published by William J. Georges of Harrisonburg, Virginia.



Office of University Planning. Renovation of Gus's Steak House. Upper Level. Sheet A1. May 1977. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



Office of University Planning. Renovation of Gus's Steak House. Lower Level. Sheet A2. May 1977. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.





Police Building. North elevation (top) and lobby (bottom). Photos by MCWB Architects, Albany, New York. July 2024.

# Primary Care Center

### Built 1979; Additions 1989, 2010

Architects: The Architects Collaborative, Inc. (TAC) with Hankins & Anderson and Thomas A. Hanson and Associates, consulting engineers

Additions: Metcalf and Associates Architects/Planners (1989 Gamma Unit Addition); Train and Partners (2010 Annex)



### **Preservation Priority**

Not Contributing

### Landscape

Hospital

### Significance

The Primary Care Center (PCC) was built in 1979 as a five-story masonry structure with a one- story low-rise wing on the North side. Located adjacent to Jordan Hall, the construction of the building continued the expansion of the Hospital complex east of Jefferson Park Avenue. The PCC provided space for offices and exam rooms outside the main hospital building (Multistory Building).

### Integrity

Substantially Intact

# PRIMARY CARE CENTER

### **Character Defining Features**

- Recessed windows in concrete frames
- Massing
- Fenestration pattern
- Connection to Jordan Hall

### **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

### History

The original five-story building was completed in 1979. The two-story walkway that connects the Hospital's West Complex to Jordan Hall and the new University Hospital building, built in 1986, is accessible from the PCC. This walkway allows easy connections from one hospital building to the next. Interior entrances that connect the PCC to Jordan Hall and the main hospital are clearly marked with brick door openings to show the transitions between the PCC and the larger medical complex.

A southern addition, the Gamma Unit Building, was constructed in 1989. In 2009, repairs began on the exterior masonry of the building and its retaining walls. These repairs were necessitated by brick veneer displacement and deterioration, as well as corroded wall ties. New flashings, expansion joints, and sealants were used to weatherproof the building. The repairs were made with as much of the original brick as possible.

The Annex, completed in 2010, was added to the existing facility to house hospital personnel that were displaced from the main hospital building during the Hospital Bed Expansion Project. The Primary Care Center Annex provides space for these staff members to remain close in order to provide patient care services.

### Chronology

1973	The Architects Collaborative, Inc., of Boston, was selected to design the Primary Care Center.
1979	Original construction of the Primary Care Center.
1986	Construction of the two-story walkway connecting to West Complex, Jordan Hall, and the PCC. This walkway connects to the PCC on the northern side, parallel to Lee Street.
1987	Ground floor renovations to the Radiology department, including the removal of some wall partitions.
1989	The Gamma Unit Building is added to the South.

# PRIMARY CARE CENTER

2002	Renovation of the Family Medicine Clinic on the South end of the building. This partial renovation of the ground floor included extensive interior work, including custom lobby millwork.
2006	1st floor interior renovation of Patient Registration and Phlebotomy spaces, including new restrooms. Ground floor renovation of approximately 12,000 square feet housing the Neurodiagnostic and Neurology Clinic.
2009	Exterior masonry repairs in damaged areas. The building's roof membrane and flashing were repaired where disturbed, and the brick veneer of the building and retaining walls were repaired. Damaged stucco was repaired and expansion joints replaced where necessary.
2010	Primary Care Center Annex complete.

Note: Many alterations have been made to the interiors of the Primary Care Center. Major interior renovations are listed in the chronology above. Most are listed in the Facilities Management Resource Center catalog. For particular room and floor renovations, please refer to the Facilities Management catalog.

### Significant Photographs and Drawings



Primary Care Center (left). Dated c. 1980. Taken from the Southeast. U.Va. Special Collections Prints 22413.
### PRIMARY CARE CENTER



Primary Care Center. Location Plan. Sheet 1 (50025). By The Architects Collaborative. Dated July 16, 1975. U.Va. Facilities Management Resource Center.

### PRIMARY CARE CENTER



Primary Care Center. West Elevation. Sheet 22 (50025). By The Architects Collaborative. Dated July 16, 1975. U.Va. Facilities Management Resource Center.

### PRIMARY CARE CENTER



Primary Care Center. North Elevation. Sheet 23 (50025). By The Architects Collaborative. Dated July 18, 1975. U.Va. Facilities Management Resource Center.

#### Sources:

Primary Care Center Construction Project. Facilities Management Facilities Planning and Construction. http://www.fm.virginia.edu/fpc/FeaturedProjects/PrimaryCare/PrimaryCare.htm

Environmental Impact Review for the Primary Care Center Annex. Prepared by the Office of Environmental

Health and Safety at the University of Virginia. April 3, 2009. http://ehs.virginia.edu/ehs/ehs.eir/eir.documents/ examples/PCC%20Annex%20EIR%20-%20final.pdf<sup>iii</sup> "Approval of Architects for Primary Care Center" Board of Visitors Minutes June 1, 1973.

## Randall Hall

#### 1898-1899

Architect: Paul Pelz



#### **Preservation Priority**

#### ESSENTIAL

#### **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

#### Landscape

South Lawn

#### Significance

Randall Hall was constructed in an effort to comply with an 1872 regulation requiring students to live in University housing. The L-shaped building originally included 43 dorm rooms which initially accommodated men; and later, nurses. It was the work of Paul Johannes Pelz, one of the designers of the Library of Congress. For the University, it is a rare instance of late 19th-century architecture in

the Classical style. The rusticated basement and florid stone enrichments betray a lingering Victorian sensibility, however, in spite of the classical details. The construction of Randall Hall reflected the University's shift toward a new kind of residential building in which large numbers of rooms were deployed along double-loaded corridors. This was a major departure from Jefferson's prescriptions for student housing, and even from the mid-nineteenth-century solutions exemplified by Dawson's Row. Randall Hall was the first building to be situated on the major cross-axis established by Stanford White as part of his work on South Lawn.

#### Integrity

INTACT. Inside and out, Randall Hall is remarkably preserved, retaining most of its original fabric. A skylight that once lit the stair has been closed, and the floors have been covered with resilient tile.

#### **Character Defining Features**

Exterior

- Form, massing and style
- Slate roof
- Chimney stacks
- Dormers
- Cornice and frieze elements
- Brick masonry construction laid in common bond
- Fenestration, sash and ornamental surrounds
- Doors and surrounds
- North portico
- Modeled plaques on spandrels of portico, above windows and at the main entry
- Renderings of Morpheus and Eos and associated decorative work on east façade

#### Interior

- Plan and volume of spaces
- Plaster walls
- Staircase
- Woodwork, paneling, door and window surrounds
- Interior door openings and surrounds. Transoms filled but frame exists.

#### History

Randall Hall provided additional housing on Grounds for University students. Constructed as a dormitory, it embraced 43 rooms, mostly intended for single occupancy, though some double rooms were included. The building was occupied solely by men until 1919, when nurses from Varsity Hall were relocated there and the building changed entirely to female occupancy. Randall Hall served as a dormitory until the 1950s when it was converted into offices. It currently serves the History Department.

The building was conceived as an extension of East Range, recalling Jefferson's vocabulary in the arcaded north entrance. On the east face of the building there are two sculpted panels to either side of the moniker "Randall Hall." One is a reclining male, Morpheus, the Greek god of dreams; the other is a female figure, Eos, the Greek goddess of the dawn—fitting figures to describe the sleep functions of the building.

Randall Hall is named in honor of John W. and Belinda Randall, who provided funding for the dormitory in a gift to the University. The initials of the Randall family and the University are located in cartouches above the entrances to the building.

#### Chronology

1898-1899	Building constructed. At time of opening, the interior was described as noisy because the stairways and halls had not been carpeted and because nothing had been done to insulate the sound of doors slamming. Most of the rooms were for single men, with only a few for two men. The building originally included showers and tubs, steam heat, and "excellent" ventilation
1919	Randall Hall converted from a dormitory for men to a nurses' home.
1924	Randall Hall reportedly witnessed a "complete renovation" at this time, including the installation of a classroom and "decorative" improvements on the interior. At some time between 1924 and 1950, the building was changed to house men.
	In 1950, the dormitory was once again converted, this time to house women. At the time of the opening of the dorm for women, Randall Hall included "tasteful décor, a laundry room, asphalt tile floors, Venetian blinds" and "attractive parlors."
1960	Bathroom renovations.
1984	Roof repaired.
1989	Roofing and cornice repairs by architect Ben R. Johns, Jr.
1991	Mechanical systems improvements.
1994	Mechanical systems replaced.
1996	Building painted.

#### **Recommended Studies**

Historic Structure Report



Significant Photographs and Drawings

Randall Hall, East Elevation. 1900. Special Collections at the University of Virginia, Holsinger Studio Collections.



Randall Hall, West and South Elevations. 1930. Special Collections at the University of Virginia, Holsinger Studio Collections.



Randall Hall, North Entry Porch. July 2004.



Representative example of windows and surrounds. Cracks in mortar joints above arches are pointed with inappropriate mortar. July 2004.



Randall Hall, first floor plan. September 1987. University of Virginia Facilities Management F P & C Resource Center.



Randall Hall, second floor plan. September 1987. University of Virginia Facilities Management F P & C Resource Center.

## Rouss Hall

### 1896–98, 2005 Hartman-Cox renovations

Architect: Stanford White, McKim, Mead & White



#### **Preservation Priority**

ESSENTIAL

#### **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

#### Landscape

South Lawn

#### Significance

Rouss Hall is part of an ensemble of buildings that were constructed to address the loss of academic spaces in the Rotunda fire of 1895. Designed by Stanford White, Rouss Hall was completed in 1898 as the Physical Laboratory. The structure originally housed a large central lecture room, laboratory space in the wings, and smaller work and office spaces distributed throughout the rest of the building.

With the construction of Cocke and Rouss Hall as Mechanical and Physical laboratories, respectively, science and technology took their place alongside the humanities, represented by the "Academical Building" (Cabell Hall). This was in keeping with an emerging concept of the American university, with a new emphasis on technology and the sciences.

### Integrity

COMPROMISED. Although the interior of Rouss Hall has been completely destroyed, the exterior of the building remains largely unaltered, apart from the breach in the retaining wall north of the building to allow for expansion of the steps descending toward Randall Hall. The addition of Robertson Hall, completed in 2008, has concealed most of the east elevation and portions of the north and south elevations, although a number of pilasters remain visible through skylights in the passage.

#### **Character Defining Features**

Exterior

- 13-bay tripartite form with dominant central mass
- Pedimented, low-pitch central roof with low-pitch hipped wings
- Full entablature
- Internal gutter system
- Tetrastyle parallel volute Roman Ionic portico *in antis* with Greek acroteria on pediment, mirroring almost identically the arrangement at Cocke Hall opposite
- Doric pilasters with enriched echini at the corners of main block and at wings
- North and south masonry walls laid in Flemish bond
- Granite water table
- 8/8 wood frame sash windows
- Cellar windows of wood sashes set into a stone masonry wall on a granite sill, with brick jackarches arches and a keystone
- Frontispieces with bracketed heads at principal entries
- Limestone ashlar masonry in foundation at rear (south)

#### Interior

- Midcentury, with vinyl black-and-white lozenge flooring and drop ceilings in halls
- Airy, two-story stair hall
- Elaborate door and window architraves
- Polychromatic paneling in ceilings
- Preponderance of Doric columns and pilasters

#### **Critical Concerns**

None

#### History

With the fire of 1895 and the destruction of the Annex and Rotunda, Stanford White was commissioned to design new academic buildings to recover the lost academic spaces. The solution proposed by White led to the construction of Cocke Hall, Rouss Hall, and Cabell Hall at the south end of the Lawn.

Constructed as the Physical Laboratory, Rouss Hall filled the void in assembly and classroom space created with the destruction of the Rotunda Annex. In addition to lecture space the building was designed with a number of laboratories. These included an optical laboratory, a constant temperature room, gravity and chronograph room, the spectrometer room, and a tower for altitude experiments.

During World War II, the laboratory conducted a variety of experiments dealing with the centrifugal separation of uranium isotopes. In the 1950s, the building was substantially renovated on the interior to accommodate changes in use and to improve its structural system. It was at this time that the building was renamed Rouss Hall. The building continues to serve the University as classroom and lecture space, primarily for the McIntire School of Commerce.

#### Chronology

April 1896	Excavation begun.
June 14, 1898	Construction completed.
1922	1920s funding allowed for expansion of scientific research and Rouss Hall was altered to suit this end. Portions of the basement were subdivided into research spaces, partitions being made of cinderblock below and wallboard above.
1939–1945	Centrifugal experimentation on separation of uranium isotopes. Due to the sensitivity of this project a tall wire fence was installed around building. All classes were held in large lecture room and access was restricted to the south door of west façade.
1954–55	Rouss Hall remodeled. The entire building was gutted, and the skylight in the amphitheater was removed. A general strengthening of the building was undertaken, and the entire roof was redone, under the direction of Frederick Nichols. The only surviving interior details include window trim and sash features. "Rouss Hall" now spelled out in exterior frieze replaced "Rouss Physical Laboratory," probably during the 1955 renovation.
2004	Only a few details survive from the earliest period, including entrance door architraves and transoms. The original entrance doors have been removed, but one of these has been placed in Room 203. The door and window casings and the stair date from the 1950s renovation.
2005	In preparation for the forthcoming Rouss Hall expansion, nearby Varsity Hall is relocated to its present location at 136 Hospital Drive.
2008	The McIntire School of Commerce moves back to the Lawn. Rouss Hall is updated, with exterior masonry repointing, refurbished windows, and new skylights. The expansion, undertaken by Hartman-Cox and now named Robertson Hall, officially opens.

2023	A subterranean tunnel is constructed to connect the new Shumway Hall to Rouss & Robertson Halls as part of the McIntire School of Commerce's Inspire the Next Century campaign. The tunnel is part of a broader effort for buildings in the McIntire orbit, including the renovation of Cobb Hall, construction of Shumway Hall, and similar updates to Robertson Halls.
2024	Rouss Hall undergoes an interior update related to the Inspire the Next Century Campaign. The entire complex is set to open in 2025.

#### Studies

Historic Structure Report (HSR) completed

#### Sources

Waite, John G. et al. *Rouss Hall, University of Virginia: Historic Structure Report.* Prepared for the University of Virginia and Hartman-Cox Architects. Albany: John G. Waite Associates, July 2003.

University of Virginia Facilities Management Department Specifications and Drawings.

#### Significant Photographs and Drawings



Physical Laboratory, front elevation (west), McKim, Mead & White Architects, April 17, 1896. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



Physical Laboratory, main floor plan, McKim, Mead & White Architects, April 17, 1896. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Physical Laboratory, section looking north, McKim, Mead & White Architects, April 17, 1896. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



Rouss Hall, view looking east, c. 1900. University of Virginia Prints Collection. Albert and Shirley Small Special Collections at the University of Virginia, Charlottesville, Virginia.



South Lawn showing Rouss Hall and Cabell Hall, looking southeast, March 16, 1914. Holsinger Collection at the Albert and Shirley Small Special Collections at the University of Virginia, Charlottesville, Virginia.



Rouss Hall, looking south, March 16, 1914. Holsinger Collection at the Albert and Shirley Small Special Collections at the University of Virginia. Charlottesville, Virginia.



Rouss Hall, unidentified space, c. 1920. Albert and Shirley Small Special Collections at the University of Virginia, Charlottesville, Virginia.



Exterior renderings of addition to Rouss Hall, Hartman Cox Architects, November 2008. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Rouss Hall, west elevation (top) and east elevation (bottom). Photos by MCWB Architects, Albany, New York. April 2024.



Rouse Hall, east elevation, lower level (top) and main stair (bottom). Photos by MCWB Architects, Albany, New York. April 2024.





Rouss Hall, lobby (top) and south passage with wall of original building enclosed in modern addition. Photos by MCWB Architects, Albany, New York. April 2024.

# Ruffner Hall

### 1973; renovated 2013-2014

Architects: Caudill, Rowlett & Scott with Rawlins with Wilson & Fraher



#### **Preservation Priority**

IMPORTANT

#### Landscape

The Dell

#### Significance

Ruffner Hall continued the westward expansion of the University which had begun before World War II with Thornton Hall and continued after the war with other science and residential buildings. Sited on a portion of the old University golf links, adjacent to William Lambeth's garden, the building facilitated communication between the western and central portions of Grounds with a pedestrian bridge spanning Emmet Street. Though designed in a fashionably Brutalist style, the building uses a palette of red brick and white ornament and arcaded walkways to establish a relationship with other buildings on Grounds.

#### Integrity

Exterior: Intact Interior: Compromised

#### **Character Defining Features**

- massing
- fenestration
- exterior arcaded walkways
- interior circulation plan with open northwest main stairwell

#### **Critical Concerns**

To be provided from Facilities Management Inspection Reports

#### History

Founded in 1905 by University President Edwin Alderman, the Curry School of Education's first dedicated building was Peabody Hall. By 1967, the Curry School had expanded to include approximately 25 school divisions, and in doing so, had outgrown its home and spread many of its programs across University Grounds. The University sought to consolidate the school in a single building and retained Caudill, Rowlett & Scott, regarded as a national leader for its educational buildings, to design Ruffner Hall. William Wayne Caudill, FAIA, was honored posthumously with the 1985 AIA Gold Medal Award.

