

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Thomas Jefferson InnOther names/site number: Federal Executive Institute; DHR File No. 104-5186

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 1301 Emmet Street NorthCity or town: Charlottesville State: Virginia County: Independent CityNot For Publication: N/AVicinity: N/A**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Signed by:

Kristi Tunstall Williams

9/3/2025

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Signature of certifying official/Title:

Date

GSA Federal Preservation Officer

State or Federal agency/bureau or Tribal Government

In my opinion, the property X meets does not meet the National Register criteria.Julie U. Sangan

7/17/2025

Signature of commenting official:

Date

Director/State Historic Preservation Officer, Virginia Department of Historic Resources

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☐
Public – Local ☐
Public – State ☐
Public – Federal ☒

Category of Property

(Check only **one** box.)

- Building(s) ☐
District ☒
Site ☐
Structure ☐
Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>2</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>5</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>7</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/hotel

GOVERNMENT

Current Functions

(Enter categories from instructions.)

GOVERNMENT

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Thomas Jefferson Inn (Federal Executive Institute) is located at 1301 Emmet Street North, in Charlottesville, Virginia. The 14.09-acre campus is sited just south of the junction of Route 29 (Emmet Street North) and U.S. Route 250 in the northwest boundary of the city limits. The campus contains four buildings and five structures. Though much of the area has been developed with the growth and expansion of Charlottesville and the University of Virginia (UVA), the bucolic nature of the campus itself remains. The site was originally developed as a highway hotel, a concept spurred by the growth of automobile ownership beginning in the 1930s throughout the United States. The Thomas Jefferson Inn was designed by master architect Milton LaTour Grigg, who successfully married qualities of a highway hotel and a motor court and adapted his signature Colonial Revival-style design to promote modern design values, such as economy of construction, standardization of finishes and materials, and simplicity of details to minimize construction and operating costs. The Main Building (1951) is sited in the center of the campus on top of a gradually sloping hill with a formal, oval-shaped front lawn. The three-story plus basement, masonry Main Building is flanked by two- and three-story wings, forming an H-shaped structure topped by gabled roofs. The white painted brick building features many

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Colonial Revival-style characteristics including symmetry of form and fenestration, a colonnaded portico topped by a high pedimented roof, and a partially below-grade lower level, bringing intimacy to the structure and a strong indoor-outdoor relationship. In 1956, Grigg designed the Annex Building (now known as Pendleton Hall) to the northwest of the Main Building and utilized the same Colonial Revival-style principles. The two-story masonry structure is a symmetrical U-shaped building with deep porches offering direct entrance into the hotel rooms.

The campus was leased by the General Services Administration (GSA) beginning in 1968 for the newly created Federal Executive Institute (FEI). GSA purchased the property in 1982. The FEI operated on the site until 2025, when the program was eliminated under an executive order signed by President Donald J. Trump. Additions and alterations made by GSA to the Main Building were concentrated to the east and south of the building, thereby allowing for the retention of the façade's formal lawn, entrance, and symmetry. Other buildings were constructed to the west and south of the Main Building, continuing to keep the relationship between the formal front lawn and historic buildings intact. FEI currently has ninety-two guest rooms, multiple conference and meeting rooms, classrooms, and dining rooms. The campus includes two contributing buildings, the Main Building (1951) and Annex Building (1956), two non-contributing buildings, Gwin Hall (1993) and a Fitness Center and Administrative Facility (2010), and five non-contributing structures including storage structures, a guard house, and a pump house located on the edges of the campus.

Narrative Description

Setting

Thomas Jefferson Inn, now the Federal Executive Institute (FEI) consists of a secluded campus located in Charlottesville, Virginia, in the northwest boundary of the city limits. The campus sits within the busy commercial corridors of Emmet Street North (Route 29) to the east, Barracks Road to the south, and the Cedars Healthcare Center to the west, and Earhart Street and the highway junction of Route 250 and Route 29 to the north. Emmet Street North and Barracks Road are lined with strip malls, restaurants, and other retail outlets. A portion of the Rivanna Trail, a public "urban wilderness" trail that circles Charlottesville, buffers the campus from the Cedars Healthcare Center to the west.

Though surrounded by commercial development, the former hotel campus retains its bucolic setting. The buildings are sited at the center of the property atop a grassy knoll that slopes down in all directions to the edge of the property. The property is enclosed with a contemporary wrought iron fence to the east, along Emmet Street, and chain link fences along the south, west, and north edges.¹ A secondary chain link fence was added along the property's western ridge just beyond the buildings at the western end of the site. The site is entered from Emmet Street North. The front drive is flanked by brick rusticated pillars, painted white. Each pillar is topped by a decorative concrete acorn and holds a plaque reading 'THE FEDERAL EXECUTIVE

¹ Though the campus is arranged slightly northeast, not plan north, for the purposes of this description, the building will be described using cardinal directions, which is consistent with the historic drawings of the building.

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INSTITUTE.' The entrance drive curves to the north, ascending the hill, and is lined with mature deciduous trees on each side of the drive. A contemporary guard station and gate are located towards the top of the hill, before the drive curves northwest and forks. The northern part of the fork connects with a circular drive around a large oval front lawn, with parking to the north and south. The front lawn holds a flagpole centered to the north and has four large elm trees framing the façade of the Main Building. Original, metal light posts are located along the drive and central front lawn. The entrance to the former hotel is flanked by two large Magnolia trees and lower shrubs, with two wrought iron decorative lamps on either side of the soapstone entrance walkway. The southern fork extends to the southeast along the Main Building's south wing to a large parking lot at the southern end of the site.

The north end of the campus holds the Annex Building (now known as Pendleton Hall, 1956), directly west of the front lawn. Northeast of the Annex Building, beyond the circle drive, a kidney-shaped swimming pool was added circa 1955 (Photo 14). The pool is immediately surrounded by concrete pathways, beyond which is a flat lawn area. The pool area is enclosed by a contemporary metal fence and secluded from the main drive by tall hedges. Beyond the pool is a CMU-block pump house built into the berm where the pool was constructed. Further north, the campus is heavily forested and houses a corrugated metal maintenance workshop (construction date unknown). Just south of the Annex Building, directly west of the west wing of the Main Building, is the Fitness Center and Administrative Building (2010). The south portion of the campus holds more buildings, including Gwin Hall (1993) to the west of the Main Building's west wing and a southeast addition to the Main Building, known as the John W. Macy Wing (1990). Gwin Hall and the Macy Wing are centered around a contemporary courtyard with brick knee walls and a koi pond, with brick pathways laid in a herringbone pattern leading to the surrounding building entrances (2010). The southern portion of the campus holds surface parking lots and storage and generator buildings (1993). The western edge of the campus is heavily forested, with a steep drop down to the adjacent Rivanna Trail.

Contributing elements of the site include the entrance drive with its entrance pillars, the circle drive and oval front lawn, soapstone front pathways, wrought iron light fixtures, and metal lampposts throughout. The landscaping has changed over time, but the two Magnolia trees framing the façade are original. The remaining plantings are not original to Grigg's 1951 planting plan (Photos 1-5). The swimming pool, also designed and sited by Grigg, contributes to the overall site.

Main Building (Contributing)

The Main Building, constructed in 1951, is an H-shaped building centered around a three-story plus basement entrance block. The entrance block projects beyond the building line and is defined by its Colonial Revival-style pediment atop a two-story porch supported by six Tuscan columns on brick pillars covered in white stucco, with painted decorative metal railings. The main entrance is recessed, centered within the painted brick base of the porch which features three arched openings flanked by metal lantern sconces. The pillars of the central arch each hold a round bronze plaque reading 'UNITED STATES FEDERAL EXECUTIVE INSTITUTE OFFICE OF PERSONNEL MANAGEMENT.' The building's recessed primary entrance is

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aligned with the center arch and consists of a contemporary, double-leaf, metal and glass door, flanked by fixed, twenty-five-lite contemporary windows. Centered above the entrance door within the recessed gallery is a metal pendant light fixture. The floor of the recessed gallery is paved with soapstone pavers, which continue along a sidewalk around the asphalt oval drive. The second and third stories of the central portion of the façade, recessed behind the colonnaded portico, are finished in white stucco and are five bays wide flanked by stuccoed Tuscan pilasters. Fenestration on the second story includes two contemporary, six-over-six, double-hung, aluminum-clad wood windows, flanking central divided-lite, wood French-doors. The French doors are set in a wood surround with a Colonial Revival-style cap trim. The third story holds five, squatter contemporary, six-over-six, double-hung aluminum-clad wood windows. Window openings on the second story have painted concrete sills and are topped by flat arch painted concrete lintels with an extruded keystone. The third story window openings have painted concrete sills and painted concrete flat arched lintels. Contemporary air-conditioning vents are located under the windows at the first and fifth bays at the second story, and second and fourth bays of the third story. The third story is topped by a steep, stuccoed pediment with a central, half-round, louvered vent, painted white to match the rest of the façade. The front gabled roof is finished with contemporary asphalt shingles and has two brick chimneys, also painted white, one to the east and one to the west (Photos 4 and 5).

The central entrance block of the building is flanked by two-story plus basement, five bay wide, connectors that run northwest and southeast and lead to the east and west wings, completing the Main Building's H-shaped form. The east and west connectors are composed of painted brick, with a three-course belt course dividing the first and second stories. The fenestration on the first story is set in full-height, arch openings, with a single-course, rowlock segmental arch. Undersized, contemporary, six-over-six aluminum-clad wood windows are set within the brick openings, the remainder of which are infilled with stucco around the windows, and painted brick below the windows. The third bay on each wing is completely infilled with stucco. The second story windows are all six-over-six, contemporary double-hung aluminum-clad wood windows with painted concrete sills, and painted concrete flat arched lintels, flanked by louvered wood shutters painted black (this is typical throughout the remainder of the historic portion of the Main Building, unless otherwise noted). Contemporary air-conditioning vents are located beneath the second and fourth window openings of each connector. Directly east of the main entrance block, at the first story, an air handler is located on a painted metal landing, partially blocking the first window bay. Only at the east connector are the basement windows exposed by an areaway, not visible when viewing the façade. The five bays hold contemporary paired, eight-lite, casement windows with painted concrete sills and flat arched lintels.

The south (rear) elevation of the central block of the Main Building, like the north façade, is divided into three sections: a three-story central projecting piece that is five bays wide (rear entrance block) and two flanking two-story plus basement wings that are five bays wide. The first story of the rear entrance block is reflective of the façade with five brick arches leading to the recessed south entrance composed of a contemporary metal door flanked by six-over-six contemporary, double-hung aluminum-clad wood windows. The brick arcade supports what was originally a rear patio that was enclosed in 1993 with sliding vinyl windows over single-pane

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window bases between the brick piers of the former porch railing. The enclosed porch is topped by a contemporary standing seam, hipped metal roof that connects with a central, three-sided bay projection that spans the second and third stories and is topped by a pyramid asphalt shingle roof that interrupts the rear pedimented roof. Below the pyramidal roof, each side holds one, divided light, octagonal window. The south elevations of the connecting wings are each five bays wide. The west connector has typical fenestration on the second story, while the first story is obscured with tall plantings. The east connector has typical fenestration on the second story, and segmental brick arched openings with fenestration matching that on the north elevation. Only the third bay is completely infilled with stucco. The basement level has matching casement windows on the north elevation (Photo 9).

