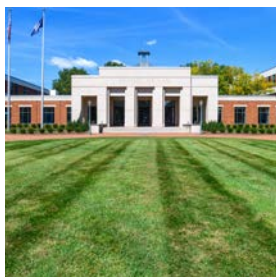


LANDSCAPE INVENTORY



Carr's Hill Landscape

Buildings within the Carr's Hill Landscape

Buckingham Palace (1856)
Fayerweather Hall (1892–1893)
Leake Cottage (Carr's Hill Cottage or House #2) (1888)
Guest House (Carr's Hill Cottage or House #3) (1895)
Madison Hall (1904–1905)
Carriage House (1908)
President's House (1906–1909)
Peyton House (circa 1910)
Thomas H. Bayly Building (1933–1935)
Campbell Hall and Fiske Kimball Fine Arts Library (1970)
Drama Building and Culbreth Theater (1975)
Campbell Hall building and landscape additions (2008)
Culbreth Road Parking Deck (2008)
Ruffin Hall Studio Arts Building (2008)
Hunter Smith Band Building (2011)
Culbreth Thrust Theater Expansion (2012)

Architectural and Landscape Designers

The following consultants and designers are associated with the architecture of the buildings and site design and landscape improvements:

1856	William Pratt, Architect – Buckingham Palace
1888	Unknown architect – Leake Cottage (Carr's Hill Cottage or House #2)
1892–1893	Carpenter and Peebles, Architects – Fayerweather Hall
1895	Unknown architect – Guest House (Carr's Hill Cottage or House #3)
1904–1905	Parrish and Schroeder, Architects – Madison Hall
1906–1909	McKim, Mead & White, Architects – President's House
1908	McKim, Mead & White, Architects – Carriage House
Circa 1910	Unknown architect – Peyton House
1913	Warren Manning – Master Plan for the University of Virginia that includes the siting of several fraternities within the Carr's Hill Landscape
1933–1935	Edmund S. Campbell and R. E. Taylor, Architects – Thomas H. Bayly Building and associated landscape terrace, walls, ginkgo tree plantings, and placement of stone and cast-iron capitals in garden rooms around the building
1965	Sasaki, Dawson, & DeMay – Master Plan identifying Carr's Hill as an Arts Complex
1970	Pietro Belluschi, Architect, Sasaki Associates, and Rawlings, Wilson and Associates – Campbell Hall and Fiske Kimball Fine Arts Library
1974	Johnson, Craven, and Gibson – design of a large rectangular terrace to replace a small circular one at the President's House
1995	Meade Palmer, Landscape Architect – The Oval Garden at the President's House

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2000–2008	Olin Studio – Arts Precinct Master Planning
2005	UVA – Renovation of Madison Bowl field with irrigation and drainage infrastructure, new Bermuda grass turf
2008	Schwartz Silver Architects – Ruffin Hall Studio Art Building
2008	Warren T. Byrd, Landscape Architect – Campbell Hall landscape additions
2008	Bill Sherman, Architect – south addition to Campbell Hall
2008	W. G. Clark, Architect – east addition to Campbell Hall
2008	Steven Kahle Architects – Culbreth Road Parking Deck
2010	Olin Studio – Arts Commons Landscape Master Plan
2011	William Rawn Associates – Hunter Smith Band Building
2011	AECOM – University of Virginia Art Museum terrace garden featuring Oriforme, a sculpture by Jean Arp
2012	William Rawn Associates – Culbreth Thrust Theater Expansion
2019	Wolf / Josey Landscape Architects – Carr's Hill President's House Master Plan and garden restoration

Summary Statement

The Carr's Hill Landscape is located northwest of the Rotunda between Rugby Road and University Avenue. The approximately 33-acre precinct is edged to the north by the CSX Transportation rail line and to the west by Emmet Street. Culbreth Road passes through the precinct, connecting Rugby Road and University Avenue. Carr's Hill is a prominent landform that rises to an elevation of 592 feet above mean sea level. The western face of the hill is steeply sloped, while the southeastern face has been terraced between the President's House, which graces the top of the knoll, and the intersection of Rugby Road and University Avenue. North of the President's House, the land steps down toward the rail line. Buildings within the precinct occupy the relatively level sites established by terraced grading.

The Carr's Hill landscape has evolved over more than a century based on the University's need for expansion beyond the Academical Village. Beginning in the mid-1840s, boarding houses operated by private owners began to offer housing for University students as the number of rooms available on the Lawn and at Dawson's Row proved insufficient. During the Civil War, Carr's Hill served as a military drill field. The University acquired Carr's Hill in 1867. By 1877, Carr's Hill held dormitories as well as dining clubs. In 1892, Carr's Hill was chosen as the site for a new University gymnasium that would support the health of the students while remaining relatively close the Academical Village. The prominent knoll of Carr's Hill, which offered an added benefit of being located in close proximity to the Rotunda, were key determinants in its selection as the site for a new University President's House in 1905. Construction of the President's House commenced circa 1906 and was completed in 1909. The house served as the centerpiece of a larger residential enclave surrounded by outbuildings and gardens, including a Carriage House built in 1908. While several of the earlier boarding houses and dormitory buildings were razed to make room for the President's House, three were retained: Buckingham Palace, Leake Cottage, and the Guest House. Built around the same time was Madison Hall. The neoclassical brick building served the University's YMCA chapter, along with the adjacent open field known as Madison Bowl. The open space was initially graded and developed as the University's first athletic field by 1895. It later featured tennis

CARR'S HILL LANDSCAPE

courts and a running track. Several houses were built along Madison Lane to the east as fraternities in 1902. The University eventually acquired Madison Hall and Madison Bowl in 1971.

In 1913, landscape architect Warren Manning prepared a master plan for the University. One of the proposed developments within the Carr's Hill Landscape was an enclave of fraternity houses located along Rugby and another overlooking University Avenue. Based on Manning's proposal several fraternity buildings were completed; six continue to house fraternities today. Manning's master plan recommended another feature within the present-day Carr's Hill Landscape, a lake in the lower lying area near the intersection of University Avenue and Emmet Street. The lake was never built. Today this area contains Carr's Hill Field, used for various forms of athletics as well as a place for the marching band to practice. Aerial photographs indicate that the field has been used for informal athletics since at least the 1950s.

The next building added to the precinct was the Thomas H. Bayly Building in 1935. Located adjacent to Fayerweather Hall, the building was designed to house the University's art collection, thus contributing to the development of an arts precinct along Rugby Road that began with the re-purposing of Fayerweather Hall for use by the McIntire Art Department following construction of Memorial Gymnasium in 1924. The Bayly Building closed during World War II, however, and again in the 1960s when the School of Architecture, part of the McIntire Art Department at the time, requisitioned it for classroom space.

Space concerns were alleviated in 1970 when the School of Architecture moved into newly-completed Campbell Hall, which was located just west of the Bayly Building. The new home of the architectural school was named for Edmund S. Campbell, who had served as director of the McIntire Department of Art from 1927 to 1950.

In 1974, the Bayly Building was re-purposed again, this time to serve as the University of Virginia Art Museum and placed under the direction of the Art Department. The arts precinct grew again in 1975 when a new building was added near Campbell Hall to house drama department classrooms and theater performance space in the form of the Drama Building and attached Culbreth Theater.

Little additional change occurred within the Carr's Hill Landscape until the 2000s. Based on landscape master plans prepared by Olin Studio, several updates were made within the complex beginning in 2008. These include construction of Ruffin Hall to house the University's studio art department, the Arts Grounds Parking Deck (now the Culbreth Road Parking Deck), and renovation and expansion of Campbell Hall with the addition of a new south wing and east tower. The area framed by Campbell Hall and the Drama Building was redesigned after a large parking area was removed from the margin of Culbreth Road as a green space referred to as the Arts Commons.

In 2010, the Board of Visitors adopted a resolution to name the precinct the Betsy and John Casteen Arts Grounds for the former University president and his wife. The enclave continued to grow. In 2011, the Hunter Smith Band Building was built along Culbreth Road, while the Bayly Building was renovated ahead of its being renamed the Fralin Museum of Art in 2012. In 2013, the Drama Building was expanded with a new lobby, black-box space, dressing rooms, roof terrace, and the Ruth Caplin Thrust Theater. Finally, in 2017, Fayerweather Hall was renovated to accommodate the art history program.

CARR'S HILL LANDSCAPE

The Carr's Hill Landscape continues to illustrate the University's ongoing need to expand to accommodate a variety of academic, athletic, recreational, housing, and other programs. Today, various strands of University life coexist within the relatively small geographic area.

Preservation Priority

Carr's Hill Landscape	Essential
Fayerweather Hall	Essential
President's House Front Lawn	Essential
Madison Bowl	Essential as recreational open space
Bayly Building	Essential as setting
Rugby Road streetscape	Important
Madison Hall	Important as setting
Carr's Hill Field	Important as recreational open space
President's House gardens	Non-contributing due to extent of changes

Significance

The Carr's Hill Landscape is associated with two National Register of Historic Places (National Register) listed properties: the Rugby Road-University Corner Historic District (listed on February 16, 1984) and the President's House (listed on April 23, 2008). The Rugby Road-University Corner Historic District extends beyond the Carr's Hill Landscape to include the University Corner and features to the north of Culbreth Road along Rugby Road. It is indicated as significant in the areas of Art, Commerce, and Education, with a period of significance that extends between 1890 and 1940. Several buildings and landscapes that fall within the Carr's Hill Landscape are indicated as contributing resources of the historic district: Fayerweather Hall, the President's House, Leake Cottage, Guest House, Buckingham Palace, Madison Hall, Madison Bowl, the Bayly Building, Peyton House, and the fraternities, which are not part of this study. Features built after 1940 are indicated as non-contributing.

In 2008, the President's House was listed in the National Register. The nomination indicates the property to be significant in the areas of Architecture and Education with a period of significance that extends from 1856 to 1957. Features contributing to the significance of the property include the President's House, Buckingham Palace, Guest House, Leake Cottage, Carriage House, the President's

CARR'S HILL LANDSCAPE

House landscape, and two iron capitals salvaged from the ruins of the Robert Mills Rotunda Annex after the 1895 fire. The landscape is recognized for designed landscape features that include azalea plantings added in the 1930s, which were retained in Meade Palmer's design of the Oval Garden in 1995, and the terraced grading overseen by William A. Lambeth between the President's House and Rugby Road and University Avenue. The nomination indicates that there are no non-contributing features within the property. The nomination notes significant designers and contributions to the landscape as William A. Lambeth for the terracing of Carr's Hill and for guiding the design of plantings around Madison Hall; Edwin A. Alderman for selecting Carr's Hill for the President's House; Warren Manning for preparing the 1913 master plan that guided the siting of fraternities at Carr's Hill; the planting of azaleas around the President's House that were retained in Meade Palmer's design of the Oval Garden in 1995; Edmund Campbell and R. E. Taylor's design of gardens and display of architectural artifacts around the Bayly Building in the 1930s; and Frank Hartman's planting of a double row of white pine and dogwood trees along University Avenue in the 1940s.

Based on a master plan prepared by Sasaki, Dawson, & DeMay in 1965 that identified Carr's Hill as an arts precinct, Carr's Hill to the west of the Bayly Building and north of the President's House was developed to provide classroom and other needed facilities for the architecture school and the drama program. Campbell Hall and the Fiske Kimball Fine Arts Library, built in 1970, and the Drama Building, completed in 1975, have reached the 50-year age consideration for listing in the National Register. On December 12, 2019, Campbell Hall was added to the Virginia Landmarks Register. The listing recognizes the importance of the architectural design of the building, attributed to Italian architect and leader within the modern movement, Pietro Belluschi, who is considered one of the most important architects of the twentieth century. Several changes were made to the building in 2008, however, that have diminished its integrity. Similarly, the Drama Building has undergone several changes that also diminish its integrity. Further evaluation is warranted to determine the eligibility of both buildings for listing in the National Register.

Integrity

The Carr's Hill Landscape is classified as having compromised integrity due to the numerous changes that have been made throughout the landscape since the initial development of boarding houses on Carr's Hill to house students during the first half of the nineteenth century. As the University increasingly expanded beyond the Academical Village to address a variety of academic, residential, and recreational needs during the late nineteenth, twentieth, and early twenty-first centuries, Carr's Hill became a place of regular growth and change. Today, several significant layers of development co-exist at Carr's Hill, with areas that house distinct uses separated by roads, topography, and plantings. These include the President's House enclave; the arts precinct; an administrative complex; athletics and recreational facilities; and fraternity houses.

The historic features that possess the highest degree of integrity are Madison Hall, the President's House and associated buildings, Fayerweather Hall, and the Bayly Building. All are currently recognized as contributing to one or both of the two National Register listed properties: the Rugby Road-University Corner Historic District and the President's House. Although each has undergone changes related to expansion or renovation to accommodate a new or update use, they all retain integrity of location, setting, feeling, and association, even if integrity of design, workmanship, and materials may be diminished. The front lawn of the President's House, landscape plantings around

CARR'S HILL LANDSCAPE

Madison Hall, the fraternity complex, and some of the garden features at the President's House also survive with sufficient integrity from the period of significance to continue to convey their historic associations.

Two later additions to the Carr's Hill Landscape have reached the 50-year age consideration for listing in the National Register: Campbell Hall, with the Fiske Kimball Fine Arts Library, and the Drama Building. Both have undergone extensive alteration both inside and out since 2000s, suggesting diminished integrity of design, workmanship, and materials. Like the historic buildings discussed above, however, they continue to possess integrity of location, feeling, and association. At the same time, the extent of landscape changes around the buildings does suggest diminished integrity of setting and the potential that they will not be found eligible for listing in the National Register.

Owing to the complexity, divergent layers of history represented at Carr's Hill that the substantive changes that have been made within the landscape since 2000, restoration of the precinct to a particular is neither possible nor desirable. However, protection of the integrity of the historic buildings and landscapes noted above is merited. Protection and potential restoration of the areas that retain historic integrity is merited. Potential restoration should only be undertaken based on review and consideration of available historic documentation to ensure that the work is as faithful to the original designs as possible.

Critical Concerns

- Ongoing pressure for the University to expand into this landscape.
- Need to meet accessibility standards in a manner that is compatible with the historic character of the landscape, although this poses challenges due to the undulating and sometimes steep terrain.
- Need to control invasive species within wooded areas and along the rail line corridor to protect the designed and natural landscape.

Recommended Studies

- Cultural Landscape Report for the President's House landscape
- Cultural Landscape Report for Madison Hall and Madison Bowl

Character-Defining Features / Contributing Features

Topography

- Elevated knoll of Carr's Hill located in close proximity to the Rotunda
- Steep terrain tempered through the use of earthen terraces descending towards the intersection of Rugby Road and University Avenue, and between the President's House and the Bayly Building
- Lower lying, level, graded terrain of Madison Bowl, serving athletic uses and as the setting for adjacent buildings
- Lower lying, level, graded terrain of Carr's Hill Field serving athletic uses

CARR'S HILL LANDSCAPE

Vegetation

- Plantings of ornamental trees and shrubs laid out symmetrically around the classically-designed Madison Hall
- Rows of street trees along Rugby Road, predominantly ash
- Rows of dogwood and white pine trees along University Avenue
- Mature trees and turf lawn associated with the sloping/terraced yard between the President's House and University Avenue that form a park-like landscape
- Woodland on the south and west sides of Carr's Hill

Circulation

- A portion of the Carr's Hill driveway and the alignment of the front walk leading to the President's House
- The extant section of walkway extending from Rugby Road at the south end of Fayerweather Hall toward the President's House
- Sidewalk along Rugby Road
- Curved and axial walks in front of Madison Hall

Landscape Features

- Architectural features, including stone and cast iron capitals, in the gardens around the Bayly Building
- The Oval Garden near the President's House designed by Meade Palmer that incorporates 1930s azalea plantings and white pine trees

Buildings and Structures

- Buckingham Palace (1856)
- Fayerweather Hall (1892–1893)
- Leake Cottage (Carr's Hill Cottage or House #2) (1888)
- Guest House (Carr's Hill Cottage or House #3) (1895)
- Madison Hall and brick wall along University Avenue (1904–1905)
- Carriage House (1908)
- President's House (1906–1909)
- Peyton House (circa 1910)
- Thomas H. Bayly Building (Fralin Art Museum) (1933–1935), associated terraces and gardens
- Wall along University Avenue below the President's House
- Multiple other designed stone retaining walls

CARR'S HILL LANDSCAPE

History

The history of Carr's Hill is as diverse as its present-day composition would suggest. Archival research provides insight into the way the landscape has served University needs since the mid-nineteenth century when student boarding houses accommodated overflow housing needs from the Academical Village and Dawson's Row. The landscape has also served as the home for fraternities, athletics and recreational activities, the arts, the President's House, and classroom, administrative, and library facilities for the architecture and drama departments as well as the band program. Carr's Hill is a large landscape that has been the focus of numerous University developments due to its proximity to the Rotunda, even though it was not acquired by the University of Virginia until 1867.

The following pages summarize development within the Carr's Hill Landscape over a nearly 200- year period. The information is presented by land use type. A chronology follows the summary narrative history that provides additional detail about individual features within the landscape.

Student Housing and Fraternities

In 1833, Carr's Hill was known as "Brockenbrough's Hill" for a boarding house operated by Lucy Brockenbrough. Brockenbrough's husband, Arthur, was hired as the University's proctor in 1819 and purchased the property as part of a 43-acre parcel, in 1829. The boarding house, which is no longer extant, provided rooms for as many as fifty students who could not otherwise be housed on the Lawn due to space constraints.

Brockenbrough's Hill became known as Carr's Hill in 1854 when the property was acquired by Mrs. Dabney S. Carr. The deed suggests that Carr was already living on the property when she acquired it from then-owner Thomas Jefferson Randolph, University rector and grandson of Thomas Jefferson. Mrs. Carr may have been renting a house there or operating one of the boarding houses. It is known that she continued to offer students boarding house accommodations after acquiring the property. During Carr's tenure, a two-student cottage was added to the property in 1856. This building later became known as Buckingham Palace and survives near the President's House today. The property changed hands in 1863 when purchased by Addison Maupin, manager of the University's dining halls.

The University purchased Carr's Hill from Maupin in 1867, immediately building a new housing facility known as Blue Cottage. Soon after Blue Cottage was completed, however, most of the existing dormitories and housing facilities at Carr's Hill burned in a fire. Recognizing the need for more student housing, the University rebuilt Blue Cottage along with several other housing units at Carr's Hill.

One of the buildings that survived the fire was Buckingham Palace. It began to be used for fraternity meetings during the 1880s and 1890s. In 1888, the University built a dining hall to serve the students living on Carr's Hill. The dining hall encompassed a single-story section that was retained when the building was later razed. This became known as Leake Cottage (Carr's Hill Cottage or House #2) and survives today. In 1895, the University built another large dormitory on Carr's Hill. Although much of the dormitory was later razed, a portion of the building survives today. It is known as the Guest House (Carr's Hill Cottage or House #3).

CARR'S HILL LANDSCAPE

Use of Carr's House for student housing ended after incoming University President Edwin A. Alderman (1905–1931) enlisted Stanford White, of McKim, Mead & White, to design a residence on Carr's Hill suitable to serve as the President's House in 1905.

Housing was later reintroduced into the Carr's Hill Landscape after 1913 when landscape architect Warren Manning completed a Master Plan for the University that suggested siting an enclave of fraternities northeast of the President's House along Rugby Road and northwest overlooking University Avenue. Based on Manning's plans, a formal quadrangle was established facing Rugby Road that today includes Chi Phi House, Sigma Phi House, and Kappa Sigma House; a fourth fraternity, Zeta Psi House, was located north of Kappa Sigma House nearby. All four of these fraternities survive today. The two fraternities built overlooking University Avenue based on Manning's plan were Delta Kappa House and Sigma Nu House. Both remain present today.

The President's House

When President Alderman hired McKim, Mead, and White to design a new residence for the University of Virginia president in 1905, architect Stanford White was tasked with ensuring that the building would present a grand and dignified presence suitable for the new administrator. While in the midst of this work, however, White was murdered in 1906. Although the firm continued the work, it was delayed by White's loss and the design may have undergone some alterations that deviated from White's vision that are not entirely understood.

As McKim, Mead, and White completed the plans for the house, the University prepared for its construction by removing most of the dormitories and related student housing facilities on Carr's Hill. As noted, a decision was made to retain Buckingham Palace (located west of the President's House), Leake Cottage (located north of the President's House), and the Guest House (located to the east of Leake Cottage). The first building completed based on McKim, Mead & White's designs was a Carriage House in 1908. The building has since been converted for use as a garage and storage facility, but remains present today. The President's House was completed the following year in 1909.

As the house was being completed, the University worked to establish a suitable setting for the residence by terracing the front yard and south lawn as it sloped toward University Avenue. The terraces survive today, maintained in mown turf and mature tree and shrub plantings.

During the 1930s, azaleas were planted west of the main house where the ground was sloped. In 1995, landscape architect and professor of landscape architecture at the Architecture School, Meade Palmer, designed a garden room west of Buckingham Palace known as the Oval Garden. The garden incorporated the azaleas as well as several existing white pine trees. This garden was one of Palmer's last commissions.

The land to the north and east of the house is relatively level and features paved terraces, walks, planting beds, and other garden features. The garden spaces around the house are frequently used for entertaining and ceremonial purposes. It is common for each incoming University president to oversee changes within the formal gardens and landscape immediately around the house. As such, the plantings within the beds and other gardens elements have changed several times over the years, most recently in 2019 based on plans prepared by Wolf Josey Landscape Architects.

Athletics and Recreation

CARR'S HILL LANDSCAPE

Athletics and recreation were an early part of student activities at Carr's Hill, particularly within the lower lying terrain east of Rugby Road that later became known as Madison Bowl (and continues to be affectionately referred to as "Mad Bowl.") Athletic use of the area was formalized in 1893 with the construction of Fayerweather Gymnasium along Rugby Road east of the President's House. The building was constructed a bit farther north than originally intended, likely in deference to the "Alderman Oak," a pin oak tree planted in honor of the former president, and other notable oak trees that once stood at the corner of University Avenue and Rugby Road. Construction of Fayerweather Gymnasium marked the beginning of intercollegiate sports competition at the University. It was designed with a wooden gym floor, an elevated running track, a two-lane bowling alley, ball cage, bath/locker room, and a swimming pool in the basement. In 1924, following construction of Memorial Gymnasium, Fayerweather Hall was turned over for use by the McIntire Department of Art. The building then provided studio space for both the art and architecture programs until the Architecture School was relocated to Campbell Hall in 1970.

In 1904–1905, Madison Hall was built at the south end of the low-lying area of Madison Bowl. The building was designed to face University Avenue and was on axis with the Rotunda. Both the building and related site improvements were formally arranged in a neoclassical design style. As originally designed, the building was to house the oldest university chapter of the Young Men's Christian Association (YMCA) founded in 1858. It was built on a 5-acre site purchased between 1887 and 1888. The University eventually purchased the building in 1971. Today, Madison Hall serves an administrative purpose, housing offices, including that of the President of the University.

Madison Bowl, which occupies the lower-lying area to the north of the building, was used for organized athletics, including tennis and running, even before Madison Hall was built. In 1900, there were sixteen tennis courts present within the space. By 1913, the number of tennis courts had risen to nineteen when a wooden track with banked turns was added. In 1906, a grandstand was added in the southwest corner of the space to provide seating for those attending matches. By the early 1960s, a baseball field was present at the north end. Today, Madison Bowl is an open turf field that is utilized for intramural sports and other informal recreational activities. Lacrosse and other field sports are played during the day and under the lights at night. The field, which often flooded, was also nicknamed Mud Bowl by students. In 2006, the University installed an engineered irrigation and drainage system to improve the performance of the field under heavy use conditions and then replaced the turf while stabilizing the slope between Rugby Road and the field.

Although proposed for the construction of a lake in Warren Manning's 1913 master plan, Carr's Hill Field today occupies a lower-lying, approximately 3-acre, area that is floodplain for Meadow Creek between Emmet Street, University Avenue, and Culbreth Road. The space is also edged by the CSX Transportation rail line. The space has long accommodated use as an athletics and sport field area. It also now serves as a practice venue for the marching band. In the 2010s, the University installed an underdrain system and artificial turf to improve the condition of the field. In 2024, the elevation of the field was raised approximately 5 inches to further improve drainage after which a new artificial turf surface was installed. Around the same time, the steeply-sloped hillside below Culbreth Road and the Culbreth Road Parking Deck was planted with native meadow species as part of an effort to control invasives such as English ivy, porcelain berry, and Oriental bittersweet.

CARR'S HILL LANDSCAPE

The Arts

Carr's Hill first supported academic study and performance of the arts in 1924 when gymnasium use of Fayerweather Hall was transferred to Memorial Gymnasium and the building was renovated to house the McIntire Department of Art. The architecture school, then part of the art department, used Fayerweather for classroom and studio space until 1970 when Campbell Hall was completed nearby to the northwest. The building and surrounding landscape also supported tableaux and theater performances during the second quarter of the twentieth century.

In 1935, the Thomas H. Bayly Building was built as a home for the University's art collection. Envisioned as the centerpiece of a new arts complex, construction of the Bayly Building necessitated the removal of an existing house belonging to Dr. William A. Lambeth. The Bayly Building was constructed based on a gift from Mrs. Evelyn May Bayly Tiffany and a New Deal Public Works Administration grant. Between 1939 and 1946 the building was closed as a result of World War II. Soon thereafter the University added an annex to the building. Between 1962 and renovations conducted in the early 1970s, the building was used for academic purposes due to a shortage of classroom space. The building reopened as the University of Virginia Art Museum in 1974. Renovations were undertaken in anticipation of an additional re-purposing as the Fralin Museum of Art in 2012. Today, several outdoor terraces and garden rooms adorn the landscape around the museum. Displayed outside are architectural artifacts including two stone and two cast iron capitals included as part of the original site design. The front terrace was updated to display a sculpture by Jean Arp in 2011 based on a design by AECOM.

In 1965, Sasaki, Dawson, & DeMay proposed that Carr's Hill be designated an Arts Complex as part of a zoning study the firm prepared as part of a larger campus master plan. As a result, Campbell Hall, the Fiske Kimball Fine Arts Library, and the Drama Building, housing the Culbreth and Helms Theaters, were built to the north of the President's House on Carr's Hill.

During the 2000s, Olin Studio continued this work, undertaking master planning for the arts precinct in two phases, the first in the 2000s, and the second in 2010. The plans laid out key landscape guidelines used through the expansion of the Arts Complex since 2008, including additions to Campbell Hall and the Drama Building, the construction of Ruffin Hall Studio Art Building, the Hunter Smith Band Building, the Culbreth Road Parking Deck, and the Arts Commons.

CARR'S HILL LANDSCAPE

Chronology

- 1829 Forty-three acres of land at Carr's Hill is purchased by Arthur S. Brockenbrough, Proctor of the University. (Quittmeyer, *Carr's Hill*)
- 1833 Mrs. Brockenbrough operates a boarding house on "Brockenbrough's Hill." (Quittmeyer, *Carr's Hill*)
- 1854 Mrs. Sidney S. Carr acquires the Carr's Hill property from Thomas Jefferson Randolph. Carr operates a boarding house for as many as fifty students. (Quittmeyer, *Carr's Hill*)
- 1856–1858 A two-room cottage, known as Buckingham Palace, is built under the supervision of William Pratt, Architect and Engineer to the Executive Committee. The plans are drawn up according to the wishes of William Field, a student, who intended to occupy the dwelling with another student. It was later used for fraternity meetings in the 1880s and 1890s. (Quittmeyer, *Carr's Hill*, Rosenblum, *The Architectural History of Carr's Hill*)
- 1860 Photographs reveal Carr's Hill to be an open grassy woodland populated with oaks.
- 1863 Phillip Jones, William Field's roommate, marries Miss Betty Morris of Charlottesville and moves into the cottage built in 1856. It is at this time that the building becomes known as "Buckingham Palace." (Wells, "Buckingham Palace")
- 1867 The University acquires Carr's Hill. After a fire destroys most of the dormitories on the hill, including a newly completed addition referred to as Blue Cottage, the University rebuilds housing units in a more organized, institutional manner. (Quittmeyer, *Carr's Hill*)
- 1880–1900 Buckingham Palace is used as a meeting house for the Delta Kappa Epsilon Fraternity and is referred to as the "DKE Cottage." (Wells, "Buckingham Palace")
- 1887 Major Peyton, Superintendent of Grounds and Buildings, plants maple and ash trees along the west side of Rugby Road; locust trees are also planted in a 5-foot wide right of way along the east side of Rugby Road at same time. These trees are removed in 1958 and replaced with the present-day ash trees.
- 1887 Rugby Road is widened.
- 1887 Four acres of land are purchased east of Rugby Road and north of University Avenue by Professor Noah K. Davis, from Caroline H. Davis. The land is to serve as the site for a YMCA as authorized by the International YMCA Committee in conjunction with the University YMCA. (Younger, Madison Hall Land and Building Purchasing)

CARR'S HILL LANDSCAPE

- 1887 Gas and water lines are installed to service the dormitories on Carr's Hill. By 1888, the University has converted their power systems from electricity to gas. (Quittmeyer, *Carr's Hill*)
- 1888 Latrines are added to Carr's Hill to support dormitory needs.
- 1888 A dining hall is constructed to serve the dormitories on Carr's Hill. Present-day Leake Cottage is a surviving part of this dining hall. (Quittmeyer, *Carr's Hill*)
- 1888 An additional acre of land is purchased from Caroline H. Davis, bringing the tract for the YMCA property to 5 acres. Madison Hall is later built to serve YMCA purposes, while the open land to the north that becomes known as Madison Bowl is used for athletics. (Younger, Madison Hall Land and Building Purchasing)
- 1892–1893 Carpenter and Peebles prepare designs for Fayerweather Gymnasium to be located along Rugby Road. The building is the University's oldest surviving purpose-built sports facility. Its scale and massing are unprecedented, while the design character reflects a return to Jefferson-inspired architectural principles. Also built at the time is a residence for Dr. William A. Lambeth nearby. The presence of a beloved tree—the Alderman oak—leads to the siting of Fayerweather Gymnasium further north than originally proposed along Rugby Road. (Wilson and Butler, *The Campus Guide*)
- 1895 Guest House (Carr's Hill Cottage or House #3) is built at Carr's Hill. (Quittmeyer, *Carr's Hill*, Rosenblum, *The Architectural History of Carr's Hill*)
- 1900 Madison Bowl is described as featuring sixteen tennis courts available for student use.
- 1904–1905 Based on a \$40,000 gift offered by Mrs. William E. Dodge of New York City (whose son founded the intercollegiate YMCA at Princeton University), which required a \$20,000 match for endowment and maintenance, Madison Hall is built to serve YMCA functions. Mr. Cleveland M. Dodge and Miss Grace Dodge (children of William E. Dodge) donate an additional \$10,000 toward the project. (Younger, Madison Hall Land and Building Purchasing)
- 1905 Madison Bowl remains in use for athletics, with a running track added to the existing tennis courts. (Quittmeyer, *Carr's Hill*, Rosenblum, *The Architectural History of Carr's Hill*)
- 1905 Edwin A. Alderman, first President of the University, enlists Stanford White to design a new President's house on Carr's Hill, selected for its proximity to the Rotunda and stately, elevated position of the knoll. Stanford White aims "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." (Wilson and Butler, *The Campus Guide*, Rosenblum, *The Architectural History of Carr's Hill*)

CARR'S HILL LANDSCAPE

- 1905 The University discontinues the use of student boarding houses on Carr's Hill in order to accommodate construction of the President's House. (Younger, Madison Hall Land and Building Purchasing)
- 1905 William A. Lambeth is involved in the grading of Carr's Hill. (Betts)
- 1905–1928 Madison Hall is landscaped. By 1928, plantings are described as including a box elder, blue spruce, philodendron, yellowwood, sophora, koelreuteria, Schwindler's maple, spruce, oak, Norway spruce, Wisconsin maple, Carolina birch, and juniper trees. (*Daily Progress*, May 24, 1928)
- 1905–1930s Madison Hall houses YMCA activities. (Younger, Madison Hall Land and Building Purchasing)
- 1906 Following Stanford White's murder, the firm of McKim, Mead, and White completes the design for the President's House. (Wilson and Butler, *The Campus Guide*, Rosenblum, *The Architectural History of Carr's Hill*)
- 1906 A grandstand is erected at the southwest corner of Madison Bowl.
- 1906–1928 Records prepared by Dr. Lambeth indicate some of the specific trees planted during the Alderman administration within the Carr's Hill Landscape. These include several hackberry and cedar of Lebanon trees, eight Western cedars, a Pisifera, eight hemlocks within the President's House lawn; and numerous oaks, pecans, and Retinospera.
- 1906 Madison Bowl is expanded through a cutting away along the slopes that edge the lower-lying area.
- 1907 The dormitories on Carr's Hill are deemed unlivable and razed to make room for the President's House. The Guest House, Leake Cottage, and Buckingham Palace are the only buildings to survive demolition. (Quittmeyer, *Carr's Hill*, Rosenblum, *The Architectural History of Carr's Hill*)
- 1907 Construction of the President's House and Carriage House commences. (Quittmeyer, *Carr's Hill*, Rosenblum, *The Architectural History of Carr's Hill*)
- 1908 The Carriage House, designed by McKim, Mead, and White, is completed to the rear of the site selected for the President's House. (Quittmeyer, *Carr's Hill*, Rosenblum, *The Architectural History of Carr's Hill*)
- 1908 Lambeth landscapes the area around Madison Hall with yellowwood, golden rain, Schwindler's maple, and scholar trees. (Betts)