By 2007, the Curry School had again outgrown its facilities, and Robert A. M. Stern Architects was selected to design a building to the east of Ruffner Hall. Completed in 2010, the new building, named Bavaro Hall, provides an additional 65,000 s.f. of space to the Curry School. It includes faculty offices and a two-story atrium gathering area. It also forms a courtyard with arcades connecting to the east elevation of Ruffner Hall.

The 2013-2014 renovation repaired the exterior. Most of the interior was removed; some areas were returned to their original plans while others were altered to suit current needs.

#### Chronology

1967	Selection of Caudill, Rowlett and Scott approved by the Board of Visitors
1973	Ruffner Hall construction completed
2010	Bavaro Hall completed
2014	Exterior renovation and extensive interior alterations completed.

#### Sources:

UVA Facilities Management drawings and inspection reports.

http://www.virginia.edu/webmap/popPages/202-CurryEdSchool(Bavaro).htm

Wilson, Eleanor. <u>The Curry School of Education at the University of Virginia 1905-2005: Preparing Men and</u> <u>Womenfor Leadership in Scientific Educational Work</u>. Charlottesville: Curry School of Education, University of Virginia, 2006.

#### Significant Photographs and Drawings



Ruffner Hall. Rendered perspective of northeast elevation. Date unknown. UVA Facilities Management Resource Center.



Ruffner Hall. First floor plan. Sheet A-2 (032912).By Caudill, Rowlett, & Scott Architects, November 1970. UVA Facilities Management Resource Center.



Ruffner Hall. Sections. Sheet A-10 (032920).By Caudill, Rowlett, & Scott Architects, November 1970. UVA Facilities Management Resource Center.



Ruffner Hall. Elevations. Sheet A-9 (032919).By Caudill, Rowlett, & Scott Architects, November 1970. UVA Facilities Management Resource Center.

## School of Law

1968-1974 (Slaughter Hall and Withers Brown Hall); Additions 1996-1997 (Clay Hall and Hunton & Williams Hall); 2000-2002 (Student-Faculty Center); 2012 (renovation)

Hugh Stubbins and Associates with Stainback and Scribner; Additions, Ayers, Saint, Gross Architects (1997); Train and Spencer Architects (2002); Train and Partners (2012)



#### **Preservation Priority**

#### CONTRIBUTING

#### Landscape

North Grounds

#### Significance

Hugh Stubbins and Associates, of Cambridge, Massachusetts, with Stainback and Scribner of Charlottesville, designed the new buildings for the Law School and the Colgate Darden Graduate School of Business Administration as the academic focal points of North Grounds. The buildings opened in 1974 with the Law School on the eastern side of a courtyard and the Darden School on the western side. Their design was consistent with that of contemporary buildings on Grounds, using the University palette of red brick and white trim in a decidedly Modern manner. The schools' success led quickly to series of enlargements, and by 1996, the Darden School had outgrown its building and relocated to a nearby site on North Grounds. Ayers, Saint Gross' additions, completed in 1997, combined the two structures into a single building which the now serves the Law School exclusively.

#### Integrity

Compromised

#### **Character Defining Features**

- Site plan
- Auditorium spaces
- Massing and form of the two original buildings

- Brick and concrete materials palette
- Fenestration

#### **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

#### History

The School of Law moved to North Grounds from Clark Hall in 1974 upon completion of Phase I of the Law School's construction. This first phase was Henry Malcolm Withers Hall. Phase II, completed in 1978, was Walter L. Brown Hall. Together, they comprise the current east wing of the Law School, now called Withers-Brown Hall.

Also in 1974, the Darden Graduate School of Business Administration left Madison Hall for North Grounds and its own stand-alone facility across a courtyard from the Law School. It was twice the size of the Darden School's former home and permitted the program to expand from about 280 MBA students and seven DBA students to 450 and twelve, respectively.

The third building on North Grounds was the Judge Advocate General School.

By 1996, the Darden School had relocated and the Law School took over its building. A \$35 million renovation linked Slaughter and Withers-Brown Halls with a new entrance building, Clay Hall, at the southern side of the complex, while Hunton & Williams Hall on the northern side of the building, enclosed the north side of the former courtyard to create a quad called the Spies Garden. In August 2002, the Student-Faculty Center, featuring a glass-roofed central lounge named Scott Commons, was added to the north of Hunton & Williams Hall.

#### Chronology

1968	Hugh Stubbins & Associates first proposed the North Grounds Complex including the Law School, Graduate School of Business Administration and the JAG School.
1974	Construction is completed. Slaughter Hall opens for the Graduate School of Business Administration. Withers-Brown Hall opens for the Law School.
1996	The Graduate School of Business Administration moved into its new facility, and vacates Slaughter Hall. The Law School incorporates Slaughter Hall into its grounds.
1997	Clay Hall and Hunton-Williams Hall are completed.
2002	The new Student-Faculty Center, featuring Scott Commons, opens.
2012	Slaughter Hall undergoes renovations designed by Train and Partners that include the creation of an atrium at the entrance of the building's courtyard and the reconfiguration of faculty offices and classrooms.

Significant Photographs and Drawings

Aerial View of North Grounds: Slaughter Hall, Withers-Brown Hall, and JAG facilities. U.Va. Prints 01211. No date.



Law School. First Level Plan: Phase I (South/Withers Hall). Sheet A-3 (36207). By Hugh Stubbins & Associates and Stainback and Scribner. Dated December 1971. U.Va. Facilities Management Resource Center.



Law School. Section: Phase I (Withers Hall). Sheet A-14 (36214).By Hugh Stubbins & Associates and Stainback and Scribner. Dated December 1971. U.Va. Facilities Management Resource Center.



Law School. North and East Elevations: Phase I (Withers Hall). Sheet A-11 (36215). By Hugh Stubbins & Associates and Stainback and Scribner. Dated December 1971. U.Va. Facilities Management Resource Center.



Law School. Ground level plan: Phase II (Brown Hall). Sheet A-1 (36071).By Hugh Stubbins & Associates and Stainback and Scribner. Dated December 1971. U.Va. Facilities Management Resource Center.



Law School. Elevations and Section: Phase II. Sheet A-8 (36078). By Hugh Stubbins & Associates and Stainback and Scribner. Dated December 1971. UVA Facilities Management Resource Center.



Slaughter Hall. First floor renovations. By Train and Partners Architects. Dated January 16, 2012.

#### Sources:

"Darden School Ready to Open" Charlottesville Daily Progress, August 14, 1975.

## Scott Stadium

#### *1931*

Architects: The Architectural Commission, led by John Kevan Peebles



#### **Preservation Priority**

#### NOT CONTRIBUTING

#### Landscape

Scott Stadium

#### Significance

Scott Stadium was built in response to the need for larger athletic facilities to accommodate spectators and students.

#### Integrity

Scott Stadium's appearance has been considerably changed through repeated campaigns of alterations and improvements.

#### **Character Defining Features**

• Horseshoe-shaped bowl – originally two opposing single tiers
## SCOTT STADIUM

#### **Critical Concerns**

None

#### History

The accelerated growth of the University in the years following World War I led the Architectural Commission to designate the lands on either side of McCormick Road for development. The construction of Scott Stadium between 1929 and 1931 initiated development beyond Emmet Street. The growing importance of intercollegiate athletics compelled the Architectural Commission to commence plans for a stadium capable of seating 20,000 spectators. Such a facility required suitable terrain and ready means of access. These factors led the Commissioners to a site by McCormick Road, near the base of Observatory Mountain. This choice undid previous efforts to gather all athletic facilities at the northern end of the grounds in a precinct bounded by Madison Hall, Memorial Gymnasium, and Lambeth Field. The new stadium was designed by Architectural Commissioner Peebles in collaboration with other Commission members. Construction was delayed when the contractor unexpectedly encountered bedrock. The facility was finally completed in 1931.

The increased traffic occasioned by this facility and the growing importance of the automobile at this time prompted improvements in road systems adjoining the University. Three projects are worthy of mention, all initiated in 1931. These included the extension of Emmet Street from Thompson Road to connect with Jefferson Park Avenue and Stadium Road, and the associated construction of an overpass for McCormick Road. Also built was a new street from McCormick Road to the west side of the stadium (Alderman Road) and on to Jefferson Park Avenue. Together with construction of the new stadium, these changes set the stage for intensive development of the lands along McCormick Road.

In the quarter century that began in 1976, the stadium was in a constant state of expansion and elaboration. New decks of seating were added on both sides of the field, Bryant Hall was constructed, lights were added for the playing of night games, the southern end of the field was closed in by still more seating, a new concourse and pergola were created at the north end of the field, and a scoreboard and clock tower were added nearby. The original concrete stands still lie at the heart of the complex, having been shored in 1986.

#### Chronology

1929-31	Construction completed. A colonnade similar to that at Lambeth Field was planned, but never built.
1950	Four additional buildings added at the ends of the east and west stands.
1974	Complete renovation of the stadium funded by the descendants of Frederic W. Scott. Work included new aluminum seats and artificial playing surface.
1976	Demolition of press box, President's box, iron gates and concrete finials at east and west entrances. 12,000 new seats created by the addition of uppers tiers above east and west stands. Upper concourse added and lower concourse renovated. New

## SCOTT STADIUM

ramping to upper tiers added at the east and west ends of the stadium, all completed for the 1980 season.

1983	Permanent lighting system added for night games.
1985	Bryant Hall added at the south end of the stadium.
1986	Shoring improvements in the original stadium to correct for deterioration of original concrete stands. Additional provision for bathrooms and concessions.
1996-2000	South end enclosed by extension of the east and west stands. New pergola added over lower north concourse, creating a new main entrance. New locker rooms and 44 luxury suites added. Expansion of the President's box on the east side. Press box doubled in size. New entrance gate, clock tower and scoreboard added at north end of stadium.

#### **Recommended Studies**

None

### Significant Photographs and Drawings

None

# Edgar Shannon Library

### 1936–38; additions in 1966–7 and 2020–4

Architects: Taylor and Fisher, J. Russell Bailey; 2020–4 expansion by HBRA Architects



#### **Preservation Priority**

ESSENTIAL

#### Landscape

Shannon Quadrangle

#### Significance

The completion of Shannon Library in 1938 gathered widely scattered collections into a single facility, moving them outside of the Academical Village for the first time in the University's history. In general conformity with the earlier master plan of Warren Manning, this building established the northern end of a quadrangle now defined by Peabody Hall and the Harrison Institute and Small Special Collections Library on the west, McCormick Road on the east, and Monroe Hall to the south. Shannon Library is a major work of architect R. E. Lee Taylor, previously a member of the Architectural Commission of the University and later a member of the Williamsburg Restoration's Advisory Committee of Architects.

A monumental essay in the Jeffersonian Classical idiom, it represents a remarkable persistence of this style at the University, highlighting the institution's essential conservatism at the time. Inside and out, it is an example of informed historical design. The interiors of the original building and 2024 addition contain several finely appointed rooms for the accommodation of students and researchers.

#### Integrity

INTACT. Apart from additions in 1967 and 2020–4 covering the original north elevation, the library remains substantially intact throughout its interior and exterior.

#### **Character Defining Features**

#### Exterior

- Form, mass and style (five-part design in the mold of Jeffersonian Classicism) with cyma recta modillions
- Gabled slate roof, copper flashing and coping
- Tuscan portico, octastyle *in antis*
- Brick walls on east and west sides in Flemish bond
- Fenestration, window sash and frames, architraves, and sills
- Door surrounds with architraves and pulvinated friezes
- Foundation course

#### Interior

- Plan and volume of spaces (double height rooms)
- Flat plaster walls, classical details (e. g., Ionic pilasters), paneling
- Raised panel doors, frames and architraves
- Window architraves, hardware and finishes
- Coffered ceiling with distinctive sky-blue color and white trim in Memorial Hall
- Coved ceilings in stacks
- Light fixtures in Memorial Hall, reference room and lobbies
- Stair, cast iron newels, steel channel stringers, terrazzo treads, wood railings and steel balusters

#### **Critical Concerns**

None

#### History

The library is named after Edgar F. Shannon, Jr., the University's fourth president (1959–1974). Prior to 2024, the building was named Alderman Library after Edwin Anderson Alderman, first president of the University (1904–1931).

Shannon Library was constructed in response to the need for a new library building capable of holding the University's existing collections under one roof, which were traditionally housed in the Rotunda. While much of the University's collections were destroyed during the fire of 1895, the building continued to house the library even after its rebuilding.

Designed by R. E. Lee Taylor after his time with the Architectural Commission, Shannon Library exhibits a mix of the Jeffersonian Classical and Georgian vocabulary. Taylor placed the library to the

west of the Academical Village and utilized the site to mask the monumental scale of the structure, which sits in a deep ravine. Placed among Miller Hall (since demolished), Peabody Hall, and Monroe Hall, Shannon Library became the north edge of what later became known as the Alderman (now Shannon) Quadrangle. A 1967 addition by J. Russell Bailey, which provided new stack space, covered much of the original north elevation. A 2020–4 addition and renovation provided a new south façade that is sympathetic to Taylor's original design.

#### Chronology

1938	The building was originally named for Edwin A. Alderman, first president of the University. Planning for the structure began under Alderman in 1924 and continued under President Newcomb, who secured a Public Works Administration grant for its construction. The new library consolidated library facilities previously spread across 13 different locations. To avoid overshadowing the Rotunda, Taylor situated the library in a depression of more than fifty feet, so that its five stories appeared as two at the entrance. In accordance with modern library practice, the building had only one entry, located on the south facade.
	The central entrance led to Memorial Hall, 96' long and 55' wide, containing the circulation desk and card catalogues. Along the east side of the hall was the general reading room and reference office. Below this were a reserved book room, public documents room, manuscript room, map room, and laboratories for photographic work. The top floor, save for the stacks, was devoted to study and seminar rooms
1939	The Anatomical Theater – a building original to the Jefferson period – was demolished at this time to clear the quadrangle completed by the library. Bricks from the destroyed building were reused to repair the serpentine walls and other original Jeffersonian structures.
1964	The University received a \$1,000,000 donation of rare books and manuscripts from Clifton Waller Barret, creating the need for new stack space. The resulting addition doubled the library's capacity.
1967	An addition made at this time provided ten floors of new stack space covering most of the north façade.
1970	Space restraints compel the University to begin transferring and deaccessioning collections – once housed almost entirely at Shannon Library – to other University libraries, including the nearby Clemons Library, which was completed in 1982.
1987	Renovation for mechanical and electrical systems.
1992	Rare Books School installed in the first level.
2004	The Albert and Shirley Small Special Collections Library opens, permitting the transfer of much of the rare and fragile materials from then-Alderman Library.

2006	Design and installation of the University of Virginia Scholars Lab.
2007	Planning and assessment study undertaken by DEGW North America.
2015	Quinn Evans, with the Facilities Management team, surveys the historic features of the Library and releases a corresponding report.
2017	The University hires Brightspot to map out a vision for the future use of the Library.
2018	HBRA Architects with Clark Nexsen and several contractors plan an expansion on the north side of the Library.
2020	Construction begins on the expansion of the Library.
2024	Construction completed. The library reopens in January and the Board of Visitors votes to rename the building in honor of Edgar Shannon in February.

#### **Recommended Studies**

None

#### Sources

Dugdale, Shirley et al. "Alderman Library Planning and Assessment Study." Prepared for the University of Virginia Libraries. New York and Chicago: DEGW North America, September 2007.

Elefante, Carl et al. "Alderman Library Historic Features Survey." Report prepared for Facilities Management at the University of Virginia. Washington, DC: Quinn Evans Architects, March 2015.

"University of Virginia Alderman Library Renewal: Program and Concept Design." Chicago and Virginia Beach: HBRA Architects with Clark Nexsen, March 2018.

University of Virginia Facilities Management Department Specifications and Drawings.

"Vision and Goals for the Alderman Library Renovation Project." New York: Brightspot, August 2017.

#### Significant Photographs and Drawings



The Library under construction, 1937. From the John K. Peebles papers, University of Virginia Visual History Collection at the Albert and Shirley Small Special Collections Library at the University of Virginia, Charlottesville, Virginia.



Shannon Library, south front, date unknown. Albert and Shirley Small Special Collections Library at the University of Virginia, Charlottesville, Virginia.



Shannon Library. Aerial view looking northeast. Date unknown. Albert and Shirley Small Special Collections Library at the University of Virginia, Charlottesville, Virginia.



Shannon Library. Memorial Hall. Date unknown. Albert and Shirley Small Special Collections Library at the University of Virginia, Charlottesville, Virginia.



Library for the University of Virginia (Shannon Library). North and south elevations by Taylor and Fisher Architects, December 1936. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Library for the University of Virginia (Shannon Library). Main floor plan by Taylor and Fisher Architects, December 1936. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Library for the University of Virginia (Shannon Library) east and west elevations by Taylor and Fisher Architects, December 1936. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Rendering of the library's south front by Taylor and Fisher, 1935. University of Virginia Visual History Collection at the Albert and Shirley Small Special Collections Library at the University of Virginia, Charlottesville, Virginia.



Drawing of the Library's north elevation by Taylor and Fisher, 1935. University of Virginia Visual History Collection at the Albert and Shirley Small Special Collections Library at the University of Virginia, Charlottesville, Virginia.



Drawing of the stacks addition to the Library by Ralph R. Thompson, 1965. University of Virginia Visual History Collection at the Albert and Shirley Small Special Collections Library at the University of Virginia, Charlottesville, Virginia.