The west wing of the Main Building is L-shaped in plan. The wing is two stories in height with a gabled asphalt shingle roof in the northern portion that connects with the shallow L that is taller and topped with a side-gabled roof at its southern end. The north elevation is painted brick, devoid of fenestration, topped by a central gable-end painted brick chimney that overruns the gabled peak. The east elevation on the northern portion of the wing is three bays wide with typical fenestration. The west elevation is defined by the integrated wide concrete porches that provide direct access to the rooms and run the length of the elevation. The porches are supported by painted wood posts, and horizontal wood railings run between each of the vertical support posts only at the second story. There are seven rooms on each floor. Each room is accessed by a contemporary four-paneled wood door behind an original, slated wood screen door, painted black, with a typical window adjacent, without shutters, to the entrances. A black painted metal stair with concrete filled treads and steel pipe railings and handrails is located at the north end of the porches. A central, semi-interior staircase is located within the middle of the block off a small exterior vestibule that terminates with a contemporary flush metal door that provides access to the interior connector wings. A contemporary wood ramp aligns with the vestibule and extends from the first story porch to a small parking lot at the west end of the building. The southern portion of the west wing has a side gabled roof and protrudes one bay to the west. There are two bays on the west elevation with typical windows, two bays on the east elevation composed of paired, typical windows. The south elevation of the west wing has three bays composed of two window bays that flank a metal egress stair topped by a shed roof.

The historic portion of the east wing is reflective of the size and fenestration pattern of the west wing, with concrete porches with two metal exterior stairs on the east elevation, a solid elevation to the north, and identical fenestration to the west. Due to the slope of the land, the basement level is fully exposed at the east elevation and the porches rest on an arched brick arcade that is five bays wide behind the arcade. The recessed elevation holds three paired contemporary six-over-six windows, and a solid metal egress door to the north. This arcade originally continued the length of the east elevation; however, in 1993, the Macy Wing was added to the east and south elevations of the wing (Photo 6). The addition is in two distinct parts, the south and the east (Photos 6-8). The southern portion of the addition is attached to the southeast corner of the historic building and follows much of the Colonial Revival design aesthetics of the original building. The addition is three stories high, six bays deep and three bays wide, with cross-gabled asphalt shingled roofs and typical fenestration. The west elevation has a three bay, recessed

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section to the north and a three bay protruding section to the south with typical fenestration. The northern portion holds paired typical windows, flanking a single window on the second floor above a wood and glass entrance door topped by a half-round fabric awning. The south elevation is three bays wide. An integrated porch occupies the western two-thirds of the first story. The central arched opening is partially infilled with railings that match those on the façade portico while the western arched opening is open and connects with a concrete stair with metal railings. The remaining fenestration on the elevation is typical of the rest of the building. The east elevation is broken into three sections: a one-bay wide section flush with the historic east elevation of the east wing, a two-bay wide projecting section capped with a front gabled roof, and a three-bay wide section that projects even farther and is topped by a front-gabled roof. The basement is fully exposed. The openings on this elevation feature typical fenestration, except for the southern bay in the two-bay wide central section, which is occupied by a secondary metal entrance door topped by a fabric awning at the basement story.

The east portion of the Macy Wing diverges from the Colonial Revival-style of the south portion of the addition, but the south and east portions have cross-gabled roofs with brick chimneys to the north and south and a central protruding gable to the east, with a pediment on top of three blind arches. The northern corner of the addition holds a brick elevator tower, providing universal access to the historic porches of the east wing. The northeast corner of the Macy Wing, is angled to the northeast, diverging from the clear north-south/east-west plan of the historic building. The one-story tall portion is three bays wide and one bay deep with a flat roof and deep overhanging eaves. The fenestration is tripartite, and single, one-over-one fixed vinyl window. The tripartite windows have taller central windows. There is also a solid metal egress door to the south of this portion of the addition.

The interior of the Main Building is a mix of historic and contemporary finishes, but the historic plan is largely intact. The building is entered from the north, opening into a small, rectangular reception lobby that has a security booth to the right and an office with contemporary glass doors to the left. The space retains its decorative paneled walls, chair rails, and crown molding. The northwest corner retains its curved crown molding on the ceiling that was once above the hotel reception desk. The floor has been covered with contemporary carpet tile and the lobby is lit by contemporary fluorescent lights, though four original glass and brass wall sconces remain affixed to the south wall, flanking the stair (Photos 18 and 19). The first-floor corridors of the connectors are accessed at the east and west ends of the lobby. The central staircase, aligned with the primary entrance doors, leads to the second floor. The spaces flanking the staircase hold contemporary restrooms. A hallway wraps around the central staircase and restrooms and provides access to the stair leading to the basement, directly below the first-floor stair, and the director's office, which is located across the stair to the basement. The director's office is a three-room suite that retains its wood trim and paneled walls, baseboards, and crown molding, and can also be accessed directly from the rear courtyard.

The building's corridors are carpeted, and the ceilings have contemporary acoustic tiles and lighting (Photo 23). The first- and second-floor corridors are double-loaded and lead directly to either office spaces or hotel rooms. The meeting rooms, conference spaces, offices, and hotel

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rooms have been renovated over time. The hotel rooms across all floors have been refinished with luxury vinyl tile (LVT) floor, in a grey woodgrain finish, and have replacement entrance, closet, and bathroom doors. All the hotel bathrooms and restrooms have been refinished with modern tile and fixtures (Photo 24). These finishes are consistent throughout the basement, first, and second floors of the historic portion of the Main Building.

The lobby's central stair leading to the second floor has carpeted treads and risers, and contemporary wood railings. At the second-floor landing, the stairs are framed by original decorative wrought iron newels. The landing leads into the second floor lounge, now known as the Virginia Study. The study is entered through double-loaded, wood paneled, contemporary doors. While the wood door surround remains, the top of the frame within the hallway is obscured by a contemporary automatic door operator. The corridor again wraps the stair leading to the third floor, on which two hotel rooms are located. Both hotel rooms have been updated and have typical finishes throughout.

The Virginia Study is the most decorative space in the complex and retains the most historic finishes (Photos 20 and 21). The rectangular room has two reading nooks, to the northeast and northwest, accessed through openings in the north wall with wood trim and an arched blind transom with decorative keystones. The entrance is topped with a large wood pediment and wood trim. The south wall has a three-sided projecting portion with three double-leaf, contemporary glass doors topped by ten-lite fixed transoms. The doors lead to the enclosed porch. The east and west walls have protruding fireplaces. The fireplaces have decorative painted wood mantels, with green marble trim that continues down to the half-round hearth and have black painted brick fireboxes. Portraits of Thomas Jefferson hang above each fireplace. These portraits are original to the building and retain their original frames. A painted wood chair rail with strapwork detailing rests above wood paneled wainscoting that circumscribes the room. Above the chair rail, the flat plaster walls are painted blue and are topped by decorative crown moldings. Seven octagonal, divided-lite clerestory windows are located below the crown molding, three on the south wall above the porch doors, and two each on the east and west walls framing the fireplaces. The flooring throughout the Virginia Study is decorative wood flooring. The enclosed porch, which was originally open, retains its soapstone flooring with clear sealant and painted brick walls of the former exterior of the building (Photo 22).

The stair from the first floor to the basement opens into the antechamber of the dining hall, which is accessed at the east end of the space. The dining hall antechamber retains its soapstone flooring, covered with a clear sealant. The dining hall is a large rectangular space, with windows along the north and south walls and a fireplace on the east wall with kitchen access to the southeast. The fireplace has a segmental arched mantel of painted wood, with painted plaster trim, metal firebox, and a black painted brick hearth. The entrances on the east and west walls have contemporary metal doors but retain their painted wood surrounds and trim caps. The walls have wood paneled wainscoting that meet the window sills. Each window is recessed into the walls and is topped by painted wood moldings. The east and west walls hold large murals depicting buildings at UVA that are original to the space. The floor is covered in carpeting and

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vinyl tiles. The ceiling has been replaced with decorative acoustic tiles, but the original painted wood crown molding remains (Photo 26).

Annex Building (Pendleton Hall, contributing)

The Annex Building is reflective of the west wing of the Main Building (Photo 12). The two-story plus basement masonry structure is U-shaped. The basement is fully exposed at the building's west end and partially exposed at the north and south, following the grade of the land. The building is topped by a cross-gabled roof with asphalt shingles and four central chimneys (two within the main block and one each centered on the eaves of the wings). The façade is dominated by a two-story concrete porch with painted wood posts and railings (at the second floor only) (Photo 15). The second story of the porch is accessed to the north and south by painted metal stairs with concrete treads, and in the center by a concrete stair in the center of the building that also leads to the basement level. The façade has no windows, only hotel doors, that match those on the Main Building with their historic slated screen doors – though a few of the slated screen doors have been replaced with contemporary mesh screen doors. The unit doors match those at the main building – contemporary, four-panel wood doors. To the north and south are two-by-four-bay wings that complete the U-shape. The fenestration is typical throughout.

The north elevation is four bays wide. A wide two-story porch protrudes from the center of the bays and connects with the two rooms within the north wing at both levels (Photo 13). The porches have the same painted wood railings and posts as seen on the Main Building and are flanked by typical windows, though the bay to the west does not have shutters. The first-story porch is accessible from the front of the building via a concrete path.

The south elevation has four bays. The first, second, and fourth bays (counting from west to east) hold typical fenestration on the first and second stories. The third bay on the first story holds an egress door; there is no fenestration within the third bay on the second story. The egress door is made up of a contemporary, double-leaf, wood panel and six-lite door within a wood surround topped by a Colonial Revival trim cap.

The west (rear) elevation is finished in stucco and is eight bays wide. At the first and second stories, the windows are tripartite windows with contemporary fixed, single pane windows flanked by four-over-four lite, double-hung, windows. The basement level fenestration is irregular, with a mix of storefront glass doors, solid metal doors, paired or single double-hung, six-over-six lite contemporary windows. The elevation is punctured by air conditioning vents below the windows, security equipment, electrical boxes, and contemporary lighting.

The interior of the Annex Building features individual hotel rooms on the first and second floors and storage and office facilities within the basement. The hotel room finishes match those within the Main Building, although some of the flooring is non-original carpeting rather than LVT (Photo 29). The en-suite bathrooms were all also redone in the 1990s.