CARR'S HILL LANDSCAPE

- 1908 A running track is installed in Madison Bowl during the winter and early spring to support track and field contests. Use of the space for track events appears to have preceded installation of the track, however.
- 1909 The President's House is completed.
- 1909 The hill to the south of the President's House is graded with terraces. (Quittmeyer, *Carr's Hill*, Rosenblum, *The Architectural History of Carr's Hill*)
- Circa 1910 Peyton House is built in the vernacular American Queen Anne style. In 1913 it is depicted on a Sanborn Fire Insurance Map and marked as a dwelling. (Jacobs, "Peyton House")
- 1913 Notable landscape architect Warren Manning prepares a Master Plan for the University campus. The master plan identifies locations for seven fraternities on Carr's Hill, including an enclave of four fraternities along Rugby Road, three arranged around a formal quadrangle, and two others overlooking University Avenue. (Wilson) The fraternity buildings are constructed at Carr's Hill by 1928. (Quittmeyer, *Carr's Hill*, Rosenblum, *The Architectural History of Carr's Hill*, Wilson and Butler, *The Campus Guide*)
- 1913 A trolley line is extended along Rugby Road beyond the C & O overpass where a loop allowed the cars to turn around and head back to town. From the bridge, a bus is available to convey passengers along Rugby Road as far as Preston Heights.
- 1913 A concrete walk is added in front of Delta Phi House on Madison Lane.
- 1913 Nineteen tennis courts and the wooden track are made permanent in Madison Bowl to avoid the yearly expense of erecting and removing them.
- 1920 Buckingham Palace is occupied by President Alderman's son Tony. (Wells, "Buckingham Palace")
- 1920 The 1920 Sanborn Fire Insurance Map indicates Peyton House as used for "boarding." (Jacobs, "Peyton House")
- 1924 Fayerweather Hall is adapted for use by the McIntire Art Department following completion of Memorial Gymnasium along Emmet Street. (Quittmeyer, *Carr's Hill*, Rosenblum, *The Architectural History of Carr's Hill*)
- 1925 A two-story addition is built to the rear of Peyton House. (Jacobs, "Peyton House")
- 1930s Azaleas are planted on Carr's Hill.
- 1930 Buckingham Palace is rented to John Widdicombe. The cottage is not used by students during the Darden Presidency. (Wells, "Buckingham Palace")

CARR'S HILL LANDSCAPE

- 1933 Architect Edmund S. Campbell prepares drawings for the Bayly Building. (Facilities Management drawings)
- 1934 Based on an agreement between President Newcomb and the YMCA Board, the University takes over the main and ground floors of Madison Hall along with Madison Bowl for student activity use. The YMCA retains use of the second floor. (Younger, Madison Hall Land and Building Purchasing)
- 1934 The University identifies the need to extend heating mains to Fayerweather Hall, the Bayly Building, and the President's House.
- 1935 The Thomas H. Bayly Building is built based on plans prepared by Edmund Campbell and R. E. Lee Taylor. Campbell is responsible for planting ginkgoes nearby and siting Rotunda Annex capitals in the garden spaces around the building. Construction of the building requires demolition of William Lambeth's house. (Wilson and Butler, *The Campus Guide*, Rosenblum, *The Architectural History of Carr's Hill*)
- 1937 Highway 250 between Rugby Road and Emmet Street is approved for widening. A 'Y' intersection is proposed for the intersection of Rugby Road, Highway 250, and McCormick Road.
- 1939–1946 The Bayly Building, is closed due to World War II.
- 1940s Maple trees are planted east of Monroe Hall by Frank Hartman, Superintendent of Buildings and Grounds.
- 1940s Hartman is credited with planting the double row of white pine and dogwood trees along University Avenue at Carr's Hill.
- 1940s–1958 Madison Hall is leased by the University and used as a student union. (Younger, Madison Hall Land and Building Purchasing)
- 1941 The city request to widen Rugby Road is denied by the Board of Visitors.
- 1950 A rear annex is added to the Bayly Building. (Facilities Management drawings)
- 1950 Construction of Culbreth Road is approved. The road edges Carr's Hill to the north, connecting Rugby Road and Highway 250, extending past several fraternity houses and Carr's Hill Field, which is used for lacrosse at the time.
- 1950 A new parking area is added near Madison Hall that is paid for by student union money.
- 1955 Worn social trails are present on the south side of Carr's Hill to the west of the

CARR'S HILL LANDSCAPE

fraternities and across Carr's Hill Field leading to Lambeth Field via the C&O rail line underpass. An aerial photograph shows that there is a baseball diamond present at Carr's Hill Field near the rail line.

- 1955–1960 Fayerweather Hall is expanded through construction of a 40-by-80-foot addition on the west side of the building. (Lay, Charlottesville's Architectural Legacy)
- 1958 Stairs are added to the exterior of the Bayly Building. (Wilson and Butler, *The Campus Guide*, Rosenblum, *The Architectural History of Carr's Hill*)
- 1959 Drawings are prepared to renovate Leake Cottage. (Facilities Management drawings)
- 1961 The Alderman oak is struck by lightning, but recovers.
- 1961 Madison Hall is occupied by the Division of Extension and General Studies. (Younger, Madison Hall Land and Building Purchasing)
- 1962 Rugby Road is scheduled for widening.
- Circa 1962 A walk is established through the white pines below Carr's Hill that parallels University Avenue. This is likely one of the first projects directed by President Edgar F. Shannon (1959– 1974). A rock wall follows the grove of pines to Rugby Road.
- 1965 Peyton House is indicated as “apartments” on a Sanborn Fire Insurance Map. (Jacobs, “Peyton House”)
- 1965 Carr's Hill is identified by Sasaki , Dawson, & DeMay as a future arts complex in a master plan.
- 1969 The Peyton House property is purchased by the University. (Jacobs, “Peyton House”)
- 1969–1970 Campbell Hall is built to house the University of Virginia's Architecture School.
- 1970s Tulips are donated to the University by the Queen of Belgium in recognition of the United States Bicentennial. These are planted in the lower herbaceous bed near corner of Rugby Road and University Avenue. Two other beds are added in closer proximity to the President's House. The beds do not survive today.
- 1970s An island with plantings is installed in front of the President's House.
- 1970s A brick walk and plantings are installed along the eastern edge of the President's gardens between the President's House and Fayerweather Hall.
- 1971 Madison Hall is purchased by the University. (Wilson and Butler, *The Campus Guide*, 1999)

CARR'S HILL LANDSCAPE

- 1974 Frank L. Hereford (1975–1985) becomes the fifth president of the University. Johnson, Craven, and Gibson prepare plans for a large rectangular terrace to replace a small circular one outside the President's House. (Wilson and Butler, *The Campus Guide*, Rosenblum, *The Architectural History of Carr's Hill*)
- 1970s Mrs. Hereford plants an extensive rose garden with some seventy-five plants.
- 1974 At Mrs. Hereford's urging, Buckingham Palace is restored to its original purpose as a student residence. In support of this goal, the University installs water lines, heaters, a kitchen, bathroom, and closets. (Wells, "Buckingham Palace")
- 1975 The Drama Building is built northwest of Campbell Hall, edged by parking and other site improvements. (Wilson and Butler, *The Campus Guide*, Rosenblum, *The Architectural History of Carr's Hill*)
- 1977 An unidentified designer prepares a preliminary study for adding a service drive and parking area for the Fiske Kimball Fine Arts Library that includes parking behind the Bayly Building. (Facilities Management drawings)
- 1982
–1983 Miscellaneous renovations are undertaken in association with the President's House, including the provision of accessible entry, an elevator, and landscaping. (Wilson and Butler, *The Campus Guide*, 1999)
- 1986 A family breakfast room is added to the north side of the President's House. (Wilson and Butler, *The Campus Guide*, 1999)
- 1989 A modular office is added to Peyton House.
- 1990 John T. Casteen III (1990–2010) becomes the seventh president of the University. At the President's House, terraces are extended and extensive work is carried out in the garden. Roses and a large magnolia tree are removed and replaced with an herb and bedding garden. (Wilson and Butler, *The Campus Guide*, 1999)
- 1991 A new entrance for the Architecture School is proposed along Rugby Road. (Facility Management drawings)
- Circa 1995 The Oval Garden at the President's House, initially designed in the 1960s, is either installed or restored based on plans prepared by notable landscape architect and Architecture School professor Meade Palmer. Palmer retains white pine trees on the east side of the central oval open space along with existing azaleas. The oval was constructed on fill.
- 1995 A covered terrace is installed east of the President's House that interferes with the circulation between the gardens.
- 1996 The Bayly Building gardens are renovated. (Facility Management drawings)

CARR'S HILL LANDSCAPE

- 2000 A new entrance walk is built leading to the President's House from the Carr's Hill driveway that is edged by plantings to either side.
- 2000 Olin Studio is commissioned to prepare a Landscape Master Plan to address the need for several new facilities to be added to the Arts Precinct at Carr's Hill. The master plan guides the introduction of new facilities and other updates within the precinct over a ten-year period.
- 2002 A hybrid oak tree is planted behind Buckingham Palace to replace a massive oak that had been present at the time the University was established. The oak had to be removed due to advanced age and poor condition in 1996.
- 2006 Madison Bowl is improved as part of a joint venture between the University of Virginia and the City of Charlottesville. As part of the improvements, utility lines are replaced, new irrigation and drainage systems are installed, as much as 6 inches of fill is added, and new sod is installed.
- 2006 The Carr's Hill Field Support Facility is constructed along the margin of Carr's Field.
- 2008 The Arts Grounds Parking Deck (present-day Culbreth Road Parking Deck) is constructed along Culbreth Road near the Drama Building.
- 2008 Ruffin Hall is built behind the Fiske Kimball Fine Arts Library.
- 2008 Three Architecture School professors design additions to Campbell Hall and the landscape. Bill Sherman designs the south addition, while W. G. Clark designs the east addition. Warren Byrd designs landscape elements that compose a sequence of passages and places referred to as the Passage, the Traverse, and the South Slope.
- 2010 The University of Virginia Board of Visitors vote to designate the arts precinct at Carr's Hill the Betsy and John Casteen Arts Grounds.
- 2010 Olin Studio is commissioned to prepare an additional Landscape Master Plan for the Arts Commons at Carr's Hill.
- 2011 The Hunter Smith Band Building is built along Culbreth Road.
- 2013 The Drama Building is expanded as part of the Culbreth Thrust Theater project that includes the Ruth Caplin Theater.
- 2019 The gardens around the President's House are updated based on designs prepared by Wolf Josey Landscape Architects.
- 2024 Carr's Hill Field is reconditioned with the addition of 5 inches of fill and artificial turf to improve the drainage and stormwater management systems installed in 2014.

CARR'S HILL LANDSCAPE

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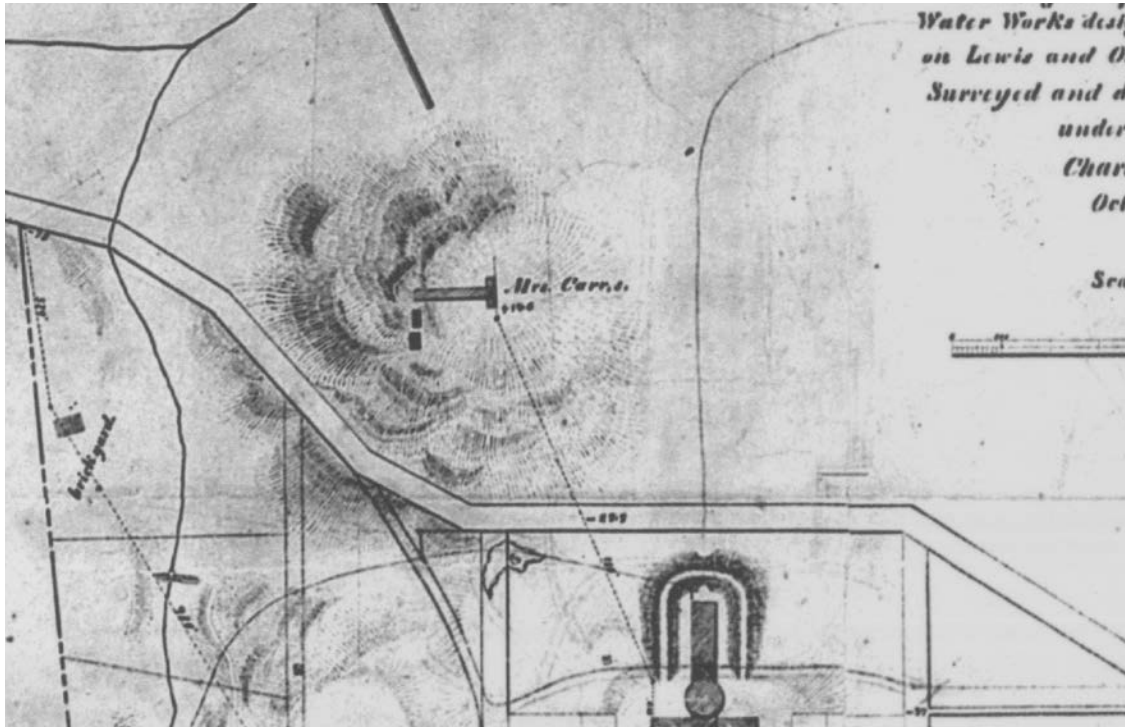
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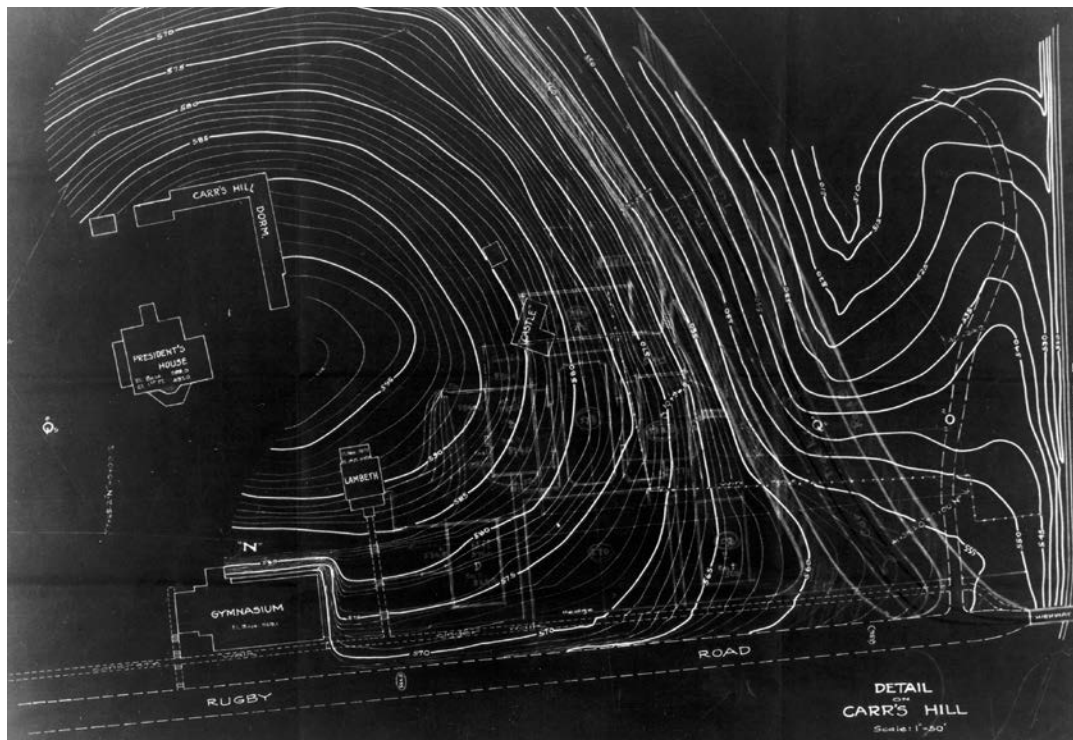
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CARR'S HILL LANDSCAPE

Important Historic Maps, Plans, and Photographs



1856 Ellet Map showing the Rotunda and Carr's Hill to the northwest.



1907-1915 topographical survey of Carr's Hill showing the President's House and Fayerweather Gymnasium.

CARR'S HILL LANDSCAPE

UNIVERSITY OF VIRGINIA
CHARLOTTESVILLE VA
STUDY FOR DEVELOPMENT

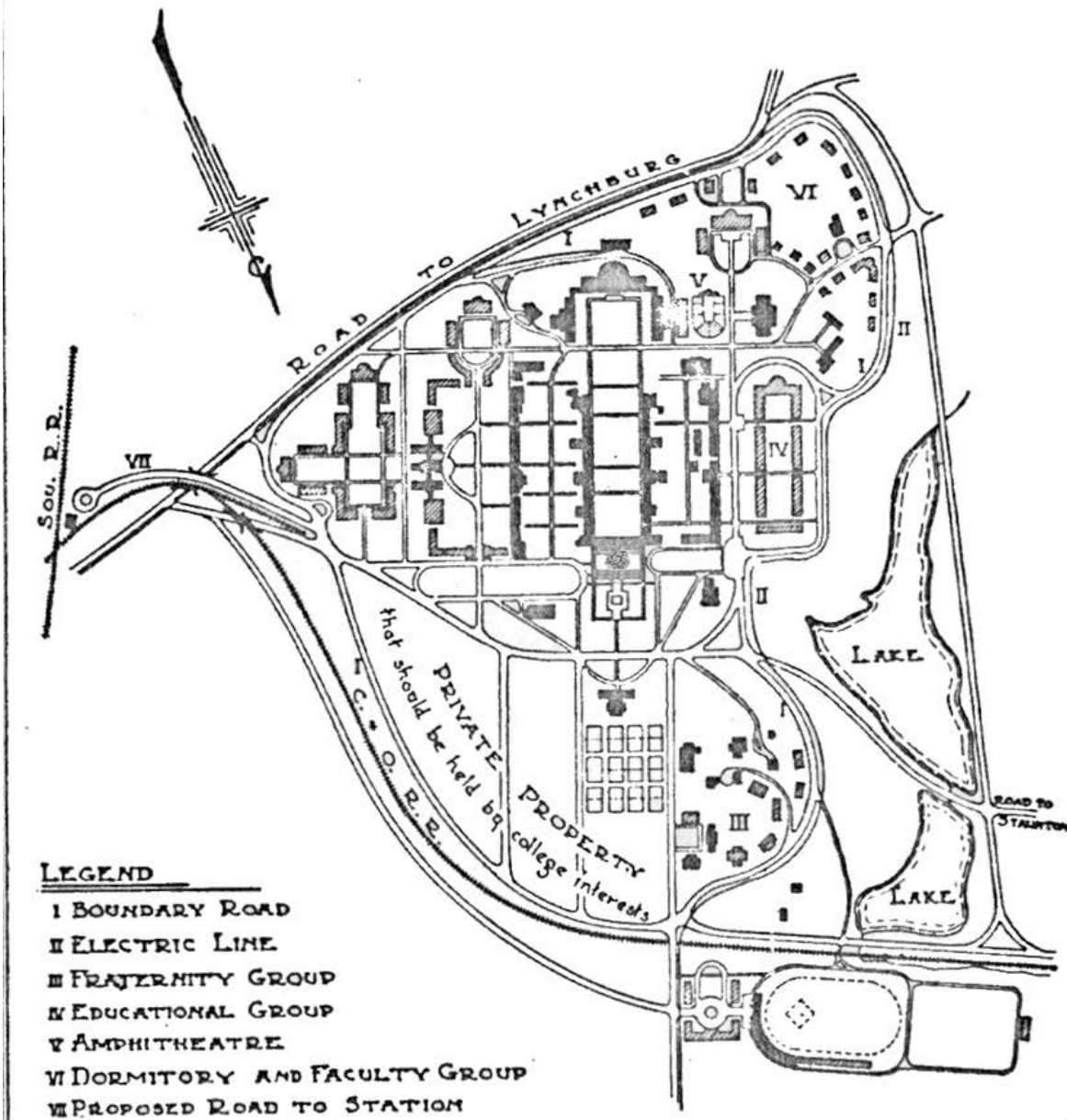
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0 500 1000 1500

WARREN H. MANNING
BOSTON, MASS.

LANDSCAPE DESIGNER
MARCH 11, 1913

NQ 760-85

EXISTING BUILDINGS ■ PROPOSED BUILDINGS ■

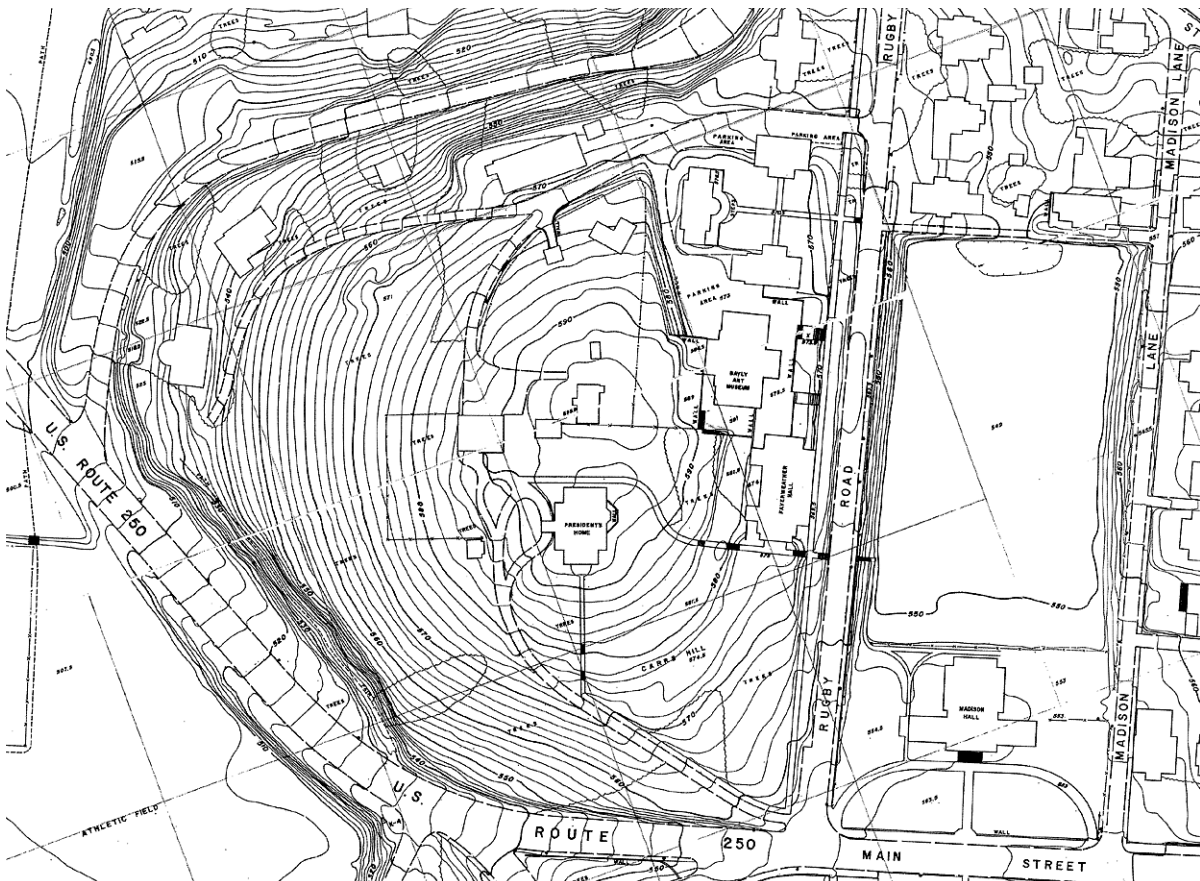


Warren Manning's Master Plan for the University of Virginia, 1913.

CARR'S HILL LANDSCAPE



1909 topographical survey of the University campus showing Carr's Hill.

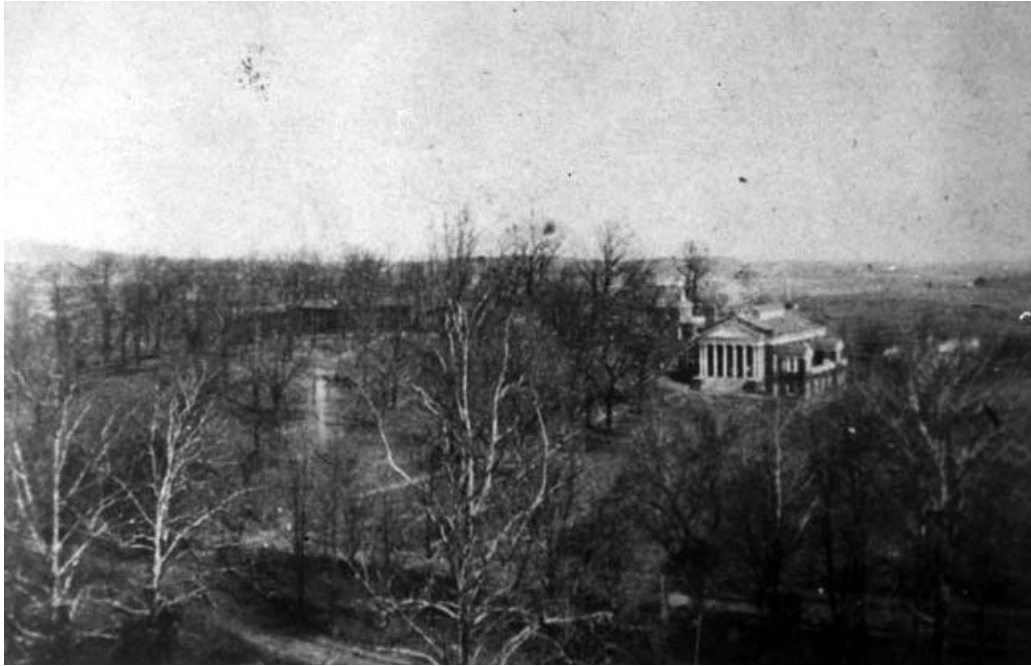


1963 topographical map of the University campus showing Carr's Hill, Madison Hall, and Madison Bowl.

This is a detailed topographic map of the University of Wisconsin-Madison campus. The map features numerous contour lines indicating elevation, with labels such as 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000, 7010, 7020, 7030, 7040, 7050, 7060, 7070, 7080, 7090, 7100, 7110, 7120, 7130, 7140, 7150, 7160, 7170, 7180, 7190, 7200, 7210, 7220, 7230, 7240, 7250, 7260, 7270, 7280, 7290, 7300, 7310, 7320, 7330, 7340, 7350, 7360, 7370, 7380, 7390, 7400, 7410, 7420, 7430, 7440, 7450, 7460, 7470, 7480, 7490, 7500, 7510, 7520, 7530, 7540, 7550, 7560, 7570, 7580, 7590, 7600, 7610, 7620, 7630, 7640, 7650, 7660, 7670, 7680, 7690, 7700, 7710, 7720,

2000 topographical survey of the Univeristy campus showing Carr's Hill.

CARR'S HILL LANDSCAPE



Carr's Hill with Carr's Hill Dorm in the distance and Fayerweather Hall to the right, 1897. (UVA Prints #00128)



1934 bird's eye aerial photograph of Carr's Hill.

CARR'S HILL LANDSCAPE

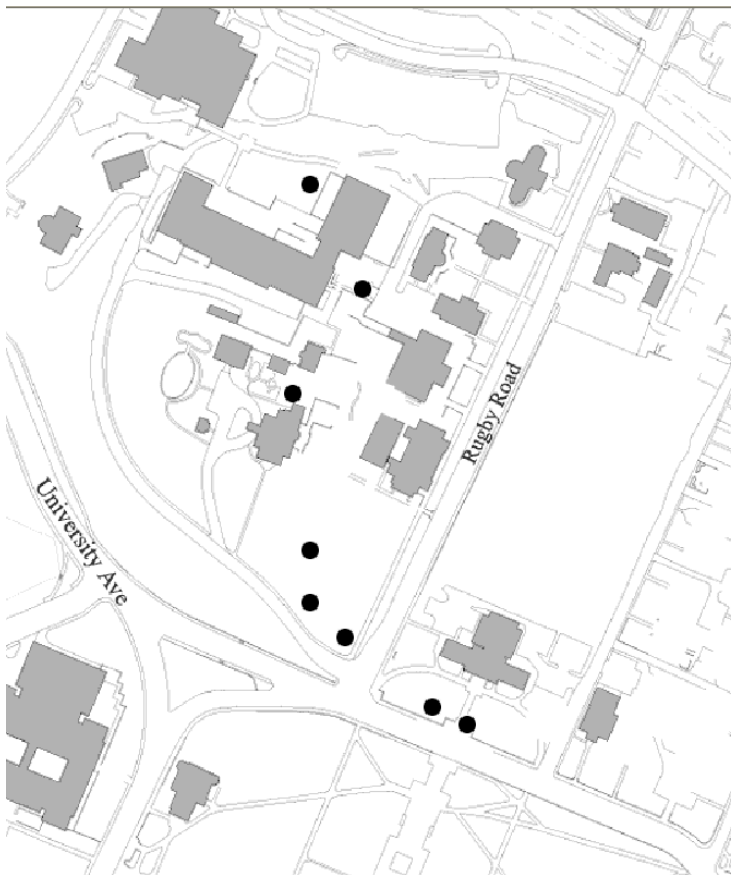


1955 aerial photograph of Carr's Hill with the President's House, Rugby Road developments, fraternities, and Carr's Hill Field with a baseball diamond visible.

CARR'S HILL LANDSCAPE



1963 oblique aerial looking towards Carr's Hill with the Rotunda beyond.



Memorial trees within the Carr's Hill precinct in 2004.

CARR'S HILL LANDSCAPE



*The President's House during President Alderman's tenure.
(UVA Prints #07360, circa 1914-1921)*



*The President's House during President Alderman's tenure.
(UVA Prints #07361, no date)*

CARR'S HILL LANDSCAPE



The President's House, undated. (UVA Prints #07363)



The President's House, undated. (Holsinger #X3264A)

CARR'S HILL LANDSCAPE



*The terraced lawn outside Fayerweather Hall was used for performances, undated.
(Holsinger #X1569BB)*



*The Guest House (Carr's Hill Cottage or House #3), 1867.
(UVA Prints #07590)*

CARR'S HILL LANDSCAPE



Carr's Hill Dormitory, prior to 1895. (UVA Prints #07365)



Brick stairs leading to the President's House from the driveway, June 2024.

CARR'S HILL LANDSCAPE



View along the driveway toward the house and porch, June 2024.



View across garden plantings toward the President's House, June 2024.

CARR'S HILL LANDSCAPE



View toward Buckingham Palace from the driveway, June 2024.



View toward the Oval Garden, June 2024.

CARR'S HILL LANDSCAPE



View towards the Guest House (Carr's Hill Cottage or House #3), June 2024.



View toward the Carriage House, which has been converted into a garage and storage area, June 2024.

CARR'S HILL LANDSCAPE



View of a walk behind the President's House garden and Leake Cottage (Carr's Hill Cottage or House #2) to the right, June 2024.



View of the President's Garden following improvements completed in 2019, June 2024.

CARR'S HILL LANDSCAPE



Fayerweather Hall, undated. (UVA Prints #08629)



Fayerweather Hall and Rugby Road, undated. (UVA Prints #08625)

CARR'S HILL LANDSCAPE



Fayerweather Hall, undated. (UVA Prints #07362)



View towards Fayerweather Hall, the sidewalk that parallels Rugby Road, and the street tree plantings, October 2024.

CARR'S HILL LANDSCAPE



Trees and turf on the terraced hillside below the President's House, October 2024.



Terraced lawn near Fayerweather Hall, October 2024.

CARR'S HILL LANDSCAPE



Madison Hall, undated. (Holsinger #U353B)



Madison Hall, undated. (UVA Prints #01188)

CARR'S HILL LANDSCAPE



Madison Hall principal facade, October 2024.



Madison Hall and the arcing front walk, October 2024.

CARR'S HILL LANDSCAPE



Madison Hall front walk and plantings, October 2024.



Madison Hall and the parking area west of the building, October 2024.

CARR'S HILL LANDSCAPE



Madison Hall and the parking area east of the building, October 2024.