Nine-level addition to the Library under construction, 1966. University of Virginia Visual History Collection at the Albert and Shirley Small Special Collections Library at the University of Virginia, Charlottesville, Virginia.



Shannon Library, view of 1966 north addition, May 2004. Photo by MCWB Architects, Albany, New York.



Shannon Library, view of 2024 north addition. Photo by MCWB Architects, Albany, New York. April 2024.



Shannon Library, main lobby, looking east, May 2004. Photo by MCWB Architects, Albany, New York.



Shannon Library, main lobby, looking west, April, 2024. Photo by MCWB Architects, Albany, New York.





McGregor Room (top) and book stacks in Shannon Library. Photos by MCWB Architects, Albany, New York. April 2024.

# Shelburne Hall

#### *1973*

Architects: Rancorn, Wildman & Kraus Architects



#### **Preservation Priority**

Proposed: Contributing

#### Landscape

**Observatory Hill** 

#### Significance

Shelburne Hall is one of several buildings constructed to further the collaboration between the University and outside governmental agencies in research and development. It was built to house the Highway Research Council, now the Virginia Transportation Research Council, which was previously housed in Thornton Hall and various other rented spaces. Shelburne Hall's three- level floor plan provides space for research, as well as staff and administrative offices for the Virginia Center for Transportation Innovation and Research (VCTIR), and allows agency officials and University students to work in the same office and laboratory spaces.

The building is named for VCTIR's first research director, Tilton E. Shelburne, who served as director for twenty years.

#### Integrity

Intact. There have been no significant alterations to either the interior or the exterior.

#### **Character Defining Features**

- Modern entrance design and glazing
- Fenestration and brick articulation at windows
- Siting on Observatory Hill
- Massing
- Interior brick wall detail in entrance lobby and at office windows
- Reinforced basement for explosions

#### **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

#### History

In 1944 Tilton Shelburne became the Research Director for the Virginia Highway Commission Division of Tests' new Research Section, which was the predecessor of the Virginia Transportation Research Council. By the late 1940s, expansion of the Research section became necessary. The Highway Department explored the idea of collaboration with a university. After considering Virginia Polytechnic Institute and State University (Virginia Tech), Virginia Military Institute, and the University of Virginia, ultimately the Department chose U.Va. for its central location and the broad scope of its academic and graduate engineering programs. The result was a "cooperative research unit." The Council would sponsor highway conferences, short courses, and any activity "tending to promote the advancement of highway engineering." Council staff also taught engineering courses at the University.

In 1949, the Virginia Council of Highway Investigation and Research (VCHIR), now called VCTIR, was formed and moved into the University's engineering building, Thornton Hall. The Research Section of the Division of Tests ceased to exist upon the formation of the collaboration. To accommodate growing space needs throughout VCHIR's first two decades, more office and laboratory space was made available in Thornton Hall's 1963 addition.

The 1960s and 1970s Observatory Hill construction furthered the expansion of science-related research and development programs that began with Thornton Hall in the 1930s and continued with buildings for physics, chemistry, and life sciences. Unlike other suburban growth during this time, the westward move for the University's applied sciences appears to be a result of grouping similar activities together rather than of formal campus planning.

The purview of the VCHIR program was modified in 1966 to include economic, environmental, and other branches of research. This expansion created the need for additional facilities and in 1971, the Board of Visitors approved the construction of Shelburne Hall. Like other Observatory Hill science and research structures, the building is modern in form and material palette, with its extensive use of

concrete. Yet, the red brick and trim motif hints at the University's Jeffersonian architectural tradition.

The new building provided the Council, previously spread out among rented spaces throughout the City in addition to its space in Thornton Hall, with a singular building housing more than one hundred employees. The building featured offices, laboratories, conference rooms, auditorium, and a library, which serves as the sole research library for the Council. Throughout its history, the Council remained flexible, and adapted to changing research needs. At the outset of its work, research at the Council focused on materials and construction testing for the Highway Department. By the time the Council moved in to its new home in Shelburne Hall, research began to address the environment, transportation systems, and energy. Some of the research done in Shelburne Hall has led to state legislation, and has played a key role in applying the most advanced technology to transportation.

#### Chronology

1971	Shelburne Hall design approved by Board of Visitors
1973	Shelburne Hall construction completed
1979	Roof replacement



#### Significant Photographs and Drawings

Shelburne Hall. First Level floor plan. Sheet 5 (32795). By Rancorn, Wildman & Kraus Architects. Dated May 1, 1971. U.Va. Facilities Management Resource Center.



Shelburne Hall. Second Level floor plan. Sheet 6 (32795). By Rancorn, Wildman & Kraus Architects. Dated May 1, 1971. U.Va. Facilities Management Resource Center.



Shelburne Hall. Exterior Elevations. Sheet 10 (32795). By Rancorn, Wildman & Kraus Architects. Dated May 1, 1971. U.Va. Facilities Management Resource Center.



Shelburne Hall. Front rendering (Not drawn exactly as built). Drawn by David Hall Associates, Architectural Arts (Raleigh, NC). No date. Rendering is displayed in Shelburne Hall.



Shelburne Hall. Rear rendering (Not drawn exactly as built). Drawn by David Hall Associates, Architectural Arts (Raleigh, NC). No date. Rendering is displayed in Shelburne Hall.

Sources:

"Fifty Years of Excellence in Research: The Virginia Transportation Research Council 1948-1998" Virginia Transportation Research Council, written by Ann Miller. October 1998. Report courtesy of Ann Miller, Senior Research Scientist and Historian at VCTIR

U.Va. Facilities Management drawings and inspection reports.http://www.virginia.edu/webmap/popPages/202-Cur-ryEdSchool(Bavaro).html

Wilson, Elanor. The Curry School of Education at the University of Virginia 1905-2005: Preparing Men and-Women for Leadership in Scientific Educational Work. Charlottesville : Curry School of Education, University of Virginia, 2006.

# Slaughter Recreation Center

### 1978; Addition, 1993

Architects: Johnson, Craven, & Gibson Addition: Hughes Group Architects



#### **Preservation Priority**

NOT CONTRIBUTING

#### Landscape

**Observatory Hill** 

#### Significance

Prior to this building's construction in 1978, all of the University's health and recreation facilities housed one or more of the school's intercollegiate athletic programs. Slaughter Recreation Center was the university's first purpose-built health and recreation center dedicated for the general use of the University community; it allowed significant expansion of the University's intramural sports program.

#### Integrity

Compromised

# SLAUGHTER RECREATION CENTER

#### **Character Defining Features**

- Floor plan
- Modern geometric design at building's main entrance
- Fenestration

#### **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

#### History

The new recreation center was constructed in 1978 to serve the University's need for additional health and recreational space. The building houses three multi-use courts for either basketball, volleyball, or badminton, racquetball courts, squash courts, a weight room, and a convertible aerobics training room with a break-away wall which allows the space to be divided into two separate spaces. It vastly differs in form, style, and material palette from the University's traditional and more modern architecture.

It is named after Edward R. "Butch" Slaughter, the Director of Intramurals at the University from 1958 to 1973.

In 1993, an addition was completed on the southwest corner to provide additional locker rooms.

#### Chronology

1978	Slaughter Center completed
1993	Southwest locker room addition built
2004	Partial roof replacement
2008	Second partial roof replacement

## SLAUGHTER RECREATION CENTER



#### Significant Photographs and Drawings

Slaughter Recreation Center. Addition Rendering. Cover Sheet (32560). By Hughes Group Architects. Dated May 26, 1993. U.Va. Facilities Management Resource Center.



Slaughter Recreation Center. Addition Floor Plan. Sheet A-3 (32560). By Hughes Group Architects. Dated May 26, 1993. U.Va. Facilities Management Resource Center.

Sources:

UVA Facilities Management drawings and inspection reports.

UVA Intramural/Recreation Website: http://www.virginia.edu/ims/facilities/src.php

# Small Observatory

**ca.1920** Architect: Unknown



#### **Preservation Priority**

IMPORTANT

#### Landscape

**Observatory Hill** 

#### Significance

The Small Observatory is significant for its association with and contribution to the University's ongoing astronomy program. Some of the program's most notable work was undertaken during the period in which this building was placed in operation.

#### Integrity

INTACT. The Small Observatory is entirely intact and operable, and has sustained no significant alterations.

## SMALL OBSERVATORY

#### **Character Defining Features**

Exterior

- Form and massing
- Roll-away metal roof and steel frame supports
- Brick masonry construction

Interior

- Open volume
- Raised floor system
- Telescopes

#### **Critical Concerns**

None

#### History

The University's second observatory director, S. A. Mitchell, was one of the first University faculty members to be elected to the National Academy of Sciences. Mitchell began an extensive program of photographic astrometry, which became the Observatory's most important historical contribution to astronomy, in 1914. He also undertook research collaborations with major centers such as Harvard, Columbia, and Mount Wilson Observatory and led a number of solar eclipse expeditions. Mitchell arranged for additional continuing support from the estate of Leander McCormick and other outside sources. This support may have helped fund the construction of the Small Observatory.

#### Chronology

ca. 1920 Small Observatory built, allowing an additional telescope to be fixed so the points of reference would not have to be reestablished with each use. Note: Facilities Management dates the building to 1880.

#### **Recommended Studies**

None

# SMALL OBSERVATORY

Significant Photographs and Drawings

*Observatory Hill. Small Observatory to the upper right of McCormick Observatory. November 1964. Special Collections at the University of Virginia.* 

# Stacey Hall

(originally Sears Roebuck and Co.) 1957 Architect: Stevens and Wilkinson



#### **Preservation Priority**

CONTRIBUTING - Significant outside the history of the university

#### Landscape

Hospital

#### Significance

Currently occupied by administrative offices for University Hospital, Stacey Hall was built in 1957 as a Sears Roebuck and Co. department store, marking the zenith of commercial development in the area just west of University. For the University, and indeed for the larger community of Charlottesville, the structure is a unique example of modernism in the style of Ludwig Mies van der Rohe, popular during the mid-twentieth century. The attributes most admired in the Miesian style--the celebration of modern materials, clean thoughtful detailing, and expressed structure--are successfully emulated here.

# STACEY HALL

#### Integrity

SUBSTANTIALLY INTACT. Stacey Hall is substantially intact though a number of alterations have occurred. The exterior glass panels and doors have been replaced, and the interior has been converted from an open plan into office spaces.

#### **Character Defining Features**

#### Exterior

- Flat roof projecting over walkway on south and east elevations
- Plate glass sidewalls with aluminum extrusions
- Exposed structural steel framing
- Black spandrel panels
- Brick foundation
- Concrete sidewalks

#### Interior

• Not accessible at time of survey

#### **Critical Concerns**

None

#### History

The building known today as Stacey Hall was built for Sears Roebuck and Co. in 1957. Its colonnade of I-beams, glass curtain wall, and rectangular masses place it firmly within the High Modernist idiom of Ludwig Mies van der Rohe. The building was designed by the Atlanta-based firm of Stevens and Wilkinson, which did a number of buildings throughout the southeast in the Modern style and also at least two more Sears stores in Virginia at Roanoke and Newport News. A 1959 issue of *Progressive Architecture* highlighted the firm's designs, including its Sears stores. Notably, the building's orientation focused not on the façade along West Main Street but toward its large parking lot to the east with automotive service center, acknowledging the importance of the automobile.

The building is now named in honor of John M. Stacey, the former director of the University Hospital and the first director of the Medical Center.

#### Chronology

1957	Sears Roebuck and Co. opens store on West Main, becoming largest retail store in the city.
1982	The University acquired the building when Sears moved to Fashion Square Mall. The Hospital was greatly in need of additional office space and parking, which the

## STACEY HALL

property provided. The four garage doors of the automotive wing are infilled with windows and stucco.

- 1985 Alterations by Metcalf and Associates.
- 1987 Exterior and landscape alterations by Metcalf and Associates.
- 1992-93 Renovations to building and storefront replacement by CEEG Associates. Major plumbing, electrical, and mechanical renovations.

#### **Recommended Studies**

None

# STACEY HALL

#### Significant Photographs and Drawings



Stacey Hall (Sears and Roebuck Co. Building). Elevations and details. Dated September 3, 1957. Stevens and Wilkinson Architects. University of Virginia Facilities Management FP&C Resource Center.

# Stone Hall

National Radio Astronomy Observatory (NRAO) 1964-1965; Additions, 2003-2005

Architects: Tippets, Abbett, McCarthy, Stratton, Engineers and Architects. Building Additions: Versar, Inc. (formerly the Greenwood Partnership)



#### **Preservation Priority**

Not Contributing

#### Landscape

**Observatory Hill** 

#### Significance

The NRAO building was constructed starting in 1964 as part of a series of steps taken by the University in the 1960s towards advancing the "space-age astronomy program." It was built to be the research processing center for the scientists who use the NRAO's giant radio telescopes at Green Bank, West Virginia, which lies about 100 miles west of Charlottesville. The NRAO chose Charlottesville as the location of its offices because of the University and its "top scientific personnel," as well as the proximity to Green Bank, Washington, D.C., and New York.

Together, the NRAO staff and the University astronomy faculty constituted one of the largest assemblages of astronomers in the world. The director of NRAO and much of its staff were located at the Charlottesville location, and would occasionally commute to the Green Bank site. The presence of NRAO Headquarters at U.Va. allowed for the expansion of the University's astronomy department.

The building is named after Ormond Stone, who was the first director of the University of Virginia's Leander McCormick Observatory on Observatory Mountain. At that time, the University's Astronomy department shared a building with the Mathematics department, and thus did not have a building to name until the NRAO facility. Ormond Stone was the director of the McCormick Observatory until 1912.

#### Integrity

Compromised. The massing of the building is largely intact, but the 2003-2005 renovation and addition added post-modern ornament and multi-light window sashes which compromised the clarity of the original Modern design.

#### **Character Defining Features**

- Massing
- Entrance fenestration
- Auditorium

#### **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

#### History

The field of radio astronomy started picking up speed immediately after WWII, during which many people who went on to become pioneers of radio astronomy were involved in the war effort developing radar. After the war, those scientists resumed peacetime research and utilized their enhanced knowledge of radio techniques and of natural sources of radio waves to accelerate the development of radioastronomy.

By the mid-1950s boom in the field, the United States decided it needed a National Radio Astronomy Observatory that could provide research facilities bigger than any university could build or operate by itself. It would be a center for researchers to utilize for radio astronomy research and work with other scientists and engineers in the same field. The National Radio Astronomy Observatory was located in Green Bank, West Virginia in May 1957. Green Bank was an ideal site for radio astronomy research because of its rural setting, but after a few years, NRAO decided to move part of its operation to a university and minimize the number of employees working at its rural West Virginia location. The University of Virginia was chosen, after consideration of West Virginia University, due to its proximity to Green Bank and to Washington D.C., its prestige, and its tradition of astronomy research. At the time, each element of NRAO had enhanced abilities to interact with each other at the University.

The Charlottesville NRAO opened in December 1965 as part of the University's 1960s expansion of the science program. It was built as a partnership between NRAO and the University to house NRAO researchers' offices. Associated Universities Inc., the corporation that operates NRAO, and is supported by National Science Foundation funds, signed a 30-year lease on the building and paid rent to the University to repay the capital outlay for the construction. The new building was located in the "special science and engineering area" that was being developed in the western portion of University property, on Observatory Hill. This included Gilmer Hall, completed in 1963, which housed the astronomy department, as well as the new observatory on Fan Mountain, which was also opened in 1964.

An addition was constructed starting in 2003 and opening for use in 2005. This addition made space necessary to support the NAASC project in Chile, and created an expanded library for group collaboration and archival research on the building's third floor. During this renovation the second floor lobby at the building's entrance was expanded to allow for reception and exhibition space. The 2003 addition transformed the building from a modern design, with undecorated cornice lines, opting for brick soldier courses to evoke the illusion of a cornice, to a more classical design, with white trim and columns at the front entrance. It included the replacement of the original glass storefront and building windows in favor of more traditional, double-hung sash windows. Porticos were added to the front and rear entrances of the original building, and a white cornice added to tie the original building together with the new addition, which related more to the U.Va. tradition of red brick and white trim.

The construction of the Stone Hall addition also included several changes in the immediate landscape. The parking lot east of the building was enlarged, and the retaining wall removed. The original parking scheme featured a roundabout at the building's main entrance, with a round planted island. This too was removed during the entrance renovation, leaving an empty cul-de- sac leading up to the main entrance.

All NRAO projects are headquartered in the Charlottesville office, though research locations include Arizona and New Mexico in addition to the West Virginia site. Stone Hall includes the Director's Office, the NAASC, the NRAO central administrative offices, and the main NRAO Research Library. NRAO has become an international organization through its involvement with the Atacama Large Millimeter/submillimeter Array (ALMA), an international partnership of Europe, North America and East Asia in cooperation with the Republic of Chile, which is the largest astronomical project in existence.

#### Chronology

1964	Construction starts on the NRAO building. R.E. Lee & Son Inc., of Charlottesville, was chosen as the construction contractor.
2000	Preliminary design for the NRAO addition and renovation project, prepared by the Greenwood Partnership of Williamsburg, was approved by the Board of Visitors.
2003	Construction of the Stone Hall Addition, designed by Versar, Inc. (formerly the Greenwood Partnership) began. The 38,000 square foot addition provides space to host the North American ALMA Science Center (NAASC) and for an expanded research library and lobby.
2005	The Stone Hall Addition was opened for occupation by NRAO and ALMA construction staff. The addition primarily services the NAASC and the NRAO Research Library.