Gwin Hall (Non-contributing)

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Constructed in 1993, Gwin Hall is a two-story, 16,254 square foot, concrete block building with a gabled roof composed of asphalt shingles (Photo 10). The building is clad with exterior insulation and finish system (EIFS) painted white, with a grey belt course between the first and second floors. The building is Z-shaped in plan, with a long central section, oriented north-south, and wings extending from the central section at the north and south ends, oriented east-west. The south wing extends to the east and the north wing to the west, completing the 'Z' form. Each wing has an enclosed egress stair, finished with painted EIFS, that leads directly to the exterior. The south stair is located at the southern end of the south wing's east elevation and the north stair is on the west elevation of the north wing.

The east facing façade is accessed by a wide stone walkway with cylinder pathway lighting, leading from the surface parking lot directly to the east. The building is eighteen bays wide, with a central, two-story, three-sided, aluminum and glass entrance topped by a hipped roof. The main entrance has two sets of glass sliding doors, creating a small entrance vestibule. Secondary entrances with shed roofs are located in the third and fifteenth bays, counting left to right, with solid wood doors. Fenestration is composed of single-pane fixed windows at the first story and simulated four-lite windows at the second story with grey painted trim. The second story only has openings in the first, fourth, seventh, eleventh, fourteenth, and sixteenth through eighteenth bays.

The north elevation has a one-story mechanical and electrical shed with a hipped roof. The remainder of the elevations have unbalanced fenestration matching interior programming.

The interior of the building has a central vestibule and lobby in an octagon shape, with a single-loaded corridor leading to the north and south wings along the eastern edge of the building (Photo 30). A central utilitarian egress stair is located on the west wall of the lobby, with a lounge and office space to the north and public restrooms to the south. The south wing of the first floor holds a large meeting room and a smaller classroom. The north wing holds a reading room and large classroom that can be divided into smaller classrooms with a folding partition. The second floor has a double-loaded corridor with guest rooms on each side (Photos 31 and 32). A second lounge/conference room is centrally located across from the stairs and elevator bank and above the vestibule and lobby.

Administration and Fitness Center Building (Non-contributing)

The Administration and Fitness Center Building was completed in 2010 (Photo 11). The two-story, 7,306 square foot, rectangular building is of steel frame construction clad with concrete masonry block at the first story and fiber cement siding at the second story. The concrete masonry block is laid in a horizontal pattern of altering ground face and split face block. The building is topped by a side gabled roof with wide overhanging eaves and asphalt shingles.

The east facing façade is five bays wide. The main entrance is off center, located in the fourth bay, counting from left to right. The entrance is a double-leaf aluminum and glass door topped by a transom and sidelights and covered by a fabric awning. There is only one window on the first floor of the façade, located in the fifth bay. It is a fixed rectangular, single-lite aluminum

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window. The windows on the second floor are tripartite, fixed rectangular, single-lite aluminum windows. Two mechanical vents are located at the first floor of the façade to the south.

The north elevation is three bays wide, with glass and aluminum egress doors topped by fixed transoms in the first and third bays of the first story. At the second story, the second bay holds tripartite, fixed rectangular, single-lite aluminum windows that are flanked by single fixed rectangular, single-lite aluminum windows. Due to the slope of the land the first story of the south elevation is buried. The second story is three bays wide. The first and third bays hold fixed rectangular, single-lite aluminum windows, and the second bay holds glass and aluminum egress doors flanked by fixed sidelights. The west (rear) elevation holds four egress doors on the first story. Three of the egress doors are glass and aluminum topped by a fixed transom, and the fourth, located in the second bay, is a solid metal door. The fenestration of the second story matches that of the façade, with five bays of tripartite windows.

The first floor of the Fitness Center and Administrative Building houses the fitness center. An entry vestibule leads to a small lobby with an elevator and egress to the west, a large aerobics room to the north, and a double-loaded corridor to the south that leads to restrooms, mechanical rooms, and the large workout room in the southwest corner of the building. The second floor is an open office space, with conference tables and cubicles for the administrative staff (Photo 33).

Outbuildings (Non-contributing)

A small, white guard booth, added between 2002 and 2005, is situated on the west side of the entrance drive, approximately halfway up the hill (Photo 3). Two, one-story, corrugated metal sheds are located in the southeast corner of the campus; the one to the east holds an emergency generator, and the one to the west is used as storage space (Photo 17). Both were added in 1993. On the north end of the campus, beyond the pool area, is a CMU pump house, added circa 1955, that services the pool and a third, one-story corrugated metal shed that is four bays wide and is used as a maintenance workshop (Photo 16). The date of construction of the maintenance workshop is unknown.

Integrity

The Thomas Jefferson Inn retains sufficient integrity to convey its historical and architectural significance. The building maintains its original **location** just north of downtown Charlottesville and UVA's campus. While commercial development has substantially altered the setting around the campus, the campus itself retains its bucolic **setting** as the buildings were intentionally sited at the center of the property and buffered by formal landscaping and forested areas. Integrity of **design** is communicated through the Colonial Revival-style form, symmetry, and design details of the Main and Annex buildings. Though a contemporary addition was added to the Main Building, it was constructed to the rear and east of the building, using the site's topography to maintain a low height. The addition does not impact the building's H-shaped form or its relationship with the formal oval front lawn and rear courtyard. Other buildings added to the site were strategically placed to not impact the visual connection of the front lawn to the Main or Annex buildings. Though the hotel, conference, and offices spaced throughout the buildings have

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been renovated over time, the Main Building largely retains its layout and the most decorative spaces, including the Virginia Study, Dining Room, and Director's Office, and the Annex Building retains its historic plan and original room layouts. Integrity of **materials** and **workmanship** is demonstrated through the building's original exterior materials, which include brick, concrete, and wood. On the interior, original materials survive in the main first-floor lobby, Virginia Study, Dining Room, and Director's Office. Though the hotel rooms throughout the Main and Annex buildings have been renovated, they do retain their wood window and door trim. Collectively, these aspects allow the building to convey the **feeling** and **association** of a mid-century roadside hotel that provides amenities and a secluded setting for rest and reflection. While it is no longer a traditional hotel, the FEI utilizes the campus as originally intended.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

GOVERNMENT

Period of Significance

1951-1968

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Milton LaTour Grigg

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Thomas Jefferson Inn, now known as the Federal Executive Institute (FEI), is significant under **National Register Criterion A** for its association with the establishment of the FEI. The Thomas Jefferson Inn is also significant under **National Register Criterion C** as the only known hotel complex designed by architect Milton LaTour Grigg, who was considered a master of the Colonial Revival style of architecture. The building is also significant under Criterion C as an example of an early iteration of a motor inn, which blended aspects of design elements typical of a highway hotel and motor court. Architecturally, Grigg adapted his signature Colonial Revival design to promote modern design values, such as economy of construction, standardization of finishes and materials, and simplicity of details to minimize construction and operating costs. The **Period of Significance** extends from 1951, when the Thomas Jefferson Inn opened, through 1968, when the FEI was established and opened in the former hotel.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Thomas Jefferson Inn, now known as the FEI, is significant under **National Register Criterion A** for its association with the establishment of the FEI, which began in 1968 to take a more academic approach towards training top federal executives to improve management. The FEI remained operational on the campus until 2025.

The Thomas Jefferson Inn is significant under **National Register Criterion C** for its association with master architect Milton LaTour Grigg (1905-1982). The main building and the annex building (now known as Pendleton Hall) were designed by Grigg in the popular Colonial Revival style. Grigg received training from the University of Virginia (UVA) and was known for utilizing classical elements within his designs. He had a prolific career, opening offices in Charlottesville and Alexandria, Virginia, and producing designs for a multitude of building types, including residences, municipal buildings, ecclesiastical buildings, and commercial buildings. The Thomas Jefferson Inn is the only known hotel complex designed by Grigg. Although he did not consider himself a preservation architect, Grigg is also significant for his contributions to the field of preservation. He was responsible in part for the restoration of Colonial Williamsburg and the eighteenth-century houses Monticello, Montpelier, and Edgemont in Albemarle County, Virginia.

The Thomas Jefferson Inn is also significant under **National Register Criterion C** for its architecture. The building was an early iteration of a motor inn, which blended aspects of design elements typical of a highway hotel and motor court. Specifically, Grigg relied upon guest room standards seen in highway hotels, incorporating air-conditioned guest rooms accessed from an interior corridor, and wings of guest rooms that were entered from covered outdoor porches that

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were easily accessible to parking. Though the inn included some hotel amenities, they were kept at a minimum to maximize the economy of construction and revenue.

The building was designed in accordance with Grigg's prevailing architectural style, the Colonial Revival Style; however, the classically inspired design was adapted to suit modern needs, spatial requirements, and materials. Specifically, it was constructed in a way that embraced modern design values of economy of construction, standardization of finishes and materials, and simplicity of details to minimize construction and operating costs. Grigg's design also successfully married qualities of a highway hotel and a motor court – two popular subtypes of motels constructed during the mid-twentieth century. The Thomas Jefferson Inn was the first facility to integrate design features of two types of motels, and thus the building was lauded as a “hotel of the future.”

Historic Context

Summary of the Development of Charlottesville

Albemarle County was established in 1744, and the city of Charlottesville was founded in 1762 as the county seat of government and trading center within the Colony of Virginia, which was officially established as the Commonwealth of Virginia in 1788. Charlottesville was not formally incorporated until 1888, at which time it became an independent city separate from Albemarle County, although it remained the Albemarle County seat. As the city was not directly connected to a major waterway, Charlottesville's urban growth during the eighteenth and early nineteenth century was limited. In 1819, the Commonwealth chartered a state university, the University of Virginia, which was founded and largely designed by Thomas Jefferson. The university was located on the outskirts of the fifty acres that originally comprised Charlottesville, and its establishment helped to grow the city westward, which ultimately allowed for the academic village to be absorbed by the city. Beyond serving as a catalyst for physical growth, UVA also served as a source of steady employment – something that holds true today.²

In 1850, railroad tracks connecting Charlottesville to Richmond were laid, and eight years later another railroad was laid that connected the Shenandoah Valley to the west through new tunnels excavated in the Blue Ridge Mountains. In addition to affording more people access to Charlottesville, the new tracks facilitated a major expansion in the shipment of goods and raw materials through Charlottesville. Consequently, industrial and manufacturing ventures were established within the city.³ Despite this, throughout the eighteenth, nineteenth, and twentieth centuries, Charlottesville's economy was dominated by agriculture, as the land immediately outside of Charlottesville and throughout Albemarle County was occupied by large farms.

² National Register of Historic Places, Charlottesville and Albemarle County Courthouse Historic District, Charlottesville Independent City, Virginia, NR # 82004904, 8-2.

³ “Charlottesville: A Brief Urban History,” (accessed January 31, 2025), <https://www2.iath.virginia.edu/schwartz/cville/cville.history.html>.