View toward Madison Hall from University Avenue, October 2024.

CARR'S HILL LANDSCAPE



The running track and tennis courts in Madison Bowl, undated. (Holsinger #X2153B9)



Tennis courts in Madison Bowl, undated. (UVA Prints #01078)

CARR'S HILL LANDSCAPE



*Troops marching north along Rugby Road with a fraternity visible on the left. The photograph shows a fence enclosing Madison Bowl and trolley tracks adjacent to the sidewalk, undated.
(Holsinger #X6114B2)*

CARR'S HILL LANDSCAPE



Madison Bowl as viewed from near Madison Hall, June 2024.



Madison Bowl from Rugby Road, June 2024.

CARR'S HILL LANDSCAPE



The Bayly Building, undated. (UVA Prints #08622)



The Bayly Building, undated. (Holsinger #Y21950B1)

CARR'S HILL LANDSCAPE



The Bayly Building that currently serves as the Fralin Museum of Art, October 2024.



The terrace garden and Jean Arp's Oriform sculpture in front of the Bayly Building, June 2024.

CARR'S HILL LANDSCAPE



*A seating area outside the Bayly Building and an architectural capital,
June 2024.*



Salvaged architectural artifacts in front of the Bayly Building, October 2024.

CARR'S HILL LANDSCAPE



Garden on the south side of the Bayly Building, October 2024.



*Walk connecting parking behind the Bayly Building with the front entrance,
October 2024.*

CARR'S HILL LANDSCAPE



Campbell Hall, October 2024.



Fiske Kimball Fine Arts Library, October 2024.

CARR'S HILL LANDSCAPE



Campbell Hall east addition designed by W. G. Clark, October 2024.



Walkway behind Campbell Hall designed by Warren Byrd, June 2024.

CARR'S HILL LANDSCAPE



Drama Building, October 2024.



Drama Building addition, October 2024.

CARR'S HILL LANDSCAPE



Green rooftop the Drama Building addition, June 2024.



*The Art Commons landscape between the Drama Building and Campbell Hall,
October 2024.*

CARR'S HILL LANDSCAPE



Ruffin Hall, October 2024.



Hunter Smith Band Building, October 2024.

CARR'S HILL LANDSCAPE



Culbreth Road Parking Deck, October 2024.



Peyton House, June 2024.

Hospital Landscape

Buildings within the Hospital Landscape

Central Wing (1899–1901)
North Wing (1906–1907)
Corner Building (Student Health Building) (1913–1914)
Senff Gates (1914–1915)
Steele Wing (1915–1916; 1927–1929)
McIntire Wing (1923–1924; 1936)
Medical School Building (1927–1929)
Davis Wing (1928; 1939)
McKim Hall (1930–1931; 1944; 1977–1978)
Collins (Barringer) Wing (1936; 1953–1954)
Clinical Department Wing (1939; 1960)
Heating Plant (1950; 1957)
Mary Stamps Suhling Research Lab (1950)
Multistory Building (1958–1960)
X-Ray Wing (1960)
Medical School Transformer (1960)
Davis Transformer (1960)
Telephone Exchange Building (site plan) (1971)
Medical School Storage (1986)
CDW Utility (1986)
Coal silos (1988)
Coal Unloading Facility (1988)
North Chiller Plant (1988)
Heating Plant Storage Building (2013)

Architectural and Landscape Designers

The following consultants and designers are associated with the architecture of the buildings and site design and landscape improvements:

1899–1901	Paul Pelz, Architect – pavilion scheme for the new hospital, including a Central or Administrative Wing
1905	Paul Pelz, Architect – South Wing
1906–1909	Paul Pelz, Architect – North Wing
1913–1914	Eugene Bradbury, Architect – Corner Building (Student Health Building)
1914–1915	Henry Bacon – Senff Gates and realignment of the northern end of Hospital Drive
1915–1916	Walter Dabney Blair, Architect – Steele Wing
1923–1924	Fiske Kimball, Architect – McIntire Wing
1927–1929	Coolidge, Shepley, Bulfinch and Abbott, Architects – Medical School Building and east portico for the Steele Wing

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1928	Coolidge, Shepley and Bulfinch and Abbot, Architects – two-story Teachers’ Preventorium
1930–1931	Peebles, Blair, Taylor and Campbell, University Architectural Commission – oversight of an addition to Cobb Hall (located adjacent to the Hospital Landscape)
1930–1931	University Architectural Commission – McKim Hall
1936	Edmund S. Campbell, Architect – Barringer Wing (present-day Collins Wing)
1939	Taylor and Fisher, Architects – Clinical Department Wing
1939	Taylor and Fisher, Architects – Davis Wing
1944	Taylor and Fisher, Architects – T-shaped west addition to McKim Hall
1950	Eggers and Higgins, Architects – addition to Hospital Kitchen
1950	Eggers and Higgins, Architects and Wiley and Wilson, Engineers – Heating Plant
1950	Eggers and Higgins and Baskervill and Son, Architects – Mary Stamps Suhling Research Lab
1953–1954	Eggers and Higgins, Architects – addition to Barringer Wing (Collins Wing)
1957	Eggers and Higgins, Architects – addition to the Heating Plant
1958–1960	Baskervill and Son, Architects – Multistory Building
1959	UVA Department of Buildings and Grounds – East Lawn entrance
1960	Baskervill and Son, Architects – design alterations and addition to the Clinical Department Wing
1968	Hankins, Anderson and Moncrief – grading plan for the Hospital
1971	Rawlings, Wilson and Fraher – site plan for the Telephone Exchange Building
1977–1978	Rawlings and Wilson, Architects – addition to McKim Hall
1996	Smith-Garrett, Architects – entrance canopy and terrace at Barringer Wing (Collins Wing)
1999	RMF Engineering, Inc. – sidewalk replacement along Hospital Drive
2003	Dirtworks, Inc. – utility infrastructure upgrade and landscape plan, Multistory Building entry court

Summary Statement

The Hospital Landscape, which measures approximately 13.5 acres, is edged to the east by West Main Street and the CSX Transportation rail line, to the north by Hospital Drive, with the Academical Village beyond, to the west by Cobb and Varsity Halls as well as the Academical Village, and to the south by Jefferson Park Avenue. The first hospital and medical-school facilities were built within this area beginning in 1899. The land was part of the initial property acquisition associated with the development of the University in 1817. Although the land encompassed by the Hospital Landscape today was not initially designated for a particular use, it served several purposes prior to hospital development, including a golf course, kitchen garden and livestock pasture space, and, for a short time, as a site for brick manufacturing to support rebuilding of the Rotunda following the 1895 fire.

Between 1899 and 1909, three principal wings of the new hospital were completed. The facility continued to grow through the addition of two more wings between 1915 and 1924 and the Medical School Building by 1929. A Teacher’s Preventorium, McKim Hall, the Clinical Department Wing, Davis Wing, and several building additions followed by 1939. For more than a decade, expansion slowed as a result of World War II and its aftermath. In 1950, the Suhling Research Lab was constructed. An addition to the Barringer Wing followed in 1954. Construction of a new Multistory

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Building occurred between 1958 and 1960 that would serve as the last major addition to the Hospital Landscape except for an addition to McKim Hall. As space needs arose, the hospital precinct began to expand south across Jefferson Park Avenue, where numerous later buildings support the ongoing needs of a medical hospital complex, research facility, and academic teaching center.

During the 1980s, a portion of the Hospital Landscape began to be developed to accommodate coal-fired heating plant facilities due to its proximity to the CSX Transportation rail line as a means for coal delivery. An enclave of utility facilities remains present within the precinct today.

Landscape features associated with the Hospital Landscape include Hospital Drive, the Senff Gates, and compositions of access roads, parking areas, spaces designed to accommodate those working within or visiting the complex. University Avenue edges the Hospital Landscape near the old Medical School Building. The junction of University Avenue and Hospital Drive was designed as an important entry into the campus with the installation of the Senff Gates in 1915. The Long Walk leading toward the Rotunda originates behind the gates. A similar entrance was marked by the Chain Gates in 1916 at the west end of Hospital Drive near Jefferson Park Avenue. A Master Plan for the campus prepared by landscape architect Warren Manning around the same time led to the establishment of a walk and formal stair connecting the Hospital Landscape with the Academical Village. Over the years, portions of Hospital Drive have been rerouted, widened, and developed for parking to accommodate various needs.

Over time expansion of the hospital facilities has led to the establishment of a highly dense complex of buildings stitched together with modest open green spaces that serve as outdoor recreation space and visual foreground for the architecture of the buildings. Hospital Drive and associated plantings, the walk and stairs connecting the Hospital Landscape with the Academical Village, and the Senff Gates continue to reflect historic landscape patterns despite the many alterations that have been made to the surrounding buildings.

Preservation Priority

Hospital Landscape	Important
Hospital Drive	Important
Senff Gates	Important
Multistory Hospital	Non-contributing due to the extent of changes that have been made since the initial design and construction of this building
Utility Features	Non-contributing as a later addition

Significance

The Hospital Landscape has not been evaluated for its eligibility for listing in the National Register of Historic Places (National Register). The enclave of hospital and medical-school facilities has grown steadily since completion of the Central Wing in 1901. Several of the buildings and associated addi-

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tions have been designed by notable architects. Historic landscape features relate primarily to circulation around the perimeter and connections between the Hospital Landscape and the southern margin of the Academical Village, such as the Senff Gates and walk and stair features. The site reflects a long and gradual process of accretion involving the construction of new buildings and building wings around which have been designed entrances, arrival areas, and outdoor spaces for use by staff and visitors. The Hospital Landscape today reflects a rapid increase in the development of facilities associated with needs of a university hospital, associated medical school, research facilities, and the growth of the field of medical sciences and health care that has occurred nearly continually since completion of the Central Wing, with a pause during World War II and its aftermath, that ended in 1950. Historic landscape features include the Senff Gates (1915), Hospital Drive and its mature complement of trees (1913 to the present), and the sprawling layout of the hospital, its grounds, and entrances (1901 to the present). Overall, the Hospital Landscape has undergone such extensive change that it appears not to retain integrity to a particular period of significance. As such, while it includes features that are of historical importance to the University, it does not appear eligible for listing in the National Register.

In terms of the importance of the Hospital Landscape to the University and its historic character, the Hospital Landscape appears to be Important to University history and present character.

Integrity

Major changes have occurred in this landscape since the Central Wing of the hospital was completed in 1901. A former pasture, golf links, and a brick-making facility were demolished or relocated to accommodate the new hospital, which had been planned as a series of pavilions to facilitate future growth and expansion. Over the ensuing fifty years, several buildings were erected, removed, relocated, added to, and modified. Together with the railroad and an electric railway that is no longer present, pedestrians, wagons, and later motorized vehicles all influenced circulation patterns. Once established, these patterns remained more or less static along the perimeter of the site. Within the hospital compound, however, circulation has continued to change. Extant features with historical integrity include Hospital Drive and its mature street trees, the remnant stairs and walk from Warren Manning's master plan connecting the East Range and Hospital Drive, the Senff Gates, the large set of stairs, arcade, and open lawn area south of the Collins Wing, and the steep slope between the East Range and Hospital Drive. Overall, the Hospital Landscape is assessed as having Compromised integrity. The area that retains the most integrity to the mid-twentieth century is that located north of Jefferson Park Avenue. This area, however, has been heavily impacted by the growth of facilities designed to support the heating plant and other utility functions since the 1980s, along with construction of additions in association with several of the buildings.

Critical Concerns

- Continuous modifications to the buildings and associated landscapes, including the introduction of parking areas.
- Loss of the visual connection between Hospital Drive and the facade of Cobb Hall as a result of parking.

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Recommended Studies

- Cultural Landscape Report for Hospital Drive, Senff Gates, and Chain Gates

Character-Defining Features/Contributing Features

Topography

- Slopes and terracing between the East Range and Jefferson Park Avenue

Views and Vistas

- Looking south along Hospital Drive toward Cobb and Varsity Halls
- Looking east from Hospital Drive along the south side of the Collins Wing

Vegetation

- Mature trees along Hospital Drive

Circulation

- Hospital Drive (realigned circa 1915, widened in 1933, and edged later by parking)
- Extant walk and stairs connecting the Hospital Landscape and East Range based on Warren Manning's master plan and former Italian garden design leading to the original hospital entrance

Landscape Features

- Senff Gates

Buildings and Structures

- Central Wing
- North Wing
- Corner Building (Student Health Building)
- Steele Wing
- McIntire Wing
- Medical School Building
- Davis Wing
- McKim Hall
- Collins Wing (Barringer Wing)
- Clinical Department Wing
- Heating Plant
- Mary Stamps Suhling Research Lab
- Multistory Building
- X-Ray Wing
- Stone wall along Jefferson Park Avenue

HOSPITAL LANDSCAPE

History

The history of the Hospital Landscape is essentially the history of the University's medical and medical-education facilities. The precinct was part of the original land tract acquired in 1817 for establishing a university. Although not the focus of early site development and programming, professors living in the East Range are known to have tended gardens within the precinct during the nineteenth century, while the site also supported the pasturing of livestock. After the Rotunda fire of 1895, bricks were made on the site as part of the reconstruction effort. The University golf links were also situated here until circa 1899, when they were removed to make way for the hospital. Between 1899 and 1901, the first hospital building (Central Wing) was erected east of Jefferson's Academical Village. Prior to 1901, the school's emphasis on medical education was based on theory rather than hands-on professional practice, a condition that was reconciled with the addition of the hospital, and later the Medical School. Several hospital and medical-school facilities were completed prior to 1940, including the North Wing, McIntire Wing, Medical School Building, Davis Wing, McKim Hall, Barringer (Collins) Wing, and Clinical Department Wing, after which time there was a pause in development within the precinct until 1950 when the Mary Stamps Suhling Research Lab was added. The Multi-story Building was completed as a hospital facility in 1960. Another pause occurred in development within the precinct until the 1980s when heating plant facilities were developed in proximity to the CSX Transportation rail line.

Prior to 1901, University medical education and medical facilities were in several locations around the grounds. Jefferson's Anatomical Theater was located west of the Rotunda, and an infirmary stood southeast of the Lawn. By 1886, the Anatomical Theater had become a dispensary with faculty and students providing outpatient medical services. In 1892, a second dispensary opened on the present site of George Rogers Clark Park along University Avenue, outside of the Hospital Landscape study area. The dispensary enabled medical students to perform clinical work. Today, the Anatomical Theater and the second dispensary are gone. The present-day sprawling medical facility that began with a collection of connected pavilions and has since evolved into a vast medical complex.

Roads, paths, and the route of the railroad line influenced the design and layout of this landscape. The triangular-shaped parcel is bounded by Hospital Drive on the north, the CSX Transportation corridor and University Avenue to the east, Jefferson Park Avenue to the south, and the Academical Village to the west. By 1850, a path connected the East Range with University Avenue to the north. As early as 1856, the railroad separated a small triangular parcel to the east from the rest of this landscape. The 1909 Jackson and Laird survey shows the C&A Electric Railway followed Fry's Spring Road, now Jefferson Park Avenue, to the north. The railroad played a major role in the University's development. Even today it continues to echo in the ongoing development of this area particularly in association with the coal silos and related facilities that were sited in relationship to rail access.

In 1855, George Wilson Spooner, Jr., built Temperance Hall along University Avenue. It was strategically located to serve as the local "propaganda arm of a forceful nineteenth-century reform movement, supported by local luminaries" of the University. After the Temperance Movement faded during the late nineteenth century, the building was razed in 1912 and replaced with the Corner Building (1914), which served as a bookstore, post office, and space for other student-oriented needs and activities. 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

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the structures that today make up the commercial enclave. This marked the Corner's transition from a utilitarian area to a stylistically homogeneous commercial entry to the University grounds. In the mid-1920s, the Corner Building was moved a short distance east along University Avenue to make room for the new Medical School Building.

Architect Paul Pelz designed the new hospital as a series of connected pavilions that permitted future expansion and greater air circulation, believed to be important in treating patients based on current medical practice. In 1901, the first portion of the building, the Central Wing, was completed east of the East Range. This was followed in 1905 by the South Wing, and the North Wing in 1907. By 1909, two more wings were added, one to the north and one to the south. A 1909 survey documents the layout and development of the hospital during this period. Access was provided from the Public Road, now Hospital Drive, to a circular drop-off area in front of the Central Wing. A wagon road provided access to the rear of the hospital and continued north and east to the Post Office and Ivy Road, now University Avenue. At that time, the Public Road extended north to Ivy Road in conformity with the Jefferson grid. Pedestrian access was provided between the Rotunda and the Post Office, and between the East Range and the Hospital. Period photographs by the Holsinger studio (circa 1911 to circa 1920s) document the appearance of the landscape during this period. The area at the hospital's front entrance was embellished with hedges, seating, and ornamental plantings. Topography was manipulated to accommodate level areas for vehicular circulation and to develop an appropriate arrival sequence for patients and guests.

In 1906, the University hired renowned landscape architect Warren Manning (1860–1938) to help plan its future development. The pedestrian link with walk and stairs between the East Range and Hospital Drive is a remnant of the Italian garden Manning designed to link the Lawn with the new medical complex along Hospital Drive. This walk and stairs exist today flanked by Hotel D and one of the East Range dormitory buildings. Manning was also ultimately responsible for the selection of Architect Henry Bacon in 1914 to design a gate marking the entrance into the University from University Avenue.

Hospital Drive (initially the Public Road) was proposed in 1908 and laid out by 1909 in conformance with the grid of the Academical Village. Early photographs show that vehicles parked along the western side of Hospital Drive and that deciduous trees framed the road to either side.

In 1912, architect Eugene Bradbury prepared plans for a new building to replace Temperance Hall, built in 1855 on University Avenue. Plans for what would become the Corner Building called for a new entry into the campus from University Avenue and a new, more formal gate. At the time, there was a simple wooden gate and fence that marked this entrance. Although Bradbury's plans for the Corner Building were implemented, his proposed gate feature was not. When the University received a \$20,000 donation from Gustavia Tapscott Senff to improve the University's eastern entrance in honor of her husband and to commemorate the Honor System, Bacon, known as the architect of the Lincoln Memorial, was selected to design the gate based on Manning's recommendation. As designed, implementation of the gate would require the realignment of a section of Hospital Drive that led north to University Avenue. In the design of the realignment, Bacon closed off the existing entrance at that point, turned the road south, and created a new vehicular entrance into the University and the Hospital at the grand entrance of the new gates. On Founder's Day 1915, the Senff Gates were dedicated along with other statues and memorials across campus.

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In 1916, another entrance gate was created at the opposite end of Hospital Drive near Jefferson Park Avenue as part of an effort to link Jefferson Park Avenue and University Avenue. Designed by Architect Walter Dabney Blair, the entry feature was referred to as the Chain Gates based on the fact that a heavy chain was used to control the flow of traffic. The chain was attached to eye-bolts, one of which still exists outside the Hospital Landscape study area today. Construction of the Chain Gates was also funded by Mrs. Charles Senff through a \$10,000 donation.

Also nearby, but outside the Hospital Landscape study area, is Cobb Hall. The building was sited to follow the grid of Jefferson's Academical Village and took advantage of the slope of the hill to hide the bulk of the hospital. Built by 1917, Cobb Hall was a chemical laboratory designed by Architect Walter Dabney Blair that became the focal point of a large outdoor room around which traffic was diverted near the recently-completed Chain Gates. The quadrangle within which Cobb Hall served as a visual terminus differed from other quadrangles in that it was crossed by Hospital Drive.

In 1933, Hospital Drive was widened, presumably to accommodate the increased use of vehicles and to provide additional parking. Interestingly, four years earlier (1929) the Hospital had turned its back on Hospital Drive and developed a main entrance for patients and guests from Jefferson Park Avenue—thus minimizing the importance of its historic entrance(s) and its relationship with Hospital Drive. Aerial photographs from the 1960s and 1970s indicate that cars were parking along both sides of the road by this time. As of 2025, vehicles park perpendicular to the curb along the east side of Hospital Drive. While this configuration is convenient to the walkway and the Hospital, it restricts views of Cobb Hall.

The hospital continued to grow through the 1930s. The landscape between Hospital Drive and Jefferson Park Avenue became filled with new buildings and associated landscape features, such as parking, seating, outdoor gardens, and picnic areas, tucked into nearly every possible corner. A major addition to the Hospital Landscape was the Multistory Building constructed between 1958 and 1960, which was oriented toward Jefferson Park Avenue. The formal entry court in front of the building was updated in 2003. Elsewhere, additions continued to be built in association with the older buildings to accommodate the changing needs of medical education and medical and health services. Eventually, growth expanded to the south side of Jefferson Park Avenue and a pedestrian bridge was built to span the road for those traveling between medical facilities. This expansion led to the loss of an African American neighborhood known as Gospel Hill in the 1970s. The neighborhood had formed soon after emancipation.

During the 1980s, an enclave located to the east of the Multistory Building was developed to accommodate facilities related to the University Heating Plant built in 1950. The additions included coal silos built in 1988, a coal unloading facility located along a spur rail line also built in 1988, the North Chiller Plant, completed in 1988, and a Heating Plant Storage Building completed in 2013. These expanded on utilities in the area that included two transformer buildings constructed in 1960 and the Telephone Exchange Building (the date of origin of this building remains undetermined).

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Chronology

- 1850 Pathways connecting the East Range and University Avenue and Fry's Spring Road (Jefferson Park Avenue) and University Avenue are present. Sometime between 1890 and 1895 the pathway connecting Fry's Spring Road and University Avenue disappears.
- 1855 George Wilson Spooner, Jr., builds Temperance Hall.
- 1872 A gate adjacent to Temperance Hall provides an entryway into the University.
- Circa 1897 A facility for making bricks is established within the present-day Hospital Landscape following the Rotunda fire that is used to manufacture materials used to rebuild.
- 1899 Existing golf links are removed to make way for the new hospital. New and better links are laid out in the field between the rear of Dawson's Row and the University Cemetery.
- 1899–1901 Paul Pelz creates a pavilion scheme for the new University hospital. The Central, or administrative, Wing is the first part of the facility to be constructed.
- Circa 1900 Cows continue to be pastured in the precinct.
- 1905 The South Wing of the hospital is built based on Pelz's designs.
- 1909 The North Wing of the hospital is added, also built on Pelz's design.
- Circa 1909 A macadam road (the Public Road, later Hospital Drive) is built to the north of the new hospital. It extends almost to Jefferson Park Avenue (Fry's Spring Road) before turning toward the Lawn and the Pavilion Gardens.
- 1912 The Board of Visitors decide to raze Temperance Hall.
- 1912 Plans are made to replace Temperance Hall with a brick building to house a post office, stores, and student services.
- 1913 Mrs. Charles H. Senff donates funds to improve the existing entrance into the University near the hospital in honor of her husband and to commemorate the Honor System.
- 1913 Architect Eugene Bradbury prepares plans for the building to replace Temperance Hall, which becomes known as the Corner Building.
- 1914–1915 Architect Henry Bacon designs a pair of ceremonial gates marking the entrance into the University and the Long Walk near the intersection of University Avenue and Hospital Drive based on the funding provided by Mrs. Charles Senff. The alignment

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of Hospital Road is altered to help form a grand entrance at what become known as the Senff Gates.

- 1916 A second ceremonial gate entrance is created at the western end of Hospital Drive where it meets Jefferson Park Avenue. Also funded through a donation from Mrs. Charles H. Senff, this feature becomes known as the Chain Gates.
- 1916 The Steele Wing of the hospital is completed.
- 1920 The Steele Wing is connected to the North Wing.
- 1922 Based on a gift provided by Paul Goodloe McIntire, an orthopedic wing referred to as the McIntire Wing is added to the Hospital. This later becomes a pediatrics clinic. Funding to complete the wing is also provided by Col. Oliver H. Payne and a loan from the Alumni Board of Trustees.
- 1923 A railroad bridge is added over University Avenue.
- Circa 1925 The Corner Building is moved east to accommodate construction of a new Medical School Building.
- 1927–1929 The Medical School Building is erected based on designs prepared by Shepley, Coolidge, Bulfinch, and Abbot. The Steele Wing and Medical School Building are connected. After the Corner Building is moved, Shepley attaches a grand, porticoed entrance to the east end of the Steele Wing and duplicates the Steele Wing's facade to the east of the portico to create a symmetrical front for the Medical School's University Avenue elevation.
- 1928 A two-story Teachers' Preventorium is constructed based on designs by Coolidge, Shepley and Bulfinch, and Abbot. It is intended to be expanded to four stories.
- 1929 The Corner Building is rented to the C&O Railroad Company as a train station.
- 1930–1931 McKim Hall is constructed.
- 1933 Hospital Drive is widened and lighting is added along its margins.
- 1935–1936 The Barringer Wing, designed by Edmund S. Campbell, is added. The addition results in changes to the front of the McIntire Wing.
- 1939 John Staige Davis Neuro-Psychiatry Wing is added on top of the Preventorium.
- 1939 The Clinical Department Wing is constructed.
- 1944 A T-shaped addition to the western facade of McKim Hall nearly doubles the building's size and establishes a new entrance.

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- 1947 Plans are under development for a multistory hospital structure to be sited at the center of the existing complex, connecting to the McIntire Wing and the Medical School.
- 1950s University Hospital departments occupy the Corner Building.
- 1950s Courtyards within several of the buildings are infilled in with additions.
- 1950 Eggers and Higgins, Architects, and Wiley and Wilson, Engineers, design the Heating Plant. The building contains a radial brick chimney which measures 160 by 8 feet and has a precast concrete slab roof.
- 1950 An addition to the Medical School is built in the courtyard.
- 1950 Excavation is begun for a cancer research center known as the Mary Stamps Suhling Research Lab.
- 1953–1954 An addition by Eggers and Higgins connects the Barringer and Davis Wings.
- 1954 An addition is made to the Medical School for pediatrics, dentistry, and urology.
- 1957 The Heating Plant is expanded based on plans prepared by Eggers and Higgins.
- 1957 The Mary Stamps Suhling Research Lab is expanded from three floors to six. An elevator shaft is added to accommodate use of the additional floors.
- 1958 New steps are added at the Davis Wing.
- 1958–1960 The Multistory Building is constructed, reorienting the hospital complex toward Jefferson Park Avenue.
- 1959 Air conditioning is installed in the Medical School, and a transformer building constructed.
- 1960 The X-Ray Wing is added to the hospital.
- 1960 The Davis and Medical School Transformers are added to the precinct to address electrical needs.
- 1968 A new ramp is added at the Barringer Wing to improve access to the entrance and first floor.
- 1970s The neighborhood of Gospel Hill, since emancipation a black residential community, is lost to expansion of the University hospital and medical center complex.

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1976	The Multistory Building is linked with Health Sciences Library and Jordan Hall via pedestrian bridges spanning Jefferson Park Avenue.
1977–1978	An addition to McKim Hall, designed by Rawlings and Wilson, fills the space between the south elevations of the East and Central Wings of the original hospital.
1980–1981	Handicapped access is added to the Clinical Department Wing.
1986	The entranceway to the Davis Wing basement is widened.
1986	A Medical School Storage building is built.
1986	The CDW Utility is built.
1988	Coal silos, a coal unloading facility, and the North Chiller Plant are added near the Heating Plant.
1989	A pedestrian connection is provided between the Multistory Building and University Hospital.
1996	An entrance canopy and terrace designed by Smith-Garrett Architects are added at the Barringer Wing.
2001	Improvements are made to the Multistory Building courtyard.
2003	The Multistory Building entry court is improved based on designs prepared by Dirtworks.
2013	The Heating Plant Storage Building is added to the precinct.
2019	The Barringer Wing is renamed in honor of alumnus Dr. Francis S. Collins.

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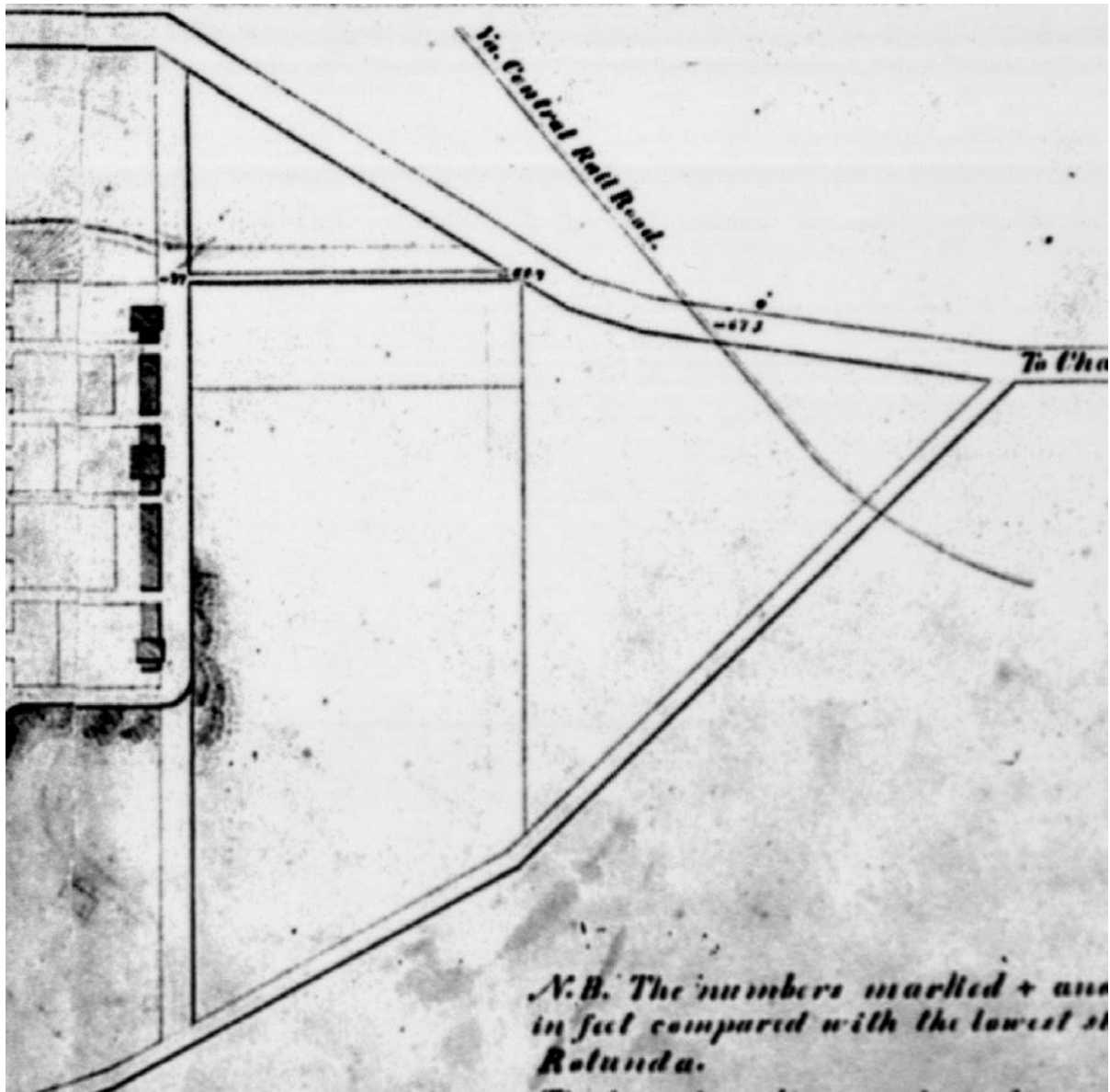
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HOSPITAL LANDSCAPE

Important Historic Maps, Plans, and Photographs



1856 map of the University of Virginia.

HOSPITAL LANDSCAPE



1870 of the University of Virginia.