#### Significant Photographs and Drawings

NRAO. First floor plan. Sheet A1 (29301). By Tippetts, Abbett, McCarthy, Stratton. Dated September 24, 1964. U.Va. Facilities Management Resource Center.



NRAO. Second floor plan (Entrance level). Sheet A2 (29302). By Tippetts, Abbett, McCarthy, Stratton. Dated September 24, 1964. U.Va. Facilities Management Resource Center.



NRAO. Third floor plan. Sheet A3 (29303). By Tippetts, Abbett, McCarthy, Stratton. Dated September 24, 1964. U.Va. Facilities Management Resource Center.



NRAO. Building elevations for 2003 addition and remodel. Sheet A6 (87541). By Versar, Inc. June 23, 2003. U.Va. Facilities Management Resource Center.
# STONE HALL



NRAO. Front façade. Photo courtesy of Alan Bridle, NRAO Astronomer. Dated May 27, 2003.



NRAO. Window replacement. 2003-2005. Photo courtesy of Alan Bridle, NRAO Astronomer. Dated September 5, 2003.

# STONE HALL



NRAO. Site concept plan. Image courtesy of Alan Bridle, NRAO Astronomer. Yellow shows the 1965 structure, and pink shows the 2005 addition.

#### Sources:

"Virginia's great new galaxy of astronomers" The Commonwealth December 1964.

Interview with Alan Bridle, Astronomer at NRAO Charlottesville. July 16, 2012.

"Virginia's great new galaxy of astronomers" The Commonwealth December 1964.

Ibid.

Charlottesville NRAO. https://science.nrao.edu/about/charlottesville

University of Virginia Board of Visitors minutes, February 25, 2000. http://xtf.lib.virginia.edu/xtf/view?docId=2008\_06\_01/uvaGenText/tei/bov\_20000225.xml;chunk.id=d25;toc.depth= 1;toc.id=;brand=default;query=sprigg#1

"Stone Hall Addition" NRAO-Charlottesville. http://www.cv.nrao.edu/construction.shtml

# Student Activities Building

## 1985; Additions, 1992

Architects: Vickery Partnership, Architects (VMDO) Additions and Alterations: Wright, Jones, and Wilkerson, Architects with CEK, Inc. Engineers



## **Preservation Priority**

## NOT CONTRIBUTING

## Landscape

Scott Stadium

### Significance

The Student Activities Building is a one-story structure built to provide a general purpose space for student programming. It is located southwest of Scott Stadium.

## Integrity

Substantially Intact

## **Character Defining Features**

- Open floor plan
- Gable roof and dormer vents
- Scored block panels on east and west facades
- Glass block at roofline
- Screen walls with scored block panels

## **Critical Concerns**

To be provided from Facilities Management Inspection Reports

## History

The Student Activities Building was completed in 1985. The one story building houses a general purpose space for large student events. The west entrance features a small exterior concrete plaza framed by a stone retaining wall.

In 1992, an L-shaped screen wall was added to the south end of the building, surrounding a concrete pad used for utility purposes. The roof was replaced in 2013.

## Chronology

1985	Original construction of the Student Activities Building, designed by the Vickery Partnership. The landscape plan was completed by the University's Department of Physical Plant, Architectural and Engineering Services.
1992	Wright, Jones, and Wilkerson, Architects, with CEK, Inc. Engineers construct screen walls on the south end of the building.
2013	TEC, Inc. completes a roof replacement with new asphalt shingles and roof flashing.

## Significant Photographs and Drawings



Student Activities Building, Elevations, as built. Sheet A2 (34144). By The Vickery Partnership, Architects. Dated June 25, 1985. U.Va. Facilities Management Resource Center.



Student Activities Building, Plan, as built. Sheet A7 (34144). By The Vickery Partnership, Architects. Dated June 25, 1985. U.Va. Facilities Management Resource Center.





Student Activities Building, West, North and East facades. Photos May 2013.

# Sunnyside

(Duke House) ca. 1800, additions 1857, 1858, 1863, 1860-80, 1894, ca.1900-1950, ca.1920, 1958-1963, 1982, 2002

Architect: Unknown



## **Preservation Priority**

## CONTRIBUTING

## **Listing Status**

Individually listed on the National Register of Historic Places

## Landscape

Barracks Road

## Significance

Significant outside the history of the university.

## Integrity

## MISSING LAST PAGE OF SURVEY

## **Character Defining Features**

Exterior

- Form and massing
- Original side gable roof, 1<sup>st</sup> addition front gable, 2<sup>nd</sup> addition side gable
- Standing seam metal roofing
- Chimney stacks
- <sup>1</sup>/<sub>2</sub> round and built in gutters
- Portico
- Log construction at the northernmost ell
- Jig sawn bargeboard trim elements
- Lancet windows at north wing
- 6/6 wood sash windows
- Lancet door opening

Interior

- Plan
- Moldings and trim work
- Door and window architraves
- Flooring
- Chimney pieces

### History

Sunnyside is the oldest surviving building on the University's North Grounds. This property underwent significant changes over time and shows its response to the needs of various occupants. The most prominent architectural element of the building is its Gothic Revival style as is shown in its asymmetrical massing, pointed Gothic windows and doors, louvered arched shutters, and scalloped verge boards.

The 1963 acquisition of the Duke Tract, in addition to the Massie estate, made it possible for the University to develop a satellite campus to accommodate University expansion. Historically, Sunny-side's connection with the Duke family, and its facilitation of the North Grounds are its two distinguishing characteristics.

## Chronology

1778-1788 1340 acres purchased by John Alphin.

ca. 1800 John Alphins's daughter Polly and her husband, Blake Harris, build the original 1 <sup>1</sup>/<sub>2</sub> story, two room log section. The structure is a single-pile hall and parlor plan yet without a central passage. The original floorboards remain and have cut nails with

	hammered heads. This section of the house had no decorative moldings except for a simple baseboard. The joists between the first and second levels were left exposed, evidenced by the beading on the lower portions of the joists.
1857	Owner Ira Garrett sides the log section with weatherboarding. A one and a half story addition to the south of the original log section, with roof ridge perpendicular to the original building, is added. A porch with a hipped roof and a projecting pedimented central bay is constructed.
1858	William Carroll purchases the site and remodels it in the Gothic Revival style. The scroll-sawn verge boards are added at this time. The windows and front door are replaced with pointed arch frames and fitted with arched shutters. The fieldstone chimney is reworked with stepped weatherings and a corbelled cap crowned with a pair of octagonal chimney pots. A wood frame wing is added, containing a dining room and bedroom above. A rear porch or covered walkway is built to connect the new additions with the original structure.
1859	House referred to as "Sunnyside" since it is likely modeled upon Washington Irving's "Sunnyside" in Tarrytown, NY.
1863	The site is purchased by Col. Richard Thomas Walter Duke, Sr. Dormers added to original section. The northwest corner room is enlarged at this time.
1865	During the Civil War, Sheridan's men rode through "Sunnyside" from Ivy Road and searched the house but did no material damage.
1860-1880	The present hall, formerly a covered walkway where one story addition was added along the rear, is enclosed. Many outbuildings completed the plantation setting: a log kitchen, log stable, octagonal office (in 1879 R.T.W. Duke, Jr., claims it is "a rotting shell"), slave quarters, vineyards, and ice house.
1894	Two-story frame section was added to the southern part of the house, connecting the main house with the old kitchen and slave quarters that stood about twenty-five feet off the southern end of the structure.
ca. 1900-1950	Partial basement excavated.
ca. 1920	Shed roof addition including library and store rooms is built.
1958-1963	The house is renovated for a member of the Duke family by architect Floyd Johnson. The old kitchen and slave quarters (a single-story log structure at the south end of the home, which were two of the original dependencies) were removed. Veranda razed and replaced by a new porch. Original window sashes were replaced with six-over-six lights.

Interior substantially remodeled in the Classical Revival style.

1963	UVA purchases "Sunnyside" and the surrounding land from the Cammon C. Duke estate in order to build the North Grounds.
1963-2003	Site functions as University Housing for University Professors.
1969	UVA grants the City of Charlottesville an easement for the widening of Barracks Road.
1982	Renovations by University of Virginia. Work includes landscaping, HVAC work, plumbing and electrical work, interior painting, and a variety of general repairs. Joists in the basement are repaired. Storage shed added. A concrete patio covered with flagstone in a herringbone pattern was added southeast of the kitchen. A stepping stone slate walk leads from this patio to the present driveway. White pines added from Newcomb Hall; existing vegetation such as the dogwood along the south side and the boxwood along the front elevation remain.
2002	The exterior is repainted.

## **Recommended Studies**

None



# Significant Photographs and Drawings

Sunnyside. Photograph dated July 1<sup>st</sup>, 1918. Special Collections at the University of Virginia. Holsinger Studio Collections.

# Telephone Exchange

## 1951; additions 1974-75, 1980, 1982, 1983

Architects: Unknown; Rawlings, Wilson & Fraher



## **Preservation Priority**

NOT CONTRIBUTING

## Landscape

Hospital

## Significance

The Telephone Exchange building is a utilitarian one-story brick structure built in 1951. It originally housed the telephone switchboards for the University Hospital.

# TELEPHONE EXCHANGE

## Integrity

INTACT. Despite alterations, the essential character of the Telephone Exchange remains largely unchanged.

## **Character Defining Features**

None

## **Critical Concerns**

None

### History

Built in 1951, the Telephone Exchange housed the telephone switchboards for the University Hospital. This brick structure was purposefully inconspicuous--set into a sloping hill, windowless, and almost free of ornamentation. Efforts were made to screen the air conditioning unit from view. A recent addition of copper gutters and downspouts represents the building's sole ornamentation.

### Chronology

1951	One-story brick building constructed. The building served as the telephone exchange for the University Hospital.
1974-1975	Rawlings, Wilson and Fraher addition built on the east façade of the building.
1980	Oxygen tank enclosure created south of the structure.
1982	Tape security vault built in northwest corner.
1983	Interior rooms constructed in the Telephone Exchange building to partition spaces for offices. Suspended ceilings, solid core birch doors, and carpet installed; entire interior painted. Observation window installed at this time.
ca. 2000	Copper coping, gutters, and downspouts added to the building.

## **Recommended Studies**

None

## **TELEPHONE EXCHANGE**



Significant Photographs and Drawings

Telephone Exchange. Drawings by Rawlings, Wilson and Fraher. June 1971. University of Virginia Facilities Management FP&C Resource Center.

# TELEPHONE EXCHANGE



Addition to the Telephone Exchange. Drawings by Rawlings, Wilson and Fraher. December 1974. University of Virginia Facilities Management FP&C Resource Center.

# The Mews

*ca.* 1826-1833, additions ca. 1920, ca. 1929, ca. 1929-1950 Architect: Unknown.



#### **Preservation Priority**

ESSENTIAL

#### Landscape

Jefferson Precinct

#### Significance

The building known today as "the Mews" is a rare surviving support building for a pavilion on the Lawn. The building served variously as a servants' quarter, a washhouse, and chicken house before being converted into University housing during the mid-twentieth century. As a slave quarter, this building is one of the few remaining to represent the population of blacks who labored in the daily operations of the University and its associated families.

# THE MEWS

More broadly, the Mews represents the antebellum expansion of domestic services at the University and the concurrent construction of new service buildings to support this development. Such structures were once commonplace in the rear areas of the pavilions, supporting the daily needs of their inhabitants.

## Integrity

COMPROMISED. The exterior of the Mews has been altered extensively over the years, as shown clearly in the piebald south façade. The Mews has been significantly compromised throughout its interior owing to changes in use and incremental improvements over time. More early finishes survive in the upper story than in the rooms below.

### **Character Defining Features**

Exterior

- Mass, form and style
- Gable roof
- Brick sidewalls
- Ground floor bedroom window original/early
- Extensive, visible alteration of the west facade

#### Interior

- Window architraves on north and south ground floor windows
- Second floor wood flooring

### History

Now set in its own walled garden, the Mews was probably built as a slave quarter for Pavilion III. No indication can be found of it having been a stable, as the present name would suggest. The origins of that name remain obscure. By 1891 a one-story extension had been added to the West elevation, and about 1929 a two-story addition was made to the eastern end of the building. The Mews currently functions as faculty housing, with a separate apartment on each floor. The building has undergone significant alterations, as is evidenced in multiple patches in the brickwork.

### Chronology

1821-1823	Construction of garden walls behind Pavilion III initiated and presumably finished by 1823.
ca. 1826-1833	One and a half story brick building constructed as an outbuilding for Pavilion III, possibly as a summer kitchen or servants' quarters. In 1833, Professor Magill at Pavilion III wrote that he had "a kitchen detached from the house an excellent smokehouse, an ash house and a garden sufficiently large to raise most of our vegetables in."

# THE MEWS

1830	Construction of the building known today as "the Mews" in rear of Pavilion III. It does not seem to have been a stable, as the present name would suggest.
Pre-1891	Addition to the east elevation raising the structure two stories. (On the Sanborn Fire Insurance Maps of 1896 and 1902, the building showed as a one-story structure).
1907	Porch addition on west and south elevations (Sanborn Fire Insurance Maps for 1907-1920).
ca. 1929	One-story addition to west elevation, two-story addition to east elevation, and a one-story porch addition connecting the southeast corner of the building to the northwest corner of Pavilion III. Porch addition on west and south elevations no longer shown in Sanborn Map of 1929.
Post-1929	Porch addition connecting the building to the Pavilion is demolished.
1950	According to June 9, 1950, Board of Visitor minutes, the late Professor Campbell's "architectural treatment of the Mews" is undertaken.
ca. 1971- Present	Building serves as housing for professors and visiting scholars, with one separate apartment on each floor.

## Studies

Historic Structure Report (HSR) completed



## Significant Photographs and Drawings

The Mews Residence. First and second floor plans. August 20, 1971. University of Virginia Facilities Management FP&C Resource Center.

# Thornton Hall

## 1935; 1949-51 Chemical Engineering and High Voltage Labs; 1961 Wing D

Architects: The Architectural Commission (Edmund S. Campbell, John Kevan Peebles, R. E. Lee Taylor, and Walter Dabney Blair); John Peebles and Associates



## **Preservation Priority**

### IMPORTANT

## Landscape

McCormick Road West

### Significance

Built to house the School of Engineering, Thornton Hall was the first academic building to be constructed west of Emmet Street and was the Architectural Commission's final project at the University. The structure embodies President Alderman's campaign to elevate the status of the University's professional programs--Law, Medicine, Education, Commerce, and Engineering--dignifying each with a new building. As the University's first federally funded construction project, Thornton Hall pointed the way to future investments by the U. S. government here and on campuses across the country. Thornton Hall was designed in the Jeffersonian/Georgian idiom favored by the Architectural Commission. The courtyard space and the Jeffersonian-style arcade are notable features, the latter copied from the nearby student ranges on Monroe Hill. The circular-headed windows used throughout the main floor are unique in the work of the Commission.

## Integrity

SUBSTANTIALLY INTACT. The exterior of the building remains intact and appears largely as it did at the time of construction. The interior has been compromised by many alterations. The essential character of the original design is discernible in the public spaces of the ground floor, but elsewhere concealed by modern finishes.

## **Character Defining Features**

Exterior

- Form, massing and style
- Arched opening of main floor and at ground-floor entry
- Arcaded courtyard
- Slate roof and copper flashing
- Entry portico
- Brick side walls laid in Flemish bond
- Cornice
- Fenestration, window sash, frames and surrounds
- Door openings and early doors

### Interior

- Plan
- Stairwell entrance doors
- Main floor corridors, floors and walls

## **Critical Concerns**

None

### History

Named after William Mynn Thornton, UVA's first dean of Engineering, Thornton Hall houses the School of Engineering. Its design was connected to the completion of the Emmet Street overpass. President Alderman died before Thornton Hall was finished, but his successor, John L. Newcomb, previously a professor in the Engineering School, saw the project to completion. The building was the first at the University constructed with New Deal funding, provided in this case by Public Works Administration grants and loans. The PWA had been created by the National Recovery Act of 1933. Thornton Hall contained a library, a power-testing lab, drafting room, electrical lab, aeronautical lab, hydraulics lab, and lecture rooms. Though the uses of the building were entirely modern, the building itself references the architectural precedents at UVA. Thornton Hall quotes the arcades of Jefferson's ranges. The functions of the building have been segregated spatially; the main building contained lecture rooms, with the wings serving as laboratory space.

Along with Scott Stadium, Thornton Hall marked a significant change in the University's spatial

growth, focusing new development in the area known today as West Grounds. Thornton Hall was the first of many science and engineering buildings on what by the 1950s the University was promoting as a science center. The rapid expansion of this building and the construction of other science facilities during that era reflected the emergence of the Cold War and the U.S. Government's consequent concern with education and research in the sciences. Today Thornton Hall remains the center of the Engineering School, housing many modern research activities.