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The introduction of railroads, and later streetcar lines, helped to spur suburban development around the turn of the twentieth century.⁴ Several of the large farms that surrounded Charlottesville were sold and subdivided to allow for residential development, particularly in the interwar years. Areas to the northwest of Charlottesville along U.S. Route 29 (first built in 1926 to connect Florida to Maryland) and Emmet Street and to the east of town along U.S. Route 250 (first built in 1934 to connect Sandusky, Ohio to Richmond) became increasingly desirable locations for businesses and retail activity given the slow shift in population within the expanding city.⁵ This coincided with the introduction and popularization of the automobile in the 1920s, which offered flexibility of movement beyond the central business district. The road system around Charlottesville continued to expand and grow as the automobile ownership continued to increase.

The increased and improved road system around Charlottesville and around the country also allowed for the growth of tourism during the mid-twentieth century. As Charlottesville was only 120 miles from Washington, DC, it was an easy destination for weekend travelers, offering a wide array of attractions. In 1923, Monticello, Thomas Jefferson's primary residence and plantation that was designed by the President using classical design principles pioneered by Italian architect Andrea Palladio, was sold to the Thomas Jefferson Foundation. Monticello, which was and continues to be considered an American architectural icon, was thereafter opened to the public as a house museum and educational institution, attracting tourists to the area. In addition to Monticello, which by 1962 welcomed approximately 250,000 visitors annually, Charlottesville boasted a number of other historic attractions, including the University of Virginia (in particular, the Rotunda, Lawn and Ranges, the restored garden, and the Alderman Library), the Albemarle County Courthouse, James Monroe's house at Ash Lawn, and the eighteenth-century plantation Shadwell, where Thomas Jefferson was born. Beyond this, several local events, including a homes and gardens tour that took place at the end of April as part of the Garden Club of Virginia's Historic Garden Week, welcomed tourists. By 1962, Charlottesville's Chamber of Commerce office estimated that the city saw approximately 750,000 tourists per annum, which amounted to approximately \$6 million in revenue.⁶ Beyond historic attractions, Charlottesville was only twenty miles west of the scenic Skyline Drive Parkway, making the city a natural resting place for tourists going into or out of Shenandoah National Park.

Development in northwest Charlottesville, particularly around Route 29, Emmet Street, Barracks Road, and Route 250 exploded in the 1950s and 1960s. In 1962, *The Daily Progress* prepared a special issue commemorating Charlottesville's bicentennial. Upon reflecting on Charlottesville's commercial development, *The Daily Progress* staff writers wrote:

Anyone who has returned to Charlottesville after an absence can see [that the city has developed], and his reaction would depend on how long he has been away: If

⁴ National Register of Historic Places, North Belmont Neighborhood Historic District, Charlottesville Independent City, Virginia, NR #100002528, 8-43.

⁵ "Charlottesville: A Brief Urban History," (accessed January 31, 2025), <https://www2.iath.virginia.edu/schwartz/cville/cville.history.html>.

⁶ "Tourists Spend About \$6 Million Here Every Year," *The Daily Progress*, April 13, 1962. 130.

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he has been away a couple of years he would be surprised; if it were six or seven years he would be stunned; if he were coming back for the first time since World War II, he would have difficulty believing he were in the same city.⁷

When completed in 1951, the Thomas Jefferson Inn was the first major project built around the intersection of routes 29 and 250, taking advantage of the proximity to the two major thoroughfares. Commercial expansion throughout Charlottesville was not guided by any sort of zoning regulations or restrictions, resulting in a mix of commercial, residential, and industrial uses. The development of the Barracks Road Shopping Center and Meadowbrook Shopping Center, both completed in 1959 at opposite corners of Barracks Road and Route 29 just south of the Thomas Jefferson Inn, catered to the growing number of suburban shoppers that were moving to new nearby developments.

By 1962, Charlottesville had three hotels and “a constantly growing number of large motels fringe the major highway approaches to the city.”⁸ With competition from a number of nearby and more modern motels, including the Holiday Inn and the Mount Vernon Motel (both constructed 1959 just north of the Thomas Jefferson Inn), business at the Thomas Jefferson Inn started to dwindle in the late 1960s, resulting in the inn’s closure and allowing for the adaptive reuse by the federal government as the FEI.

Jeffersonian Architecture in Virginia

Thomas Jefferson was one of the most important architects/builders during the early nineteenth century. In a rejection of the “stiff and stodgy Georgian buildings of Williamsburg” that were being constructed, Jefferson began to study classical architecture whilst at the College of William and Mary in the 1760s.⁹ Jefferson was particularly influenced by the work of Italian Renaissance architect Andrea Palladio, whose work embodied the classical design principles of symmetry, proportion, balance, and hierarchy.¹⁰ While stationed abroad, he was further influenced by the Classical and Roman buildings he saw in France and Italy.

His vast influence on American architecture resulted in the emergence of the Jeffersonian Classicism architectural style that is best represented in Albemarle County, most notably at Monticello (NRHP #66000826, listed in 1966) and the University of Virginia's Academical Village and Anatomical Theatre. Monticello, his primary residence and plantation, was Jefferson’s first architectural project. Originally a tripartite structure, the form evolved into the Neoclassical form that stands today.¹¹ Beyond these, Jefferson was responsible for designing many government and institutional buildings, including the Virginia State Capitol, which was

⁷ “A Decade of Changes in the City,” *The Daily Progress*, April 13, 1962, 28.

⁸ “Tourists Spend About \$6 Million Here Every Year,” *The Daily Progress*, April 13, 1962, 130.

⁹ William H. Wranek, “Many Buildings Reflect Jefferson’s Architecture,” *The Daily Progress*, April 13, 1962, 5.

¹⁰ Richard Guy Wilson, “Thomas Jefferson and Architecture: Training and Early Work,” *Encyclopedia Virginia* (accessed April 2, 2025), <https://encyclopediaivirginia.org/entries/jefferson-thomas-and-architecture/>.

¹¹ National Register of Historic Places, Southern Albemarle Rural Historic District, Multiple Cities, Albemarle County, Virginia, National Register # 07001236, 8-409.

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modeled off of a classical Roman temple in Nimes, France, and a number of courthouses in Virginia (of which only the one in Charlotte County remains extant). During his life, Jefferson employed approximately two hundred craftsmen and builders who often embraced Jefferson's architectural theories and design elements in their own work, thereby disseminating the Jeffersonian style throughout the region.¹² Additionally, Jefferson's significant influence over his wealthy friends and neighbors also contributed to the adoption of the style, as seen in Montpelier (NRHP #66000843, listed in 1966) and Edgemont (NRHP #80004162, listed in 1980).

Reflecting on Jefferson's architectural influence in 1962 as part of Charlottesville's bicentennial celebrations, William H. Wranek, director of the news bureau of the University of Virginia from 1922 to 1961, wrote that "[f]ew men have left more lasting impressions upon a geographical area than Thomas Jefferson has upon the land he loved and called his country, Charlottesville and Albemarle County."¹³

Colonial Revival Architecture

The Colonial Revival style was the leading architectural style in the United States from the 1880s through the 1960s. It refers to an architectural style that takes inspiration from buildings built in the United States during the eighteenth and early nineteenth centuries, particularly those built in the Georgian and Federal styles. Colonial Revival buildings, like their historic forebears, are typically rectangular in plan, symmetrical in form and fenestration, and feature a prominent central entry accentuated with a pedimented frontispiece supported with pilasters or slim columns. Roof types vary from side gabled, hipped, to gambrel, the last of which was a reflection of Dutch Colonial architecture. Where added, wings are typically located on the sides of the building, rather than at the front or back, resulting in a building plan that is H-shaped.¹⁴ The Colonial Revival style includes stylistic motifs such as classical pilasters, egg and dart and dentil moldings and cornices, porches supported by classical columns, swags, and urns. Palladian windows, double-hung windows, dormers, doors flanked by sidelights and topped with fanlights are also popular. As the Colonial Revival style took influence from buildings constructed during and around the Revolutionary War period, Colonial Revival has come to be viewed as uniquely American.

During the initial years of the revival, the Colonial style was usually interpreted loosely, and revival buildings were more heavily ornamented and more irregular in form than their historic counterparts.¹⁵ The Colonial Revival style remained the exclusive domain of fashionable architectural firms, such as the nationally recognized firm McKim, Mead, and White of New York, and was favored for the large residences of wealthy clients. As Colonial Revival's popularity increased through the 1920s and 1930s, landmark buildings of the Colonial period,

¹² National Register of Historic Places, Southern Albemarle Rural Historic District, Multiple Cities, Albemarle County, Virginia, National Register # 07001236, 7-10.

¹³ William H. Wranek, "Many Buildings Reflect Jefferson's Architecture," *The Daily Progress*, April 13, 1962, 5.

¹⁴ James C. Massey and Shirley Maxwell, "The Formal Revivals: The Colonial and Georgian Styles of the 20th Century," *Old House Journal* (March-April 1991): 51-52.

¹⁵ Massey and Maxwell: 49.

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such as George Washington's Mount Vernon and Independence Hall in Philadelphia, became models for reproductions and reinterpretations for new buildings. The restoration of Colonial Williamsburg further fueled the popularity of the style.

While the Colonial Revival style initially gained popularity in residential architecture, by the early twentieth century, civic and commercial buildings were increasingly built in the Colonial Revival style as architects blended traditional detailing with modern construction techniques and elements. An example of this is the U.S. Post Office and Courthouse in New Bern, North Carolina (NRHP #100002775, listed in 2018), constructed in 1935. The three-story brick building, which is heavily influenced by Colonial-era precedents and employs classical ornamentation, features a symmetrical façade dominated by an integrated portico supported by six pairs of two-story limestone ionic columns. Below the portico, the first story contains five arched entrance openings topped by decorative swag-and-garland motifs executed in limestone. The classically designed entrances have broken pediments surmounted by cast-bronze eagles. A limestone water table encircles the building between the first and second levels. Projecting pavilions articulated by limestone quoins flank the colonnade. Arched windows with classical surrounds span the second and third floors. Classical pilasters support pediments. The same round-arch motif is repeated on two small copper-clad dormers. Double-hung, wood windows are found throughout the building. A parapet with balustrades tops the façade above a dentilled cornice. The steeply pitched roof is covered in slate, and it is capped with a prominent wood cupola with arched windows.¹⁶

Larger commercial buildings tended to reinterpret mid-eighteenth-century Georgian buildings, while smaller buildings interpreted a wider range of Colonial styles.¹⁷ Automobile-oriented architecture, including service stations, motels, and restaurants, was often built in the Colonial Revival style during this period.¹⁸

Beginning in the 1940s, Colonial Revival's popularity began to wane as the popularity of Modernism rose. Despite this, the Colonial Revival style never completely departed from the architectural lexicon and continued to be used, particularly in residential architecture.¹⁹ In spite of Colonial Revival's diminished popularity, replica buildings continued to appear occasionally in the architectural landscape, including the Equitable Life Insurance Building in Washington, DC (Leon Chatelain, Jr., 1958; NRHP #100002110, listed in 2019), which was modeled after the Governor's Palace in Williamsburg, Virginia.²⁰

Colonial Revival in Charlottesville

¹⁶ "U.S. Post Office and Courthouse, New Bern, NC," *U.S. General Services Administration* (accessed February 3, 2025), <https://www.gsa.gov/real-estate/historic-preservation/explore-historic-buildings/find-a-building/us-post-office-and-courthouse-new-bern-nc>.