1909 Jackson and Laird Survey. (UVA Facilities Management #2962356)

UNIVERSITY OF VIRGINIA
CHARLOTTESVILLE VA
STUDY FOR DEVELOPMENT

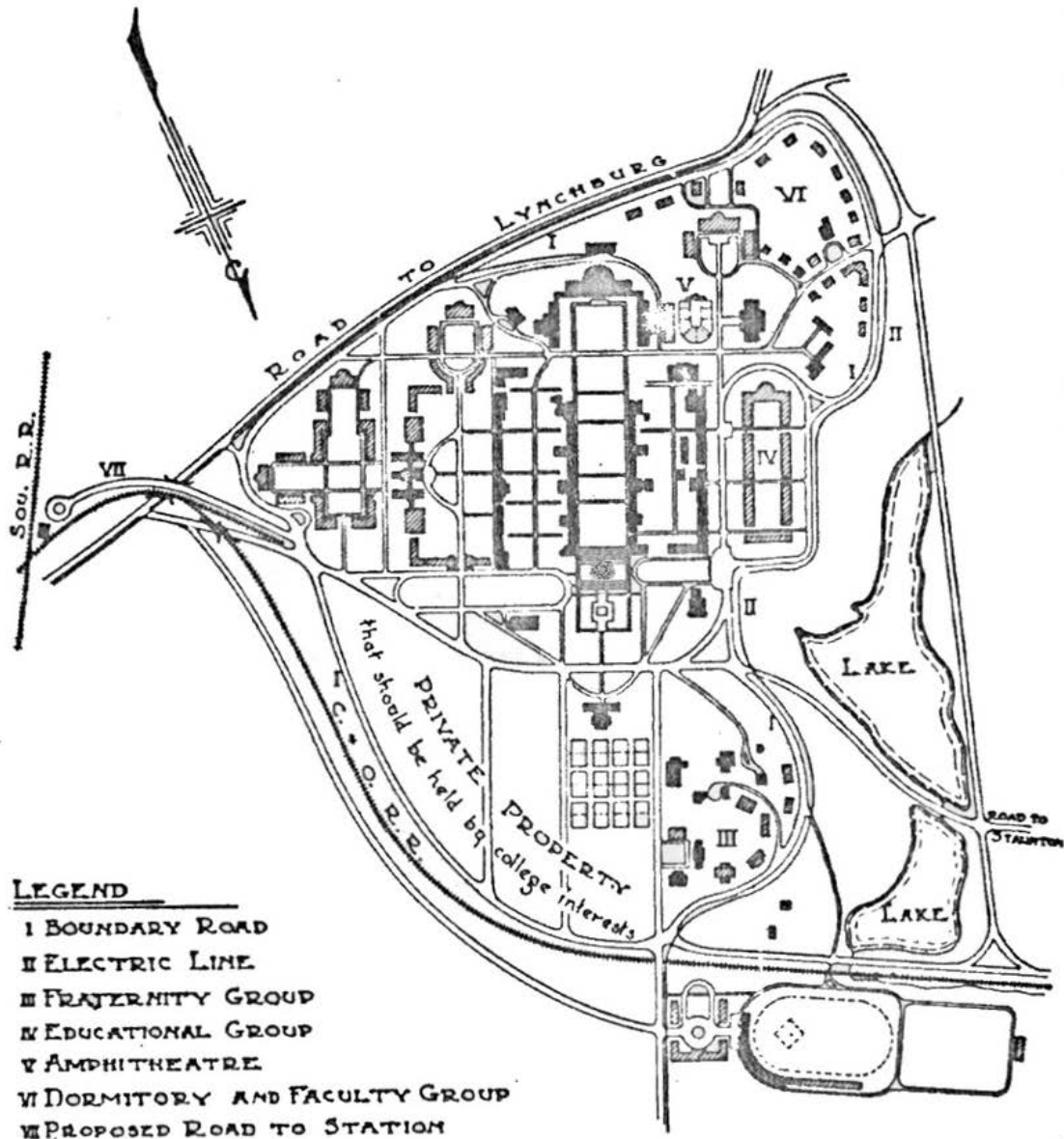
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0 500 1000 1500

WARREN H. MANNING
BOSTON, MASS.

LANDSCAPE DESIGNER
MARCH 11, 1913

NO 760-85

EXISTING BUILDINGS ■ PROPOSED BUILDINGS ■



1913 Master Plan prepared by Warren Manning.

HOSPITAL LANDSCAPE

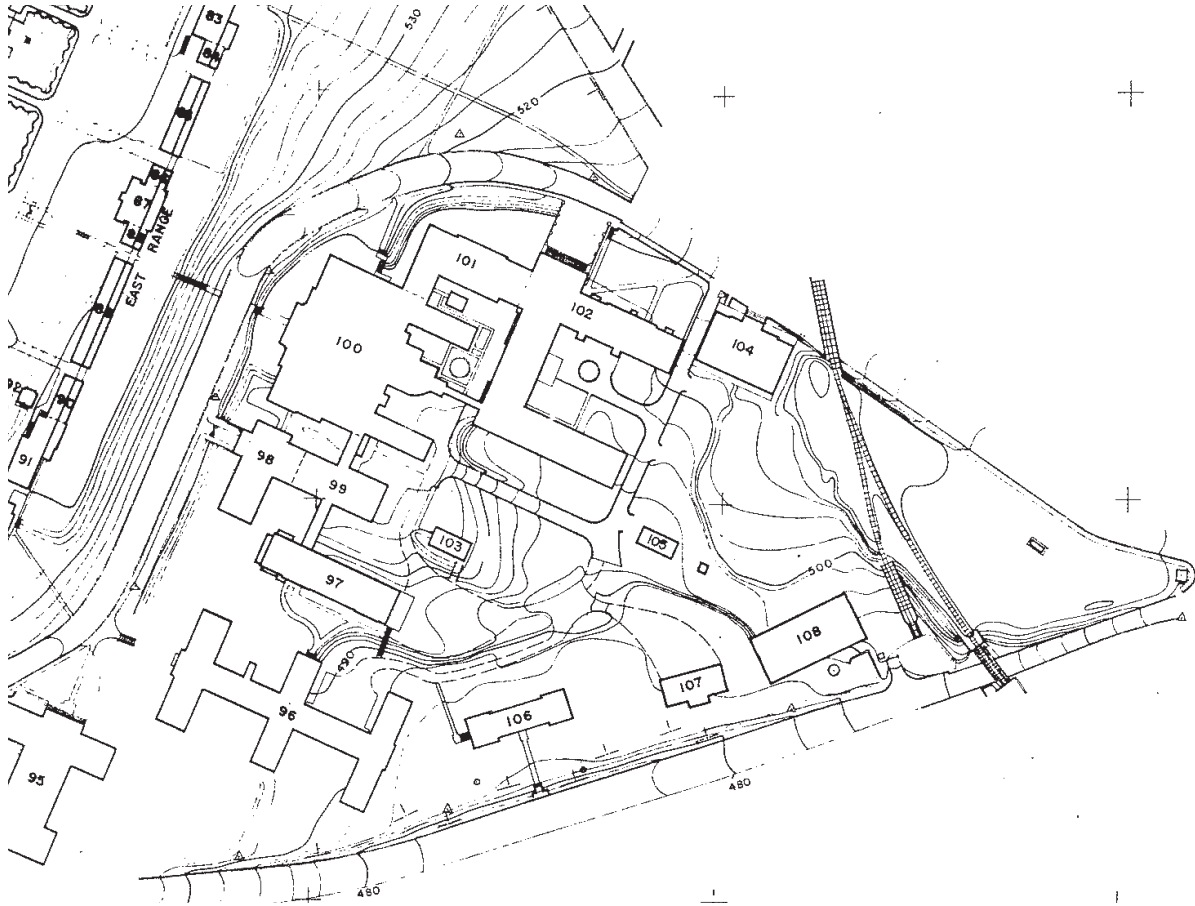


1934 aerial photograph showing the hospital landscape.



1934 aerial photograph showing the hospital landscape.

HOSPITAL LANDSCAPE



*Topographic plan by C.S. Shelhorse, B.W. Chalkley, and A.A. Abernathy, April 1943.
(UVA Facilities Management #58474)*

HOSPITAL LANDSCAPE

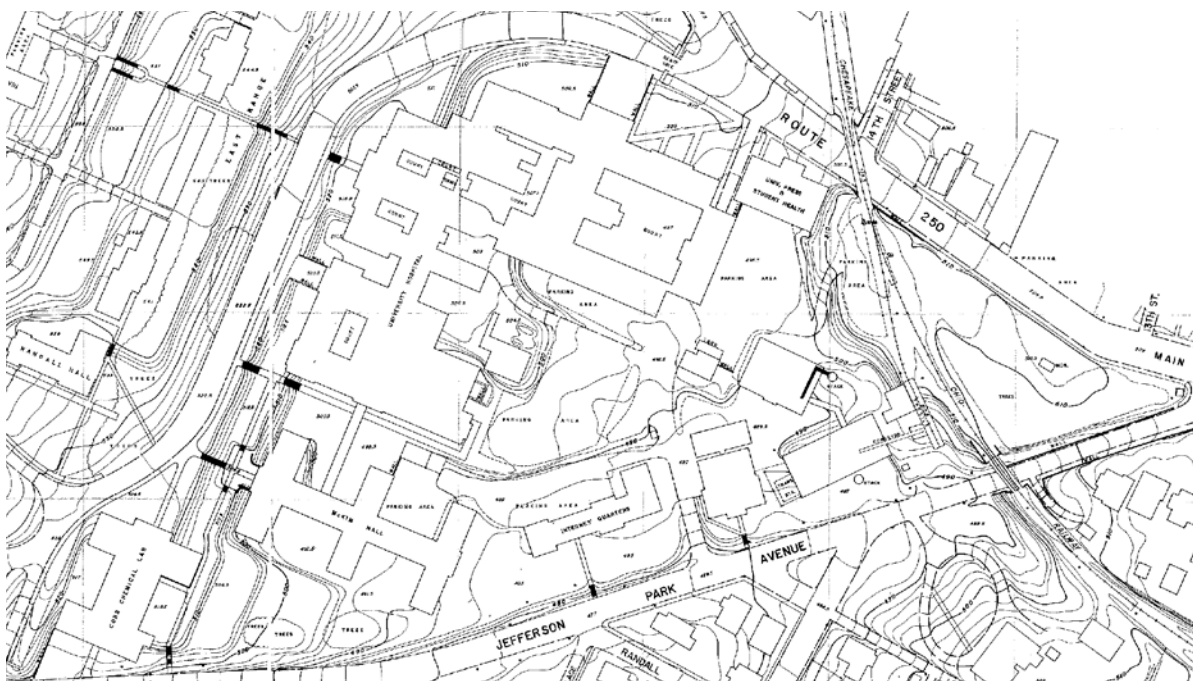


*Oblique aerial photograph of the hospital landscape, 1945.
(UVA Visual History Collection, #58474)*

HOSPITAL LANDSCAPE



Oblique aerial photograph of the hospital landscape, 1963.



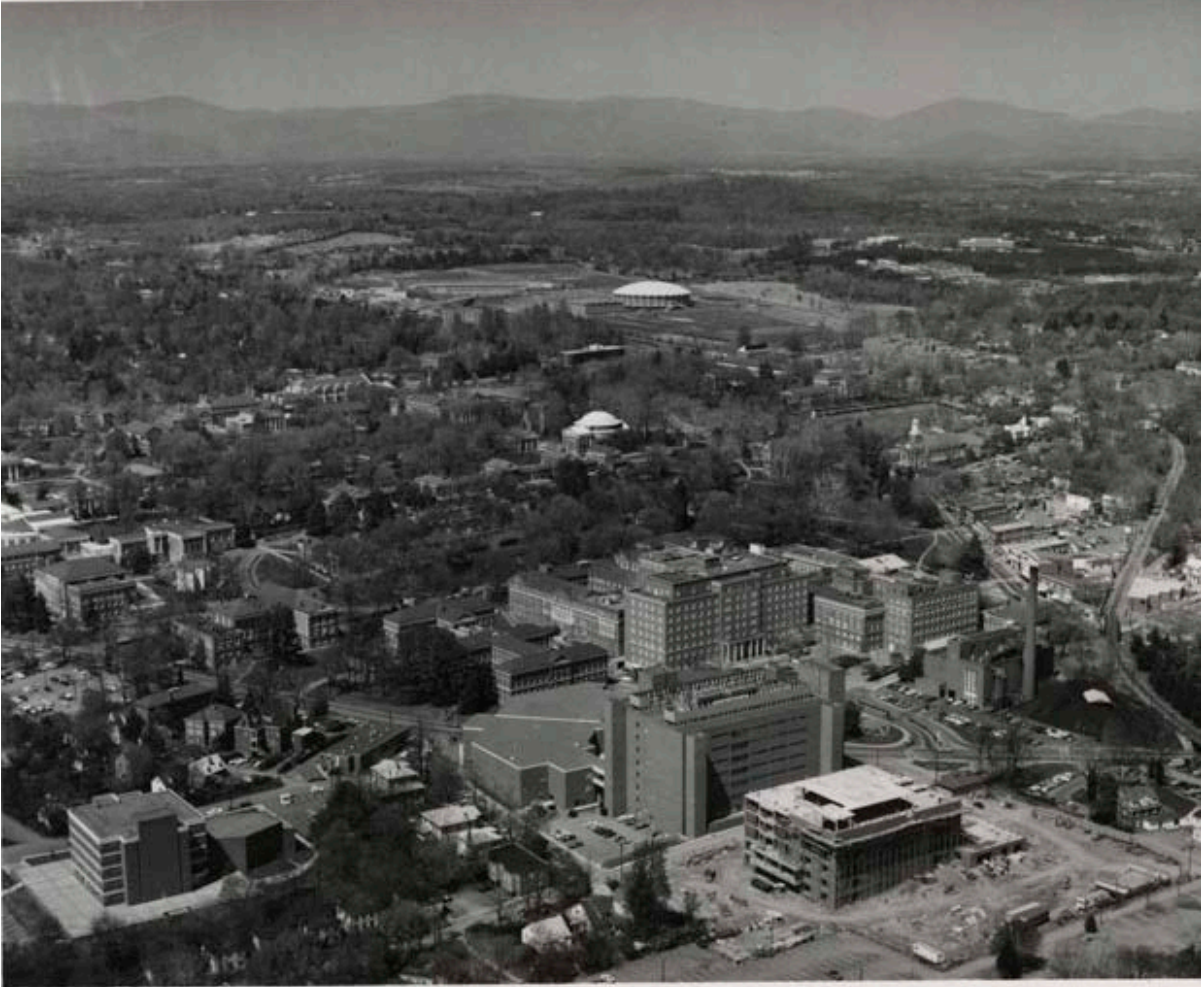
1963 map of the hospital landscape.

HOSPITAL LANDSCAPE



1972 oblique aerial of the hospital landscape. (UVA Prints)

HOSPITAL LANDSCAPE

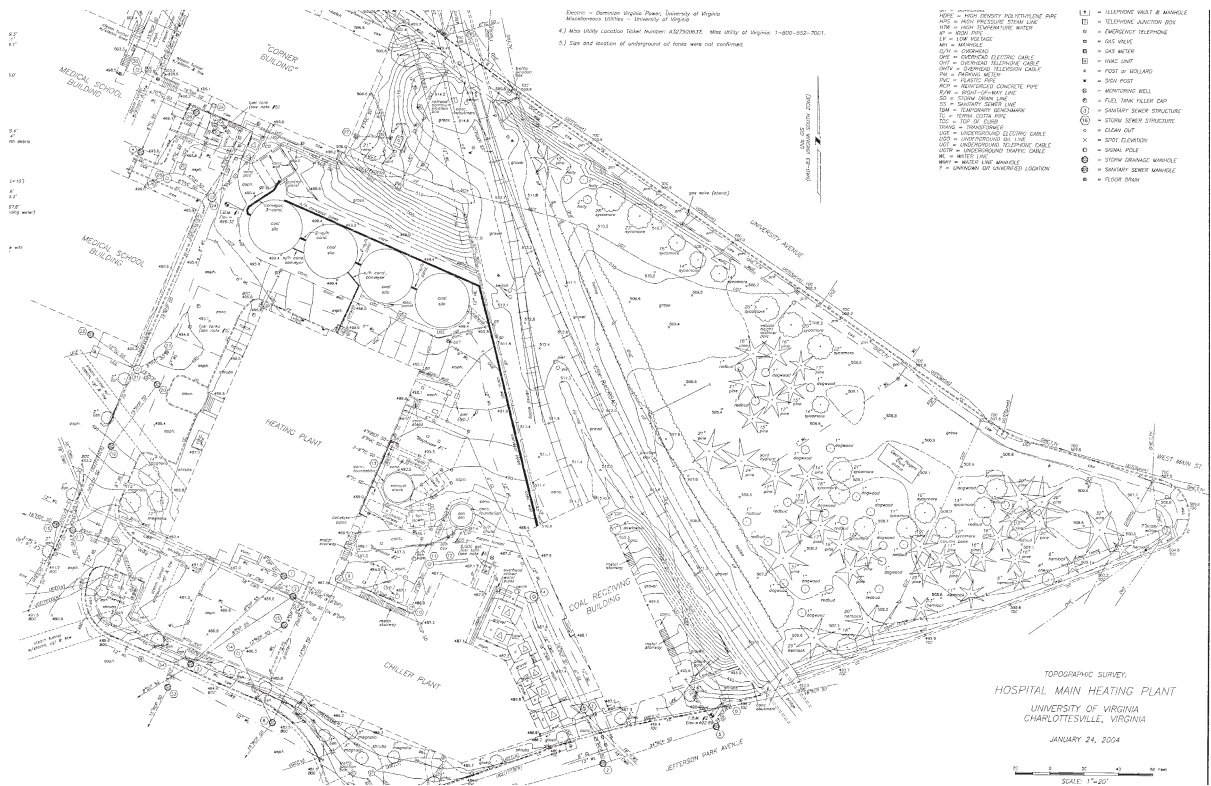


1977 oblique aerial of the hospital landscape. (UVA Prints)

HOSPITAL LANDSCAPE

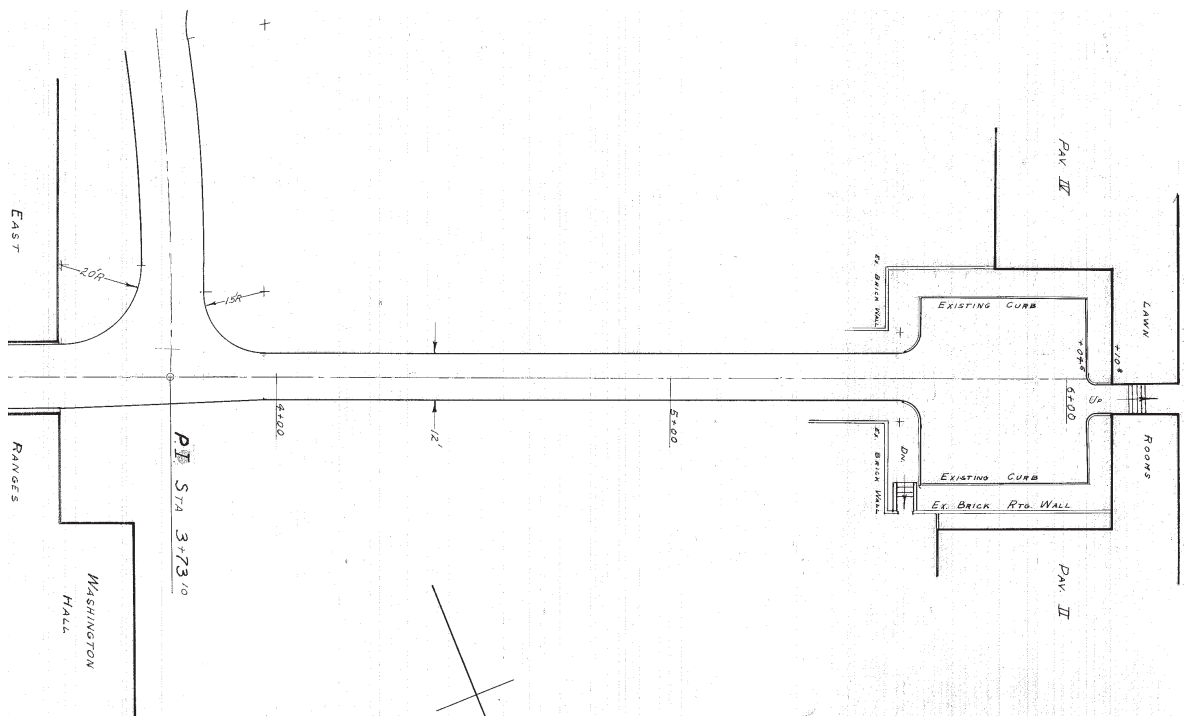


2000 map of the hospital landscape.

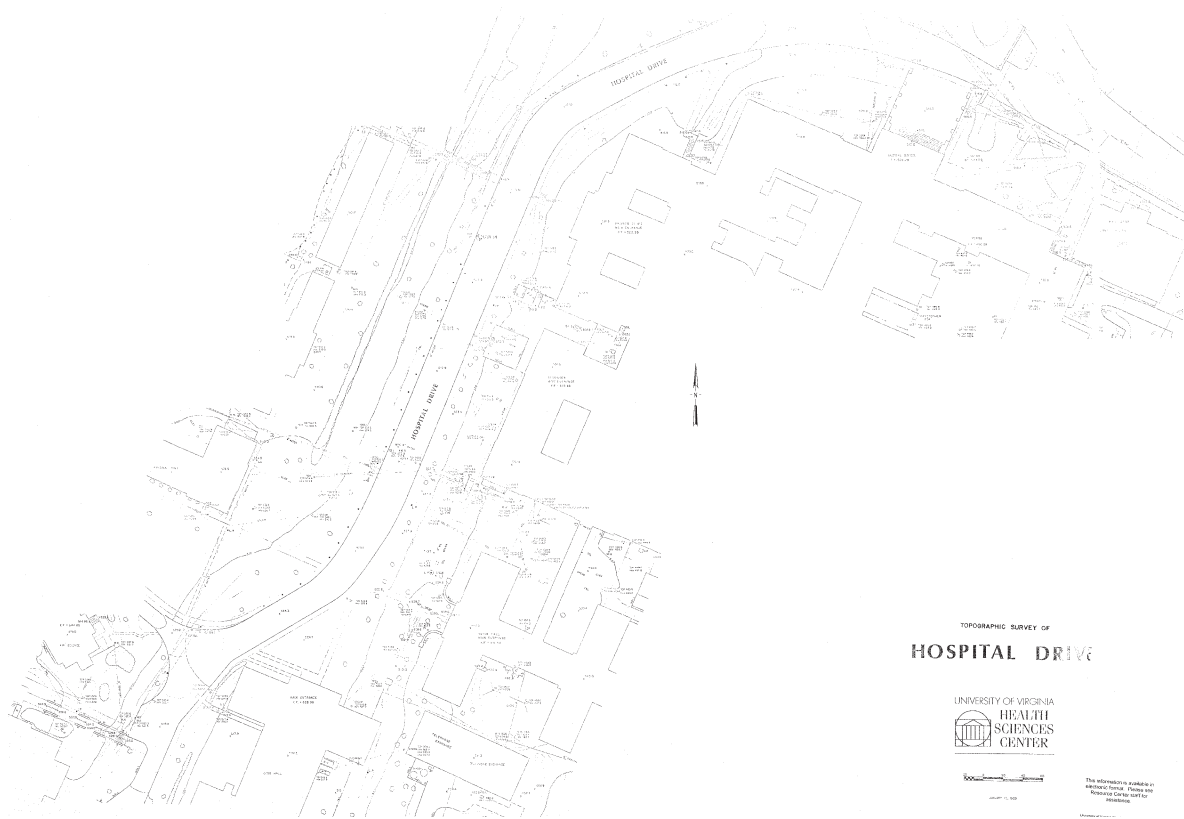


2004 topographic survey of the Heating Plant (UVA Facilities Management #79064)

HOSPITAL LANDSCAPE



1961 East Lawn entrance, Sections A. (UVA Facilities Management #33834)

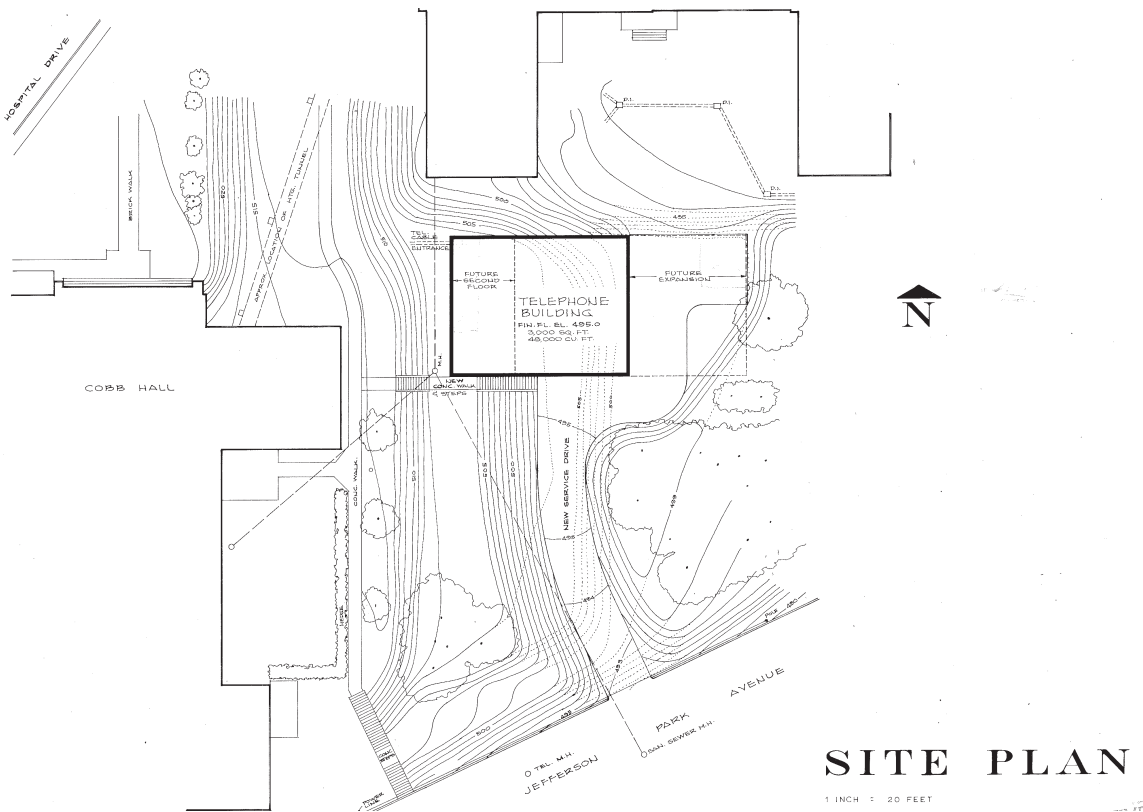


1963 topographic survey of Hospital Drive. (UVA Facilities Management #55871)

HOSPITAL LANDSCAPE

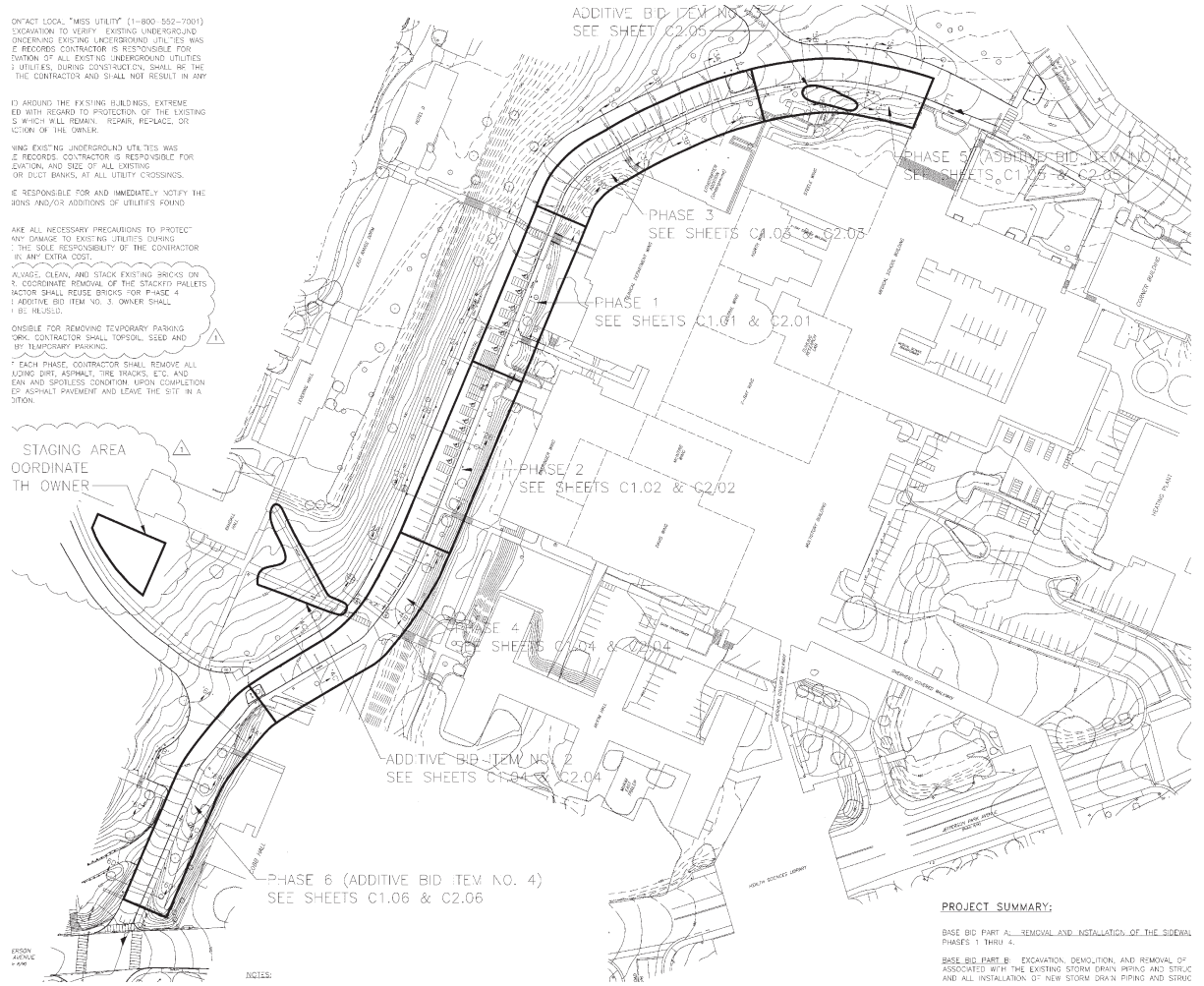


1968 hospital grading plan. (UVA Facilities Management #66595)



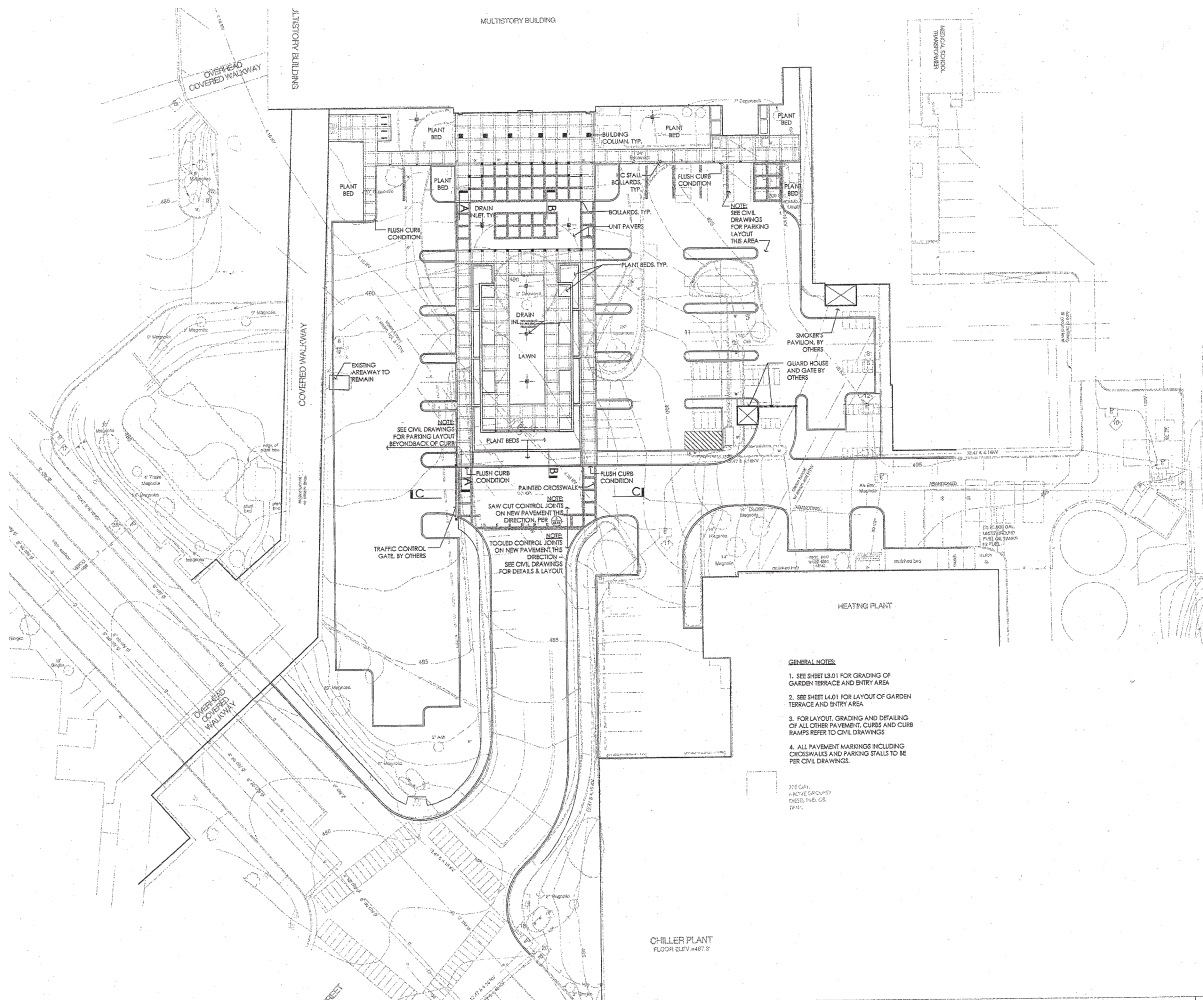
1971 Telephone Exchange Building site plan. (UVA Facilities Management #22869)

HOSPITAL LANDSCAPE



1999 Hospital Drive sidewalk replacement. (UVA Facilities Management #77595)

HOSPITAL LANDSCAPE



As built drawings of 2003 plans for utility infrastructure upgrades and improvement of the Multi-story Building entry court. (UVA Facilities Management #75093)

HOSPITAL LANDSCAPE



University Hospital, 1911. (UVA Prints Hospital 1911)



University Hospital, 1913. (UVA Prints Hospital 1913)

HOSPITAL LANDSCAPE



University Hospital, undated. (Holsinger. UVA Prints #U230B)



University Hospital, undated. (Holsinger. UVA Prints #X1936B)

HOSPITAL LANDSCAPE



University Hosptial, undated. (Holsinger. UVA Prints #X7668B2)



University Hosptial, undated. (Holsinger. UVA Prints #X521B1)

HOSPITAL LANDSCAPE



University Hospital, undated. (Holsinger. UVA Prints #X521B2)



University Hospital, undated. (Holsinger. UVA Prints #X521B5)

HOSPITAL LANDSCAPE



University Hospital, 1941. (UVA Prints #08997)



University Hospital, ca, 1960. (UVA Prints c1960Multi-Story)

HOSPITAL LANDSCAPE



Coal-fired heating plant, undated. (UVA Prints coal)



University Hospital, undated. (UVA Prints Hospital)

HOSPITAL LANDSCAPE



University Hospital, undated. (UVA Prints HospMedical)

HOSPITAL LANDSCAPE



The Multistory Building, October 2024.