#### Chronology

1934-1935	Building designed by the University's Architectural Commission. Construction bids exceeded the allocated funding, so the plans were revised, cutting out the auditorium to reduce cut costs. The building was constructed with Public Works Administration grants and loans totaling \$424,000.
1949	Chemical Engineering and High Voltage Laboratory additions designed by Baskervill & Sons with Eggers and Higgins.
1950-1951	Chemical Engineering Wing completed. Materials Testing Lab renovation.
1954	Alterations to building C, Dean's Office by Stanislaw Makielski.
1960	Alterations and additions to Thornton Hall by Rawlings and Wilson. Alterations to the Dean's Office by Stanislaw Makielski.
1961	Addition of Wing D. Elevator added.
1961-1973	Wing E Constructed (exact date unclear).
1966	Telephone Equipment Room added - Wing B.
1968	Renovations to Barker Science Student study. Additions and alterations to Electrical Engineering Labs.
1972	Library expansion.
1975	Proposal for layout of Mechanical Engineering Laboratory. Alterations to department of Civil Engineering space. Installation of fluorescent lighting for classrooms.
1978	Alterations to Wing E (Electrical and Computer Engineering).
1986	Modernization, phase I. Landscaping. Renovation of Wing B for Chemical Engineering.
2002	The Seven Society placed a plaque honoring William Mynn Thornton in front courtyard.

2002-2003 Thornton Hall courtyard improvements and sanitary sewer replacement

#### **Recommended Studies**

None

## Significant Photographs and Drawings



Thornton Hall aerial photograph. View looking northwest. Ca.1954. Special Collections at the University of Virginia.



Thornton Hall library. Photograph by Ralph Thompson. Date unknown. Special Collections at the University of Virginia.



New Engineering Building (Thornton Hall). North Elevation. Drawings by Architectural Commission. March 1934. University of Virginia Facilities Management FP&C Resource Center.



New Engineering Building (Thornton Hall). Ground Floor Plan, Building A. Drawings by the Architectural Commission. March 1934. University of Virginia Facilities Management FP&C Resource Center



New Engineering Building (Thornton Hall). Ground Floor Plan, Building B. Drawings by the Architectural Commission. March 1934. University of Virginia Facilities Management FP&C Resource Center



New Engineering Building (Thornton Hall). Ground Floor Plan, Building C. Drawings by the Architectural Commission. March 1934. University of Virginia Facilities Management FP&C Resource Center

# U.Va. Outpatient Surgery Center

## 1984; Additions 1995, 1998, 2012

Architects Unknown; Additions VMDO, 1995; Bruce R. Wardell, 1998; U.Va. FP&C, 2012



### **Preservation Priority**

Not Contributing

### Landscape

Health System

### Significance

The U.Va. Outpatient Surgery Center serves as a separate surgical facility within the U.Va. Health System. It was built as the Virginia Ambulatory Surgery center (VASC).

### Integrity

Compromised

### **Character Defining Features**

- Form and massing
- Entrance canopy (2012 addition)

#### **Critical Concerns**

To be provided from Facilities Management Inspection Reports

# U.VA. OUTPATIENT SURGERY CENTER

## History

The original building was constructed in 1984 by an unidentified architect. In 1995, Charlottesville firm VMDO Architects, working with the Cox Company and Dunbar, Milby, & Williams, designed and constructed a 5,000 square foot addition to the southeast and southwest sides of the building. The new entrance to the building included a ramp and expanded patient waiting area. A second addition, designed by Bruce R. Wardell, was built in 1998. Several interior renovation projects were completed between 1999 and 2008.

## Chronology

1984	The VASC building construction was completed.
1998	An addition to the southeast and southwest sides of the original building is added. The project, designed by Bruce R. Wardell, included a new building entrance.
1999	Fencing was installed along the property line, enclosing the building area, and separating it from the Southern Railway Company tracks.
200	The building undergoes an interior renovation, designed by Bruce R. Wardell.
2007	A new HVAC unit was installed on the building roof for Operating Rooms five and six. Nalls Architecture, Inc and Leach Wallace Associates completed this project.
2012	Two modular Operating Rooms were added to the building, along with a screening wall surrounding the modular units. The project also included a new entrance canopy.

# U.VA. OUTPATIENT SURGERY CENTER

## Note: No original drawings are available for the building. ş 1003 AND TOTAL ON EM13 390 Pα. UNIVE 0.8 267 10UW04 455 AL2 A Part of the second 12716-2 ТМР 71-97 ОСНОТНИ И. QUARLES D.B. 247, Ру. 435 ACREET 0.8.166 T, х. ×462.6 ×4622 613 INN AMBULADDRY SURDERY CENTER 2 STORY BLOCK PIRST FLOOR ELEVATION: 488.47 0.4682 ð" ALC: N 285.4 2470.4 34764

## Significant Photographs and Drawings

U.Va. Outpatient Surgery Center. Site Survey before 1995 expansion. Sheet C1 (81530). By Kirk Hughes & Associates. Dated June 6, 1994. U.Va. Facilities Management Resource Center.

# U.VA. OUTPATIENT SURGERY CENTER



U.Va. Outpatient Surgery Center, Entrance canopy (2012 addition). Photo dated July 2013.



U.Va. Outpatient Surgery Center, Northeast façade, with modular Ors and screening. Photo dated July 2013.

# University Chapel

### 1884–1890, 2007 exterior repairs, 2023 interior restoration

Architect: Charles Emmet Cassell



### Landscape

Jefferson Precinct

### **Preservation Priority**

## ESSENTIAL

### **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

### Significance

Designed by Baltimore architect Charles Emmet Cassell, the University Chapel was the first structure on Grounds dedicated solely to worship and the only one in the Gothic Revival style popular in the

second half of the nineteenth century. The quarry-faced natural light gray limestone is in marked contrast with the red bricks and white columns elsewhere on the Grounds. Eugene Davis – an alumnus and the former Mayor of Charlottesville – donated the limestone for the construction, which he sourced from his property at Willoughby on Moore's Creek about two miles south of downtown Charlottesville. In concert with the Brooks Museum, the Chapel effected a northward expansion of Jefferson's original compound and its orthogonal geometry. The Chapel embodies the advancement of religion at the University during the nineteenth century, and the eclipse of Jefferson's original prescriptions for a non-sectarian institution. Today, the chapel is a popular wedding venue and is open by reservation for student meetings and performances.

## Integrity

INTACT. University Chapel remains intact and has been virtually unaltered. Minor changes to interior finishes have taken place but are reversible. Recent restoration is sympathetic to the building's original design.

## **Character Defining Features**

### Exterior

- Gothic Revival form, massing, and details
- Stone masonry construction
- Slate roof
- Copper gutters
- Symmetrical pavilion encloses narthex
- Fenestration stained glass windows

### Interior

- Latin cross (cruciform) plan
- Decorative bargeboard in open vault spandrels
- Vivid, restored lime-colored plaster walls
- Faux hammer beam trusses and beaded board ceiling
- Flat plaster walls and wainscot
- Molded brick arches at the crossing
- Beaded board paneled doors
- Grotesques on beam projecting from vaulting rib
- Furnishings (chairs, pews, organ and pipes)
- Tiffany Studios window in east transept
- Use of both opalescent and painted glass in windows
- Victorian mantel, cast iron stove, and corbeled vault ceiling millwork in circular study

## History

The lack of a dedicated place of worship had long been a matter of discussion at the University. Proposals for a chapel had surfaced periodically since classes began in 1825. By the 1850s, William Pratt

and Professor of Modern Languages Maximilian Schele de Vere had each prepared separate schemes for such a building. The present chapel was finally completed in 1890, with funds collected over fifteen years by the YMCA and the Ladies' Chapel Aid Society.

Designed by Charles Emmet Cassell (1838-1916), the Chapel is expressive of the picturesque movement popular at the time of its construction. Cassell had completed his studies and graduated from the University with a degree in engineering when he was 15. He arrived in Baltimore around 1868 (having fled to Columbia following the Civil War, and returning only after being granted a pardon) and was inspired by the ecclesiastical works of Richard Upjohn and Baltimore's 1871 Mt. Vernon Place United Methodist Church and Christ Episcopal Church. In a similar Gothic Revival style, the Chapel's outward appearance has strong ecclesiastical associations and stands in stark contrast with the Jeffersonian buildings surrounding it. At the same time, Cassell's building echoes the ideas of A. W. Pugin, who believed that classical architecture was inappropriate for places of Christian worship.

#### Chronology

1884–1890	Construction of University Chapel. Carpet installed. The clerical chairs, brass lectern, and oak pews appear to be original to the building. Memorial windows are also orig- inal to the building; most seem to be by J. and R. Lamb and Sons. Lamb studios also created (and signed) the bronze memorial plaque to Professor John Patten Emmet in the tower vestibule.
1887	Bell for the chapel, made at the McShane Foundry of Baltimore, donated by VVV Dramatic Club and installed in the tower.
1890	Pews and new carpet installed.
1891	Organ from the Roosevelt Organ company installed.
ca. 1905	Memorial window by Tiffany Studios installed in the mandorla window of the east transept.
1910	Small fire in the chapel, originating in the furnace, creates a hole near the side en- trance to the chapel.
1953	Reworking of narthex. Carillon and Aeolian-Skinner organ installed. For this organ, the console was placed in the east transept, but the decorative pipes that were the screen for the original organ room were kept.
1954	Building entirely rewired and repainted. Interior reportedly altered from white to a "dark green." The "well-worn [hardwood] floor and ragged carpet" were replaced with a cork tile floor. New lights installed to provide more illumination.
1977	Chapel walk shifted to the back of the study. At some point between 1912 and 1977, a walkway had crossed the North Rotunda "lawn" and was directly on axis with the east door to the chapel, which is marked by the bell tower. This axial arrangement

	gives prominence to the chapel from the east side, a prominence that is no longer evident.
1982	Proposed plans for a chapel lavatory. These plans are not carried out, and today there is no domestic water supply into the chapel.
1983–1984	Architects Johnson, Gibson, and Craven renovate the Chapel's bell tower.
1991	Chapel's slate roof replaced. Air conditioning may have been installed at this time.
1997	Utility pipes installed.
2006	Quinn Evans Architects conducts an investigation of the Chapel's stonework and mortar joints.
2007	University repoints masonry and replaces roof of the Chapel's bell tower.
2008	Quinn Evans Architects completes Historic Structure Report for University Chapel.
2016	Quinn Evans Architects conducts a pre-planning survey of the existing conditions of the Chapel and their recommendations for possible restoration. They find the structure in great condition and release their report in September 2016.
2020	Related to the planned restoration, Sutherland Conservation & Consulting and Head Tide Archaeological Conservation Laboratory, LLC, undertakes a paint sample and cleaning analysis of the interior finishes, releasing their report in February 2020. The exterior is extensively repointed and the eastern and northern sides of the build- ing are waterproofed.
2023	Chapel undergoes a full restoration, which is completed in January 2024. The pro- cess includes applying a paint color scheme approximate to the original, restoring the stains on the original heart pine, oak, and chestnut millwork and pews, uncovering the original pine floors, and installing a new LED lighting system.

## Studies

Historic Structure Report (HSR) completed

### Sources

Ives, Amy Cole and Molly O'Guinness Carlson. "Interior Finishes Analysis and Cleaning Study: University of Virginia Chapel, Charlottesville, Virginia." Prepared for the University of Virginia. Hallowell and Wiscasset, ME: Sutherland Conservation & Consulting Head Tide Archaeological Conservation Laboratory, LLC, February 2020.

Jester, Tom et al. "University Chapel Pre-Planning Study." Prepared for the University of Virginia. Washington, DC: Quinn Evans Architects, September 2016.

Kelly, Matt. "Renovation, Now Complete, Restores Historic Chapel's Victorian Palette." *UVA Today*, January 18, 2024.

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University of Virginia Facilities Management Department Specifications and Drawings.



## **Significant Photographs and Drawings**

University Chapel under construction. Date unknown, ca. 1889. Photographer J. T. Wampler. Albert and Shirley Small Special Collections Library at the University of Virginia.


University Chapel. East elevation. July 2, 1912. Holsinger Collection. Albert and Shirley Small Special Collections Library at the University of Virginia. Charlottesville, Virginia.



University Chapel plan, July 1953. University of Virginia Facilities Management FP&C Resource Center.



View of chancel, April 12, 2019. Photo by Sutherland Conservation & Consulting. University of Virginia Facilities Management FP&C Resource Center, Charlottesville, Virginia.



Nave looking south, 2007. Photo by Quinn Evans Architects. University of Virginia Facilities Management FP&C Resource Center. Charlottesville, Virginia.



North gable (top) and universal access ramp at northeast corner (bottom). Photos by MCWB Architects, Albany, New York. April 2024.





View of restored nave from south (top) and from north (bottom). Photos by MCWB Architects, Albany, New York. April 2024.

# University Hospital - Collins Wing

### 1936; 1953-54 addition

Architects: Edmund S. Campbell; additions by Eggers and Higgins, Stainback and Scribner



### **Preservation Priority**

### CONTRIBUTING

#### Landscape

Hospital

#### Significance

The Collins Wing is an addition to the west side of the Hospital's McIntire Wing. It originally contained rooms for private patients and an obstetrical ward. It helped to complete the hospital's Jeffersonian exterior, begun in 1916 with construction of the Steele Wing. The building is the work of Edmund Campbell, head of the University's architecture program at the time, and earlier a member of the Architectural Commission. The building was altered by Eggers and Higgins of New York, later to become *de facto* architects of the University during the Darden administration. The attic and classical pilasters echo those of the McIntire Wing, which this addition obscured.

# UNIVERSITY HOSPITAL - COLLINS WING

### Integrity

The exterior of the Collins Wing is substantially intact; however, the interior has been compromised through many changes to meet changing functions and needs.

#### **Character Defining Features**

Exterior

- L-shaped, three-story form
- Slate roof
- Internal gutter system
- Attic story
- Brick sidewalls laid in Flemish bond
- Splayed arches at windows
- Doric pilasters and entablature
- Cast stone plinth and belt course
- Fenestration, window sash, surrounds and trim
- Door opening and paneled door
- North balcony

#### Interior

- U-shaped double-loaded corridors
- Central stair well, stairs and metal balustrade
- Window surrounds

#### History

The Hospital's Collins Wing is an addition to the west side of the McIntire Wing. Prior to 2019, Collins Wing was known as Barringer Wing. Completed in 1936, it was dedicated to Dr. Paul Brandon Barringer, who had been instrumental in the founding of the Hospital. In 1889, Dr. Paul B. Barringer, a eugenicist, joined the University faculty as a professor of physiology and surgery. Barringer particularly valued clinical work, and as Chairman of the Faculty - then the University's highest administrative position - he tirelessly promoted the establishment of modern clinical facilities at the University. The building was renamed Collins Wing in 2019 after Dr. Francis S. Collins, one of the nation's most distinguished scientists, who among other things led the International Genome Project and served as director of the National Institutes of Health.

The Collins Wing originally contained an additional obstetrical ward and rooms for private patients. Currently, the Collins Wing houses Neurosurgery clinics and offices.

### Chronology

1935 Collins Wing designed by Edmund S. Campbell. Construction funded by a U. S. Government loan of \$208,500, of which \$158,000 was to be in bonds.

# UNIVERSITY HOSPITAL - COLLINS WING

1936	Building completed.
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1953-1954	Addition to the Collins Wing by Eggers and Higgins, connecting it with the Davis
	Wing. The first floor housed the hospital's first semi-private area (14 beds) for
	obstetrical patients. Otherwise there were four floors of nursing units with 56
	beds. Air-conditioned offices and examining rooms in the attic were used by the
	Department of Neurology and Psychiatry. The ground floor accommodated offices
	for the Occupational Therapy Department.

- 1954 Main Kitchen and Cafeteria added by Stainback and Scribner.
- 1968 New Ramp Area Entrance and First Floor.
- 1972 Renovation of Collins Wing for Orthopedics.
- 1976 Occupied by Physical Therapy.
- 1977 Basement Pulmonary Function Lab.
- 1980 Sub-Nursing Payroll Office.
- 1982 Removal of walls and rooms.

1985 Neurology Special Care Unit. HCLS/ Sleep Disorders Lab Collins Wing Electrical Upgrade.

- 1991-1993 Renovation of building to accommodate medical offices and clinics.
- 1996 Entrance canopy Terrace Smith-Garrett Architects. Venapuncture Services moves to the Collins Wing.
- 2003 Neurosurgery Clinic Renovations, Phase 1, Collins & Davis West Complex

### **Recommended Studies**

None

# UNIVERSITY HOSPITAL - COLLINS WING

Significant Photographs and Drawings



Barringer Wing. Date unknown. Special Collections at the University of Virginia.

# University Hospital – Central Wing

# 1899-1901

Architect: Paul Pelz



# **Preservation Priority**

NON-CONTRIBUTING

### Landscape

Hospital

### Significance

The construction of a hospital here, beginning in 1899, allowed medical students to receive clinical instruction at the University. The structure now designated as the Central Wing was the first component of University Hospital built, one in a row of semi-autonomous pavilions, based on continental models. The complex was designed by Paul Pelz, who had earlier been architect of the Library of Congress. The organization of the wing, with segregated wards and a ground-floor entrance for blacks at the rear, reflected racial attitudes at the time of its design and construction.

### Integrity

DESTROYED. The building was obscured by the Clinical Wing addition of 1939, and its front was shorn away by further additions in 1961-64. The flanks of the building are visible from the adjoining wings. Large plate glass windows have been cut into the upper walls of the wing. The windows of the solarium, the apsidal rear that once housed the surgical theater, and the protuberance that enclosed the stair are all still visible. Inside the wing, some original doors, trim, and floor framing survives on the main floor. What appear to be 1920s locksets remain in the early doors. Otherwise the building's interior is largely compromised by subdivision and by the installation of modern finishes.