¹⁷ David Gebhard, "The American Colonial Revival in the 1930s," *Winterthur Portfolio* 22, No 2/3 (Summer-Autumn, 1987): 141.

¹⁸ Gebhard:141-142.

¹⁹ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 489.

²⁰ National Register of Historic Places, Equitable Life Insurance Building, Washington, DC, National Register # 100002110, 8-25.

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The Colonial Revival style is the most prolific architectural style in Charlottesville and in Albemarle County.²¹ While country residences for wealthy Virginians were commissioned and designed in accordance with the Colonial Revival style during the late nineteenth and early twentieth centuries, the revivalist style did not gain wide-spread momentum in Charlottesville until the establishment of UVA's school of architecture in 1919, which was led by renowned Colonial Revival architect Fiske Kimball. Building upon Jefferson's teachings and propensity towards classical architecture, UVA's architecture students, many of whom stayed in the area following graduation, were trained with an understanding and appreciation of Federal, Georgian, and other classically inspired architecture. Beyond new construction, many of the larger and significant Federal, Georgian, and Classical Revival residences built in the eighteenth and early nineteenth centuries in and around Charlottesville were renovated or restored during this period, including Monticello, Redlands (NRHP #69000218, listed in 1969), Plain Dealing (NRHP #80004165, listed in 1980), and Bellair (NRHP #92001372, listed in 1992). Notably, the Colonial Revival movement also prompted the restoration of several historic gardens associated with the larger Colonial and early republic period houses, including those at Redlands, Monticello, Edgemont, and Morven (NRHP #73001991, listed in 1973).²² Also at this time, the rehabilitation of Colonial Williamsburg and the centennial celebrations of UVA helped to establish the Colonial Revival style of architecture as the prevailing regional architectural style.²³ Milton L. Grigg, who designed the Thomas Jefferson Inn, was trained at UVA and became a national figure in historic preservation. Considered to be one of the most active Colonial Revival architects in Albemarle County, Grigg was intimately familiar with Jefferson's early works and design philosophies, having been commissioned to undertake various levels of restoration work at several notable residences in Albemarle County, including Monticello, Keelona, Plain Dealing (NRHP #80004165, listed in 1980), Edgemont, and Redlands.²⁴ Having also been involved with the restoration efforts in Colonial Williamsburg, he was known for designing buildings in accordance with revivalist styles while modernizing them to fit contemporary needs.

The Thomas Jefferson Inn, the only known hotel complex designed by Grigg, is an excellent example of the Colonial Revival style and reflects many classical Jeffersonian design motifs that were a feature of Grigg's work, including the use of a partially below-grade lower level to add a sense of intimacy to the structure, a strong indoor/outdoor relationship, symmetrical wings, a raised colonnaded front portico, and a lunette window opening (now infilled with a mechanical louver) centered within the front gabled roof atop the prominent portico. Like the Governor's Palace in Williamsburg, the Thomas Jefferson Inn is H-shaped in plan, with projecting side wings to create a court in front of the building.

²¹ National Register of Historic Places, Charlottesville and Albemarle County Courthouse Historic District, Charlottesville Independent City, Virginia, National Register #82004904, 7-3.

²² National Register of Historic Places, Southern Albemarle Rural Historic District, Multiple Cities, Albemarle County, Virginia, National Register # 07001236, 7-19.

²³ National Register of Historic Places, Charlottesville and Albemarle County Courthouse Historic District, Charlottesville Independent City, Virginia, NR # 82004904, 8-6.

²⁴ National Register of Historic Places, Southern Albemarle Rural Historic District, Multiple Cities, Albemarle County, Virginia, National Register # 07001236, 8-411.

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When renderings of the Thomas Jefferson Inn were published in 1950, local press applauded the building's "colonial style."²⁵ On July 1, 1956, the *Richmond Times Dispatch* reported that the Civic League of Charlottesville and Albemarle had selected the Thomas Jefferson Inn "as the most outstanding buildings built in Albemarle County and Charlottesville since the end of World War II."²⁶ The building, which was heralded for its architecture, was the first to receive the Outstanding Building Award from the civic associations.

Rise of Motels

Roadside accommodations have been a part of the American landscape since the country's inception; however, the motel is a uniquely twentieth century term, embodying a mix of modernity and convenience that coincided with the rise of automobile ownership. The first documented use of the word "motel" was in 1926 with the opening of the Milestone Mo-tel in San Luis Obispo, California.²⁷ Scholarship varies on when the term made its way into the popular lexicon, and throughout the 1930s, 1940s, and 1950s, the growing number of roadside accommodations were described in a number of ways, including but not limited to: tourist court, cottage court, auto court, motor court, motor inn, and motor hotel. By the end of the 1950s, the word motel was generally accepted as an umbrella term for the various iterations of roadside accommodations.

The automobile offered Americans the freedom to travel at their leisure and explore parts of the country that were previously difficult to access. The rise of automobile ownership across all socio-economic levels, particularly in the post-World War II era, made vacationing – once a luxury for the wealthy – a more common practice. The postwar development of toll highways, and the subsequent development of the interstate highway system, also encouraged the growth and establishment of roadside lodges for those traveling for business and leisure.²⁸

Unlike hotels, which were often centrally located within cities or near train depots, the motels of the early- to mid-twentieth century were located on the outskirts of towns. This offered a number of benefits. For owners and developers, land was less expensive outside of cities. For vacationing patrons, staying at a location outside of cities meant bypassing traffic, which was critical for automobile travelers who needed a place to rest and refuel prior to continuing their journey the following day. Motels located at major interchanges or highway junctions also afforded motorists a short diversion as they rested for an evening. Beyond convenience for the transient guest, motel owners understood that in order to attract longer-term guests, the facility needed to be close enough to local attractions, such as a university, tourist site, or places of significant business.²⁹ Particularly in smaller cities and towns, the motels of the mid-twentieth century

²⁵ "Contract Let for \$400,000 Hotel, Service Unit In Charlottesville Recreational Development," *Richmond Times-Dispatch*, June 11, 1950, 92.

²⁶ "Civic Group Gives Awards for Buildings," *Richmond Times Dispatch*, July 1, 1956, 64.

²⁷ George O. Podd and John D. Lesure, *Planning and Operating Motels and Motor Hotels* (Rochelle Park, NY: Hayden Book Company, Inc., 1964), 8.

²⁸ Podd and Lesure, 8.

²⁹ Podd and Lesure, 51.

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became increasingly popular because they were newer, had more modern conveniences (including convenient parking, air conditioning, and televisions), recreational facilities, restaurants/cafes, meeting rooms, and an overall less formal atmosphere than competing hotels.³⁰

Motor courts, an architectural subtype of the motel, rose in popularity in the decades following World War II. Unlike the earlier cottage court, which typically consisted of individual cottages arranged geometrically around a central open space (or court), the units that made up motor courts were integrated under a single roofline within a single building. Long porches that ran along the exterior of the building helped to create a sense of visual integration and sheltered open windows during inclement weather. As with the earlier cottage courts, motor courts were organized around large courtyards, some of which contained a pool or a landscaped area. As such, the buildings were either U-shaped or H-shaped in plan and were built in a wide range of popular architectural styles, including Tudor Revival, Colonial Revival, and Spanish Mission. Many motor courts contained a coffee shop and/or a restaurant as part of the integrated complex.³¹

Motor inns, another subtype of the motel, appeared in the 1950s. Usually located in more urban areas, these motels tended to be larger and more luxurious than motor courts. Unlike motor courts, motor inns often consisted of a complex of two- and three-story buildings organized around a courtyard. In addition to having more elaborate outdoor areas that were landscaped and featured swimming pools, motor inns also had expanded public indoor spaces. Rather than a small coffee shop, motor inns typically included a dining room with an adjacent cocktail lounge, meeting spaces, and an expanded small lobby that had a gift shop in addition to the registration desk.³² By the end of the 1950s and 1960s, the motor inn subtype was promoted by national hotel brands, which sought to standardize design and construction standards around the country.

Highway hotels, a third subtype of the motel, first introduced as an unsuccessful experiment in the 1920s, were reintroduced in the early 1950s and gained popularity in the 1960s and 1970s.³³ Highway hotels tended to be larger than early other motel subtypes, and had all amenities – restaurants, cocktail lounges, meeting rooms, and guest rooms – under one roof. Hotel rooms, which were housed in mid- to high-rise towers, were accessed from interior single- or double-loaded corridors. Most highway hotels were located along suburban roadways, near airports, and downtown redevelopment areas.

When the Thomas Jefferson Inn opened in 1951, it was heralded as a “hotel of the future” because it combined “all the desirable qualities of [a] Highway Hotel and Motor Court.”³⁴ In reality, the Thomas Jefferson Inn was an early iteration of a motor inn, which, as described

³⁰ Podd and Lesure, 8.

³¹ John A. Jackle, Keith A. Sculle, and Jefferson S. Rogers, “The Motel as Architecture,” *The Motel in America* (Baltimore, MD: The Johns Hopkins University Press, 1996), 45.

³² Jackle, et. al, 45.

³³ Jackle, et. al, 51.

³⁴ “Years Ahead in Planning and Design: Thomas Jefferson Inn in Charlottesville, Virginia Combines Hotel and Motel Advantages,” *The Highway Hotel* (1952): 8, <https://babel.hathitrust.org/cgi/pt?id=osu.32435014014617&seq=12>.

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above, blended aspects of design elements typical of a highway hotel and motor court. The Thomas Jefferson Inn was located along two major thoroughfares – U.S. Route 29, which connects Washington, DC with Florida, and U.S. Route 250, which connects Richmond, Virginia, to Sandusky, Ohio. The inn's original H-shaped plan consisted of a central core that contained a small lobby, lounge, and dining room. The site was landscaped, and although not initially constructed, a pool was built shortly after the Main Building's original construction. The hotel's architect, Milton L. Grigg, relied upon the guest room standards seen in motels and newer hotels, incorporating air-conditioned guest rooms accessed from an interior corridor – the hotel section – and wings of guest rooms that were entered from covered outdoor porches that were easily accessible to parking – the motel section.³⁵ Though the inn included some hotel amenities, they were kept at a minimum to maximize the economy of construction and revenue.