*The Multistory Building and approach drive from
Jefferson Park Avenue, October 2024.*

HOSPITAL LANDSCAPE



The Medical School, October 2024.



Hospital Drive, October 2024.

HOSPITAL LANDSCAPE



Hospital precinct parking and gate house, October 2024.



Clinical Department Wing, October 2024.

HOSPITAL LANDSCAPE



McKim Hall, October 2024.



*Outdoor picnic area between Davis Wing and
McKim Hall, October 2024.*

HOSPITAL LANDSCAPE



Davis Transformer, October 2024.



*Covered walk that spans Jefferson Park Avenue,
October 2024.*

HOSPITAL LANDSCAPE



*A stone wall edging the hospital landscape along Jefferson Park Avenue,
October 2024.*



The heating plant and North Chiller Plant, October 2024.

HOSPITAL LANDSCAPE



Coal silos, October 2024.



Coal Unloading Facility, October 2024.

HOSPITAL LANDSCAPE



The Long Walk leading toward the Rotunda, eastern view from the McKennie's store roof, 1872, prior to the addition of the Senff Gates. (UVA Prints #00082)

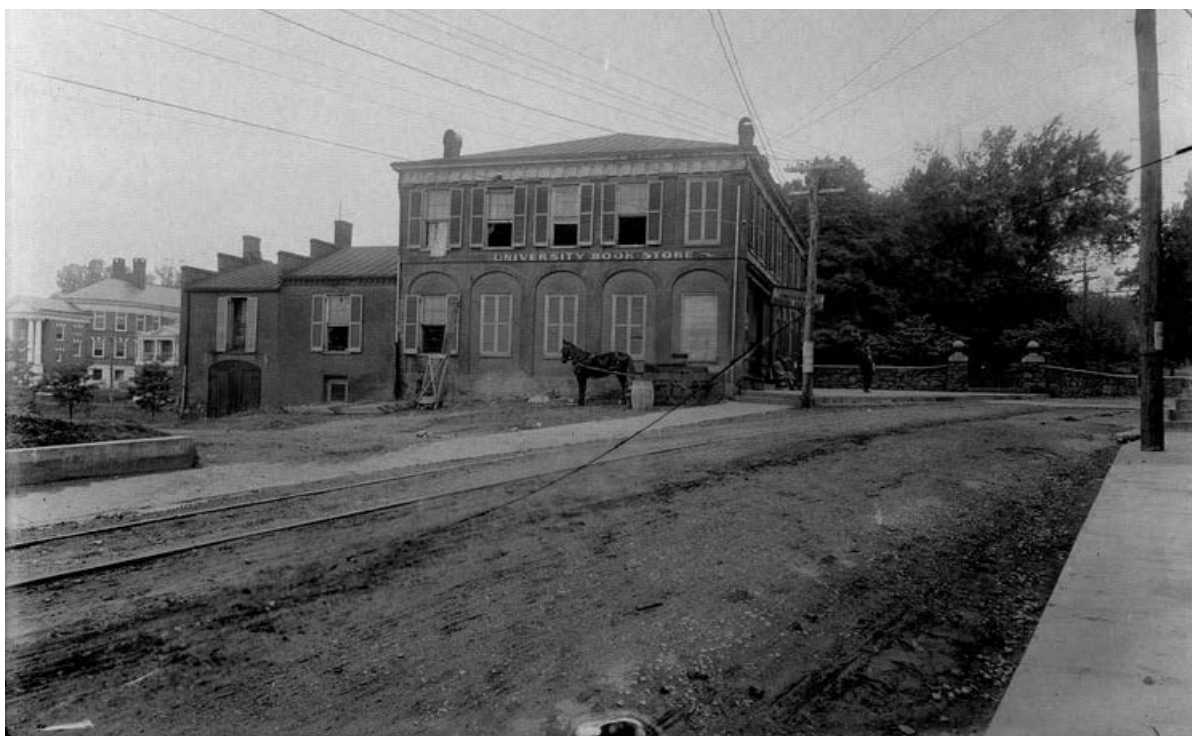


The gate and fence present prior to the Senff Gates, pre 1895. (UVA Prints #00034)

HOSPITAL LANDSCAPE

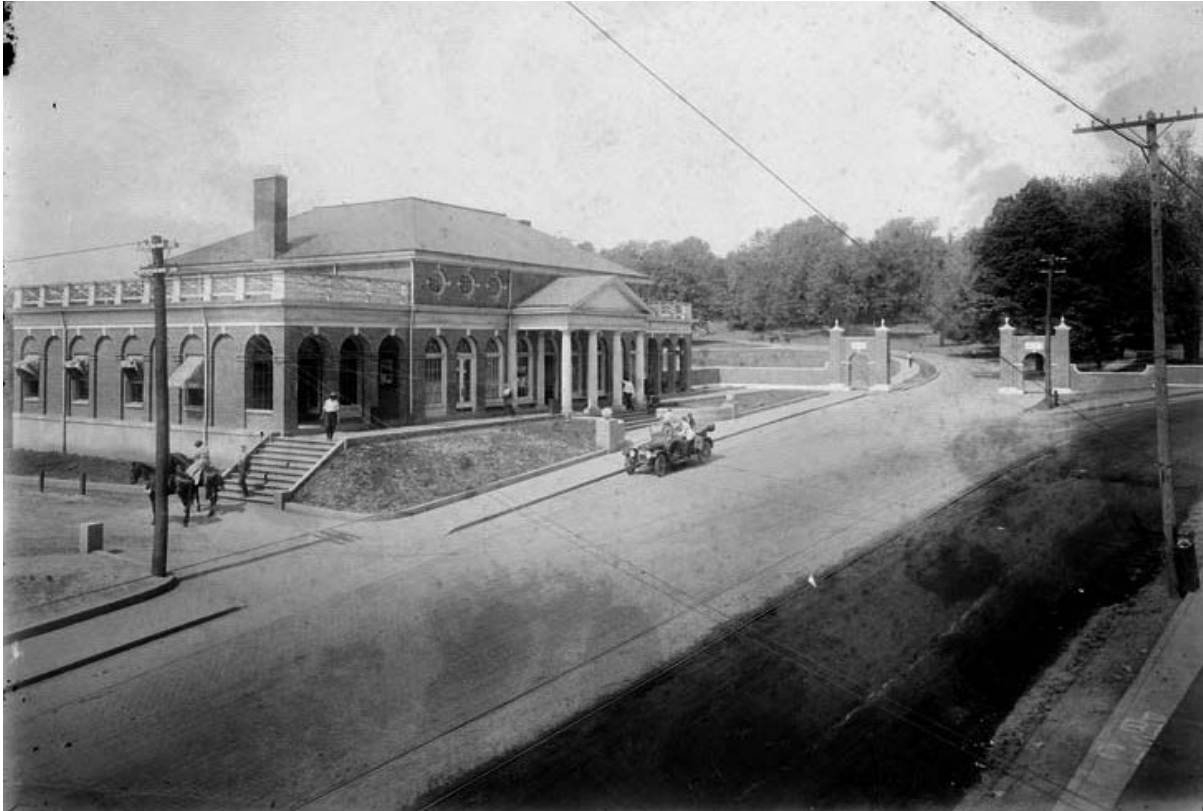


The Corner Building, 1913. (UVA Prints #X1362CB)



The Corner Building, 1913. (UVA Prints #X1362DB)

HOSPITAL LANDSCAPE



The Corner Building and Senff Gates, 1915. (UVA Prints #30200B)

HOSPITAL LANDSCAPE



The Corner Building, October 2024.



*View toward the Corner Building from the University Corner,
October 2024.*

HOSPITAL LANDSCAPE



Senff Gates, undated. (UVA Prints #08996)



Senff Gates, undated. (UVA Prints #Y9407B)

HOSPITAL LANDSCAPE



Senff Gates, undated. (UVA Prints #09889)



Senff Gates, undated. (UVA Prints #09990)



Senff Gates, October 2024.

North Grounds

Buildings within the North Grounds Landscape

David A. Harrison III Law Grounds (1968-1974, 1996-1997, 2000-2002)
Slaughter Hall (1975)
Withers Brown Hall (1974)
Clay Hall (1997)
Hunton & Williams Hall (1997)
Student-Faculty Center (2002)
Judge Advocate General's School (1968-1975)
North Grounds Utility Cluster (1974, 1994, 1998, 2013)
North Grounds Mechanical Plant (1974)
North Grounds Substation (1994)
Copeley Mechanical Plant Pumping Station (1998)
North Grounds Recreation Center (1986)
Judge Advocate General's School Addition (1988-1990)
The Park Support Facility (1995)
Colgate Darden Graduate School of Business Administration (1996, 2003, 2023)
Darden Faculty (1996)
Darden Classroom (1996)
Darden Library (1996)
Abbott Center (2002)
Darden Parking Garage (2003)
Smith Hall (1996 / 2023)
North Grounds Recreation Center Addition (2013)
Judge Advocate General's School Picnic Pavilion (2016)
Judge Advocate General's School Guardhouse (2017)
The Park – Indoor Field #7 (c. 2017)
The Forum Hotel (2023)

Architectural and Landscape Designers

The following consultants and designers have been identified with the buildings and possibly their site-related improvements:

1962-1965	James Scott Rawlings and John E. Wilson, architects – Copeley Housing Phases 1 and 2
1968-1974	Hugh Stubbins and Associates with Stainback and Scribner, Architects – Slaughter Hall and Withers Brown Hall (Law Grounds)
1968-1975	Hugh Stubbins and Associates with Rawlings, Wilson, and Fraher, Architects – Judge Advocate General's School

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1972-1974	Rawlings, Wilson, and Fraher, Architects – Copeley Housing Phases 3 and 4
1975	Office of University Planning – Law School Walk connecting to Massie Road
1976	Jay Graham, Landscape Architect – Law School Planting Plan along Massie Road
1977-1978	Office of University Planning – Law School Phase II Landscape and Planting Plan (Withers Brown Hall vicinity) and Central Courtyard Layout and Planting Plan (later named Spies Garden)
1979	Carlo Peliccia with John E. Wilson of Rawlings and Wilson – Sponsors Hall Complex
1986	Bohlin Powell Larkin Cywinski with Richard Shank Associates – North Grounds Recreation Center
1988-1990	Bohlin Powell Larkin Cywinski with Johnson, Craven, and Gibson, Architects – Judge Advocate General's School
1990	Sasaki and Associates, Inc. – University of Virginia Facilities Master Plan 1995 Bushman Dreyfus, Architects – The Park at North Grounds (recreational facility)
1995	Tom Leback and Jocelyn Kelley, Landscape Architects – The Park at North Grounds
1996-1997	Ayers Saint Gross, architects – Clay Hall and Hunton & Williams Hall (Law Grounds)
1996	Graham Landscape Architecture – Law Grounds landscape design, including planting plan for Massie Road bus stop
1990s	Michael Vergason Landscape Architects – Law Grounds landscape design 1996 Robert A. M. Stern, architect – Colgate Darden School of Business Administration Phase I. Sponsors Hall West addition.
2000	Robert A. M. Stern, architect – Colgate Darden School of Business Administration Phase II (including two southern pavilions, dining facility, and parking garage)
2000	Mahan Rykiel, Landscape Architect – Colgate Darden School of Business Administration Phase II (Two south gardens – the Blue Garden and the White Garden)
2000-2002	Train and Spencer Architects – Student-Faculty Center (Law Grounds) 2002 Towers Golde, Landscape Architects and Site Planner – Student-Faculty Center (Law Grounds)
2002	Ayers Saint Gross, Architects – Sponsors Hall Addition

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2003	VMDO, Architects – The Park field updates
2007	Siteworks, Landscape Architects – Jefferson Statue garden and fountain at Darden (statue was a gift of the Class of 1974)
2012	Train and Partners Architects – Law School Slaughter Hall renovation 2012 Michael Vergason Landscape Architects – Slaughter Hall courtyard (Purcell garden) redesign
2012	Cannon Design, Architects – Expansion of the North Grounds Recreation Center.
2012	Rhodeside and Harwell, Landscape Architects – North Grounds Recreation Center landscape redesign.
2013	HGA Architects & Engineers – North Grounds Mechanical Plant expansion
2021	Cooper Carry, Architects, with Glave & Holmes, and Smith + McClane Architects – The Forum Hotel
2023	Waterstreet Studio, Landscape Architects – LaCross Botanical Gardens and Tahija Arboretum

Summary Statement

The North Grounds landscape is located northwest of the University's Central Grounds, and encompasses approximately 150 acres. It is home to the David A. Harrison III Law Grounds, the Darden Graduate School of Business Administration, the Judge Advocate General School, The Forum Hotel, and the LaCross Botanical Garden and Tahija Arboretum. The landscape, formerly comprised of woodlands, was developed beginning in the late 1960s. The pre-1960s agricultural-turned-woodland setting was impacted by this development, though areas of woodland and a stream corridor that borders the north side of the landscape remain intact.

Preservation Priority

North Grounds landscape	Contributing to University history and present character
Judge Advocate General's School	Contributing to University history and present character. Individual building should be evaluated for alternate priority related to design contribution.
Colgate Darden School of Business Administration	Contributing to University history and present character. Individual buildings not contributing at this time.
David A. Harrison III Law Grounds	Contributing to University history and present character. Individual building should be evaluated for alternate priority related to design contribution.

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North Grounds Recreation Center	Contributing to University history and present character. Individual buildings not contributing at this time.
North Grounds Utility Cluster	Not Contributing to University history and present character.

Significance

North Grounds represents University expansion and suburbanization following World War II and continuing through the 1980s. During this same period, campuses nationwide were experimenting with master planning and more suburban models for residential and campus development due to a need to accommodate an influx of students taking advantage of the educational opportunities provided by the G.I. Bill. The development of North Grounds began as a temporary housing development spurred by increased enrollment numbers after World War II, and led to more intensified academic and athletic facilities in the following decades.

The landscape comprises of two University land purchases: the Massie Property (1945) and the Duke Property (1963). Increased development utilizing these purchases was suggested by the University's master plans in 1965 and 1973, which recommended the establishment of a "satellite" campus for several professional schools in the area as space around the Academical Village was limited. As a result, the University relocated the Darden Graduate School of Business Administration, the Law School, and the Judge Advocate General School to North Grounds in the early 1970s. The complex subsequently grew to accommodate increasing needs of the schools throughout the 1980s and 1990s. This expansion has provided the schools with the necessary space to accommodate their programs. This development significantly altered the character of the landscape from a woodland to a suburban, vehicle-centric building complex. This landscape encompasses the final phase of development north of Central Grounds, focusing on the relocation of the professional schools to North Grounds.

Although temporary housing was located on the Massie property in the late 1940s, the construction of University Hall in 1960 initiated a more permanent move north of Central Grounds, as well as the movement to explore more modern forms of architecture at the University, which would continue with later buildings at North Grounds. Throughout the years that followed, the area surrounding University Hall developed as a center of athletic facilities and activity.

The North Grounds landscape includes Sunnyside—also called the Duke House—which is the oldest building within the landscape. The property was a part of Colonel R. T. W. Duke's plantation, and was purchased by the University in order to expand northward.

North Grounds may possess sufficient historical significance for listing in the National Register of Historic Places under Criterion A for Community Development related to the expansion of the campus beyond its traditional core. Further, the area or its components may be eligible for listing under Criterion C for Design related to the spatial quality of its buildings and landscapes that (at this time) predate 1974, however, further evaluation and historic context development is needed to complete this assessment.

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Integrity

Due to the amount of change occurring in conjunction with the development of the professional schools over several decades, few vestiges of the original North Grounds landscape remains intact. This having been said, the overall layout and organization of the precinct, including the placement of buildings and associated roads and parking areas, continue to convey their historic associations with the periods of development of the individual professional schools, and thus appear to retain compromised, but sufficient integrity.

Although few original landscape features remain, the current additions and modifications to the buildings and landscape at North Grounds have been completed by noted contemporary designers, and thus may become historically significant in the future.

Critical Concerns

- Preservation of the remaining woodlands and stream valleys at North Grounds.
- Protection of the archaeological remains of the poorhouse at the Duke-Sunnyside property.

Recommended Studies

- Cultural Landscape Report for North Grounds

Character Defining Features / Contributing Features

Topography

- Sloping terrain
- Modified topography associated with building and landscape construction projects

Vegetation

- Remnant woodlands and stream valleys
- Green space between Slaughter Hall and Withers-Brown Hall has been preserved and enhanced (now Spies garden)

Spatial Organization

- The Law-Graduate School of Business Administration-Judge Advocate General's School complex was designed as a grouping of three individual buildings; each are surrounded by parking, yet easy circulation is facilitated throughout
- Generous spaces between buildings
- Irregular organization of buildings, related to topography
- Organization of development along Massie Road
- Organization of buildings around an interior courtyard (now the Spies garden)

Circulation

- Asphalt paths along Massie Road and suburban organization are unique to North Grounds
- Rivanna Trail and "Darden Trail"

NORTH GROUNDS

History

The University's first move north of Central Grounds was the development of Copeley Hill housing on the Massie Dairy Farm property, obtained by the University in 1945. Copeley Hill housing was a 120-acre temporary development created to address increased enrollment in the fall of 1946. Enrollment numbers were rising due to the G.I. bill and the education initiatives of Presidents Newcomb and Darden. That year, one hundred trailers and eighteen one-story frame buildings with a total of seventy-six apartments were constructed. In 1947, the University added an additional fifty-six apartments, fourteen two-story barracks (for single University students), and an established area for privately-owned trailers.ⁱ The housing units at Copeley Hill were allocated to the University by the Federal Public Housing Authority, who held the title to the temporary trailers until about 1948, when President Darden requested the transfer of titles to the University.ⁱⁱ In December 1948, construction began on thirty faculty housing units on Copeley Hill, with three bedrooms each. Several of the temporary structures were demolished in 1954, at President Darden's request.

While the University largely prohibited student use of automobiles on grounds, and considered parking an afterthought in planning and landscape design, Copeley Hill was the exception. The housing development at North Grounds followed the suburban planning model, unlike the Jeffersonian model by which the University planned Central Grounds. The automobile was more of a necessity to those living on Copeley Hill.

The construction of University Hall can be seen as the second major move towards North Grounds, though it was not part of the North Grounds landscape precinct proper. University Hall was constructed beginning in 1960 on the site of Copeley Hill's temporary housing. It is an early example of the University's departure from traditional Jeffersonian architecture on the periphery of North Grounds, though the buildings did feature some deliberate Jeffersonian references. Ample parking was also an element of the landscape design surrounding the building and adjacent practice fields.ⁱⁱⁱ

Beginning in 1962, permanent housing was added to Copeley Hill. Planning for the site anticipated the growth of the married student population with apartment buildings, recreational spaces, and large parking areas. The first and second phases of the Copeley apartments, designed by Rawlings and Wilson, were completed between 1962 and 1965 just northwest of the temporary barracks site. The third and fourth phases, also designed by Rawlings and Wilson, built for single students were built between 1972 and 1974 along Massie Road.

Master planning became a widespread trend among universities nationwide in the 1960s, with a vision of the campus as a microcosm of the city. The University commissioned a Master Plan in 1965, and an updated version in 1973, both by Sasaki, Dawson, DeMay Associates, Inc. In these plans the University's outlying land purchases, such as Birdwood (obtained in 1966) and the Duke property (1963), were identified as expansion sites. The 1965 plan proposed a concentric land use pattern that focused high density surrounding Central Grounds and radiated outward to less dense development. Movement outside of a ten-minute, or one-half-mile, radius would be more vehicular-oriented.

The development of the North Grounds Core Landscape, and the final major phase of development north of Central Grounds, occurred when expansion beyond the University's existing boundaries

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became necessary in the mid-1960s to accommodate the influx of students and increased academic growth needs. University officials became interested in the “satellite campus” concept, and thought that the placement of the professional schools in the satellite areas would be an appropriate means of programming the new development. Further, these schools were quickly outgrowing their current facilities, and thus plans for large and expensive building additions were under consideration. These additions, with the increased students and their automobiles, would impact the density, function, and aesthetics of Central Grounds.

Placement of the professional schools, where classes largely took place in only one building, in a satellite campus was seen as a more pragmatic move than relocating specific undergraduate disciplines to North Grounds, which had a stronger tie to the academic and social environment of Central Grounds. An additional appeal of the North Grounds site for graduate programs was the existing student housing on Copeley Hill.

Federal grants for graduate education further made possible the development of new facilities for the University’s professional programs. This federal money was matched with state funds to build the new complex.

The Duke Estate and the Birdwood Property were the two largest land acquisitions made by the University during the 1960s and 1970s, and thus provided ample space to accommodate the professional schools. The 1965 Master Plan assigned the Duke Property as “Undeveloped” area, yet by the time the Master Plan was updated in 1973, the development of the professional schools at North Grounds had already begun. The Duke Property was selected as the location for the Law School-Darden Graduate School of Business Administration complex in 1967. Architect Hugh Stubbins, of Boston, and local architects Stainback and Scribner were chosen for the new project. The original scheme placed the complex in high residential towers and academic buildings along Emmet Street opposite University Hall (the current location of John Paul Jones Arena). Later in the 1968 Master Plan for School of Law, Judge Advocate General’s School, Graduate School of Business Administration and Coordinate Facilities by Hugh Stubbins and Associates, Inc., the final siting for the complex was determined to be the top of Copeley Hill. At the time, the land was described as “generally rolling and occasionally cut by steep ravines that form the natural drainage courses... [that] effectively divide the land into five possible building sites of varying size.”^{iv} The site was covered with second and third growth oaks and pines. Each of the three departments that were to be relocated was given their own building, but together would form a cohesive complex, in part due to the connected roadway system that was developed in the area.

The circulation network within North Grounds is almost entirely a post-1960 development, with periodic changes of varying scale occurring since that time. Barracks Road, which serves as the eastern boundary of the landscape precinct, is the only existing roadway in the area that predates the North Grounds development period, having been developed well before that time. Additionally, a spur drive cutting west from Barracks Road connected to the Sunnyside property and continued west along the creek on the northside of the precinct. A portion of this route appears to follow the east-west oriented section of the Rivanna Trail today.

Massie Road, which generally serves as the southern boundary of the precinct was developed in the mid-1970s, arcing and connecting to the northern end of Arlington Boulevard and forming a loop around adjacent University housing. Nash Drive was also developed at this time. Later in the 1980s,

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the easternmost portion of Massie Road was added. The western boundary of the precinct, Leonard Sandridge Road, was developed in 2005, modifying a previously existing and relatively straight minor drive into a more curvilinear roadway, and adding a new section of roadway on its southern end connecting to Massie Road. The northern boundary, the four-lane Highway 29, is also a post-1960 landscape addition. It was developed between 1960 and 1964 and originally called Bypass 250.

Within the precinct, individual roads and drives developed in concert with building development. For example, Duffey Boulevard and Darden Boulevard developed in 1995 with the construction of the Darden School grounds area. Parking areas were also added or modified as needs arose, such as with the addition of parking at the east of Massie Road associated with the development of The Park. As this summary of road development illustrates, the mostly undeveloped setting of North Grounds provided ample space for expansion and regular modification.

It was not until 1973, two years before initial complex's completion, that a committee was established to consider the landscape and plantings around the three new buildings.^v The more remote location of the buildings, in relation to Central Grounds, as well as the huge scale of the project allowed for the divergence from the University's neo-classical architecture in favor of a Modern style. The siting and massing of the buildings was intended to give identity to each school.

A common green space between the Law building (Withers-Brown Hall) and the Darden Graduate School of Business Administration building (Slaughter Hall) was part of the original design. Mr. Werner Sensbach, Planning Director at the University from 1965 to 1991, attempted to use the commons (now called the Spies Garden after Emerson Spies, dean of the Law School from 1976 to 1980) as a means of preserving part of the woodlands that were present on the site prior to the development of the new complex. Dean Spies planned the garden, selected and planted the plants, and tended to the woodland garden that was later named after him. In 1978 the 7 Society gifted a statue of Thomas Jefferson that was placed in the Spies garden.

At the beginning of its development, no comprehensive landscape plan was created for the North Grounds professional schools area, as it stemmed from the schematic drawings completed by the architecture firm of Hugh Stubbins. One factor that significantly influenced the design of both the buildings and the landscape throughout this time period, and in particular at North Grounds, was budget restrictions on architecture and aesthetics. In 1976, the Office of University Planning created a "Ground surface landscaping" plan for the North Grounds, though no evidence shows that it was implemented as a whole. This plan shows schematic parking and planting plans throughout the complex. Several additional planting plans, designed by the Office of University Planning/the Office of Facilities Planning, were developed over time for small sections of the landscape, such as memorial gardens and common spaces. The landscape was thus designed and executed in a piecemeal fashion in-house.

President Darden became invested in the North Grounds landscape, and helped to fund the "Darden path" that runs behind the complex of buildings, and was designed in the summer of 1980.^{vi} This path incorporated at least two picnic and recreation areas along its length, though they are no longer in use. The Darden path is now part of the Rivanna Trail section that reaches from Sunnyside to Leonard Sandridge Road.

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The 1973 Sasaki plan focused on the developments of the past eight years, which included the relocation of the Law School, the Graduate School of Business Administration, and the Judge Advocate General School to North Grounds. The Law School, the Graduate School of Business Administration, and the Judge Advocate General School settled into their new facilities in 1975. The construction of the North Grounds Mechanical Plant occurred at this time.

The Darden School added a new complex in 1979 to house its Executive Program Center. The new structures, together named Sponsors Hall, served as both housing and academic space for the business school's new program. The success of the program and increased enrollment led to the need for the building's expansion by 1985. A second addition was built in 1996 as part of Robert A.M. Stern's new campus for the Darden School, and a third in 2002 by Ayers Saint Gross to accommodate the growing hotel needs.

In 1986, North Grounds expanded with the construction of a new recreation center. A second update to the Master Plan was commissioned in 1987, also to be prepared by Sasaki Associates, Inc., and was completed in 1990 as The University of Virginia Facilities Master Plan. This updated plan focused its attention on effectively bringing together the dispersed land holdings of the University through infill opportunities and significant concentration on North Grounds. The plan called for the continuation of the North Grounds area as a center for the professional academic programs as well as an expansion of the athletic facilities. The plan cited the isolation of North Grounds from Central Grounds and an opportunity to explore possible linkages, as well as the construction of residential colleges at North Grounds to bring more life to the area. Massie Road was defined as the dividing line between academic and residential facilities at North Grounds, as well as the feature contributing to the suburban character of the vehicular development. Additional issues raised by the plan included the lack of "usable" open space for outdoor functions, as well as the need for an "aesthetically pleasing environment."

In 1994, the North Grounds Substation was constructed adjacent to the pre-existing North Grounds Mechanical Plant. Then in 1998, the Copeley Mechanical Plant Pumping Station was added to this utility complex. In 2013, the North Grounds Mechanical Plant was expanded 2,300 square feet by HGA Architects & Engineers.

In 1990, plans emerged to create a "superfield" complex behind the North Grounds Recreation Center to provide space for outdoor recreational activities, which included the construction of several ball fields and other rectangular fields. This superfield project, now called The Park at North Grounds was developed to the east of the Judge Advocate General School building, and opened in 1995. Bushman Dreyfus was the consultant behind The Park's design. In 2003, VMDO assisted with the installation of Astroturf on the middle (rectangular) fields, as well as a lighting project, and a jogging path around the complex.

Within ten years, the professional schools began to feel constrained by the space in their new facilities due to the success and growth of their academic programs, and began to seek out architectural solutions for expansion. In 1991, an addition was built on the existing Judge Advocate General School building, designed by Bohlin, Powell, Larking, and Cywinski in collaboration with local architect Johnson, Craven, and Gibson. The Darden Graduate School of Business Administration relocated from its original building to a new complex consisting of a cluster of four buildings,

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completed in 1996, designed by Robert A. M. Stern. The buildings completed in 1996 included the Darden Faculty Office building, the Darden Classroom building, Saunders Hall, and the Darden Library. Additional building planned for this complex but not constructed until several years later included the Abbott Center (2012) and the Darden Parking Garage (2013).

The new Darden facility's construction represented the first time a private entity (The Darden School Foundation) was allowed to build an academic facility on state property. The Darden School Foundation paid all architectural and construction costs while renting the land from the University, and upon completion of the building, sold it to UVA.^{vii} The new complex created a new architectural identity for the Darden School through Stern's interpretation of Jeffersonian classicism. It incorporates the familiar features of the Lawn, including a green flanked by colonnades, a central domed building, and individual pavilions. "Darden's Goodwin Grounds" are comprised of eleven buildings and twenty acres grouped into two main components: the Darden School and the Sponsors Executive Programs Center. It was built in two phases, with the first phase designed by Robert Stern, and the second phase by Ayers Saint Gross. Stern's design firm designed the first five courtyard gardens in-house, and Mahan Rykiel Associates, Inc. designed the last two courtyard gardens and the South Tiered Garden. In 2007, Siteworks redesigned the South Tiered Garden, adding a fountain and the Class of 1974.

Following the Darden School's relocation, the Law School began an extensive renovation and addition program, which integrated the former Darden building, and was completed in 1997. The School had been considering expansion since 1981, and hired Hartman Cox Associates of Washington D.C., to study potential expansion plans. The firm suggested an addition on the south end of the building, but the suggestion was ultimately rejected in favor of a design that would more adequately satisfy the long-term needs of the School. Ultimately, the most appealing option for the School was to construct an entirely new facility. Several potential sites were considered, and although earlier master plans reserved the North Grounds area for housing development, it was chosen as both a viable and well-suited site for the new Darden building. The old Darden building (Slaughter Hall) was sold in two parts to the Law School, which originally purchased 85 percent, with the remaining 15 percent left as a joint space for the two programs.^{viii} As the new Darden buildings reached completion, the 15 percent joint space was determined no longer necessary, and the Law School bought the remaining space.^{ix}

Architects Ayers Saint Gross designed the addition and renovation to the Law School and Slaughter Hall between 1994 and 1997. It created an enclosed courtyard between the two existing buildings and added a new entrance building that added a more classical element to the otherwise modern complex of buildings. In 2012, both the Law School's Slaughter Hall and the North Grounds Recreation Center underwent renovations and expansion—the former by Train and Partners, and the latter by Cannon Design. Michael Vergason redesigned the Purcell Garden (Slaughter Hall's courtyard)—the same designer that completed the redesign of the Spies garden—and the Thomas Jefferson statue was relocated from the Spies garden to the Purcell garden. These changes at the Law School have allowed landscape design to play a larger role at the school than it did in the original plans.

NORTH GROUNDS

As part of the expansion of the North Grounds Recreation Center, a parking area was constructed between the new North Grounds Recreation Center Addition and the Darden Faculty Offices building. This project introduced a new circulation route extending from the north side of the addition building south along its west side to connect to the parking lot. Both the drive and the lot were removed by 2016, however, and the parking area was sodded and planted with trees and shrubs on the edges of the space.