#### **Character Defining Features**

Exterior

- Two-story massing
- Apsidal rear
- Built-in gutters
- Brick walls, 1:5 Bond
- Molded belt-course, dado cap, and base
- Rusticated basement walls
- Full-height, Ionic entablature
- Window frames and sash
- Stone voussoirs over first-floor window openings

#### Interior

- Paneled doors walnut 1<sup>st</sup> floor
- Early locksets
- Door trim walnut 1<sup>st</sup> floor
- Baseboard 1<sup>st</sup> floor
- Floor framing

#### **Critical Concerns**

None

### History

The construction of a hospital at the University was championed by Faculty President Dr. Paul Barringer, grandson of Confederate General Rufus Barringer and a noted figure in the eugenics movement. Critics argued against a hospital on the Grounds, fearing that it would be a source of contagion and thus endanger the students. However, a hospital was a necessary adjunct to the medical school. University Hospital was to have consisted of at least nine visually distinct pavilions, all connected by a single longitudinal corridor. Inspired by continental models, this design allowed for phased construction of the complex and for its subsequent extension. Eventually, three of the pavilions were completed. Construction of the first began 1899, but progress was slow owing to a lack of funds. For a year, the excavation for its basement stood full of water. By 1901 this first pile, now called "Central Wing," was complete.

#### Chronology

1899-1901	Paul Pelz's design of pavilion scheme for the new University hospital. The central or administrative constructed first.
1905	South Wing added.
1909	North Wing added.
1915	Installation of Armirall hot water heating system.
1965	Surgery clinic installed/updated on the second floor.
1968	First floor occupied by cardiopulmonary department.
1971	Second floor occupied by plastic surgery.
1987-88	Alterations to Biliary Lithotripter Unit.

#### **Recommended Studies**

None

### Significant Photographs and Drawings



Central wing, University of Virginia Hospital, 1900. (UVA prints, prints08693.)



Central wing, University Hospital, ca. 1900. (UVA prints, prints09012.)



South elevation of administration building, University of Virginia Hospital, August 1899. (UVA prints, prints08993.)



*Floor plan of administration building, University of Virginia Hospital, August 1899. (UVA prints, prints08994.)* 



*Paul Pelz's proposed elevation for original scheme to expand UVA Hospital ; West elevation, c. 1903. (UVA prints, prints09046.)* 



Central wing, University of Virginia Hospital, ca. 1900. (UVA prints, prints09037.)



Central and south wing, University Hospital, 1911. (UVA prints, prints07705.)



Central, south, and north wings, University of Virginia Hospital, after 1909. (UVA prints, prints09001.)



Central and south wings, University of Virginia Hospital, 1913. (UVA prints, prints09033)



Surgical Amphitheater, University of Virginia Hospital, Saturday, February 8, 1913, Holsinger. (Holsinger X1125B1.)



Surgical Amphitheater, University of Virginia Hospital, Saturday, February 8, 1913. (Holsinger, X1125B2.)



University of Virginia Hospital, Thursday, May 1, 1919. (Holsinger, X7668B.)

# University Hospital – Clinical Department Wing

#### (West Wing) 1939; 1960-61

Architects: Taylor and Fisher, Baltimore; Baskervill and Son, Richmond



### **Preservation Priority**

CONTRIBUTING

#### Landscape

Hospital

#### Significance

This wing completed the Jeffersonian exterior of the hospital—a project begun nearly 25 years earlier. Nowadays, the Clinical Department Wing is significant for its contribution to the public face of the University's medical establishment. It was designed by Taylor and Fisher of Baltimore. R. E. Lee Taylor had previously served on the University's Architectural Commission and had recently designed other important buildings there, including Alderman Library and the Davis Wing of University Hospital.

# UNIVERSITY HOSPITAL - CLINICAL DEPARTMENT WING

#### Integrity

SUBSTANTIALLY INTACT EXTERIOR; COMPROMISED INTERIOR. Aside from the creation of ADA compliant access, the publicly visible parts of the exterior remain essentially unchanged. The interior has been renovated on several occasions, most notably in the 1960s, but also in the 1990s. The original windows and sash remain as do the original stairs. Otherwise, most early finishes have disappeared.

#### **Character Defining Features**

#### Exterior

- Five-story, tri-partite massing
- Flat roof and balustrade on main block
- Gabled roofs and circular-headed dormers on wings
- Slate coverings on gable roofs
- Internal gutters on gable roofs
- Hexastyle Ionic portico w/ balustrade above
- Iron railings in portico
- Suspended light fixture in portico
- Herring-bone paving in portico
- Brick walls Flemish bond with convex joints
- Stone belt courses and brick watertable
- Classical frontispiece main entry
- Window frames, sills and sash

#### Interior

- E-shaped floor plan
- Surviving metal door frames from 1939
- Window frames, sash and architraves
- Early fluorescent light fixtures in stairwells
- Stairs

#### History

This addition was designed by Taylor and Fisher of Baltimore, which was also involved at the time in design and construction of the Davis Neuro-Psychiatric wing. Like that addition and like Alderman Library, just completed by the same firm, the Clinical Department Wing was modulated by giant Ionic orders and classical ornaments in the full-bore Jefferson style. Its construction in 1939 obscured University Hospital's three original pavilions and thus completed the Jeffersonian exterior begun by Walter Dabney Blair in 1916. In 1961, Baskervill and Son designed an addition in the rear of this wing that destroyed the encapsulated fronts of Paul Johannes Pelz's three pavilions. The new wing accommodated new wards for Obstetrics and Gynecology, Surgery, Internal Medicine, Otolaryngology, Ophthalmology. Also included were six surgical suites, which tripled the hospital's capacity in surgical services. This increase opened the way to expanded hours of operation and so to night staffing.

# UNIVERSITY HOSPITAL – CLINICAL DEPARTMENT WING

### Chronology

1939-41	Clinical Department Wing constructed.
1960	Alterations by Baskervill and Son.
1961	Alterations and additions by Baskervill and Son.
1977	Remodeling for Offices of Plastic Surgery.
1980-1981	Handicapped access installed.
1994	Renovations.
1999-2000	Renovations.

### **Recommended Studies**

None

# UNIVERSITY HOSPITAL - CLINICAL DEPARTMENT WING

Significant Photographs and Drawings



West Wing (now Clinical Department Wing) – Looking SE – c. 1940 (UVA Prints 08997)



Clinical Department Wing – First Floor Plan - 1939 (Facilities Management Resource Center)

# UNIVERSITY HOSPITAL - CLINICAL DEPARTMENT WING



Clinical Department Wing – Exterior Elevations - 1939 (Facilities Management Resource Center)

# University Hospital – Davis Wing

(Preventorium/Davis Neuro-Psychiatric Wing) 1927-28; addition 1938-39 Architects: Coolidge, Shepley, Bulfinch and Abbott; Taylor and Fisher



#### **Preservation Priority**

#### CONTRIBUTING

#### Landscape

Hospital

#### Significance

Construction of the "Preventorium" Wing in 1928 and the associated delivery of low-cost medical care for teachers was an early social program funded through payroll deductions. The Preventoium was the work of Coolidge, Shepley, Bulfinch and Abbott of Boston.

The giant Ionic orders of the 1939 expansion echoed those of the Steele Wing and Medical School, and thus gave a new coherence to the exterior of the Hospital compound. This expansion was the work of R.E. Lee Taylor, of Taylor and Fisher, of Baltimore, previously a member of the University's Architectural Commission.

#### Integrity

SUBSTANTIALLY INTACT EXTERIOR; COMPROMISED INTERIOR. The period of significance for this structure begins with the 1939 expansion and concludes with the westward expansion of 1952. Apart from the latter alteration, the exterior of the wing remains much as it was in 1939. Except for the original windows and sash, the interior of the basement is entirely gone. Windows and sash also survive on the upper floors, together with some doors and trim and the early stairs. The rooftop area for airing patients is more or less intact and remains closed in by a chain-link fence.

#### **Character Defining Features**

Exterior

- Rectangular, five-story mass
- Gabled slate with internal gutters on front
- Flat roof and parapets on rear
- Attic cornice on gabled roof
- Full-height entablature
- Brick walls Flemish bond w/ convex joints
- 5-course watertable
- Pavilions on south Elevation
- Colonnades at pavilions
- Window frames, sills and sash
- Frontispiece at south doorway

#### Interior

- Window frames, sash and trim
- Early metal door frames
- Original stair

#### History

Compelled by the financial distress of poorly paid teachers before the Great Depression, the Commonwealth of Virginia sought to provide relief in the form of low-cost medical care for these employees. A new wing, the "Preventorium," was constructed in 1928 to meet this need, funded by a payroll deduction for Virginia teachers. The building was a two-story structure, with provision for enlargement to four stories. In 1939, the wing was raised according to this plan, also adding a five-story extension at its western end. The newly enlarged structure was christened the Davis Neuro-Psychiatric Wing, in honor of Dr. John Staige Davis, who for many years had taught courses on mental disease. The expansion was funded partly by a WPA grant and partly by the University's ever-present patron, Paul Goodloe McIntire. The added height of the wing brought it into conformity with the others. It also allowed R.E. Lee Taylor and his colleagues to duplicate the giant Ionic colonnade of the Medical School, earlier completed by Coolidge, Shepley, Bulfinch and Abbott. The enormous scale of Lee's engaged colonnades also relate to those of Alderman Library, which Lee had completed in 1938. Today the Davis Wing forms the southern front of the old hospital compound.

# Chronology

1928	Two-story Preventorium constructed by Coolidge, Shepley Bulfinch and Abbott in conformity with Paul Johannes Pelz's pattern of pavilions. The wing was designed to allow for expansion to four stories.
1939	John Staige Davis Neuro-Psychiatry Wing built on top of Preventorium Wing, extending it westward at the same time.
1950	Addition to Hospital Kitchen by Eggers and Higgins.
1958	Reconstruction of steps.
1971	New Room in Lounge Area.
1984	Electrical Upgrade.
1986	Widened entry in basement.
1991	Renovations.

### **Recommended Studies**

None



Significant Photographs and Drawings

Preventorium - Prior to Davis addition – 1938, Looking East - (UVA Prints 05855)



Preventorium with Davis Addition under Construction – 1938, Looking NNE - (UVA Prints 05878)



Preventorium with the Davis Expansion under Construction – 1938, Looking East (UVA Prints 5678)



Completed Davis Neuro-Psychiatric Wing – c. 1939, Looking NE (UVA Prints 09000)



Ground-Floor Plan – Preventorium – 1927 (Facilities Management Resource Center)



West [East] Elevation – Preventorium – 1927 (Facilities Management Resource Center)



Preventorium – South Elevation – 1927 (Facilities Management Resource Center)



Davis Neuro-Psychiatric Wing – Basement and First-Floor Plans – 1938



Davis Neuro-Psychiatric Wing – South Elevation - 1938 (Facilities Management Resource Center)



Davis Neuro-Psychiatric Wing – North Elevation - 1938 (Facilities Management Resource Center)



Davis Neuro-Psychiatric Wing – Details for South Entry – 1938 (Facilities Management Resource Center)



Davis Neuro-Psychiatric Wing – Details for SW Colonnade – 1938 (Facilities Management Resource Center)

# University Hospital – McIntire Wing

### 1923-24

Architect: Fiske Kimball



### **Preservation Priority**

### NON-CONTRIBUTING

### Landscape

Hospital

### Significance

The significance of the McIntire Wing lies in its design by architect and Jefferson scholar, Fiske Kimball, who headed the University's architectural department at the time. Also important is the wing's unique status as the only executed component of Kimball's 1923 master plan for the hospital complex. The addition of this wing demonstrated the persistence of Paul Johannes Pelz's original concept of the hospital as a row of connected, but visually distinct pavilions. The construction of this wing with gifts from two individuals reflects the crucial role that philanthropy played in the University's development, beginning in the last decades of the 19th century.

# UNIVERSITY HOSPITAL – MCINTIRE WING

### Integrity

COMPROMISED. The period of significance for this structure commences with its completion in 1924 and continues to 1935, when the newly completed Barringer Wing largely obscured it. The northern flank of the building is still visible from the corridor that connects it to the earlier wings of 1901-07. The eastern end of the wing seems to have been truncated by construction of the Suhling Research Lab. The McIntire Wing has been extensively altered on the interior, though most of the original windows, the original stair, and a few early door casings survive.

### **Character Defining Features**

Exterior

- Hipped, slate-covered roof
- Metal-clad, circular-headed dormers w/ louvers
- Internal gutters
- Full-height Ionic entablature with attic story above
- Window frames and such early sash as survive
- Double-architrave window trim
- Splayed window arches keystones on main floor
- 1:5 bond brickwork

#### Interior

- Plan double-loaded corridor
- Early window frames and sash
- Cast-iron stair and wooden railings
- Metal frames/architraves of doors and windows

### **Critical Concerns**

None

### History

In 1922, Paul Goodloe McIntire donated funds for the addition of an orthopedic wing to University Hospital (the wing became a pediatrics clinic). That year he was appointed to the Board of Visitors and the new Medical Buildings Committee. Between 1922 and 1923, the committee asked Fiske Kimball to devise a comprehensive plan for the University's medical facilities, a plan that was never adopted. In 1923, Kimball left the University. An appropriation of money from Colonel Oliver H. Payne and a loan from the Alumni Board of Trustees enabled the completion of the McIntire Wing.

Fiske Kimball's design did not replicate the Steele Wing precisely—the McIntire Wing had an attic story; the Steele Wing did not. However, the western facades of both buildings were adorned with brick pilasters and so maintained an uneasy symmetry in that direction. Kimball surely regarded the attic over a full-height Ionic entablature as an allusion to Jefferson's work.

# UNIVERSITY HOSPITAL - MCINTIRE WING

# Chronology

1922	Paul Goodloe McIntire's gift, partial funding for a new wing.
1923	Building appears on Fiske Kimball's master plan.
1924	In December 1924, building complete.
1935	Barringer Wing added, covering the front of McIntire Wing.
1958	Air conditioning installed on third floor.
1966	Stainback and Scribner remodel the hemodynamics department.
1967	Minor renovations made to second floor; architects Baskervill and Son design General Clinical Research.
1985-88	Cardiac Catheterization Lab remodeled (three sets of drawings; unclear which carried out).
1993	Rooms G492-97 remodeled.
1999	McIntire Wing Nephrology Renovation; Renovation for Behavioral Medicine Cox Laboratory.

### **Recommended Studies**

None

# UNIVERSITY HOSPITAL – MCINTIRE WING

### Significant Photographs and Drawings



UVA Hospital and Medical School, April 2, 1928, with McIntire Wing in background at far left. (UVA Prints, prints01228.)



East Range and Hospital, n.d. but between 1936 and 1952. (UVA Prints, prints01675.)

# UNIVERSITY HOSPITAL – MCINTIRE WING



Fiske Kimball's master plan for the University Hospital, July 1923; note series of pavilions to the right (west). The McIntire Wing was to be one of these pavilions. (UVA Prints, prints09003.)



Perspective of Fiske Kimball's plan for the University of Virginia Hospital, July 1923. (UVA Prints, prints09004.)
# UNIVERSITY HOSPITAL – MCINTIRE WING



*Fiske Kimball's perspective of the west façade of the hospital group, July 1923. (UVA Prints, prints09006.)* 



Rendering of Hospital addition, 1928, showing McIntire Wing to the right. (UVA Prints, prints09038.)

# University Hospital – Multi-Story Wing

# 1958-1960; additions 1976, 1989

Architect: Baskervill and Son



#### **Preservation Priority**

NON-CONTRIBUTING

#### Landscape

Hospital

#### Significance

The completion of the multi-story wing in 1960 tripled the capacity of University Hospital and re-oriented the complex toward Jefferson Park Avenue.

#### Integrity

COMPROMISED. All window units and exterior doorways have been replaced and a new roof addition has altered the skyline of the tower. The original interior has been completely effaced.

# UNIVERSITY HOSPITAL - MULTI-STORY WING

#### **Character Defining Features**

- Brick walls
- Front portico
- Duplex windows
- Seal above doorway
- Stone belt course
- Stone cornice

## **Critical Concerns**

None

## History

Shortly after the arrival of President Colgate Darden in 1947, planning began for a large hospital wing that would complete the circuit of construction, joining the Davis and McIntire Wings to the Medical School. Construction of this wing did not commence, however, until 1958. It was completed in 1960, shortly after the departure of President Darden, who returned for its dedication. The fireproof, air-conditioned extension supplied 419 additional beds, making a total of 620 for the entire hospital. The total cost was \$6,700,000, of which \$5,900,000 was supplied by the Commonwealth and the remainder from other sources. In the 1990s the skyline was modified by closing in the uppermost floor with a hipped roof and a pediment over the central pavilion. To either side of the pavilion, metal pylons resembling chimneys were added—a postmodern touch.

## Chronology

1947	Plans under development for a multi-story hospital addition, to stand at the center of the existing complex, connecting the McIntire and Davis Wings to the Medical School.
1958-1960	Construction.
1976	Multistory Building linked with Health Sciences Library to Jordan Hall.
1989	Link from Multistory Building to the University Hospital.
1994	Renovations, all room numbers renumbered to correlate with University Hospital.
2001	Work in courtyard of Multistory Building.