Thomas Jefferson Inn

In February 1950, *The Daily Progress*, a local Charlottesville newspaper, reported that the Thomas Jefferson Inn, Inc., a newly chartered corporation headed by local businessman and developer M. Jack Rinehart, was planning to construct “a large motel and restaurant at Barracks Road and Route 29.”³⁶ At the time, the area just outside of downtown Charlottesville was largely undeveloped, and consisted of woodlands and farmland. Local architect Milton L. Grigg was retained to design the hotel, and the Ivy Construction Corporation was hired as the project contractor.

Initially, the project was conceived as a motor court; however, Rinehart and others on the Board of the Thomas Jefferson Inn, Inc. made the decision that a traditional motor court would not yield the desired investment results as other motor courts were destined to be constructed in the vicinity due to its advantageous location along Route 29 and Route 250. Therefore, with Grigg, the decision was made to create a sort of hybrid facility – a facility that not only had large rooms and ample parking but also had interior courtyards and hotel-like amenities.³⁷ The building was designed in the Colonial Revival style in an effort to reflect “an atmosphere traditionally associated with the south, particularly the notable inns of Virginia.”³⁸

Construction of the hotel began in June 1950. In an effort to create a bucolic setting, Grigg sited the building back from the main road, atop a knoll. Though initially planned as a single, H-shaped building that included forty-two hotel rooms, a lounge, and a restaurant, the owners anticipated that the facility would also include a swimming pool and tennis courts.³⁹ At the

³⁵ “Years Ahead in Planning and Design: Thomas Jefferson Inn in Charlottesville, Virginia Combines Hotel and Motel Advantages,” 11.

³⁶ “Local Company Plans Motel on Route 29, North,” *The Daily Progress*, February 13, 1950, 3.

³⁷ “Years Ahead in Planning and Design: Thomas Jefferson Inn in Charlottesville, Virginia Combines Hotel and Motel Advantages,” 10-11.

³⁸ Milton L. Grigg, AIA, “The Architect Tells ‘How’ and ‘Why.’” *The Highway Hotel* (1952): 13, <https://babel.hathitrust.org/cgi/pt?id=osu.32435014014617&seq=15>.

³⁹ “Contract Let for \$400,000 Hotel, Service unit in Charlottesville Recreational Development,” *Richmond Times-Dispatch*, June 11, 1950, 22-E.

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direction of the Thomas Jefferson Inn, Inc.'s executive committee, Grigg expanded the number of rooms during the late summer of 1950.

Although built to reflect a more Classical form of architecture, the design choices employed were anything but traditional as the design sought to maximize the economy of construction through the standardization of finishes and materials. By standardizing room sizes and decorations, materials could be purchased in bulk using discount rates. Purchasing materials simultaneously and in bulk also helped to expedite the room fit-out timeline. Guest rooms were designed using one of three color schemes, and featured wall-to-wall carpeting, acoustical plaster, and prefabricated moldings. Reducing the color and the variation of design and detailing and using prefabricated materials helped to expedite the room fit-out timeline. Other cost-saving measures included air conditioning only the rooms within the central section of the building.⁴⁰ Grigg's design also reflects the desire to economize operations. As "public lounge space does not produce revenue," the Inn's lobby and lounge space were kept to a minimum.⁴¹ Additionally, the interior finishes were chosen to expedite and ease cleaning.

Though the design was meant to reduce costs for ownership, it was not intended to reduce the experience of guests. In an effort to reduce noise – considered "essential for in a semi-resort operation," – cork flooring was used in the hallways and public spaces and the rooms had carpeting and acoustic type plaster.⁴² The dining room was located at the lowest level and was provided with a separate entrance so as to not disturb guests in their rooms. The four guest rooms located on the first floor were reserved for guests with small children so that they did not disturb other guests on the upper floor and so that they were allowed easy access to the playground. To maximize flexibility, each room was furnished with sofas that could be converted into beds if required.⁴³

In February 1951, it was announced that Bruce Richardson, Jr., had accepted the position of general manager for the Thomas Jefferson Inn. Richardson, who had worked in the hospitality industry since 1936, had an impressive resume, including having spent time managing several seasons at The Breakers in Palm Beach, Florida, and The Mayflower in Washington, DC.⁴⁴

On May 19, 1951, the Thomas Jefferson Inn opened to rave reviews. At the time, it was the first "deluxe" hotel beyond the downtown area.⁴⁵

Soon after it opened its doors to travelers, the Thomas Jefferson Inn became a popular destination in Charlottesville. The hotel hosted a number of events, including award dinners,

⁴⁰ Air conditioning was not considered a requirement for the rooms on either wing because they had windows on both sides of the room to allow for cross-ventilation.

⁴¹ Grigg, "The Architect Tells 'How' and 'Why.'" 13.

⁴² Grigg, "The Architect Tells 'How' and 'Why.'" 13.

⁴³ "Years Ahead in Planning and Design: Thomas Jefferson Inn in Charlottesville, Virginia Combines Hotel and Motel Advantages," 10-18.

⁴⁴ "Richardson to Direct New Inn," *The Daily Progress*, February 2, 1951, 3.

⁴⁵ Coy Berefoot, *The Corner: A History of Student Life at the University of Virginia* (Charlottesville, VA: Howell Press, 2001), 198.

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wedding receptions, and conventions. Its guest list included prominent figures and celebrities, such as former President Harry Truman, Eleanor Roosevelt, Robert Frost, Tennessee Ernie Ford, Bette Davis, and Oscar Hammerstein II.⁴⁶ It also played host to the cast and crew of the 1956 film *Giant* that starred Elizabeth Taylor, Rock Hudson, and Montgomery Cliff.⁴⁷

In 1955, Grigg produced plans for the construction of an annex building to the northeast of the main inn building. The annex, which included twenty additional hotel rooms, would be two-stories tall with a basement. All the rooms, located on the first and second floors, were accessed by an exterior hallway overlooking the parking lot. Unlike the wings of the original building, all the rooms in the annex were fully air conditioned, allowing for the elimination of windows that looked out to the exterior hallways and which allowed for more privacy.⁴⁸ The annex building was completed the following year.

In December 1956, it was announced that the property had been sold by the Thomas Jefferson Inn, Inc. to the Knott Hotel Corporation of New York, which at the time was considered the oldest hotel management firm in the county. The Knott Hotel Corporation operated motor lodges and hotels up and down the east coast and in London, England. It also specialized in institutional and corporate catering, operating dining facilities not only at their hotels, but also within the Pentagon in Washington, DC, and the United Nations building in New York City.⁴⁹ The property was transferred during the first part of 1957.

In May 1961, *The Daily Progress* reported on plans for a \$150,000 addition to the Thomas Jefferson Inn that would consist of a meeting and banquet room capable of seating 350 people, a larger kitchen, and lounges. The addition, designed by Grigg to be architecturally compatible with the original building, was added to the ground floor of the building's east wing.⁵⁰ The new wing was completed the following year.⁵¹ At this time, the parking lot to the rear of the original building was also expanded to accommodate 250 cars.⁵²

By the mid-1960s, operations of the Thomas Jefferson Inn began to struggle. The Knott Hotel Corporation entered into an agreement to sell the property to a local developer; however, in May 1968, *The Daily Progress* reported that the Thomas Jefferson Inn was being optioned as a temporary location for a new federal training institution. Known as the Federal Executive Institute, the training center was established to increase government efficiency through more proficient managerial skills. By the end of the month, it had been confirmed that the new federal training center would occupy the inn.

⁴⁶ "Motel Here May be Leased as Federal Training Center," *The Daily Progress*, May 9, 1968.

⁴⁷ David McNair, "Liz Taylor: She shot classic *Giant* in Albemarle," *The Hook* [Charlottesville, VA], March 23, 2011.

⁴⁸ Milton L. Grigg, FAIA, *Thos. Jefferson Inn, Charlottesville, Virginia: Proposed Expansion*, September 26, 1955; Grigg, Milton L. (Milton LaTour), ViU-2020-0032 Tube – Box 751, Milton L. Grigg Papers-addition 5, Albert & Shirley Small Special Collections Library, University of Virginia.

⁴⁹ "Knott Chain Purchases Thomas Jefferson Inn," *The Virginian Pilot*, December 16, 1956, 56.

⁵⁰ "Inn to Build \$150,000 Banquet Hall," *The Daily Progress*, May 26, 1961, 17.

⁵¹ Clifford Dowdey, ed., "Virginia Business Review," *Virginia Record* 134 no. 3 (March 1962): 32

⁵² "Motel Here May be Leased as Federal Training Center."

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On June 1, 1968, the Knott Hotel Corporation sold the property to O'Neill Enterprises, Inc., a local developer, who in turn leased the property to the U.S. General Services Administration for six years beginning on October 1, 1968. To ready the main building for use by the federal government, fourteen hotel rooms were converted into offices, two bedrooms were converted into work and storage rooms, and five bedrooms were converted into small meeting rooms. Additionally, the large ballroom was divided into three conference rooms, a large lounge was converted into a library, and two small lounges were converted into group rooms.⁵³

The Federal Executive Institute opened on Sunday, October 13, 1968, with a ceremony on the back lawn of the building.

Federal Executive Institute

The idea of providing advanced training for high-level civil federal employees was introduced following World War II as governmental programs became increasingly technological in content and complex in administration. In 1958, Congress passed the Government Employee Trainings Act, which provided the heads of all departments and agencies with the authority to allocate program funds towards continuing education and training for employees. The act also gave the U.S. Civil Service Commission (CSC) responsibility for promoting and coordinating federal training activities. The act, signed into law by President Dwight D. Eisenhower, was considered “farsighted legislation.”⁵⁴

In 1963, the CSC, under the authority of the 1958 legislation, and after significant consultation and study on short-term interagency training and education, established a residential executive seminar program aimed at training federal employees in the General Schedule-14 and 15 grades. The first center was established at Kings Point, Long Island, and a second center was established in Berkeley, California, in 1966. That same year, a Task Force on Career Advancement was created to “make recommendations to [the President] concerning the better uses of education and training, both in the service and outside educational institutions, toward the advancement and improved performance of [the government’s] managerial, profession, and technical workforce.”⁵⁵ The final report, published in 1967, provided a plan for the establishment of an executive center for advancement and training of high-level career executives. The proposed center was to be called the Federal Executive Institute.⁵⁶

Unlike the facilities in Long Island and Berkeley, which focused on training federal employees to increase efficiency within their current positions, the FEI was intended to take more of an

⁵³ *Historical and Progress Report of the Federal Executive Institute: An Integral Training Facility* (Charlottesville, VA: United States Civil Service Commission, 1969), 14-15.

⁵⁴ *Historical and Progress Report of the Federal Executive Institute: An Integral Training Facility* (Charlottesville, VA: United States Civil Service Commission, 1969), 1.