Between 2016 and 2017, the area around the Judge Advocate General School complex was updated with the addition of a small Picnic Pavilion, along with a Guardhouse positioned along Massie Road. Around this time, UVA added Indoor Field #7—an arched Bally type building—on the southwest end of the row of ball fields constituting The Park.

The next major update to the North Grounds landscape occurred in 2021 with the start of the construction of several significant projects—The Forum Hotel, Smith Hall, and the LaCross Botanical Garden and Tahija Arboretum. These developments were positioned in a wedge between the Judge Advocate General School building complex and the newer Darden development and required the partial demolition of Sponsor’s Hall.

The Forum is a five-story LEED certified hotel designed by the firm Cooper Carry Architects, along with Glave & Holmes of Richmond, Virginia, and Smith + McClane Architects of Richmond, Virginia, and in collaboration with the Darden School Foundation and UVA’s Office of the Architect. The hotel’s design was intended to reflect the University’s Academical Village through use of white columns, red brick elevations, and grand massing. The hotel is operated by Kimpton Hotels & Restaurants. The south side of the hotel features a wide entrance plaza and parking lot, a strip of lawn containing ornamental plantings, and connecting sidewalks to the surrounding landscape. The west wing of the hotel occupies a space formerly held by Sponsor’s Hall—a row of several pavilion buildings that served various needs for forty years. The westernmost portion of Sponsor’s Hall was subsequently renovated and rededicated as C. Ray Smith Alumni Hall (Smith Hall).

The LaCross Botanical Garden and Tahija Arboretums is situated directly north of The Forum Hotel, stretching in that direction across a five-acre area. The Arboretum and Garden was designed by Waterstreet Studio, a Charlottesville-based landscape architecture firm, and contains an outdoor amphitheater, themed garden spaces, pools, trails, and pedestrian connectivity to the surrounding woodlands and stream corridor, and Darden and Law School landscapes. Design inspiration for the Arboretum and Gardens was supplied by a “centuries-old blueprint, inspired by Thomas Jefferson’s plan for a botanical garden at UVA that never came to fruition during his lifetime.”^x

In 2022, the University of Virginia’s Board of Visitors approved an update master plan for the Darden School that included “the development of a centrally located ‘academic innovation hub’ connecting existing Darden buildings, plus renovations to faculty and student learning spaces, Grounds enhancements to promote accessibility and wellness, and development of residential housing.”^{xi} This work is currently planned.

NORTH GROUNDS

Chronology

- | | |
|-----------|--|
| 1945 | The University acquires the Massie Dairy Farm property. |
| 1946 | Construction on Copeley Hill begins, including trailers and apartments. Additional apartments and barracks-style structures are added in 1947. |
| 1954 | Several temporary structures on Copeley Hill are demolished. |
| 1960 | Construction begins on University Hall. |
| 1962-1965 | Copeley Housing Phases I and II are completed. |
| 1963 | The University acquires the Duke property. |
| 1967 | The Duke property is selected as the site for the new professional schools' buildings. |
| 1968 | Hugh Stubbins & Associates first proposes the North Grounds "satellite campus" including the Law School, Graduate School of Business Administration, and the Judge Advocate General School. |
| 1972-1974 | Copeley Housing Phases 3 and 4 are completed. |
| 1974 | Construction is completed on Slaughter Hall and Withers-Brown Hall. Slaughter Hall opens for the Graduate School of Business Administration. Withers-Brown Hall opens for the Law School. |
| 1975 | Judge Advocate General's School is completed. |
| 1975 | The path connecting the Law School (Withers Brown Hall) to Massie Road is designed and constructed. |
| 1976 | The Office of University Planning creates a landscape plan for the North Grounds. |
| 1979 | Original Sponsor's Hall complex is constructed for the Graduate School of Business Administration. |
| 1980 | Sponsor's complex sidewalks are designed and constructed. |
| 1980 | The "Darden path"—a recreational path that runs to the West and South of the Darden Graduate School of Business Administration and Law School buildings—is designed and implementation begins. |
| 1986 | The North Grounds Recreation Center is built. |
| 1988-1990 | North wing is added to the Judge Advocate General's School building. |

NORTH GROUNDS

- 1995 The Park, including the Support Facility building, opens at North Grounds.
- 1996 New additions to Sponsor's Hall as part of Robert A.M. Stern's new campus for the Darden School are completed.
- 1996 The Darden Graduate School of Business Administration moves into its new facility, and vacates Slaughter Hall. The Law School incorporates Slaughter Hall into its grounds. Buildings that are completed at this time include the Darden Faculty Office, Darden Classroom building, Saunders Hall, and the Darden Library.
- 1997 Clay Hall and Hunton-Williams Hall are completed.
- 2002 The new Student-Faculty Center at the School of Law, featuring Scott Commons, opens.
- 2002 Hotel addition to Sponsor's Hall is completed.
- 2012 The Law School's Slaughter Hall undergoes renovations. North Grounds Recreation Center Addition is completed, along with an adjacent parking lot.
- 2016 Parking lot adjacent to North Grounds Recreation Center is removed.
- 2017-2020 Indoor Field #7 is added to The Park.
- 2023 Eastern portion of Sponsor's Hall is demolished to make room for The Forum Hotel.
- 2023 Remaining portion of Sponsor's Hall is renovated and rededicated as Smith Hall.
- 2023 LaCross Botanical Garden is completed and dedicated.
- 2023 The Forum Hotel is completed.
- 2024 Tahija Arboretum is completed and dedicated.

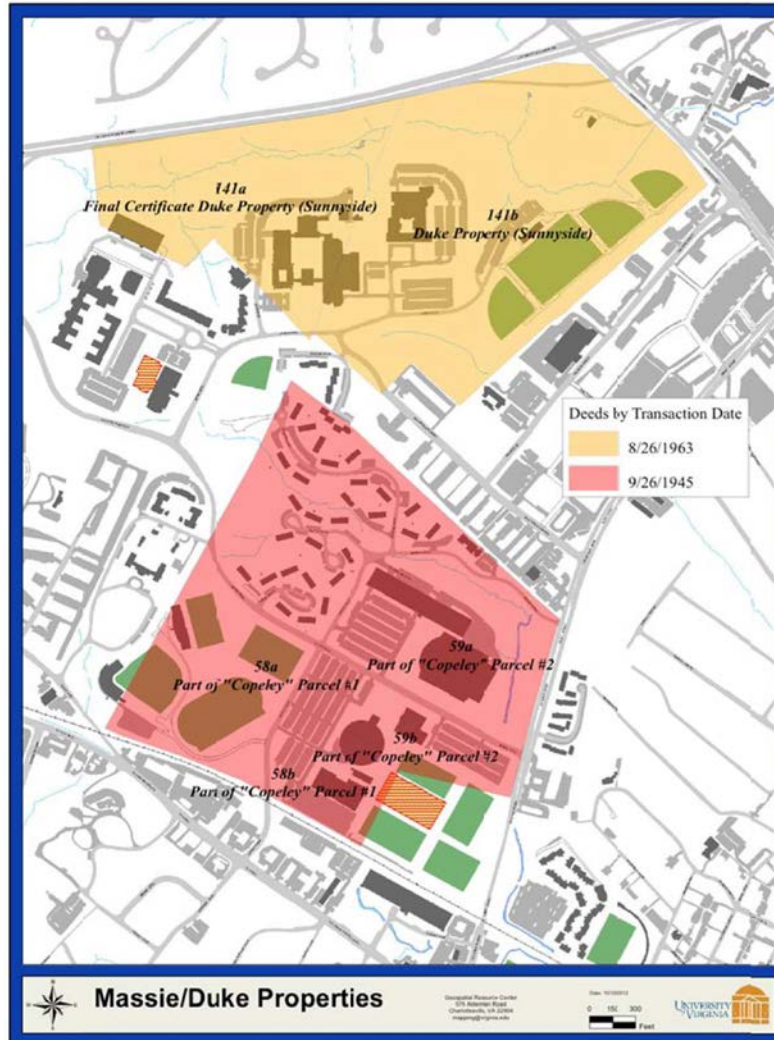
NORTH GROUNDS

Sources

- i Jamie Lawson and Spencer Haynsworth. "University of Virginia Cultural Landscape Survey 1947 – 1959," Summer 2001.
- ii President's Papers, University of Virginia Special Collections Library, RG-2/1/2.551 "Buildings and Grounds Folder" and Board of Visitors Minutes December 12, 1947.
- iii Jennifer K. Lathrop and Meghan D. Quinn, "Decades of Change at the University of Virginia: 1960 – 1980," Summer 2002.
- iv Hugh Stubbins and Associates, Inc. "Master Plan for School of Law, Judge Advocate General's School, Graduate School of Business Administration and Coordinate Facilities," 1968.
- v Ibid.
- vi Interview with former University Planning Director, Werner Sensbach. November 8, 2012.
- vii Ibid.
- viii "Letter of Understanding Between the University of Virginia and the Darden School Foundation on the Darden School Building Project, December 13, 1991." President's Papers, RG-2/1/2.941, Box 13, Darden School—General Folder.
- ix Jennifer K. Lathrop and Meghan D. Quinn. "Decades of Change at the University of Virginia: 1960 – 1980." Summer 2002.
- x David Buie-Moltz. "Introducing the LaCross Botanical Gardens: A Verdant Tapestry of Learning, Legacy at UVA Darden." *The Darden Report*, November 7, 2023.
- xi David Buie-Moltz. "With BOV Approval, Darden's Vision for Its Grounds Comes Into Focus." *UVA Today*, October 3, 2022. <https://news.virginia.edu/content/bov-approval-dardens-vision-its-grounds-comes-focus>.

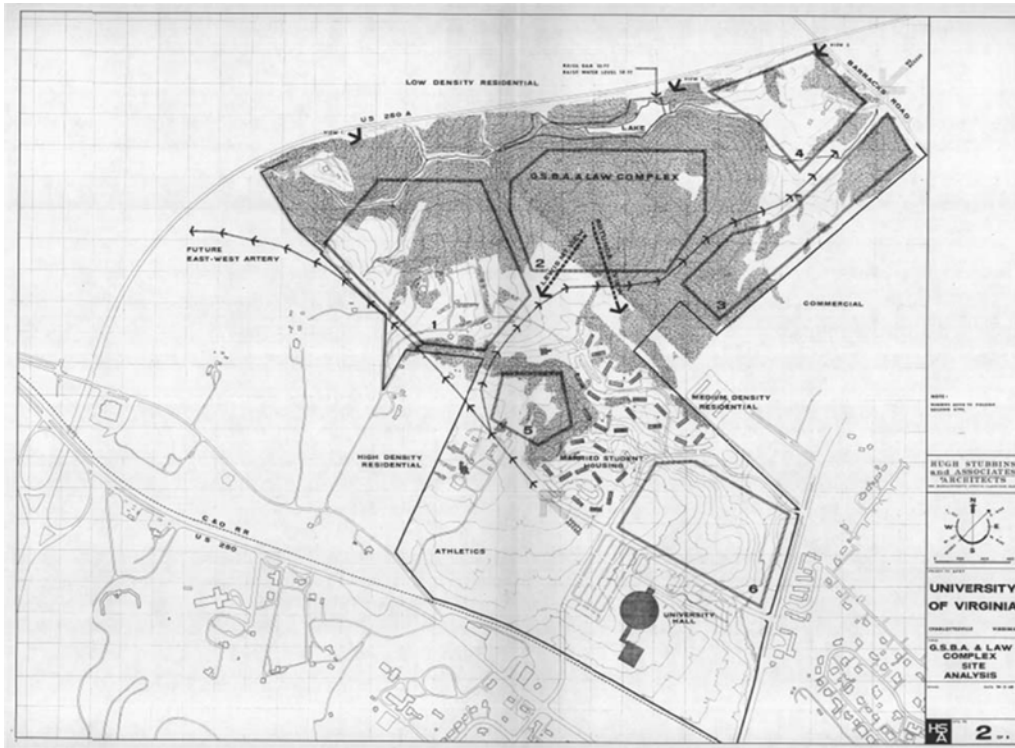
NORTH GROUNDS

Important Historic Maps, Plans, and Photographs

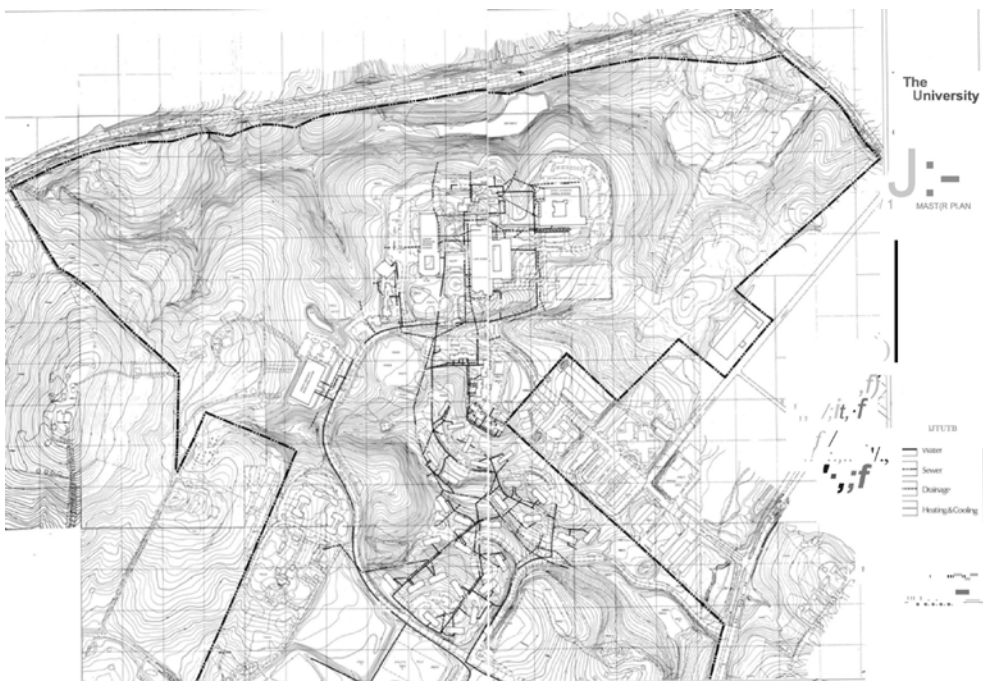


Map showing the Massie and Duke property acquisitions. (Map created by Facilities Management Geospatial Resource Center, October 2012).

NORTH GROUNDS

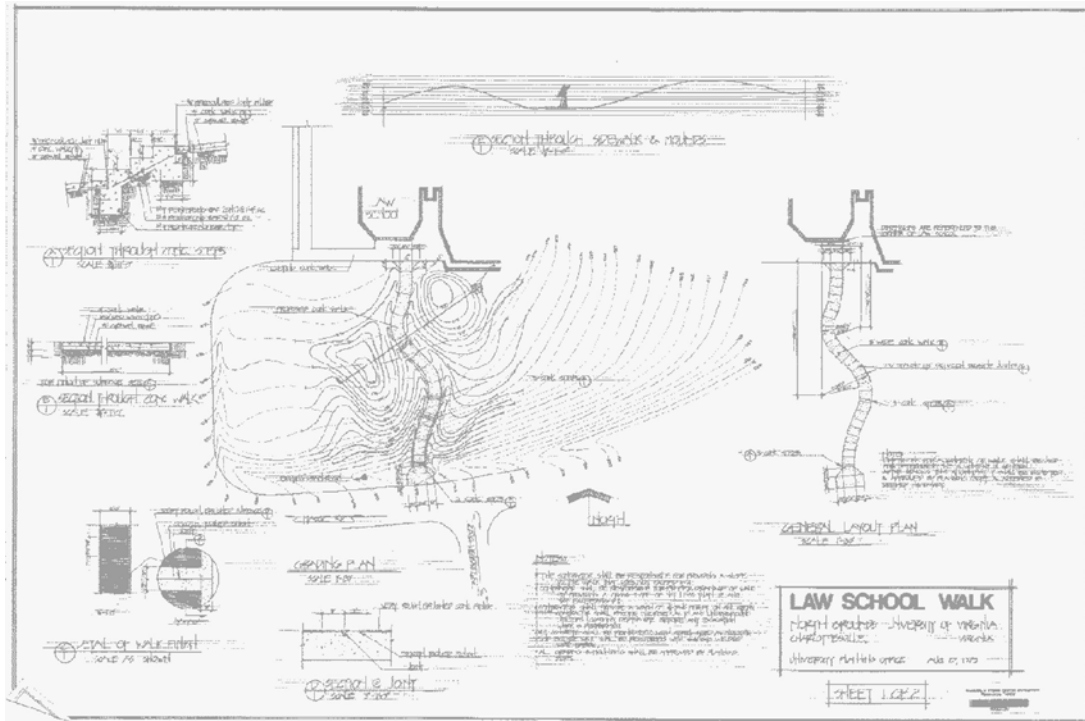


Master Plan for School of Law, Judge Advocate General's School, Graduate School of Business Administration and Coordinate Facilities. Hugh Stubbins and Associates, Inc. 1968. (File 89450, Facilities Management Resource Center).

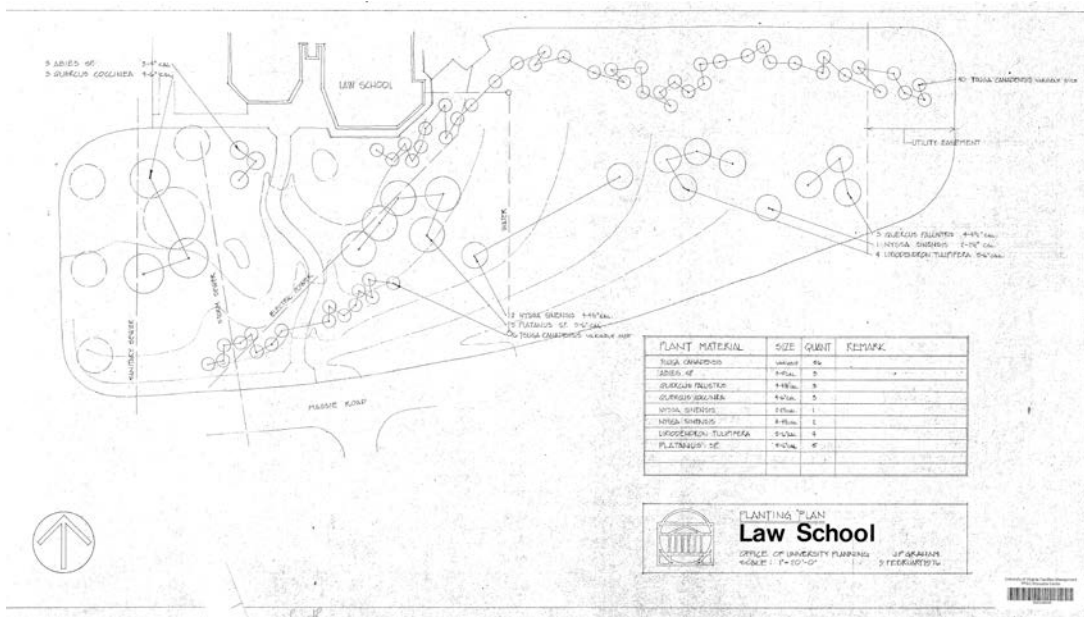


Master Plan for North Grounds, with utility plans. Sasaki Associates, Inc. (File 58519 Sheets 1 and 2, Facilities Management Resource Center).

NORTH GROUNDS

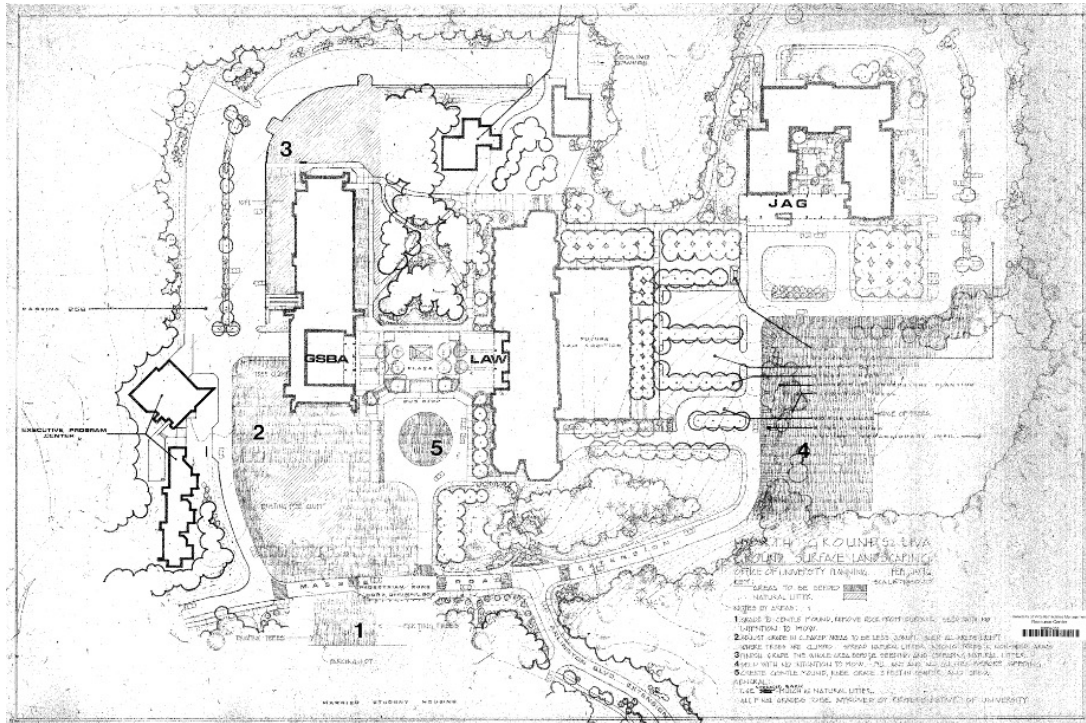


Law School Walk Layout Plan, by the University Planning Office. August 27, 1975. (File 83230 Sheet 1, Facilities Management Resource Center).



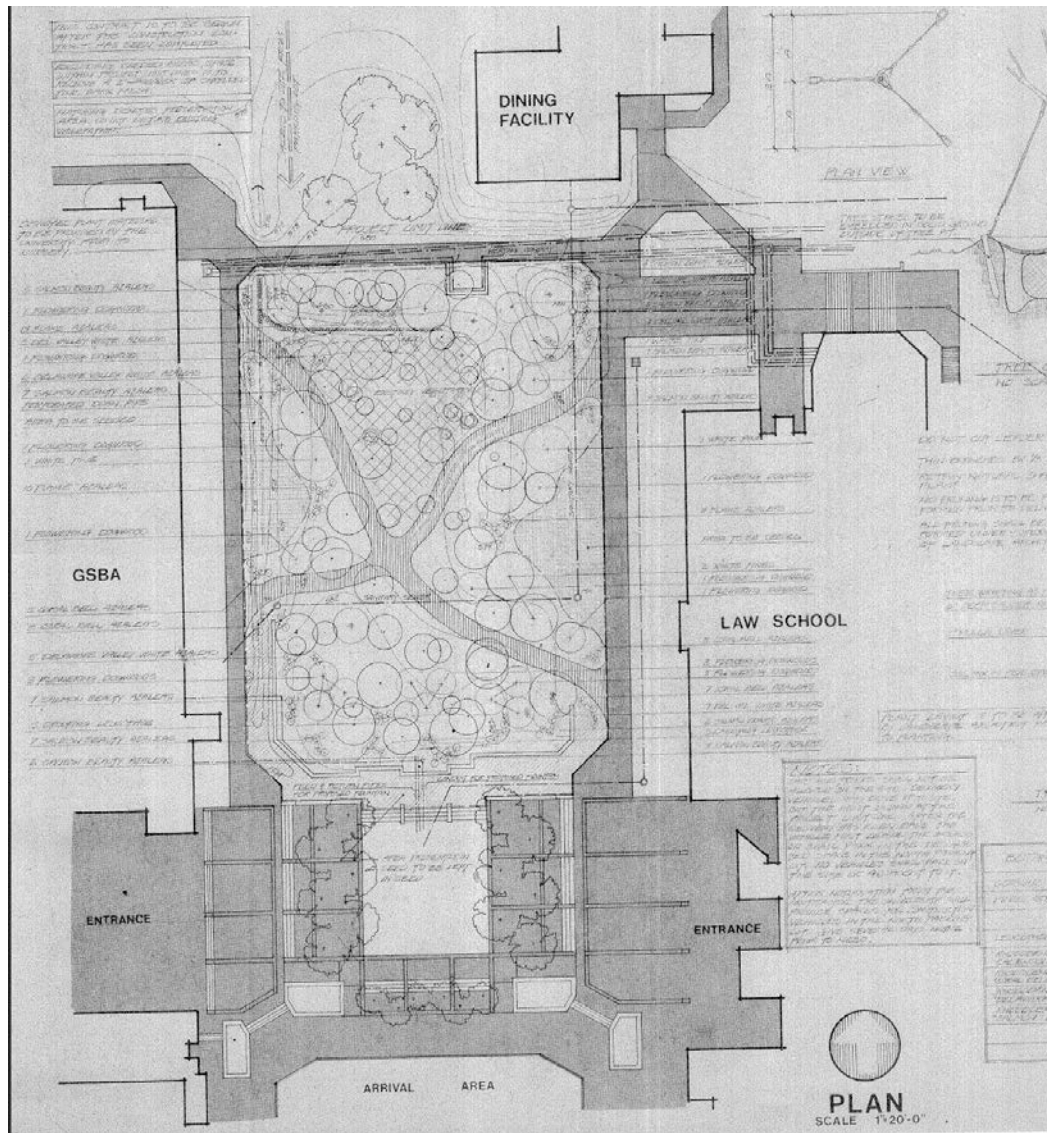
Law School Planting Plan by Jay Graham. February 9, 1976. (File 36948, Facilities Management Resource Center).

NORTH GROUNDS



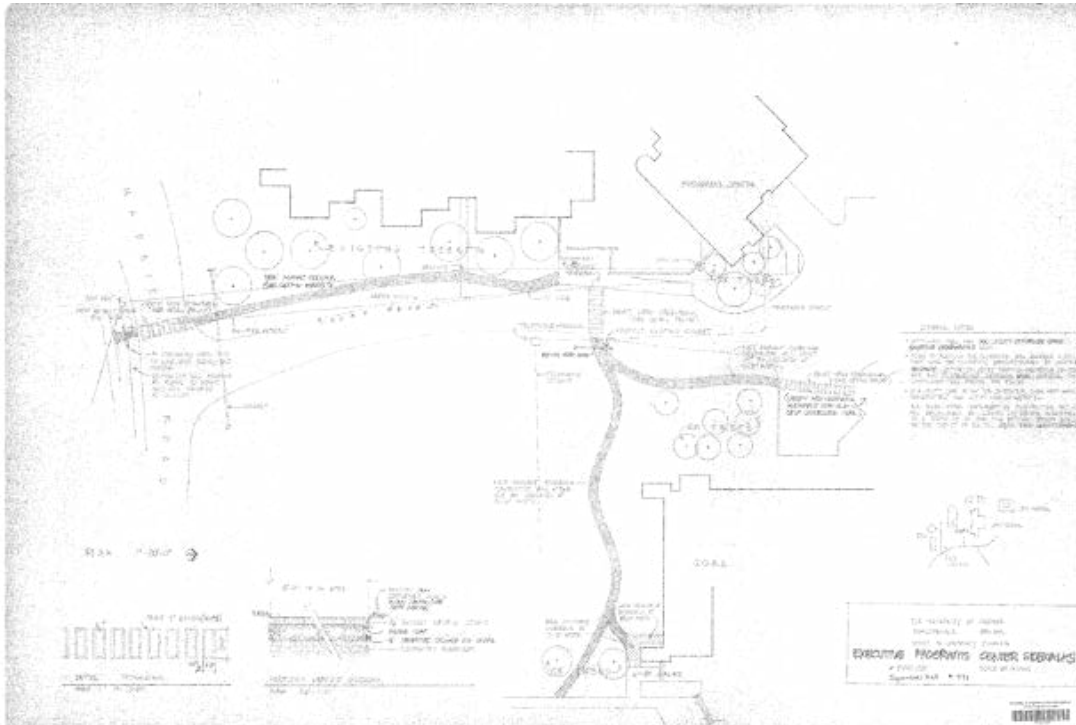
North Grounds Landscape Plan. Office of University Planning. February 1976. (File 64361 Sheet 1, Facilities Management Resource Center).

NORTH GROUNDS



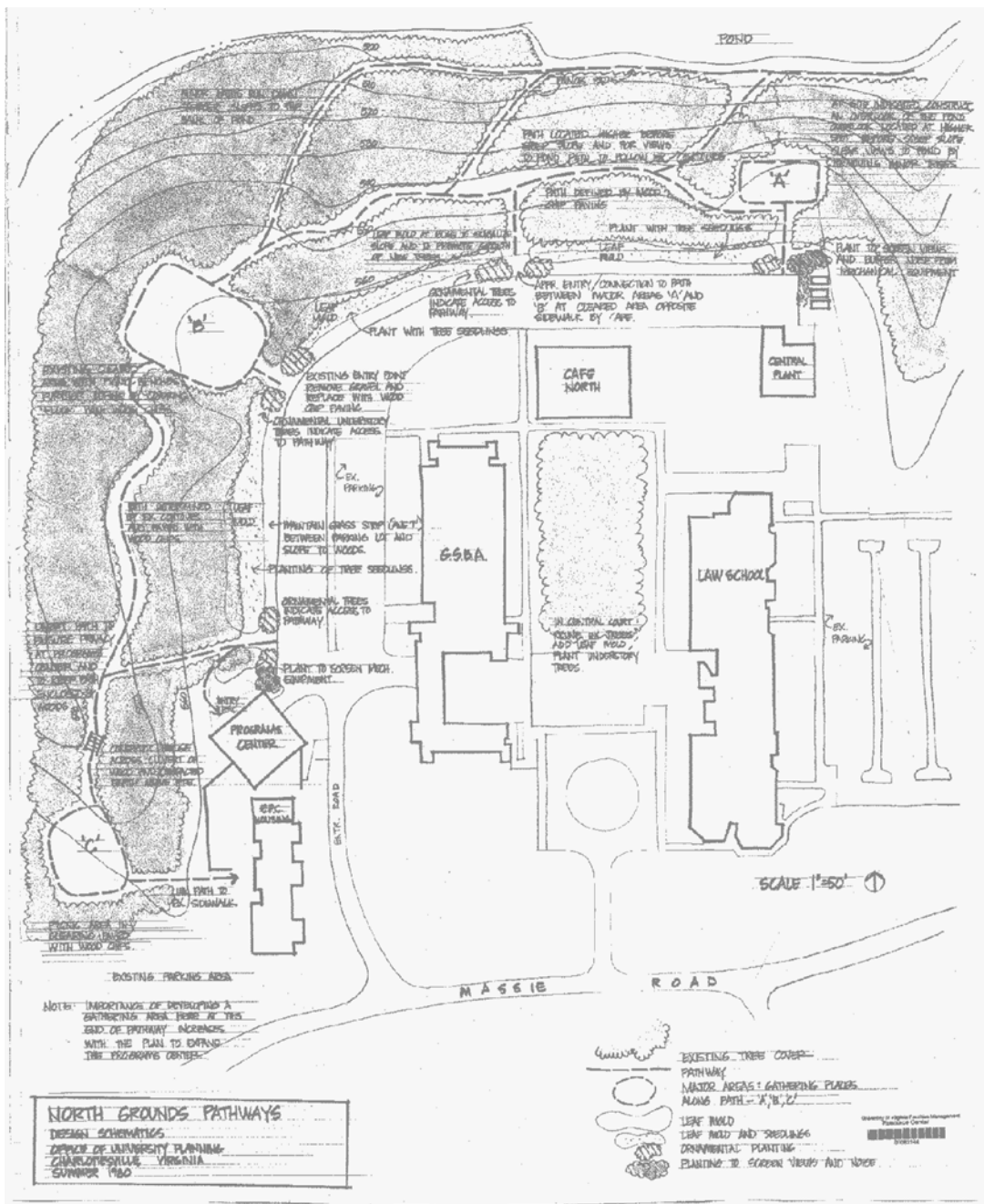
Central Courtyard Planting Plan by Office of University Planning, March 7, 1977. (File 64454 Sheet 3, Facilities Management Resource Center).