## **Recommended Studies**

None

# UNIVERSITY HOSPITAL – MULTI-STORY WING



Significant Photographs and Drawings

Aerial view of the Multi-story Addition, looking NW. (UVA Prints 09010)

# UNIVERSITY HOSPITAL - MULTI-STORY WING



Dedication – 1960 (UVA Prints 09025)



First Floor Plan – 1978 (Facilities Management Resource Center)

# University Hospital – North Wing

# 1906-1907

Architect: Paul Pelz



## **Preservation Priority**

## NON-CONTRIBUTING

## Landscape

Hospital

## Significance

Like the Central Wing, this addition was the work of Paul Pelz, architect of the Library of Congress, and is one of three pavilions built to his designs. Like the Central and South Wings before it, this extension conformed to Pelz's original concept of a hospital composed of visually autonomous pavilions, based on European models of hospital design. The segregated basement wards for black patients reflected racial attitudes prevailing at the time. The separate rear entry utilized by blacks remains intact. The completion of a hospital allowed medical students to acquire clinical experience without leaving the University. This was consistent with President Alderman's determination to elevate the status of the University's professional programs, including the medical school. Once the North Wing was complete, the hospital would present a symmetrical face to East Lawn for nearly a decade.

# UNIVERSITY HOSPITAL - NORTH WING

# Integrity

DESTROYED. The building was obscured by the addition of the Clinical Services Wing in 1939, and the front was later truncated by a subsequent eastward enlargement of that wing in 1961-64.

## **Character Defining Features**

Exterior

- Rectangular, two-story mass with attic
- Gable roof
- Metal-clad dormers
- Internal gutters
- Sheet metal entablature
- Brick walls, 1:5 bond
- Original window frames and sash, wood & stone sills
- Rusticated foundation

## Interior

- Original floors and framing (under modern tile)
- Original doors and trim
- Original window frames, sash and trim
- Original cast-iron stair w/wooden railing

## **Critical Concerns**

None

## History

Amidst great difficulty, the original wing of the hospital had been built in 1899-1901, largely through the efforts of Faculty President Paul Barringer. Two additional pavilions—the North and South Wings—were undertaken with the support of President Edwin A. Alderman, who saw the project as a means of enhancing the status of the Medical School. The North Wing was the second of these additions, built in 1906-1907. Once a hospital was completed, medical students could receive the clinical part of their training without leaving the University. This was necessary if the University was to fend off future attempts in the General Assembly to close down the Medical School.

# Chronology

1906-1907	North Wing built.
1920	Steele Wing built and connected to the North Wing.
1936	Sprinkler system installed.

# UNIVERSITY HOSPITAL – NORTH WING

1968	Pulmonary Lab proposed for ground floor.
1974	Air conditioning installed.
1976	Medical clinic renovation - tile ceilings, vinyl wall coverings, and vinyl tiles.
1980	Except in rooms G717A and G714A, all light fixtures removed in Respiratory Therapy area.
1986	Renovation of Respiratory Therapy/Steele Wing – tile ceiling installed.
1987	HVAC renovations in Pediatrics-Hematology.
1997	Standing seam metal roof replaced.

# **Recommended Studies**

None

# UNIVERSITY HOSPITAL - NORTH WING

Significant Photographs and Drawings



Original Scheme for Expansion of Hospital West Elevation, c. 1903, (UVA prints, prints09046)



Central, South, and North Wings, University of Virginia Hospital, after 1909. (UVA prints, prints09001.)

# UNIVERSITY HOSPITAL – NORTH WING



University of Virginia Hospital, Thursday, May 1, 1919. (Holsinger, X7668B.)



June 1914 (Health Sciences Library #05)

# UNIVERSITY HOSPITAL – NORTH WING



June 1917 (Health Sciences Library #07)

# University Hospital – Steele Wing

# 1916

Architect: Walter Dabney Blair



## **Preservation Priority**

## CONTRIBUTING

## Landscape

Hospital

## Significance

This addition to University Hospital was designed by Walter Dabney Blair, later a member of the University's Architectural Commission. Along with Eugene Bradbury's Corner Building (1914), the Steele Wing signaled a return to the architectural vocabulary of Thomas Jefferson, utilized in a more literal way than before. Through subsequent repetitions of Blair's design—wholly or in part—the Steele Wing set the course of building at University Hospital for the next twenty years. In this way, it fixed subsequent development firmly in the Jeffersonian Classical style. Moreover, it created a new orientation for the medical complex, giving it a suitably formal face toward University Avenue. Today it remains visually important as the public face of the University's medical establishment.

# Integrity

SUBSTANTIALLY INTACT. As seen from public areas of the grounds, the exterior of the Steele Wing remains largely intact. The few changes that have occurred do not materially affect the perception of this building from University Avenue. The interior has been modified considerably, but the first-period plan is largely intact and the original stairs remain in place. On the upper levels, the early wooden floors and framing seem to be in place under modern carpets, and nearly all original windows, together with their trim, have survived.

# **Character Defining Features**

Exterior

- Two-story massing (plus basement)
- Flat roof behind brick parapets and copings
- Wooden moldings and concrete balusters of parapets
- Flat roof behind parapet
- Ionic colonnade and entablature on north front
- Brick pilasters on west front
- Window frames, sills and sash throughout
- Splayed brick arches and keystones above windows
- Inset panels below windows
- Brick walls laid in Flemish bond
- Rusticated basement walls

# Interior

- Wooden floors and framing (under carpets)
- Cast iron stairs with wooden railings
- Window frames, sash and trim

# History

One of the earliest buildings at the University to recreate Jefferson's architecture literally, Walter Dabney Blair's wing was the first component of University Hospital to depart from the architectural vocabulary established by Paul Johannes Pelz's Central Wing in 1901. However, Blair did respect Pelz's conception of the hospital as a series of visually distinct pavilions. At the same time he sought to create a suitable architectural front toward University Avenue, and this façade became the front of his new wing. Blair's plan for reorienting the hospital was consummated in 1927 to 1929, when the Corner Building moved eastward along University Avenue and the Medical School addition was erected to the designs of Coolidge, Shepley, Bulfinch, and Abbot. The Medical School consisted of a central pavilion and a wing replicating the street front of the Steele Wing. The result was a formally symmetrical façade facing University Avenue.

# Chronology

- 1916 The Steele Wing completed.
- 1927-29 Corner Building moved eastward toward the railroad, and the Medical School Building erected.

## **Recommended Studies**

None

Significant Photographs and Drawings



"Design for the Development of University Hospital and the Medical School..." Fiske Kimball, 1923.



Rendering of Medical Complex showing Steele Wing and later additions (UVA Prints 09030 - 1928)



Steele Wing – Looking SE - c. 1917? (UVA Prints 09016 – n.d.)



Steele Wing – Looking SE – 1917 (UVA Prints B5218B5)



Steele Wing – Looking East - 1919 (UVA Prints X7668B)



Steele Wing – Looking SW – c. 1925 (UVA Prints 01305)



University Hospital – Steele Wing - Ground Floor Plan



University Hospital – Steele Wing - First Floor Plan



University Hospital – Steele Wing – Second Floor Plan

# University Hospital – Suhling Research Lab

# 1950; addition 1960

Architects: Eggers and Higgins with Baskervill and Son



#### **Preservation Priority**

NON-CONTRIBUTING

#### Landscape

Hospital

#### Significance

The Suhling Research Lab was designed by the New York architectural firm of Eggers and Higgins, which later conducted most of the construction undertaken during the Darden administration. Owing, no doubt, to its obscure location, the original structure was a non-descript building. It represents the growing importance of medical research in the years following World War II.

## Integrity

The vertical expansion of 1957 transformed the building's original character.

## **Character Defining Features**

- Brick Exterior
- Prefabricated metal window units

# UNIVERSITY HOSPITAL - SUHLING RESEARCH LAB

## **Critical Concerns**

None

## History

The original building was constructed in 1950 as a cancer research wing of the Medical School. The total cost was \$250,000. This first building had three floors, with the uppermost dedicated to neuro-surgery. In 1957, three more floors were added within the building's original footprint, necessitating an elevator and shaft, which were located adjoining the original stair tower of the Central Wing.

## Chronology

1950	Excavations begun for Cancer Research Center.
1957	The building was raised three to six floors, necessitating the installation of an elevator and shaft.

## **Recommended Studies**

None

# UNIVERSITY HOSPITAL - SUHLING RESEARCH LAB

# Significant Photographs and Drawings



1951 aerial view of University Hospital, looking NE - Suhling Lab shown at rear of Central Wing (UVA Prints)



Construction – 1950 (UVA Prints)

# UNIVERSITY HOSPITAL - SUHLING RESEARCH LAB



Suhling Research Lab – 1960 (UVA Prints)



Elevations - Original Building (Facilities Management Resource Center)

# UNIVERSITY HOSPITAL – SUHLING RESEARCH LAB



Basement and Ground Floor Plans – Original Building (Facilities Management Resource Center)

# University Hospital – X-Ray Storage Building

# 1940

Architect: Unknown



# **Preservation Priority**

NON-CONTRIBUTING

## Landscape

Hospital

## Significance

This building was built c. 1940-50 to accommodate an increasing volume of medical records. Completely hidden from public view in the court between the Steele and North Wings, the building possesses no architectural merit or historical importance.

# Integrity

SUBSTANTIALLY INTACT. The building has changed little since its construction.

# UNIVERSITY HOSPITAL – X-RAY STORAGE BUILDING

# **Character Defining Features**

- Concrete block walls
- Flat roof w/ parapets
- Ceramic copings

## **Critical Concerns**

None

## History

The exact date of this building remains unclear. Facilities Maintenance dates the structure to c. 1940, while records for 1950 mention excavation for a records room, possibly this building.

## Chronology

1950 Excavation mentioned for a "Hospital Record Storage Room."

## **Recommended Studies**

None

# Significant Photographs and Drawings



Plan of X-Ray Storage Building - 1978 (Facilities Management Resource Center)

# UNIVERSITY HOSPITAL – X-RAY STORAGE BUILDING

# University Press of Virginia

(Bemiss House) ca. 1939, addition 1990-1992 Architect: Marshall Swain Wells



## **Preservation Priority**

CONTRIBUTING - Significant beyond the context of the university

#### Landscape

Emmet Street West

#### Significance

The Bemiss house was designed by Marshall Swain Wells, a student of Fiske Kimball and Joseph Hudnut. This privately built Jeffersonian house is a sophisticated example of the historicism that characterized high-end dwellings in this region up to World War II. While the portico and brickwork reflect the influence of Jefferson-era sources, the windows in the frieze of the entablature originate in a different time and place. These surely reflect the architects' desire to avoid the use of dormers.

# UNIVERSITY PRESS OF VIRGINIA

# Integrity

INTACT. The building is substantially intact throughout the interior. The exterior has been altered by a rear addition.

## **Character Defining Features**

Exterior

- Form and massing
- Slate roof, chimney stack
- Entry portico
- Brick sidewalls in Flemish bond
- Fenestration, window sash and frames, blinds
- Door openings, doors, surrounds and hardware

#### Interior

- Plan
- Plaster walls and ceilings
- Central hall light fixture survives
- Staircase

## History

The house was constructed for Mrs. William H. Goodwin. Her husband, William Hall Goodwin, who died in 1937, was a Professor of Clinical Surgery and Gynecology at UVA. The symmetrical brick house, with a pedimented Doric portico and tympanum lunette, draws on regional architecture. Named after Samuel Merrifield Bemiss of Richmond, the house was donated by his family to the University.

## Chronology

ca. 1939	Construction of two-story brick dwelling with full basement in the Jeffersonian idiom.
ca. 1967	Nine-room house donated by the Bemiss family to UVA.
1967- Present	Building occupied by University of Virginia Press.
1990-1992	Additions and renovations. South wing added for additional office space.

## **Recommended Studies**

None

# UNIVERSITY PRESS OF VIRGINIA

## Significant Photographs and Drawings



Mrs. W.H. Goodwin Residence. North Elevation. Marshall S. Wells Architect. April 1939. University of Virginia Facilities Management FP&C Resource Center.



Mrs. W.H. Goodwin Residence. South Elevation. Marshall S. Wells Architect. April 1939. University of Virginia Facilities Management FP&C Resource Center.

# UNIVERSITY PRESS OF VIRGINIA



Mrs. W.H. Goodwin Residence. East and West Elevations. Marshall S. Wells Architect. April 1939. University of Virginia Facilities Management FP&C Resource Center.



Mrs. W.H. Goodwin Residence. First Floor Plan. Marshall S. Wells Architect. April 1939. University of Virginia Facilities Management FP&C Resource Center.

# Varsity Hall

# 1857–58; moved to present site, 2005; restored 2008

Architect: William A. Pratt



## **Preservation Priority**

## ESSENTIAL

## **Listing Status**

Contributing building within the University of Virginia Historic District; National Historic Landmark

## Landscape

South Lawn

#### Significance

Varsity Hall, originally known as the infirmary, is perhaps the first purpose-built university health structure in the United States. It is one of the few mid-19<sup>th</sup> century buildings remaining on Grounds and is one of the earliest remaining infirmaries in the nation. It is a hallmark of the University's mid-19<sup>th</sup> century experimentation with picturesque landscapes led by architect Charles A. Pratt. The building contains a rare example of a heating and ventilation system that dates to the construction of the building.

# VARSITY HALL

# Integrity

SUBSTANTIALLY INTACT. Although it no longer occupies its original site, Varsity Hall is substantially intact, inside and out.

# **Character Defining Features**

## Exterior

- Form and massing (symmetrical five-bay façade with a projecting center evocative of the threepart buildings elsewhere on Grounds
- Style: one of the few detached Italianate structures on Grounds
- Hipped roof with rear extension and small cupola
- Standing seam copper roof
- Chimney stacks
- Brick sidewalls, water table, and projecting belt course
- Frieze comprising distinctive brick corbel-modillions and string course
- 2/2 and 3/3 wood sash windows
- Italianate door and window casings
- Upper-level decorative window hoods
- Chamfered brackets with spherical pendants support rear extension of the roof

## Interior

- T-shaped plan with center staircase and double-loaded corridors
- Flat plaster walls and ceilings
- Wood Flooring
- Early furnace and ventilation system

# **Critical Concerns**

None

## History

Designed by William A. Pratt, Varsity Hall was built in response to the typhoid epidemics of 1856 and 1858 that killed 19 students. As an infirmary, it included an advanced heating and ventilation system that minimized the dampness that was believed to have caused the outbreaks. The heating system, designed and patented by Gardner Chilson, used a cast-iron cone furnace and heating ducts to move hot air through the building. The ventilation system complemented the heating system by moving air through the building and out of the cupola in the attic. The heating and ventilation system, including the furnace, wooden ductwork, and cupola, remain in place and are well preserved.

Oriented northeast, Varsity Hall was the first notable structure to violate the axial arrangement of the Academical Village. Its informal siting – part of Pratt's broader landscape plan – stood in marked contrast to the formal organization of the Jeffersonian precinct nearby. Pratt's designs signaled the introduction of a post-Jefferson aesthetic order inspired by the mid-19<sup>th</sup> picturesque movement led by Andrew Jackson Downing and Alexander Jackson Davis.

# VARSITY HALL

# Chronology

1857–58	Building constructed as the University's first infirmary, following a series of epidemics in the mid-nineteenth century. Designed by William A. Pratt. Varsity Hall retains its early heating and ventilation system, including a cast iron "cone furnace," by Gardner Chilson, still extant in the basement of the building.
1870s	Repairs to building, including replacement of wood floor in basement, painting tin roof, whitewashing
1892	Porte-cochere added
1901–1909	Building occupied by Delta Tau Delta
1902	Two-story outbuilding constructed behind Varsity Hall and connected to the building by a bridge on the second floor.
ca. 1913	Building became home for nurses
1919	Building re-named Varsity Hall
1950s	Used as headquarters for the University's Air Force ROTC program
1966	Outbuilding demolished to make way for Wilson Hall
1985	New suspended ceilings and lighting in room 204 and 207
1988	Varsity Hall re-roofed
2005	Varsity Hall relocated east of its original site to accommodate expansion of Rouss Hall
2007	\$4M renovation begins, including construction of new access bridge and restored paint scheme. John Milner Associates is the preservation consultant for the project
2008	Renovation completed. Varsity Hall serves as the temporary headquarters of the Frank Batten School of Leadership & Public Policy
2011	Batten School officially moves from Varsity Hall to the newly renovated Garrett Hall
After 2011	Varsity Hall houses the Office of the Vice President for Research
### Studies

Historic Structure Report completed

### Sources

Richard Guy Wilson et al. "William Abbott Pratt." In "From Village to Grounds: Architecture after Jefferson at the University of Virginia." University of Virginia Library, 2010. https://explore.lib.virginia.edu/exhibits/show/architecture-after-jefferson/the-romantic-picturesque/3.



Varsity Hall. View looking southwest. Date unknown. Albert and Shirley Small Special Collections Library at the University of Virginia. Charlottesville, Virginia.



Varsity Hall during its brief use as a fraternity house, captured by B. Altman & Company, 1901. UVA Visual History Collection in the Albert and Shirley Small Special Collections Library at the University of Virginia, Charlottesville, Virginia.



Varsity Hall. Basement, first and second floor plans. Dated March 10, 1930. Almirall and Company, Inc. University of Virginia Facilities Management FP& Resource Center, Charlottesville, Virginia.



Measured drawing of the front (now northeast) elevation of Varsity Hall. By John Milner Associates, Inc., 2005. University of Virginia Facilities Management Resource Center, Charlottesville, Virginia.