⁵⁵ Task Force on Career Advancement, *Self and Service Enrichment Through Federal Training* (Washington, DC: U.S. Civil Service Commission, 1967), iii.

⁵⁶ Task Force on Career Advancement, 146.

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academic approach in an effort to improve the management philosophy of top federal executives.⁵⁷ As such, the FEI was to offer eight-week courses that focused on three major training objectives: 1) the major problems facing our society and the nature of the government's response to those problems; 2) ways of maximizing government organizations to increase the effectiveness of programs; and 3) ways in which administration of federal programs can be improved.⁵⁸ The program was to be operated by the CSC with a nine-member advisory board appointed by the president and funded by the departments and agencies that were taking advantage of FEI's training. It was suggested that the FEI be located close enough to Washington, D.C. – approximately fifty miles from the city - so that it would be easily accessible for participants, lecturers, and guests.⁵⁹ At the same time, the distance away from the city would encourage participants to completely immerse themselves in the experience and discourage daily commuting and/or periodically ducking out of classes to check into their offices or attend meetings.⁶⁰ In an effort to create more of a collegial environment, the Task Force recommended that the facility should be located on a semi-secluded site of moderate acreage and relative beauty that could offer indoor and outdoor recreational facilities and lodging for students and instructors. The task force also anticipated a collaborative and symbiotic relationship between the FEI and colleges and universities. Not only would higher education institutions offer good lecturers and consultants, cases, reports, and other instructional materials, advisors on curriculum and teaching materials, and evaluators to review the programs and policies, but the FEI could in turn offer academics insight into government practices.⁶¹

President Lyndon B. Johnson agreed with the recommendations offered by the task force and, on April 20, 1967, ordered that the center be created in the greater Washington area as the capstone of the Civil Service training program.⁶²

It appears that UVA jumped at the possibility of being involved with the FEI from the beginning. UVA's President Edgar F. Shannon, who served in the role from 1959-1974, reached out to CSC Chairman John W. Macy, Jr. to express his interest in the FEI. Macy, along with several other commission staffers, formally met with Dr. Shannon and other key university officials on January 3, 1968, to discuss the possible collaboration.⁶³ Dr. Shannon was particularly keen to get involved with the project because the university had just established a master's degree program in public administration. Ultimately, these talks were successful; on May 9, 1968, President

⁵⁷ "Center Will Aim at 'Management Gap,'" *Richmond Times-Dispatch*, May 12, 1968, 29.

⁵⁸ "Federal Executive Institute: Announcement of Establishment of Center for Advanced Study for Civil Service Executives," *Weekly Compilation of Presidential Documents* 4 no. 19 (May 13, 1968): 773.

⁵⁹ Task Force on Career Advancement, 162.

⁶⁰ Office Services Division, BMS, *Proposed Federal Executive Institute and Managerial Training Center Charlottesville, Virginia: Program and Space Requirements* (Washington, D.C.: U.S. Civil Service Commission, Jun 1974), 5; Federal Executive Institute Correspondence: June 1974-Dec. 30, 1974; University of Virginia, Facilities Management, Architectural and Engineering Services project files, Record Group 31; Albert and Shirley Small Special Collections Library, University of Virginia.

⁶¹ Task Force on Career Advancement, 163.

⁶² *Historical and Progress Report of the Federal Executive Institute*, 3; "Center Will Aim at 'Management Gap,'" *Richmond Times-Dispatch*, May 12, 1968, 29.

⁶³ *Historical and Progress Report of the Federal Executive Institute*, 8.

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Lyndon B. Johnson officially announced the establishment of the FEI in Charlottesville, in connection with UVA. Long-term, the FEI was anticipated to be located within a purpose-built facility housed on UVA's campus; however, due to the perceived immediate need for the FEI, GSA entered into a lease agreement with the owners of the Thomas Jefferson Inn to lease the facility for six years.⁶⁴

Dr. Frank P. Sherwood, Director of the School of Public Administration of the University of Southern California, was named as the first Director of the FEI. In addition to his work in higher education, Dr. Sherwood had extensive experience serving as an advisor to state, federal, and foreign governments.⁶⁵

The first session of the FEI kicked off on Sunday, October 13, 1968, after a dedication ceremony was held on the back lawn of the main building. Macy and Dr. Shannon were keynote speakers for the event. Civilian executives from across the government – including, but not limited to, the Federal Bureau of Investigations, Central Intelligence Agency, Navy, Environmental Protection Agency, Forest Service, Federal Labor Relations Authority, and U.S. Department of Housing and Urban Development – were invited to attend the courses held at the FEI.

On November 22, 1974, GSA submitted a prospectus to the U.S. Senate Committee on Public Works that outlined the proposed new FEI campus to be located on the grounds of UVA (as was initially foreseen during the development of the institute). UVA agreed to finance the construction project, which was to be built to the government's specifications. The project schedule anticipated that construction would begin during the fall of 1976 and would be completed by the fall of 1978, at which point GSA would terminate its existing lease of the Thomas Jefferson Inn site.⁶⁶ Once constructed and occupied, the new facility was to be leased by UVA to the federal government for twenty years, with an option to extend the lease by ten years three times.⁶⁷

The proposed campus was to include dormitories, eighteen classrooms, a 400-seat auditorium, a 40,000-volume library, a swimming pool, and an indoor gymnasium. Once completed, it would more than double the space of the current FEI, allowing more than double the number of participants to attend, and would provide space to accommodate a new Managerial Training Center (MTC), which would train lower- and mid-level civil servants. The prospectus stipulated that the project was needed to remediate "a current deficiency in available training space and an

⁶⁴ Peter Bolsseau, "Civil Service Center to Open in October," *Richmond Times-Dispatch*, May 10, 1968, 22.

⁶⁵ "Federal Executive Institute Director Appointed at UVA," *The Daily Advance*, June 12, 1968, 31.

⁶⁶ *Proposal for a New Federal Facility at the University of Virginia*, June 7, 1974; Federal Executive Institute Correspondence: June 1974-Dec. 30, 1974; University of Virginia, Facilities Management, Architectural and Engineering Services project files, Record Group 31; Albert and Shirley Small Special Collections Library, University of Virginia.

⁶⁷ Prospectus for Proposed Lease Under the Public Buildings Act of 1959, as Amended: Federal Executive Institute and Managerial Training Center (Prospectus Number: PVA-75011), 2; Federal Executive Institute Correspondence: June 1974-Dec. 30, 1974; University of Virginia, Facilities Management, Architectural and Engineering Services project files, Record Group 31; Albert and Shirley Small Special Collections Library, University of Virginia.

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increase in demand for training space associated with the projected increases of both super-grade executives and mid-level managers.”⁶⁸

The plan, which was anticipated to cost the government approximately \$48 million over twenty years, was met with resistance. Senator Robert Morgan (D-NC), who was Chairman for the Senate Public Works Subcommittee, argued that the facility was too elaborate, calling it a bureaucratic country club. He noted that the proposed lease, which amounted to \$12.25 a square foot, would be the most expensive rent paid by the federal government, exceeding rents for prime office space in places like New York and San Francisco.⁶⁹

Consequently, the Senate Committee on Public Works’s Subcommittee on Buildings and Grounds directed the GSA and CSC to re-examine the project.⁷⁰ Though GSA and CSC studied a revised concept that would reduce the size of the proposed new facility, GSA ultimately chose to retain operations at the Thomas Jefferson Inn, and the government re-signed a lease with the property owner Shuford Mills.

Despite this, Shuford Mills put the property on the market in 1978. Though GSA was informed of the desire to sell, the government did not make any advances to purchase the property. In April 1980, six months before the government’s current lease was set to expire, Shuford Mills announced that the company had received an offer from the General Electric Company to purchase the property. The government subsequently entered into conversations with Shuford Mills and the General Electric Company to figure out a way to keep the FEI operating at the Thomas Jefferson Inn.⁷¹

On March 16, 1982, the Charlottesville *Daily Progress* reported that, after much deliberation, GSA decided not to move forward with purchasing the Thomas Jefferson Inn property, instead opting to move the facility to a campus owned by the government in Emmitsburg, Maryland, near Camp David. Peter Hickman, GSA’s public affairs officer, stated that GSA was uncomfortable purchasing the property because the government was re-evaluating the long-term need for the FEI.⁷² By the end of the summer, however, GSA officials had changed their minds, and it was announced that GSA made the final decision to buy the former Thomas Jefferson Inn site.⁷³ The government was able to acquire the fourteen-acre site in September of that year for

⁶⁸ Prospectus for Proposed Lease Under the Public Buildings Act of 1959, as Amended: Federal Executive Institute and Managerial Training Center (Prospectus Number: PVA-75011), 2; Federal Executive Institute Correspondence: June 1974-Dec. 30, 1974; University of Virginia, Facilities Management, Architectural and Engineering Services project files, Record Group 31; Albert and Shirley Small Special Collections Library, University of Virginia.

⁶⁹ “Special school for execs considered,” *Paragould Daily Press* (Paragould, Arkansas), March 19, 1975, 10.

⁷⁰ Letter, Loy L. Shipp, Jr. (Assistant Commission for Space Planning and Management, GSA) to Mr. Vincent Shea (VP for Business and Finance, UVA), July 9, 1975; Federal Executive Institute Correspondence: 1/1/75 to 1976; University of Virginia, Facilities Management, Architectural and Engineering Services project files, Record Group 31; Albert and Shirley Small Special Collections Library, University of Virginia.

⁷¹ Carlos Santos, “U.S. Puts Sale to GE in Doubt,” *Richmond Times-Dispatch*, April 10, 1980, D-4.

⁷² Nick Ravo, “GSA Decides Against Buying Federal Executive Institute,” *The Daily Progress*, March 16, 1982, 1.

⁷³ “GSA to buy institute property,” *Richmond Times-Dispatch*, August 10, 1982, B-3.

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approximately \$2 million.⁷⁴ In addition to approving the required funds to purchase the site, Congress authorized an additional \$800,000 for major repairs and alterations to the complex to bring it into conformance with prevailing life safety and accessibility codes.⁷⁵

Since its conception, the FEI has been considered by those involved with the operation as a beneficial training program for top level career federal executives. Chester Newland, who served two terms as Director of the FEI, explained:

Essentially, the institute serves as the college for the nation's highest grade public employees...Generally, these are career public servants who have worked their way up to managerial positions in the various agencies...