NORTH GROUNDS



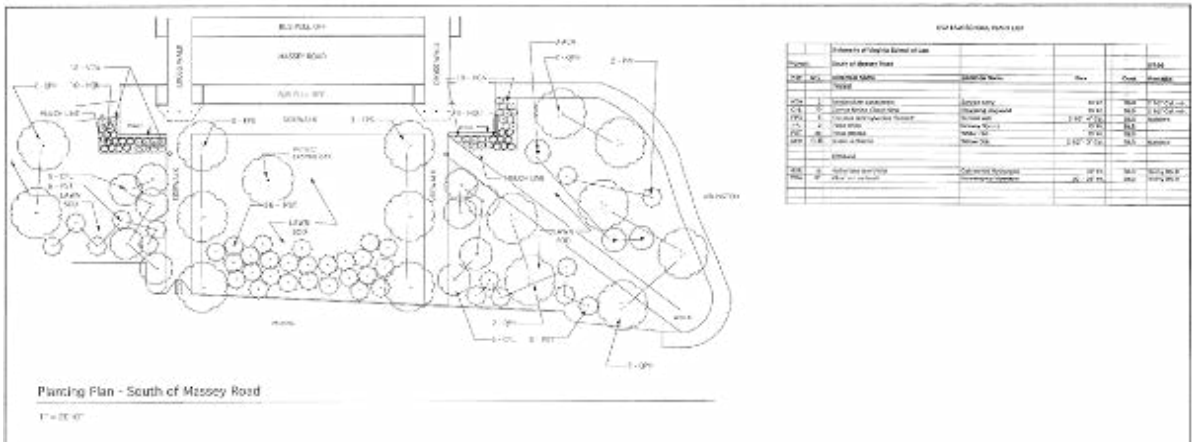
Executive Programs Center (Sponsor's Hall) sidewalk plan. June 6, 1980. (File 31227, Facilities Management Resource Center). [Plan will be updated with higher resolution version in future drafts.]

NORTH GROUNDS



"Darden Path," Office of University Planning. Summer 1980. (File 83184 Sheet 1, Facilities Management Resource Center).

NORTH GROUNDS



Planting Plan, South of Massie Road. Graham Landscape Architecture. May 7, 1996. (File 56819 Sheet L2, Facilities Management Resource Center).



Darden Grounds Gardens: Tiered Gardens, by Mahan Rykiel Associates, Inc. February 4, 2000. (Facilities Management Resource Center).

NORTH GROUNDS

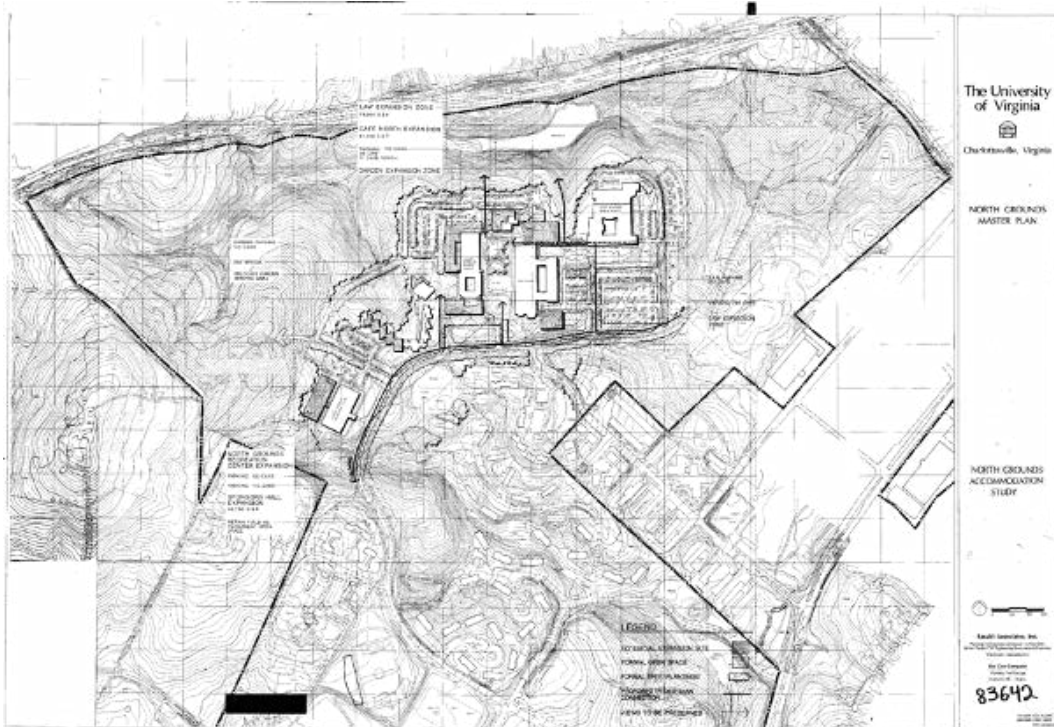


Darden Grounds Gardens by Mahan Rykiel Associates, Inc. February 4, 2000. (Facilities Management Resource Center).

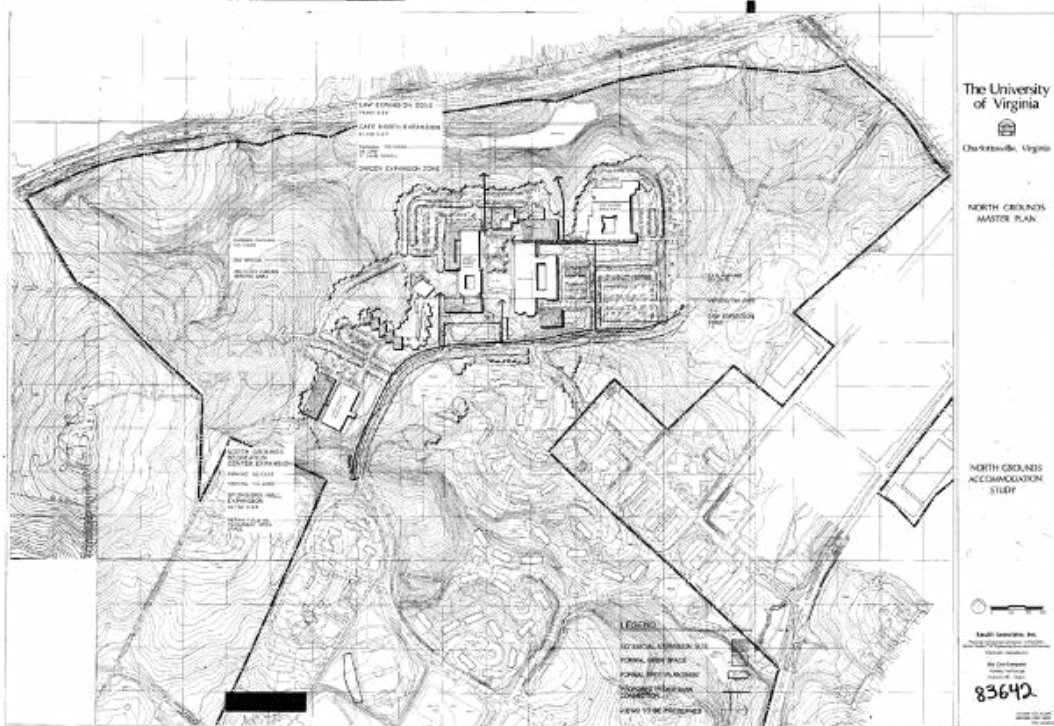


Darden Grounds Gardens: Wilkinson Court and North Slope, by Mahan Rykiel Associates, Inc. February 4, 2000. (Facilities Management Resource Center).

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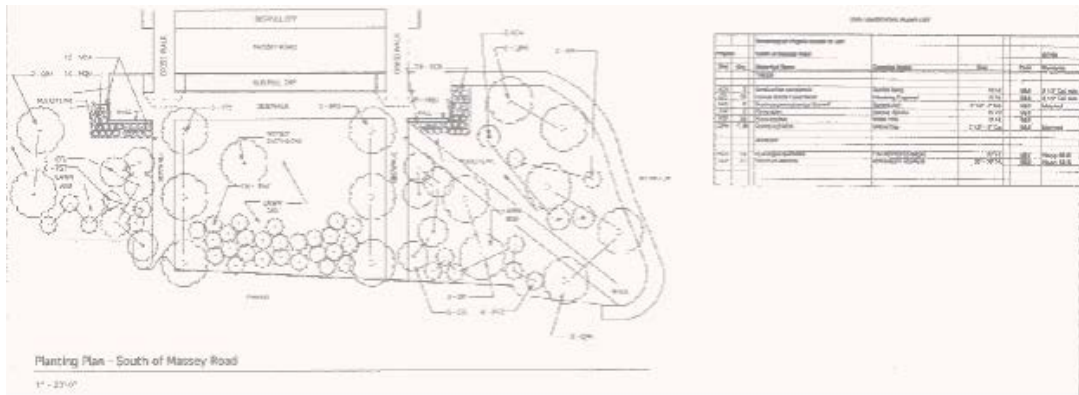


Darden Grounds Site Plan by Ayers Saint Gross. February 25, 2000. Shows Phase I (dark brown), existing, and Phase II (light brown). (Facilities Management Resource Center).



North Grounds Accommodation Study by Sasaki Associates, Inc. May 27, 1988. Revised June 1 and July 20, 1988. (File 83642, Facilities Management Resource Center).

NORTH GROUNDS



Law School Planting Plan by Graham Landscape Architecture. May 7, 1996. (File 56819 Sheet L2, Facilities Management Resource Center).



Spies Garden. November 28, 2012.

NORTH GROUNDS



Spies Garden. November 28, 2012.



Remnants of "Darden Path" picnic and recreation area. November 28, 2012.

NORTH GROUNDS



Law School Lawn, view toward Massie Road. November 28, 2012.



Seating Area at the Law School, view toward Massie Road bus stop. November 28, 2012.

NORTH GROUNDS



Walk along side of The Forum Hotel showing recent plantings. June 2024.



Walk along side of The Forum Hotel showing recent plantings. June 2024.

NORTH GROUNDS



LaCross Botanical Garden and Tahija Arboretum. June 2024.



The Forum Hotel and LaCross Botanical Garden and Tahija Arboretum. June 2024.

NORTH GROUNDS



The Forum Hotel and LaCross Botanical Garden and Tahija Arboretum.



LEGEND

1. North Grounds Recreation Center (1986)
2. Darden Faculty Office (1996)
3. Darden Classroom (1996)
4. Saunders Hall (1996)
5. Abbott Center (2002)
6. Darden Library (1996)
7. Darden Parking Garage (2003)
8. C. Ray Smith Alumni Hall (1996 / 2023)
9. Slaughter Hall (1975)
10. Clay Hall (1997)
11. Withers Brown Hall (1974)
12. Hunton-Williams Hall (1997)
13. Student Faculty Center (Law) (2002)
14. Copeley Mechanical Plant Pumping Station (1998)
15. North Grounds Mechanical Plant (1974)
16. North Grounds Substation (1994)
17. Judge Advocate General's School (Tjaglcs) (1975)
18. Tjaglcs School Addition (1986)
19. The Park Support Facility (1995)
20. Sunnyside (1850)

Sources:
2006 Google Earth, ESRI, University of Virginia



2006

**NORTH GROUNDS LANDSCAPE
UVA FRAMEWORK PLAN
2025**



0 300 600 Feet



LEGEND

1. North Grounds Recreation Center (1986)
2. Darden Faculty Office (1996)
3. Darden Classroom (1996)
4. Saunders Hall (1996)
5. Abbott Center (2002)
6. Darden Library (1996)
7. Darden Parking Garage (2003)
8. C. Ray Smith Alumni Hall (1996 / 2023)
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11. Withers Brown Hall (1974)
12. Hunton-Williams Hall (1997)
13. Student Faculty Center (Law) (2002)
14. Copeley Mechanical Plant Pumping Station (1998)
15. North Grounds Mechanical Plant (1974)
16. North Grounds Substation (1994)
17. Judge Advocate General's School (Tjagls) (1975)
18. Tjagls School Addition (1986)
19. The Park Support Facility (1995)
20. Sunnyside (1850)
21. North Grounds Recreation Center Addition (2013)

Sources:
2013 Google Earth, ESRI, University of Virginia

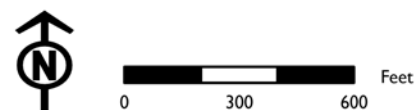


2013

**NORTH GROUNDS LANDSCAPE
UVA FRAMEWORK PLAN
2025**



0 300 600 Feet



LEGEND

1. North Grounds Recreation Center (1986)
2. Darden Faculty Office (1996)
3. Darden Classroom (1996)
4. Saunders Hall (1996)
5. Abbott Center (2002)
6. Darden Library (1996)
7. Darden Parking Garage (2003)
8. C. Ray Smith Alumni Hall (1996 / 2023)
9. Slaughter Hall (1975)
10. Clay Hall (1997)
11. Withers Brown Hall (1974)
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16. North Grounds Substation (1994)
17. Judge Advocate General's School (Tjagls) (1975)
18. Tjagls School Addition (1986)
19. The Park Support Facility (1995)
20. Sunnyside (1850)
21. North Grounds Recreation Center Addition (2013)
22. The Forum Hotel (2023)
23. TJAGLCS Picnic Pavilion (2016)
24. Tjagls Guardhouse (2017)
25. The Park - Indoor Field #7 (2017-2020)
26. LaCross Botanical Garden (2023)
27. Tahija Arboretum (2024)

Sources:
2024 Google Earth, ESRI, University of Virginia



**NORTH GROUNDS LANDSCAPE
UVA FRAMEWORK PLAN
2025**

Oak Lawn

Buildings within Core Landscape

Oak Lawn (formerly Oak Grove)
Cook's House
Storage Shed

Architectural and Landscape Designers

The following consultants and designers have been identified with the buildings and possibly their site-related improvements:

- 1822 James Dinsmore, Designer/Builder (anecdotal, no direct evidence has yet been located to connect Dinsmore with Oak Lawn)
- 1822 Nimrod Bramham and Family, Owner and Designer
- 1847 James Fife, Owner and Designer

Summary Statement

Oak Lawn is located southeast of the University's Central Grounds, and contains the 1822 Oak Lawn house, a brick Cook's House, two family cemeteries, and a scenic, wooded setting. The landscape was once a part of the Oak Grove and Oak Lawn plantations. In the late nineteenth century and continuing through the twentieth, portions of Oak Lawn were subdivided and sold. Today, the five acre property is owned by the University of Virginia.

Preservation Priority

Significant Outside the University Context

Significance

Oak Lawn was listed in the Virginia Landmarks Register on April 17, 1973, and the National Register on May 25, 1973. The National Register nomination did not clearly articulate under which criterion the property is significant based on the era in which the nomination was written, but based on the documentation's narrative, Oak Lawn was deemed significant for its architecture. While the nomination focuses on the primary dwelling, the Oak Lawn house, it did make note of one outbuilding on the property but did not include it as a contributing feature to the property's significance.

In 2008, additional documentation expanded the scope of the property's historic resources to include the two cemeteries located on site, as well as provide more detail regarding Oak Lawn's

OAK LAWN

architectural significance. Concerning the latter, the Oak Lawn house is a fine example of Jeffersonian Palladianism.

The significance of the property may well be expanded further as a reflection of Social History and Community Planning and Development in Charlottesville. Through its surviving cultural landscape, the property reflects early American settlement of the Virginia Piedmont, antebellum plantation activity, burial traditions, Reconstruction era labor history, twentieth century suburbanization and rural land loss, African American heritage, and other historic contexts. Further, Oak Lawn was the residence of two Charlottesville mayors—Francis Fife and Nancy O’Brien and may be considered important for its association with these two individuals. These contexts and associations could be investigated further through a revised National Register nomination.

Integrity

The Oak Lawn cultural landscape has undergone many changes and alterations over the last 200 years, including its reduction of the property from over 300 acres to around 5 acres. This has resulted in the loss of a number of site resources, such as nineteenth century outbuildings, historic land use and spatial organization, fences, and site vegetation. Additionally, the changes to the overall setting through urbanization has impacted feeling, as well as historic views in and out of the property. Overall, however, the site retains some of the key resources that reflect the property’s historic associations, including the Oak Lawn house, remnant garden spaces, and the two family cemeteries. As such, Oak Lawn retains compromised integrity to the 1822 to 1957 period of significance.

Critical Concerns

Increasing pressures for the University to build and expand into this landscape, thus jeopardizing its historic integrity.

Character Defining Features / Contributing Features

Topography

- Hilltop, level siting of house
- Driveway grading and cut
- Sloped topography east of the Oak Lawn house
- Remnant road traces
- Terraced gardens on southeast corner of property

Spatial Organization

- Dwelling precinct
- Driveway corridor
- East lawn
- South lawn
- Fife Family cemetery
- Bramham Family cemetery

OAK LAWN

Views and Vistas

Views east from the front porch

Views across open space between the Oak Lawn house and the family cemeteries

Land Use

Burial land use

Vegetation

Oak grove

Boxwood foundation plantings

English ivy

Turf lawn

Cemetery plantings of periwinkle, Bramham-Bibb Cemetery

Row of eastern red cedar trees

Circulation

Driveway

Small-scale Features

Grave markers in Bramham-Bibb family cemetery

Grave markers in Fife family cemetery

Concrete trough

Buildings and Structures

Oak Lawn house

Cook's House

History

Oak Lawn's past reflects various aspects United States, Virginia, and Charlottesville's history, including the property being part of Monacan territory, to its early establishment as a plantation, and through its serving as the residence of two mayors. See the chronology for a list of all of the documented activities that have occurred.

While ample evidence of Indigenous presence in the region exists, there has been no formal archaeological investigation conducted to date that has revealed evidence of an Indigenous presence on site. That said, the Oak Lawn environment, as it would have existed prior to European settlement, would have provided Indigenous peoples with ample resources for daily sustenance, tool manufacturing, and cultural continuity. Living in the vicinity of Oak Lawn were a long succession of Indigenous peoples, the most recent of which being the Monacan Nation, a federally recognized tribe still residing in the area today. Over the course of the colonial period, Monacan territory was eroded

by European encroachment and land seizure, eventually resulting in the Oak Lawn lands being in control of the British and then Americans.

The process of European settlement of the Oak Lawn area began in the first half of the eighteenth century with the issuing of numerous land grants, many of which were over 1,000 acres.ⁱ In 1744, Albemarle County was formed from portions of Goochland and Louisa Counties, with its final bounds formalized in 1777. From the outset, agriculture dominated early Albemarle land development, economy, and society. The principal cash crop grown by these early agriculturalists was tobacco, which was used as a market commodity and as cash tender.ⁱⁱ Agriculture—specifically plantation agriculture—would soon come to characterize the Oak Lawn property.

In 1765, Joel Terrell, Jr. received a land grant for 328 acres, containing the current Oak Lawn property.ⁱⁱⁱ It is likely that Terrell, Jr., did not develop or farm the property, instead counting it as part of his extensive land holdings in his career as a real estate dealer.^{iv} Terrell was an enslaver, however, so if he did pursue agricultural operations on the site, he likely did so through their labor. When he died in 1774, he directed all his property sold. The land that would become Oak Lawn was purchased ten years later by Micajah Chiles, along with the remainder of Terrell's property. It does not appear that Chiles improved the site in any way during his ownership. Of note, in his 1799 will Chiles freed the four people he had enslaved in his life.^v

After Micajah Chiles's death, some time would pass before the Oak Lawn lands were sold to Henry Chiles, who in turn sold the property to Jesse Winston Garth. Garth was a young lawyer at the time of purchase, as well as a veteran of the War of 1812. Like the previous owners of the property, it appears that he did not improve the parcel, instead moving to Alabama to establish a large plantation there. He subsequently sold his Charlottesville lands to Nimrod Bramham in 1818.^{vi}

It is through Nimrod Bramham that the Oak Lawn property was developed into a plantation. Bramham was a government official, merchant, War of 1812 veteran, and tavern operator. As opposed to the others who held onto the property without improving it, Bramham very quickly directed the construction of a residence, which was completed by 1822. The house was a "two-story, three bay brick residence with gable end pediment and columned Tuscan portico, arranged in a 'T' plan, and inspired by Jeffersonian Classicism. Design and construction of Oak Grove is generally attributed to master builder James Dinsmore." Bramham would name his home and property Oak Grove.^{vii}

With the house completed, Bramham quickly transitioned Oak Grove into a plantation. Such a move was keeping with Bramham's status in the elite planting society of Virginia, in which he kept company with Thomas Jefferson, James Madison, and other planters through membership in the Albemarle Agricultural Society.^{viii} The plantation was only made viable through the labor of the individuals that Bramham enslaved, who numbered anywhere between 18 and 33 people over the course of his ownership of Oak Grove.^{ix} These individuals farmed tobacco along with mixed grains for both on-farm use and for market sale. The Oak Grove cultural landscape was thus a small village, containing the Bramham residence, along with quarters for the enslaved community, animal barns, storage sheds, stables, other outbuildings, along with acres and acres of farmland.^x The property also contained a small family cemetery, which was likely established through the 1834 burial of Dr. Horace W. Bramham.

OAK LAWN

Nimrod Bramham died in 1845, and two years later a 388-acre tract comprising Oak Grove plantation was conveyed to Rev. James Fife, a Scottish Baptist pastor and landowner in the area. Fife was the first of a succession of family members to own the property and continue agricultural operations. To that end, James Fife, as an enslaver, used African Americans he held in bondage to work the land, as well as hiring other enslaved workers to perform tasks. Fife paid free African Americans to carry out additional work on the property. Records also indicate that Fife paid his own enslaved workers on occasion.^{xi} Fife was a focused planter, employing liberal use of various fertilizers to combat the issue of soil depletion that had plagued Virginia croplands for a number of decades.

Like Bramham before him, Fife altered the landscape through various improvements, including the addition of outbuildings and repairing those already in the landscape at time of purchase.^{xii} One of the more lasting alterations was the creation of a series of terraces on the southeast corner of the core of the plantation. Fife also change the name of the plantation during his ownership from Oak Grove to Oak Lawn, likely around 1860.

The Civil War resulted in a sea change across the plantation South, and Oak Lawn included. With his eldest son, Robert Herndon Fife, away at war, James Fife continued agricultural operations on the plantation, with a portion of produce given to the Confederate Army as a tax payment.^{xiii} Following the Confederate defeat in 1865, Robert Fife returned home and pledged allegiance to the United States, earning him a pardon.^{xiv} A brief description of the landscape at this time by Robert's wife, Sarah Ann Graves Strickler, noted the property was reminiscent of an English residence, making mention of the oaks of the property.^{xv}

Slavery was abolished with the end of the war, and in its wake a new set of labor arrangements arose that on one hand gave African Americans increased agency, but on the other, maintained the system of white supremacy that would remain well into the twentieth century. Following the conflict Robert Fife took over operations of Oak Lawn for his aging father. In doing so, Robert Fife adapted to the new labor relations, hiring a number of African American workers to continue farming the property, including those the Fifes had previously enslaved.^{xvi} Some of these workers may have continued to live on site for a time. These workers oversaw the production of an increasingly diverse output of agricultural products, including dairy and poultry, and a variety of orchard fruits.^{xvii}

Rev. James Fife died in October 1876 and was buried in the Oak Lawn family cemetery.^{xviii} When he died, Fife left behind a well-developed and still active farm. The 340-acre property likely still reflected its antebellum period conditions, with its collection of secondary dwellings, outbuildings, garden space, crop fields, livestock, and all the sights and sounds of a farm. Along with the graveyard for the Fifes, the property also likely contained burial grounds for African Americans, which is presumed to have been located beyond the core of Oak Lawn, but has not been located to date.^{xix}

For the next eight years Oak Lawn and the rest of James Fife's estate was managed by Margaret Fife and their son Robert, until Margaret's own death in 1884. Afterward, Robert was the sole manager. This did not stop legal proceedings against the estate by the Charlottesville National Bank due to William Fife, James' brother, owing money to the entity. The bank sued to recoup their money through the estate, specifically through the sale of a portion of the property's acreage.^{xx} Between 1881 and 1887 a portion of the property was subdivided and sold as individual lots.^{xxi} The sale would begin a multi-decade process of further subdivision and sale, gradually and steadily reducing

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Oak Lawn's acreage. By the 1920s, the collection of lots were developed into what became known as Fifeville, initially a white working-class neighborhood but in time transitioning into an African American neighborhood.

Despite the land sales, agricultural operations continued at Oak Lawn, with improvements made to the property throughout the late nineteenth and early twentieth centuries.^{xxii} One such improvement was the demolition of the antebellum detached kitchen and the construction of a new brick kitchen building next to the west elevation of the house.^{xxiii} Photographs from the period reveal the property containing the Oak Lawn house surrounded by several outbuildings across the core of the landscape, various sections of fencing, terraced garden space, and open views extending beyond the property.

In 1919, Robert Fife died, and his wife died the next year; both were buried at Oak Lawn. Following their deaths, the heirs formed the Oak Lawn Land Corporation to manage the estate and property of their parents, transferring the 24.5-acre Oak Lawn property to the new entity.^{xxiv} Following a yearlong trial of renting the property to a tenant that evidently proved to not be a desirable arrangement, in 1921, Shelton Strickler Fife, Charlottesville city manager, and his wife Mildred H. Fife moved into Oak Lawn.^{xxv} During the Great Depression, they were joined by other family members that were affected by the crisis.

At this time, likely as a hedge against hunger, the family established a large vegetable garden south of the house and west of the terraced gardens. The terrace gardens were used to produce cut flowers, which were sold in Charlottesville. Photos of the property at this time shows a relatively rural location, with a wooded core and agricultural surroundings. A gravel drive extended southwest from 9th Street SW to the east side of the Oak Lawn house. The outlying acreage was rented out for livestock pasture, which would have aided in financial stability. The photos, along with available aerial imagery, reveals the property containing at least four outbuildings at this time.

Shelton Fife died in 1937 and was buried in the Oak Lawn family cemetery. The Oak Lawn Land Corporation subsequently dissolved and deeded the 5.56-acre core of the Oak Lawn property to Mildred H. Fife in 1948.^{xxvi} As Mildred aged, her son Sheldon D. Fife and his wife Gail G. Fife moved into Oak Lawn to manage the house and care for Mildred.^{xxvii} Throughout this time and into the 1970s, the vegetable garden along with a smaller potato bed was worked by a local man on shares.^{xxviii}

While the core of the property remained in firm control of the Fifes, the separate but contiguous property beyond the core of Oak Lawn was eyed by the City of Charlottesville for a new school building. The new school was deemed necessary to adjust to the desegregation of the public school system following *Brown vs. Board of Education*. However, the Fifes would not sell and so the city moved to condemn the property. The city was successful, acquiring an 18-acre portion of the property and proceeded to construct Buford Middle School, completed in 1966.^{xxix} The condemnation and development of the property resulted in the demolition of existing outbuildings beyond the core of Oak Lawn.

By this point the property's historical significance was becoming more well known, resulting in its listing on the Virginia Landmark and National Register of Historic Places in 1971. Then in 1977, Mildred Fife passed away, leaving the property to Shelton D. and Francis H. Fife, her two sons. Soon

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thereafter Sheldon died as well, and his ownership passed to his surviving wife, Gail G. Fife. Gail Fife lived at Oak Lawn until 1997, and transferred her interest in the property to Francis H. Fife. In 1998-1999, Francis and his second wife Nancy K. O'Brien, moved to Oak Lawn and began making improvements to the remaining property. The improvements include the construction of a sunroom on the south side of the house, various interior repairs, and renovating the Cook's House.

Francis H. Fife died in 2015, and Oak Lawn was placed in a trust, with his wife Nancy and David Jones as trustees. In 2022, after securing perpetual access to the family cemetery, Nancy moved out and the trust listed Oak Lawn on the market. In October 2023, the University of Virginia purchased the property, ending a long period of residency that stretched back centuries.

Chronology

Ca. 15,000 BCE–900 CE	Indigenous peoples are known to have visited and occupied the region, taking advantage of available resources, sometimes seasonally
Ca. 900–1000 CE	During this, what archaeologists refer to as the Late Woodland period, a culturally distinct group of Indigenous people—the Monacan Nation—is known to have been living in central Virginia.
1600s	The Monacan people are associated with traditional lands within the Piedmont, Blue Ridge, and Ridge and Valley physiographic provinces west of the fall line in Virginia. European exploration and European American settlement lead to the movement of Monacan people out of the area to the west. Those choosing to stay locate to their ancestral home in the mountains of present-day Amherst County.
Ca. 1750s	Historic maps document the presence of both the Monacan and Tuscarora people in what are now Amherst and Bedford counties, Virginia.
1765	The land containing present-day Oak Lawn is first purchased by Joel Terrell, Jr. based on a 328-acre Land Office patent issued by the Governor of Virginia. Terrell did not live on the land but may have cultivated the property.
1774	Joel Terrell, Jr. dies.
1784	Micajah Chiles acquires the property.
1799	Micajah Chiles dies. A portion of the property is sold to Menan Mills, but as a result of non-payment, the transaction ends in dispute and the Oak Lawn property may have sat idle or been leased to an unknown tenant.
1815	Henry West Alberty (also known as Henry Chiles, the son of Micajah) acquires the property. Alberty soon sells the portion of the property that would later become Oak Lawn to Jesse Winston Garth.

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- 1818 Jesse Winston Garth sells 394 acres to Col. Nimrod Bramham. The property borders the south side of what is now Jefferson Park Avenue and extends to the branches of Moore's Creek at present-day Cleveland Avenue.
- 1818–1845 Bramham engages in agricultural production on the property as a source of income. His farming of the property depends on the labor of enslaved African Americans. Bramham is known to have joined other planters, including Thomas Jefferson, James Madison, Thomas Mann Randolph, William Meriwether and others as members of Agricultural Society of Albemarle in articulating and implementing best farming practices.
- 1822 Bramham sets about constructing a residence on his land soon after acquiring it. Tax records suggest that the house was completed in 1822. The house is generally attributed to master builder James Dinsmore. Records also suggest that additional buildings are built near the house. Bramham refers to the property as Oak Grove likely due to stands of mature oak trees near the house.
- 1830–1844 Bramham sells several small parcels from his Oak Grove estate, including 2.25 acres to Professor George Blaetterman in 1830; a parcel totaling "3 or 4 acres" to Allen W. Hawkins, a white brick mason, in 1840; and 2.5 acres to James Lobban, also a white brick mason, sometime prior to 1844. Each of the parcels was located at the western end of Oak Grove, adjacent to the University of Virginia.
- 1834 A family cemetery is established on the Oak Grove property to the south of the dwelling based on the death of Dr. Horace W. Bramham, Nimrod's oldest son. The cemetery remains in use for several decades and is the final resting place of many Bramham family members, including the offspring of Nimrod and Margaret Bramham's daughters with names that include Bibb, Garland, Hamner, Pinkard, Simpson, and Slaughter.
- 1840 An increase in the tax valuation of Bramham's property suggests either an alteration to the residence or the construction of one or more outbuildings on the property.
- 1845 Nimrod Bramham, Sr., dies in June, while wife Margaret Bramham dies in July.
- 1847 Bramham's son-in-law, William A. Bibb, sells the Oak Grove property, totaling 388 acres, to Rev. James Fife. The deed provides an exception from the sale the 60 by 210-foot family burying ground.
- 1847–1865 Records indicate that Fife, like Bramham, is an active farmer who engages in agricultural production on the property as a source of income. Fife also relies on the labor of enslaved African Americans to operate his farm. Fife conveys his knowledge about agriculture to other local and regional farmers, while penning many articles for *Southern Planter* and other agricultural periodicals.

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- 1848 Fife describes the house at Oak Grove as in a state of ruin and begins to undertake repairs to the residence and grounds.
- 1850s A 6.5-acre parcel of the Oak Grove property is condemned for construction of a new rail line by the Orange and Alexandria Railroad extending from Charlottesville to Lynchburg, Virginia.
- 1851 Fife farm records note the presence of a stable on the property.
- 1853 Fife farm records note the presence of a machine shed and barn on the property.
- 1854 Fife farm records note the presence of a smoke house and kitchen building on the property.
- 1857 An increase in the tax valuation of the property suggests that a small addition or a new outbuilding is built on the property. Fife begins referring to the property as both Oak Grove and Oak Lawn. Eventually, it is known principally as Oak Lawn.
- Late 1850s–mid-1860s James Fife sells off small portions of the property, including a 2.75-acre parcel to Mary Daniel; a 0.4-acre parcel to Virginia Shackelford; a 4-acre parcel to Thomas Harris, a 17.75-acre parcel to George D. Harris; and a 15.1-acre parcel to John T. Barksdale and John Fry. All of these parcels are located at the western end of the property, north of the Orange and Alexandria railroad line and south of Wheeler’s Road (present-day Jefferson Park Avenue) in the vicinity of present-day University Hospital.
- 1860s A series of four north-south oriented terraces separated by earthen rises are established on the east-facing slope between the residence and the family cemeteries. The date of origin of the terraces, and their purpose, has not been revealed through available documentation, but likely date to the antebellum period.
- 1863–1865 During the Civil War, crops grown at Oak Lawn are used to support Confederate forces after the Confederate government passes a tax-in-kind law that requires farmers to donate 10 percent of their crops to support the war effort. Following the Confederate surrender, James Fife is given amnesty in August of 1865 and is pardoned for his role in supporting the rebellion by President Andrew Johnson.
- 1867 The environs of the house and collection of stately oaks are described by Sarah Fife, who married James and Margaret’s son, Robert Herndon Fife, as reminding her of an English property.
- 1869 Documents indicate that “old cabins,” possibly quarters previously used to house enslaved laborers on the property, are razed.