Varsity Hall, front (northeast) elevation in January, 2004 (before relocation and restoration). Photo by MCWB Architects, Albany, New York.



Varsity Hall, rear (southwest) elevation, January, 2004. Photo by MCWB Architects, Albany, New York.



Varsity Hall northwest elevation, April, 2024. Photo by MCWB Architects, Albany, New York.



# John W. Warner Hall

### 1941-1942

Architect: Taylor and Fisher



### **Preservation Priority**

### CONTRIBUTING

### **Listing Status**

Contributing building within the University of Virginia Historic District - National Historic Landmark

### Landscape

Clark Hall

### Significance

Warner Hall extended the quadrangle formed by Minor Hall, the Commons, and Cocke Hall. The architect, R. E. Lee Taylor, had previously served as a member of the Architectural Commission and during his long association with the University had designed a number of buildings, including Lambeth Colonnade and Alderman Library. Warner Hall was among his last commissions for the University and his design for this structure carried the Jeffersonian style into the World War II era.

### Integrity

INTACT. The exterior of Warner Hall is intact and relatively unchanged since its construction. The interior of the building has been slightly altered but remains largely intact.

### **Character Defining Features**

Exterior

- Tripartite form and massing
- Gabled slate roof and chimney stack
- Roof balustrade
- Distyle *in antis* portico
- Marble floor of portico
- Entry steps
- Decorated transoms
- Brick sidewalls in Flemish bond
- Cornice
- Spandrel panels
- Fenestration, sash and frames
- Door opening, door and surround
- Courtyard walls

#### Interior

- Plan and volume of spaces
- Hall cornices
- Commemorative plaques in front foyer
- Stairways
- Doors and surrounds
- Window architraves and hardware
- Second floor lecture hall ceiling
- Woodwork in west boardroom
- Ground floor, southwest classroom, original fixed seating

### History

Warner Hall was built as the Naval ROTC building. Prior to 2022 the building was named Maury Hall, in honor of Matthew Fontaine Maury, a native Virginian and so-called "Pathfinder of the Seas." Maury was in the U. S. Navy and was renowned for his published writings on navigation, oceanography, and meteorology. During the Civil War, he served in the Bureau of Ordnance and Hydrography of the Confederate States Navy. After the War he accepted a professorship in meteorology at Virginia Military Institute. In 2022 the building was renamed after John W. Warner, a University of Virginia School of Law graduate who went on to serve in the US Navy during World War II, the Marines in the Korean War, and later Secretary of the Navy, and U.S. Senator.

Naval ROTC had been established at the University in 1939. The new building to house this program was funded by a Work Projects Administration grant, with an appropriation by the Virginia legislature. A product of the war effort, the building was designed to include classrooms, offices, a library, drafting room, radio room, locker rooms, small arms storage room, second floor auditorium, and basement rifle range. A naval armory (Halsey Hall) was planned in 1945 but not completed until the 1950s.

### Chronology

1941-1942	Building constructed.
1955	Air conditioning installed.
1979	Double door added to archway.
1988	Roof repair and replacement.
1996	Renovated for Environmental Science department
1998	Air conditioning system replaced.
2003	Sprinklers and fire safety improvements installed.

### **Recommended Studies**

Building Assessment Study



Warner Hall. View looking southwest. Date unknown. Special Collections at the University of Virginia.



Building for Naval Reserve Officers Training Corps (Warner Hall). East and West Elevations. May 1941. Taylor and Fisher Architects. University of Virginia Facilities Management FP&C Resource Center.



Building for Naval Reserve Officers Training Corps (Warner Hall). First floor plan. May 1941. Taylor and Fisher Architects. University of Virginia Facilities Management FP&C Resource Center.



Bela. No. 22

Perspective sketch of Naval Reserve Officers Training Corps (Warner Hall). May 1941. Taylor and Fisher Architects. University of Virginia Facilities Management FP&C Resource Center.

# West Lawn Garage

### 19th century; significantly altered in the 20th century

Architect: Unknown



### Landscape

Jefferson Precinct

### **Preservation Priority**

### NOT CONTRIBUTING

#### Significance

The West Lawn garage is representative of the University's growing reliance on automobiles as the 20<sup>th</sup> century progressed.

### Integrity

Compromised. The difference in bonds and imprecise mortar seams between the side and front facades suggest that the parapeted front was a twentieth-century addition to a nineteenth-century structure that had been reduced in size or significantly altered.

# WEST LAWN GARAGE

### **Character Defining Features**

### Exterior

- Low pitch roof
- Inconspicuous; integrated into existing partition walls between pavilions
- Standing seam metal roof
- Six-course common bond on east side
- Running bond on rear (south) and front (north) façades

### Interior

• Concrete floor

### History

N/A

### Chronology

1992	Exterior woodwork painted
ca. 1993	Metal roofing replaced
1997	UVA Facility Inspection completed, which documented the current conditions of structure. Work order funded to repoint brick on both interior and exterior.
1999?	Exterior repainted

### **Recommended Studies**

N/A

### Sources

University of Virginia Facilities Management Department Specifications and Drawings.

## WEST LAWN GARAGE



West Lawn Garage. North elevation (top left), east door (top right), and south elevation (bottom). Photos by MCWB Architects, Albany, New York. April 2024.

# West Lawn Wash Room

### *1943*

Architect: unknown



#### Landscape

Jefferson Precinct

### **Preservation Priority**

### NOT CONTRIBUTING

#### Significance

The West Lawn Wash Room is the latest in a series of solutions intended to meet the modern needs of Lawn residents while maintaining the historic character of the Jefferson Precinct. The West Lawn Wash Room is one of several student restrooms on Grounds, though most are located in the cellars of the student rooms or in a hotel. The only free-standing restroom, the West Lawn Washroom is also notable for being the first and only gender-neutral and accessible bathroom accommodation on the Lawn.

### Integrity

SUBSTANTIALLY INTACT - The exterior of the West Lawn Wash Room is largely unchanged. The interior of the wash room has been reworked entirely on several occasions.

### WEST LAWN WASH ROOM

### **Character Defining Features**

Exterior

- Slate hip roof
- Rectangular form and massing
- Full entablature
- Brick sidewalls laid in running bond
- Six-panel door with three-light transom
- 6/6 wood sash windows with Jeffersonian double architraves
- Louvered panels in blind openings
- Three self-contained stalls with toilet, sink, and shower

### History

The West Lawn Wash Room was constructed as a bathroom for the Lawn rooms in 1943. Due to inadequate ventilation, the structure deteriorated to the point of needing complete gutting and new fixtures in 2016. In 2017, it became the first gender-neutral bathroom accommodation for the Lawn in response to student requests.

### Chronology

1943	The West Lawn Wash Room is constructed
1988	Electrical system is upgraded
2016	Complete gutting of interior, new mechanical, electrical, and plumbing fixtures installed. ADA compliant bathroom added. New flooring. New lighting. Exterior to remain unchanged
2017	Building is designated as gender-neutral

### **Recommended Studies**

N/A

### Sources

University of Virginia Facilities Management Department Specifications and Drawings

## WEST LAWN WASH ROOM



West Lawn Wash Room. South and east elevations. Photo by MCWB Architects, Albany, New York. April 2024.

# Wilson Hall

### 1966-1969

Architects: Johnson, Craven, and Gibson



### **Preservation Priority**

### NOT CONTRIBUTING

### Landscape

South Lawn

### Significance

The new building to house the arts and sciences was constructed in 1966. The design included a bridge connection between the Lawn and the fourth floor of the building, as well as an enclosed corridor connecting the third floor of the building to New Cabell Hall. The arches on the front and rear elevations were representative elements of the University's "Jeffersonian motif." Its construction was the result of several factors affecting the University, including increased enrollment, continued attention to the maintenance of a strong Central Grounds, and the desire to strengthen the University's academic programs. Wilson Hall opened in 1969 and was home to the English department, featuring seminar rooms, lecture halls, faculty offices, and an auditorium.

# WILSON HALL

### Integrity

Intact

### **Character Defining Features**

- red brick with limestone ornament and keys over the windows
- limestone belt courses
- 3 arched openings on the North and South elevations, house doors on the north and are blind on the south.
- open lobby
- large classroom/auditorium
- connections to New Cabell Hall on the third and fourth floors

### **Critical Concerns**

To be provided by Facilities Management Inspection Reports.

### History

The new Arts and Sciences building, built between 1966 and 1969, and located to the east of Cabell Hall was named after James Southall Wilson, the former Edgar Allan Poe Professor of English, the Dean of the Graduate School of Arts and Sciences, and the founder of the Virginia Quarterly Review.

The architecture firm that designed the building, Johnson, Craven, and Gibson Architects, was established in 1947 and has constructed numerous buildings at the University of Virginia. With the completion of Bryan Hall in 1995, the English department moved its offices out of Wilson Hall. Currently Wilson Hall houses some offices for the University's ITC department, with the auditorium used for lecture courses in arts and sciences.

### Chronology

1966	Original construction of Wilson Hall by Johnson, Craven, and Gibson.
1980	Renovation of Room 215
1988	Wilson Hall bridge and terrace replacement by HDH and Associates
1994	HVAC replacement
1997	Auditorium (room 402) renovation

### WILSON HALL



Wilson Hall. First Floor Plan. Sheet A4 (22978). By Johnson, Craven, and Gibson. Dated September 30, 1966. U.Va. Facilities Management Resource Center.



Wilson Hall. Second Floor Plan. Sheet A5 (22979). By Johnson, Craven, and Gibson. Dated September 30, 1966. U.Va. Facilities Management Resource Center.

### WILSON HALL



Wilson Hall. South Elevation. Sheet A9 (22995). By Johnson, Craven, and Gibson. Dated September 30, 1966. U.Va. Facilities Management Resource Center.

#### Sources:

Memorandum of meeting December 2, 1965 between the Committee on the new Arts and Sciences Building (Wilson Hall) and the Architects Johnson, Craven, and Gibson. (RG-31-1/1.851 Box 36)

"University to Dedicate Wilson Hall" Charlottesville Daily Progress April 13, 1969. (ACHS)

Board of Visitors Minutes, June 2, 1967.

# Yen and Hoxton Houses

### Original: 1984

Architects: Robert A. M. Stern Associates with Marcellus, Wright, Cox, and Smith



#### **Preservation Priority**

Contributing

#### Landscape

Emmet Street West

#### Significance

The Sprigg Lane dormitories, Yen and Hoxton Houses, marked a return to Jeffersonian Revival architecture at the University in the late 20<sup>th</sup> century following a time when the University had explored more modern building design. The timing and design of the buildings raised questions about appropriate design and siting for University buildings. The two three-story brick buildings are located adjacent to the Mary Munford and Roberta Gwathmey dormitories, and are part of the International Residential College.

### Integrity

Intact

### **Character Defining Features**

- Siting and site design
- Running bond brick with vertical brick marking the watertable
- Chimney vents
- Decorative brick courses at second floor level and cornice line
- Yen Apartments: broken curved pediment at east entrance
- Variety of room layouts: suites, as well as double and single rooms
- Courtyard framed by brick exterior walls with soldier course

### **Critical Concerns**

To be provided from Facilities Management Inspection Reports

### History

In 1979, the University developed options for additional student housing to follow up on recommendations made by Sasaki, Dawson, DeMay Associates in the 1965 *University of Virginia Development Plan*, as well as the 1973 updated plan. One option for expansion was the area on Sprigg Lane adjacent to the Gwathmey and Mary Munford dormitories, which provided space to accommodate about 300 students. The location's advantages included the increased concentration of housing in the area, convenience to Central Grounds, and the availability of existing utilities. The Sprigg Lane site was chosen due to its ability to maintain a buffer between the dormitories and the residential Lewis Mountain neighborhood to the west.

Community concern arose regarding the proximity of the proposed dormitories to the historic Morea gardens. Members of the Albemarle Garden Club thought that the new dormitories "would impose on the architectural and scenic beauty of historic Morea home and could damage the botanical gardens nearby." When the University submitted a preliminary Environmental Impact Statement (EIS) to the State Council on the Environment in May 1982, Morea was not a designated historic landmark with the Virginia Landmarks Commission. The designation process started in November 1982. A new EIS for the dormitory project was submitted in early 1983.

Concern about the siting of the dormitory project focused on the dormitories' negative impact on Morea's pastoral setting as well as the house's architectural qualities. The Morea house is "the only remaining building contemporary with the buildings on the Lawn built by one of Jefferson's professors." Despite the community's complaints, the dormitory proposal was approved in March 1983 with an agreement to shift the dormitories farther away from the historic house.

Robert A. M. Stern designed the two dormitory buildings—Yen and Hoxton— with Marcellus Wright, Cox, and Smith as the local associate firm. The neo-Georgian Revival structures heralded a

return to Jeffersonian Revival design at the University, and stand as the earliest surviving examples of Post-Modernism on Grounds. The floor plans feature suite-style living for students, as well as single and double rooms. In 2010, the University undertook a project to replace a portion of the cornices and all gutters on the two buildings.

The buildings are named for Yan Huiqing, who is also known as W.W. Yen and Llewellyn G. Hoxton. Yen was a member of the Class of 1900 and the first international student to earn a Bachelor of Arts degree from the University. He went on to be a successful politician throughout his life and helped found Tsinghua University in Beijing. Prior to 2017, Yen House was known as Lewis House after Ivey Foreman Lewis, biology professor who came to the University in 1915 and who served as Dean of the University and Dean of the College of Arts and Sciences during his tenure. Hoxton came to the University in 1906. He served as chairman of the Department of Physics from 1916 to 1948, and retired in 1949.

### Chronology

1979	The University developed identified the Sprigg Lane site as an option for additional student housing.
1984	Construction of the two dormitory buildings was completed.
2010	The University of Virginia design group completes a cornice and gutter replacement project. Portions of the original wood cornices were removed and replaced. All existing gutters and downspouts were replaced with new aluminum gutters and downspouts.



Yen and Hoxton Apartments, Site Plan, Sheet 32956. By Robert A. M. Stern Architects with Marcellus Wright Cox and Smith. Dated January 14, 1983. U.Va. Facilities Management Resource Center.



Yen and Hoxton Apartments, Second Floor Plan, Sheet A4. By Robert A. M. Stern Architects with Marcellus Wright Cox and Smith. Dated April 13, 1983. U.Va. Facilities Management Resource Center.



Yen Apartments, Elevations, Sheet A5. By Robert A. M. Stern Architects with Marcellus Wright Cox and Smith. Dated April 13, 1983. U.Va. Facilities Management Resource Center.



Hoxton Apartments, Elevations, Sheet A6. By Robert A. M. Stern Architects with Marcellus Wright Cox and Smith. Dated April 13, 1983. U.Va. Facilities Management Resource Center.



Yen Apartments, west façade. Photo dated May 2013.



Hoxton Apartments, east façade. Photo dated May 2013.



Yen Apartments, northwest corner and north façade, north courtyard wall. Photo dated May 2013.

#### Sources:

"Review of Student Housing Sites," April, 1979. President's Papers, Box 12, Folder "Housing 1978-1979" RG-2/1/2.811

Liz Atwood, "Groups Protest Proposed University Dorm Site," The Daily Progress. January 14, 1983.

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Liz Atwood, "UVa Dorm Project Gets Approval." The Daily Progress. March 16, 1983.

Richard Guy Wilson, David J. Neuman, and Sara A. Butler, *University of Virginia Campus Guide*, Second Edition, 2012.

"Mission Statement and History," University of Virginia International Residential College.http://www.virginia.edu/irc/ mistory.php

# Zehmer Hall

### 1959

Architect: Stainback and Scribner



### **Preservation Priority**

NOT CONTRIBUTING

### Significance

The building was constructed as the American Red Cross Training Center. Its Modernist idiom is typical for institutional buildings of the 1950s and 1960s.

### Integrity

SUBSTANTIALLY INTACT. The exterior of Zehmer Hall remains unaltered, while the original interior has been completely destroyed by renovations.

# ZEHMER HALL

### **Character Defining Features**

Exterior

- Form and massing
- Chimney stack
- Flemish bond brick veneer sidewalls with glass spandrel panels
- Aluminum frame hopper windows
- Aluminum frame doors with transoms
- Brick foundation course

Interior

• Entire interior has been renovated

### History

Architects W. E. Stainback and Louie L. Scribner designed this building to accommodate the American Red Cross Training Center. The University acquired the property in 1971 and renovated it to house the School of Continuing and Professional Studies. The building was renamed at this time after George B. Zehmer, Director of the Extension Division, Dean of the Summer Session, and Director of the Institute of Public Affairs.

### Chronology

1959	Building completed. The primary purpose is for training, yet the building is also slated as a possible headquarters during a national emergency. Facilities include a large multi-purpose meeting room, eating area, kitchen, a lounge and social room, offices, and several class and conference rooms. There is an outlying communications building for Teletype and radio training.
1971	The University acquires the property. Extensive remodeling takes place, including turning large open spaces into offices and meeting rooms. The building houses the School of Continuing and Professional Studies.
1979	Roof replaced.
1983	Lobby and dining room renovated.
1989	Roof replaced.
1996	Asbestos abatement program performed.

### **Recommended Further Studies**

None

# ZEHMER HALL



Training Center for the American National Red Cross (Zehmer Hall). Elevations. Dated September 2, 1955. Stainbeck and Scribner Architects. University of Virginia Facilities Management FP&C Resource Center.