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- 1870 William J. Fife, son of James Fife and Elizabeth Jones Miller, Fife's first wife believed to have died in childbirth in the 1820s, dies and is buried in a family cemetery on the property. Fife may have been the first family member buried on the property.
- 1870–1897 Buildings documented as present or built on the property beginning in 1870 include a pig pen and ice house in 1870, a hen house in 1871, a stable in 1874, a new stable in 1888, and a new carriage house in 1897. A hen house and smoke house are also noted as present in 1897.
- 1873 A barn at Oak Lawn burns in a reported arson event. It is eventually rebuilt.
- 1874 The first description of a cemetery on the property notes it as a "large enclosed square of ground covered in periwinkle." The description refers to the Bramham-Bibb family cemetery.
- 1876 Rev. James Fife dies and is buried in the Fife family cemetery on the property.
- 1877 An inventory of property indicates that Oak Lawn contains 340 acres. Valued at \$17,000, the property inventory lists only one building, a granary, even though other records indicate that other buildings were likely present at the time. A drawing prepared during the twentieth century by Frederick Nichols records Ella Fife's memories of the property at the time. All of the buildings are depicted as either south or west of the primary residence. Adjacent to and west of the Oak Lawn residence is a rectangularly shaped east-west oriented kitchen structure. A well is shown to the west of the kitchen, with the Cook's House shown to the southwest of the residence. Further south is a long east-west oriented 'shed' structure containing a smokehouse, privy, and shelter for chickens and roosters. Southwest of the primary residence are two large agricultural buildings, a large stable, and a large log barn. West of the primary residence are two small log houses 'on stilts,' one a corn granary, and the other a structure used to house machinery. A single structure located northeast of the residence and west of a farm lane and sited at an unusual angle relative to other structures, was a 'quarters for 19 slaves.' Geo-registration of the Nichols' sketch map documents that only the kitchen, shed with smokehouse, privy and chicken coop, and stable are likely located within the current boundaries of the Oak Lawn property. All of the other outbuildings and structures would likely have been located west of Oak Lawn, on what is now the Buford Middle School property owned by the City of Charlottesville.
- 1879–1887 A chancery suit is filed when the receiver of the Charlottesville National Bank sues the executors and heirs of Rev. James Fife's estate for non-payment of debts. The Court orders portions of the Oak Lawn estate to be sold to satisfy the family's debts, including up to 30 acres on the northern end of the property and 7 acres adjacent to and south of the Virginia Midland Railroad's tracks. Court-appointed commissioners are authorized to sell as much as 200 acres on the western end of the property in 1883. Between 1881 and 1887, many parcels north and east of the Oak Lawn residence are sold for development as residential lots.

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- 1884 Margaret Fife dies following a period of managing the property with her son Robert Herndon Fife.
- 1887 Robert Herndon Fife and Mary C. Fife bring a chancery suit against non-resident Fife heirs, including William J. Fife and his wife Mary Fife.
- 1888-1895 Portions of Oak Lawn continue to be divided, platted into streets and blocks, and sold as individual lots. Maps of the property show present-day Ninth Street SW as the “mansion road” and a curvilinear drive leading to the north façade of the residence.
- 1887 Robert Herndon Fife and Mary C. Fife bring a chancery suit against non-resident Fife heirs, including William J. Fife and his wife Mary Fife.
- 1890 The courts agree to the opening of a street or road through the Fife property toward Frys Spring that is likely present-day Cherry Avenue.
- 1901-1907 Robert Herndon Fife and Mary C. Fife sell several tracts west of the Oak Lawn residence to corporate entities such as the Jefferson park Company as well as individual real estate investors such as A.M. Brechin and R.L. Carter.
- 1896 Oak Lawn is recorded as 225.5 acres in size.
- 1897 Robert Herndon Fife mentions an “old negro grave yard” on the property in a letter to his son, without specific reference to its location.
- 1900 Mary C. Fife dies. Living on the property at the time are Robert Herndon Fife, his wife Sarah, five of their children, an African American cook, and a servant. Around this time, an antebellum brick kitchen south of the residence is demolished and a new brick kitchen constructed adjacent to and abutting the western façade of the dining room that used brick from the earlier kitchen.
- 1907 Robert Herndon Fife is required to deed Oak Lawn in trust to secure his debts. He deeds 24.5 acres “on which is located the Fife mansion,” as well as 60 unsold lots, to secure payment on five separate bonds. Photographs of the house at the time show the east façade covered in ivy with two board fences flanking either side of the columned front porch. Southern porches, one abutting the west façade of the southern wing, and a second abutting the southern façade of the dining room, are shown as open and set on brick piers with posts supporting a shed-roof with frame steps provided access from the rear yard. Doors to these porches were placed in the west façade of the southern wing and the south façade of the dining room, and in the southern wall of the kitchen. A gravel surfaced road appears in front of and abutting the eastern façade of Oak Lawn by this time. The Cook’s House is depicted with a western frame shed addition. Several frame barn and stable-like structures are shown in a north-south oriented alignment south of the Cook’s House along the present-day western boundary of the Oak Lawn property. Views during this

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period looking in a northeast direction towards Charlottesville show an unobstructed perspective looking out onto new residential neighborhoods.

- 1910 Oak Lawn is recorded as 45 acres in size. Robert Herndon Fife again deeds the 24.5-acre parcel to secure payment of a \$4,000 debt.

- 1919-1920 Robert Herndon Fife dies intestate and is buried in the Fife family cemetery at Oak Lawn. His widow, Sarah Graves Fife, dies the following year and is also buried in the family cemetery, which is surrounded by fencing at this time, likely to exclude livestock similar to the fencing used around the exterior of the house. An arched trellis on the north side marks the gate entry into the burial ground.

- 1920 Fife's heirs, including his five children—Robert Herndon Fife Jr., James D. Fife, Daisey Rinehart, Madge F. Tucker, William O. Fife, Shelton S. Fife and Ella K. Fife—establish the Oak Lawn Land Corporation to manage their land holdings. The company is used to continue to sell off remaining land, which included 29 unsold platted lots in Fifeville.

- 1921-1921 The Oak Lawn House is rented to a tenant. This arrangement does not work out, and the house is again occupied by Fife family members the following year. Shelton S. Fife and wife Mildred H. Fife resided on the property with young son Shelton D. Fife and a white servant named Lottie Butter. Son Francis H. Fife was born later and joined the household.

- 1920s Fife family members establish a 0.4-acre vegetable garden south of the house.

- 1920s-1930s The Fife family leases out grazing lands on peripheral acreage.

- Ca. 1925–1950s During the second quarter of the twentieth century, the family hires Josephine McDaniel to cook and perform household chores for the family and to care for Mildred H. Fife in her old age. Josephine and her son Joseph appear in many family photographs.

- 1930s Cut flowers are grown on the terraces southeast of the house based on historic photographs from the period. Francis Fife later recalls he and Shelton selling cut flowers grown at Oak Lawn in downtown Charlottesville.

- 1930s During the Great Depression, Ella K. Fife Freudenberg and her husband Richard and daughter Anne boarded at Oak Lawn. They lived in the second story. Sons Shelton D. and Francis Fife slept in a 'hallway,' possibly the enclosed sleeping porch.

- 1937 Shelton S. Fife dies and is buried in the Fife family cemetery.

- 1940s Records indicate that the core of the Oak Lawn property contains the Oak Lawn House and four outbuildings. An oblique aerial photograph dated 1940 depicts the house with the western kitchen addition and southern porch (which was enclosed

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at some point between 1937 and 1967), the Cook's House, as well as several agricultural-related outbuildings located along what is now the western boundary of Oak Lawn: a frame structure immediately west of the brick Cook's House; a small, white-painted structure; a large frame building, possibly a stable or barn; and 4) a large frame building, also possibly a stable or barn. Immediately south of the Oak Lawn residence is a large, plowed field, or garden. An informal north-south oriented road connects the agricultural outbuildings to Cherry Avenue. A large open field devoid of vegetation and defined on both the north and west by what is now Cherry Avenue, likely serves as pasture for livestock at Oak Lawn. Also visible in the photograph is the Bramham-Bibb family cemetery with several white stone monuments and markers.

- 1947 With only 3 unsold platted lots left, the family dissolves the Oak Lawn Land Corporation. The remaining property is deeded to family members, including James D. Fife, William O. Fife serving as trustees of the 24.1-acre core and Fifeville lots 5, 10, and 11.

- 1948 Executors of the estate sell 5.56 acres including the Oak Lawn House to Mildred H. Fife, widow of Shelton S. Fife. The property is nearly consistent with the present-day property configuration. The sale reserves the right of the descendants of James Fife to access and use the Fife family cemetery.

- 1950s A small 0.5-acre field is established adjacent to Ninth Street SW and used to grow potatoes. Land west of the house was used as pasture. The family continued to stable two ponies on the property. Shelton began raising chinchillas on the property, locating their cages in the basement.

- 1964 A parcel totaling approximately 18.868 acres of Oak Lawn are condemned by the City of Charlottesville for the construction of a new public school. The condemned land is located west of the Oak Lawn House. The City purchases the land and uses it to construct a new public school. Oak Lawn outbuildings on the land were demolished to make way for the school, including two unidentified structures west of and adjacent to the Cook's House, and a large frame stable or barn near the cemeteries. The right-of-way for Tenth Street SW was used as an access road for the school.

- 1973 Oak Lawn is listed in the Virginia Landmarks Registry and National Register of Historic Places for the significance of the architecture of the house.

- 1976 A narrow strip of Oak Lawn property totaling 0.256 acres along Ninth Street SW is purchased by the City of Charlottesville in support of a proposed road widening project.

- 1977 Mildred H. Fife dies and is buried in the Fife family cemetery at Oak Lawn. She leaves the property to her two sons.

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- 1983 Shelton D. Fife, Sr. dies intestate and is buried in the Fife family cemetery at Oak Lawn. His interest in the property passes to his wife, Gail G. Fife.
- 1980s The Oak Lawn property is entered into the City of Charlottesville's Landmark Survey based on the significance of the architecture of the house.
- 1997 Gail G. Fife sells her interest in the Oak Lawn property to Francis Fife, who becomes the sole owner of the 5.2-acre parcel. Fife and his second wife, Nancy O'Brien, decide to move to the property following plans to renovate the house.
- 1999 Fife and O'Brien complete renovations to the Oak Lawn house and the Cook's House, adding a large sunroom to the south side of the original dwelling where the sleeping porches formerly stood, updating some of the interior spaces, and adding a bathroom on the first floor. The Cook's House was stabilized, with some of the walls rebuilt to prevent it from falling down. A prefabricated shed was added southwest of the house at the time to store lawn and garden tools and equipment. The driveway was extended to the south, with a trellis added at the end and flower beds planted nearby and along the southern edge of the house. Fife and O'Brien also planted evergreen trees to screen views toward Ninth Street SW to the east and Cherry Avenue to the north.
- 2008 Fife transfers Oak Lawn to the Francis H. Fife Trust, listing himself as trustee.
- 2008-2009 The Fifeville and Tonsler Neighborhoods Historic District is listed in the Virginia Landmarks Register and National Register of Historic Places. Oak Lawn is listed as a contributing resource of the district.
- 2015 Francis Fife dies and is buried in the Fife family cemetery. He leaves the property to David Jones and O'Brien as co-trustees of the trust.
- 2017 A 40-foot-wide access easement is established along the Buford Middle School entrance drive adjacent to the western and southern boundaries of Oak Lawn for use by family members to visit the cemetery.
- 2022 Nancy O'Brien moves out of Oak Lawn.
- 2023 The Fife family places Oak Lawn up for sale in March. The University of Virginia acquires the property in October.

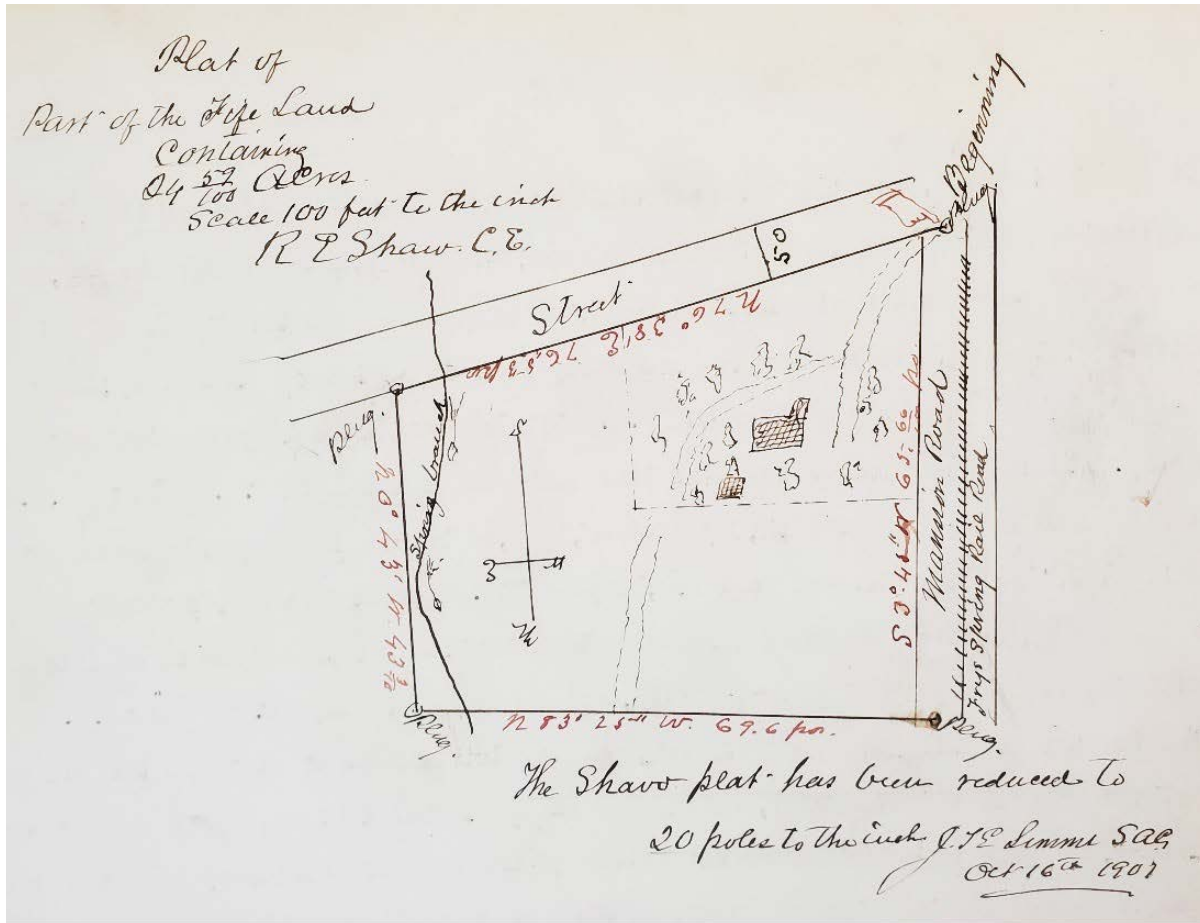
OAK LAWN

Important Historic Maps, Plans, and Photographs



An 1888 plat showing Oak Lawn surrounded by trees, likely the oaks that gave the property its name. Note, the north arrow is upside down in the plat. (Clerk's Office, Albemarle County Courthouse, Albemarle County Deed Book 88:176-177)

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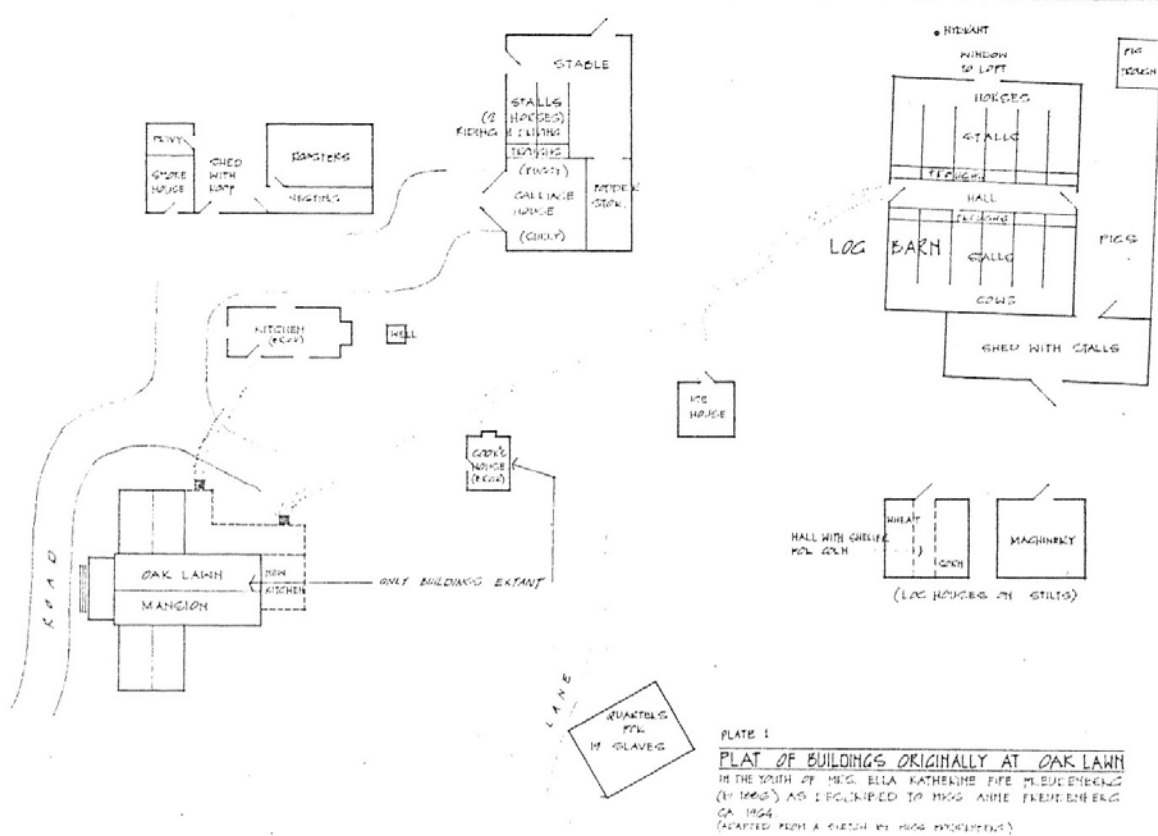
Plat drawn in 1907 showing Oak Lawn at the corner of Mansion Road and Cherry Street, with the driveway continuing behind the house and a spur to its front. (Clerk's Office, Albemarle County Courthouse, ACDB 136:249)

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1937 aerial photograph of Oak Lawn showing the current alignment of the driveway.

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Frederick Nichols's map showing the recollections of conveyed to him via Anne Freudenberg, which was conveyed to her by her mother Ella K. Fife in 1964 and represents her memory of the Oak Lawn property in her youth. (Frederick D. Nichols)

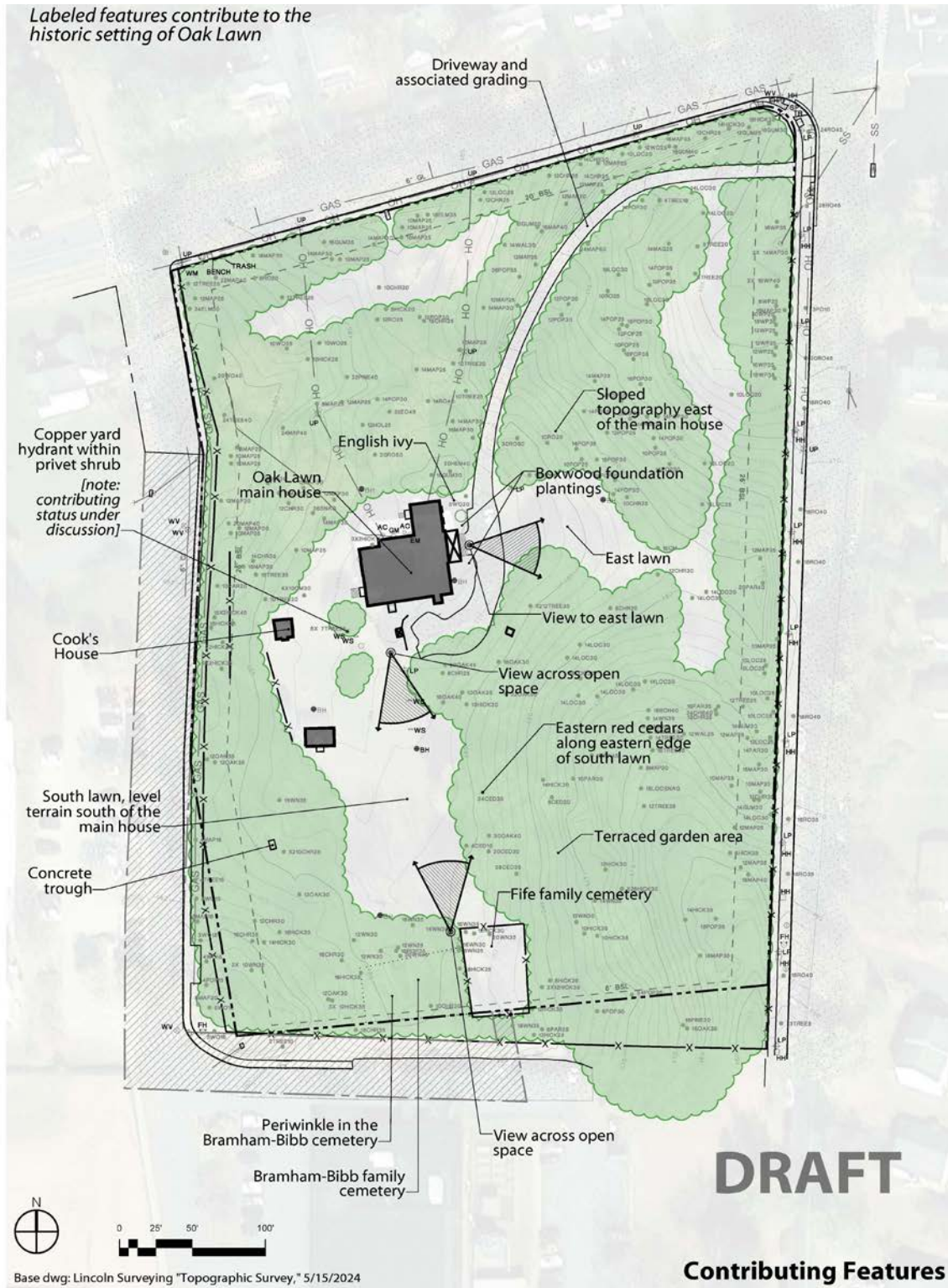
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CUSSION ONLY



2018 aerial photograph showing the locations of former buildings at Oak Lawn based on the Nichols drawing. (City of Charlottesville, Jeff Werner, Historic Preservation and Design Planner, 2023)

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Contributing Features of the Oak Lawn property.

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Oak Lawn house, 2024.

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Fife Family Cemetery, 2024.



Cook's House, 2024.

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Concrete trough, 2024.



Family cemetery with view north towards house, 2024.

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South elevation and yard, 2024.

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Storage shed, 2024.

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OAK LAWN

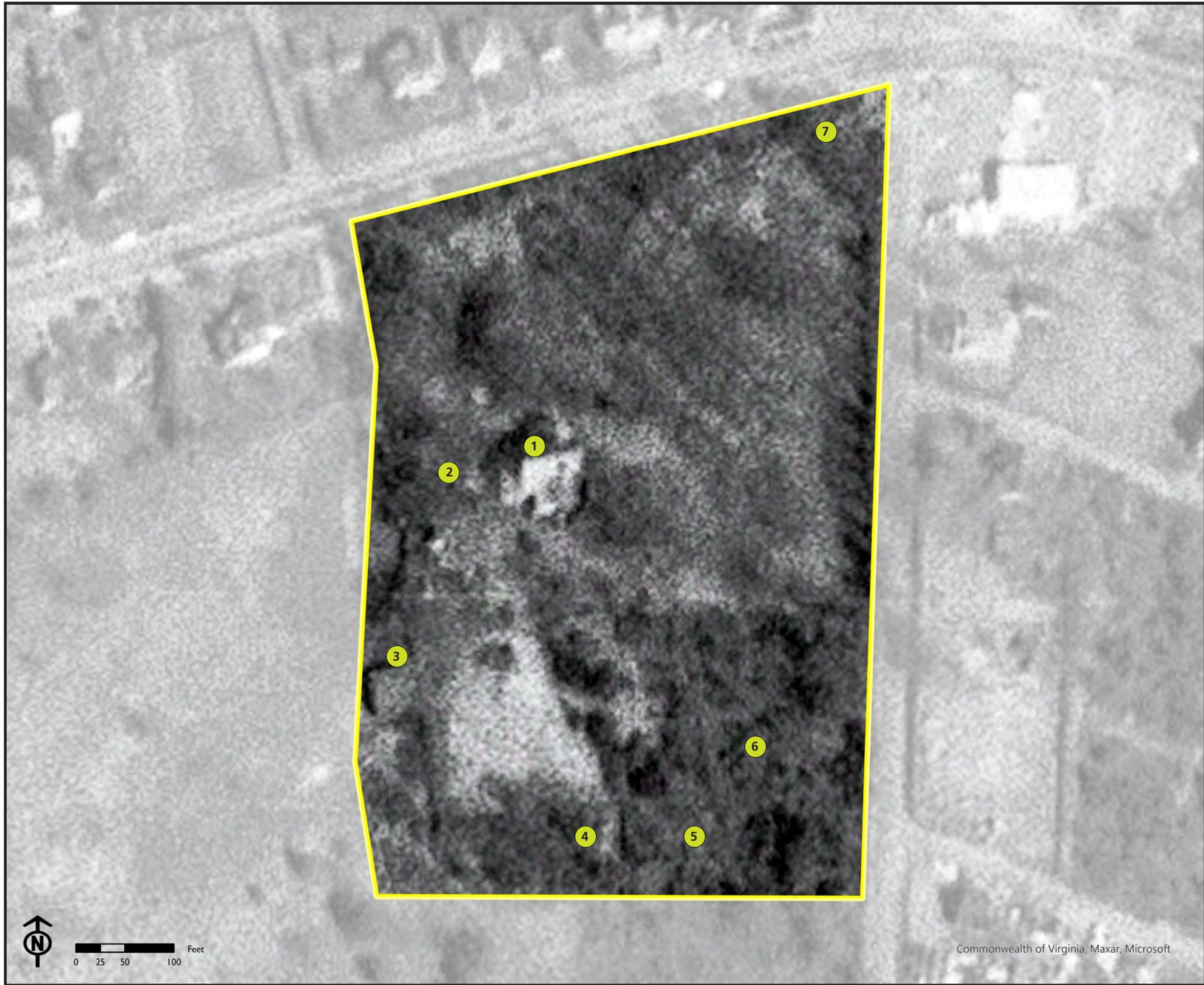
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- xxvii Marjorie Fife Thomas, personal communication, June 14, 2024.
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LEGEND

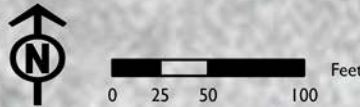
- 1. Oak Lawn House
- 2. Cook's House
- 3. Stable
- 4. Bramham Family cemetery
- 5. Fife Family cemetery
- 6. Terraced gardens
- 7. Driveway / entrance

Sources:
Google Earth, ESRI, University of Virginia



1962

**OAK LAWN LANDSCAPE
FRAMEWORK PLAN
2025**



Commonwealth of Virginia, Maxar, Microsoft



LEGEND

1. Oak Lawn House
2. Cook's House
3. Storage shed
4. Bramham Family cemetery
5. Fife Family cemetery
6. Terraced gardens
7. Driveway / entrance

Sources:
Google Earth, ESRI, University of Virginia



2006

OAK LAWN LANDSCAPE
FRAMEWORK PLAN
2025



LEGEND

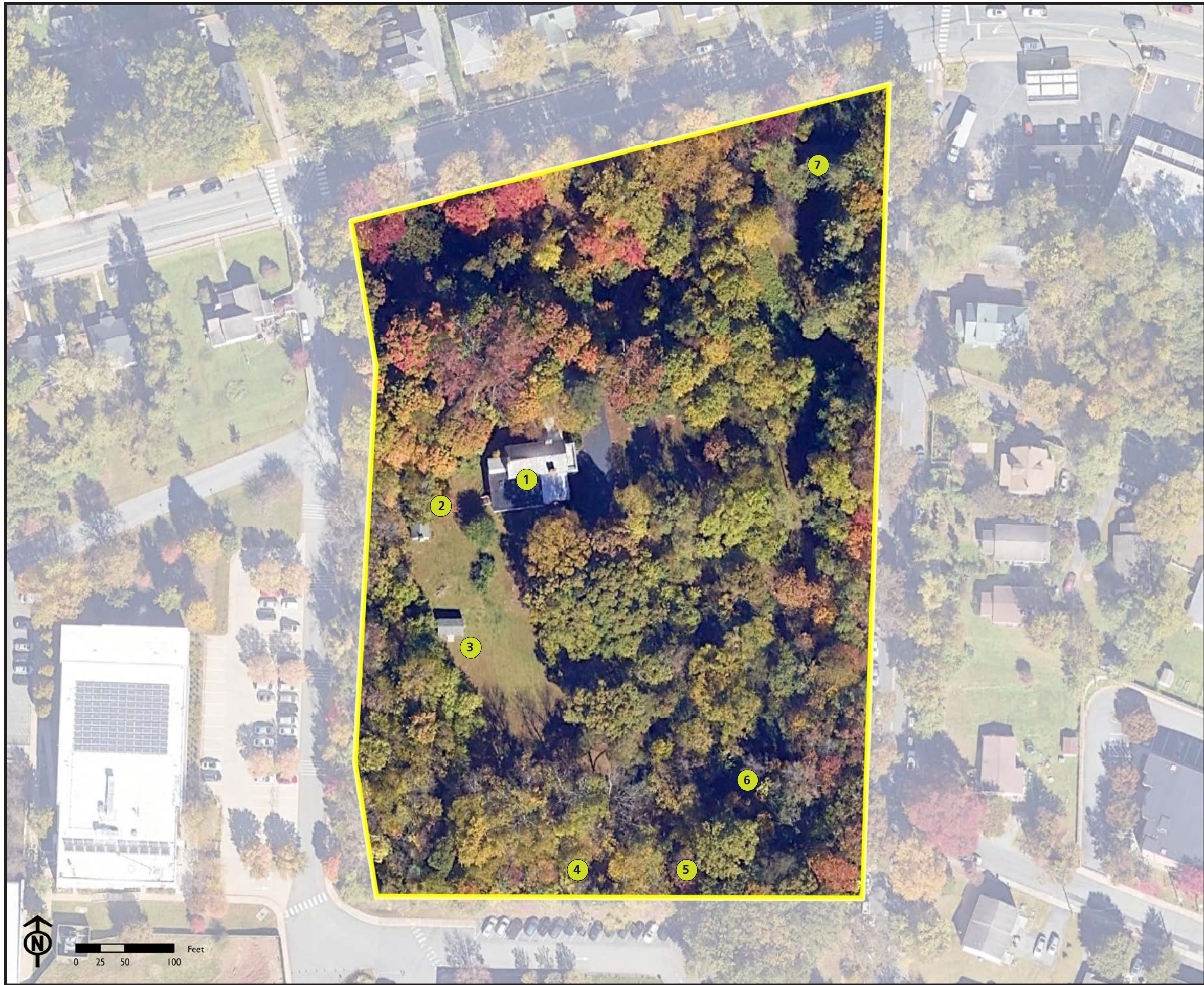
1. Oak Lawn House
2. Cook's House
3. Storage shed
4. Bramham Family cemetery
5. Fife Family cemetery
6. Terraced gardens
7. Driveway / entrance

Sources:
Google Earth, ESRI, University of Virginia



2016

OAK LAWN LANDSCAPE
FRAMEWORK PLAN
2025



LEGEND

- 1. Oak Lawn House
- 2. Cook's House
- 3. Storage shed
- 4. Bramham Family cemetery
- 5. Fife Family cemetery
- 6. Terraced gardens
- 7. Driveway / entrance

Sources:
Google Earth, ESRI, University of Virginia

Sources:
Google Earth, ESRI, University of Virginia

Sources:
Google Earth, ESRI, University of Virginia



2024

OAK LAWN LANDSCAPE
FRAMEWORK PLAN
2025