Most have "deep specialties" in disciplines such as medicine, physics, engineering or law...What they are lacking is administrative know-how, so FEI tries to give them the perspective they need in terms of high-level management, budgeting, legal procedures and supervising personnel. In addition, while they're taking courses in Charlottesville, they're developing the links they need with their counterparts in other agencies. That connection is necessary to get things done.⁷⁶

Improvements Made Under Government Ownership

In 1987, GSA delegated the operation of the facility to the Office of Personnel Management (OPM), which was formed when the U.S. Civil Service Commission was dissolved in 1978. OPM continued to operate the facility until 2025 when it was closed under an executive order signed by President Donald J. Trump.⁷⁷

Over the last four decades, GSA has undertaken several renovation, modernization, and new construction projects to respond to the needs of the FEI program. The following summarizes the renovation, alteration, and modernization projects undertaken by GSA:

- In 1983-1984, Sherertz, Franklin, Crawford & Shaffer, a Roanoke, Virginia-based architecture firm, undertook a series of repairs to remediate hazardous materials and modernize the interior of the building to comply with contemporary life-safety and accessibility codes.⁷⁸

⁷⁴ Sale of property recorded on September 8, 1982 in Liber 431 Folio 735. ("1301 Emmet St N: Ownership History," *Charlottesville GIS Viewer* (accessed February 5, 2025), <https://gisweb.charlottesville.org/GisViewer/#>.)

⁷⁵ "U.S. pays \$2.5 million for FEI site," *Richmond Times-Dispatch*, September 9, 1982, 43.

⁷⁶ Margie Fisher, "They learn to untangle red tape," *The Roanoke Times*, August 10, 1980, 61.

⁷⁷ Donald J. Trump, "Executive Order, Eliminating the Federal Executive Institute," February 10, 2025, <https://www.whitehouse.gov/presidential-actions/2025/02/eliminating-the-federal-executive-institute/>.

⁷⁸ Sherertz, Franklin, Crawford and Shaffner, *Federal Executive Building: Various Repairs & Modifications*, July 1984; Sherertz, Franklin, Crawford and Shaffner, *Federal Executive Building: Various Repairs & Modifications: Change Order/Phase B*, July 1985.

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- Between 1989-1991, several projects were undertaken by the Virginia-based architectural and engineering firm of H.C. Yu and Associates, in association with E.L. Hamm and Associates and Hardwicke Associates. Following the completion of the John W. Macy Wing (an addition to the south end of the east wing of the Main Building) in 1990, the team modernized the systems within the Main Building and renovated several rooms.⁷⁹
- In 1992-1993, GAI Consultants carried out several structural repairs and modifications in the Main Building. The scope of work included repairing cracks and lintels and enclosing the balcony adjoining the Virginia Study. Additionally, the existing decorative concrete spandrel beam moldings below the balconies at the east and west wings, as well as those below the balconies at the central section of the Main Building, were covered with new fiberglass fascia.⁸⁰
- Also in 1992-1993, a new annex building with additional classrooms and guest rooms was built for a cost of approximately \$1.9 million. Construction was carried out by Daniel and Company, Inc. of Richmond, Virginia.⁸¹ In 2000, an Act of Congress authorized the rededication of the building in honor of Pamela B. Gwin, a member of FEI's faculty who also served as assistant director of academic affairs until her death in 1998.⁸²
- In 1993, the two storage facilities at the southeast edge of the property were erected. Likely pre-manufactured, no architect was found to be associated with the design of the storage facilities.
- In 2006, Wisnewski, Blair & Associates, Ltd., replaced two exterior stairs at Pendleton Hall (the original Annex Building) and two exterior stairs at the Main Building.⁸³
- In February 2007, GSA awarded Oudens, Knoop, Knoop + Sachs Architects the contract to prepare a feasibility study and subsequently a design contract to design a new administrative and fitness center for the campus, located directly to the south of Pendleton Hall. In 2008, R. E. Lee of Charlottesville, Virginia was awarded the contract to carry out the construction. The building was completed in January 2010.

Architect: Milton L. Grigg

⁷⁹ Whitman, Requardt and Associates, *Federal Executive Institute and Pendleton Hall: Building Condition Report* (Baltimore, MD: General Services Administration, Region 3, 1993), 3-1.

⁸⁰ GAI Consultants, Inc., *Federal Executive Institute: Structural Repairs and Balcony Enclosure* (Architectural Drawings). On file at GSA Region 3, last revision date December 1992.

⁸¹ U.S. Office of Personnel Management (OPM), Office of Communications, *FEI Celebrates 30th Anniversary*, 19 October 1998, <http://www.opm.gov/pressrel/1998/prfei30.html>.

⁸² United States, *An Act to Designate the Federal Facility Located at 1301 Emmet Street in Charlottesville, Virginia, as the "Pamela B. Gwin Hall."* Public Law 106-266. 106th Cong. (Washington, D.C.: U.S. G.P.O, 2000).

⁸³ Wisnewski Blair & Associates, Ltd, Homeland Security Construction Corp., *Repair/Replace Exterior Stairs: Main Building and Pendleton Hall* (Architectural Drawings), September 2006.

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Milton LaTour Grigg, AIA, FAIA, (1905-1982) was born in Alexandria, Virginia. After graduating from UVA with a degree in architecture and engineering, he worked as a draftsman for the architectural firm of Shaw & Hepburn of Boston, in their Williamsburg office. In 1933, he started his own practice. The following year, he became nationally known when he was awarded the first prize medal in "Class A" of the Better Homes in America competition, which was sponsored by President Franklin Delano Roosevelt, for his design of the Everard Meade House in Charlottesville.⁸⁴ During World War II, he left private practice to work for the U.S. Army Corps of Engineers, where he served as the Chief of the Design Section in the Washington District Office. Following the war, he resumed private practice and opened offices in Charlottesville and Alexandria. In 1964, he partnered with Eldon Fields Wood and Henry James Browne to form the firm of Grigg, Wood & Brown.⁸⁵ In 1972, he was awarded the William C. Noland medal of honor, the highest honor of the Virginia Chapter of the AIA, for his distinguished achievement and leadership in the field of architecture.⁸⁶ In 1980, Grigg divested his interest in the firm, though he continued to work as an associate designer until his death.⁸⁷

Throughout his career, Grigg worked on a wide range of projects. He was noted for his preservation work, specifically for his involvement with the restoration efforts of Williamsburg, Virginia while working for Shaw & Hepburn, Monticello, and portions of the Montpelier and Edgemont estates in Albemarle County, Virginia. Grigg was credited with making the preservation, rehabilitation, and restoration of historic buildings "a respectable endeavor for architects," and was one of the founding members of the National Council for the Preservation of Historic Sites and Buildings (now the National Trust for Historic Preservation).⁸⁸ Between 1929 and 1978, he was known to have undertaken at least seventy-six historic preservation and restoration projects up and down the eastern seaboard. The projects he worked on were varied, and included residences, ecclesiastical buildings, government buildings, and hotels.⁸⁹ Beyond his preservation work, his projects were varied and included religious, commercial, public and government, and private residences. The Thomas Jefferson Inn, which was the only known hotel complex designed by Grigg, was considered one of his principal works.⁹⁰ In Charlottesville, in addition to the Thomas Jefferson Inn, his non-residential projects included the Martha Jefferson House and Infirmary, Central Fire Department building, St. Thomas Hall Catholic Center at UVA, First Methodist Church, St. Mark's Lutheran Church, St. Paul's Memorial Church, Police and Welfare Building, City Hall, and the Federal District Court Buildings.

⁸⁴ National Register of Historic Places, James Minor House, Charlottesville Independent City, Virginia, National Register #SG100011625.

⁸⁵ John F. Gane, ed., *American Architects Directory 3rd Edition 1970* (New York: R. R. Bowker Company, 1970), 352.

⁸⁶ "People, Events in the News," *The Daily Progress*, October 14, 1972, 7.

⁸⁷ Biographical Information re. Milton Grigg, Milton Grigg Papers, 1930-1981; Papers of Milton L. Grigg; MSS 6478-c Box 5; Albert and Shirley Small Special Collections Library, University of Virginia, Charlottesville, VA.

⁸⁸ "The Making of a Profession," *Inform* 5, no. 3 (March 1994): 24.

⁸⁹ Biographical Information re. Milton Grigg, Milton Grigg Papers, 1930-1981; Papers of Milton L. Grigg; MSS 6478-c Box 5; Albert and Shirley Small Special Collections Library, University of Virginia, Charlottesville, VA.

⁹⁰ George S. Koyl, ed., *American Architects Directory, second edition* (New York: R. R. Bowker Company, 1962), 268.

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Grigg was lauded as “an authority on colonial architecture.”⁹¹ As UVA’s architecture program relied on Beaux Arts influence and placed great importance on architectural history and on the architectural works of the University’s architect and founder, Thomas Jefferson, it is logical that many of Grigg’s designs, including the Thomas Jefferson Inn, reflect classical Jeffersonian design motifs. His appreciation and knowledge of Classical and Colonial Revival design tenants grew through his restoration work. Most of the houses he designed, including his own home in Charlottesville that was completed in 1948, were designed in the Colonial Revival Style. By the end of the late 1950s, however, Grigg began experimenting with more modernist designs, as exemplified by the Charlottesville Central Fire Headquarters (1960) and Charlottesville’s City Hall (1967). Architecturally, though he designed buildings across multiple styles, Grigg was best known for “the substantial inventory of buildings he designed in the colonial and Federal revival styles.”⁹²

In addition to his professional work, Grigg served on the Charlottesville Planning Commission from 1946 to 1964, on Charlottesville’s Board of Architectural Review, and as chairman of the Building Code Review Board. He was also a founding member of the National Council for the Preservation of Historic Sites and Buildings and served as president of the Virginia Chapter of the American Institute of Architects.⁹³

⁹¹ Jean Jones, “Celebrate 300th Anniversary of Anglican Services in Middlesex,” *The Daily Press*, June 16, 1957, 49.

⁹² “The Making of a Profession.” *Inform* 5, no. 3 (March 1994): 24.

⁹³ “Noted City Architect Dies at 76,” *The Daily Progress*, March 25, 1982, 14.

Thomas Jefferson Inn
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Thomas Jefferson Inn
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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- ☐ Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 14.09 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

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- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.053655 | Longitude: -78.498555 |
| 2. Latitude: 38.055484 | Longitude: -78.500295 |
| 3. Latitude: 38.056531 | Longitude: -78.498231 |
| 4. Latitude: 38.055481 | Longitude: -78.497073 |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is synonymous with the boundaries of the irregularly shaped Parcel 400001100. The property is bound to the southeast by Emmet Street North, to the southwest by the Barracks Road North Shopping Center, to the northwest by the Cedars Court Apartment building and commercial and industrial buildings along Cedars Court, and to the northeast by Earhart Street.

Boundary Justification (Explain why the boundaries were selected.)

This is the legal boundary of the property.

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11. Form Prepared By

name/title: Kim Daileader and Alyssa Stein
organization: EHT Traceries, Inc.
street & number: 440 Massachusetts Avenue, NW
city or town: Washington state: DC zip code: 20001
e-mail kim.daileader@traceries.com
telephone: 202.393.1199
date: February 18, 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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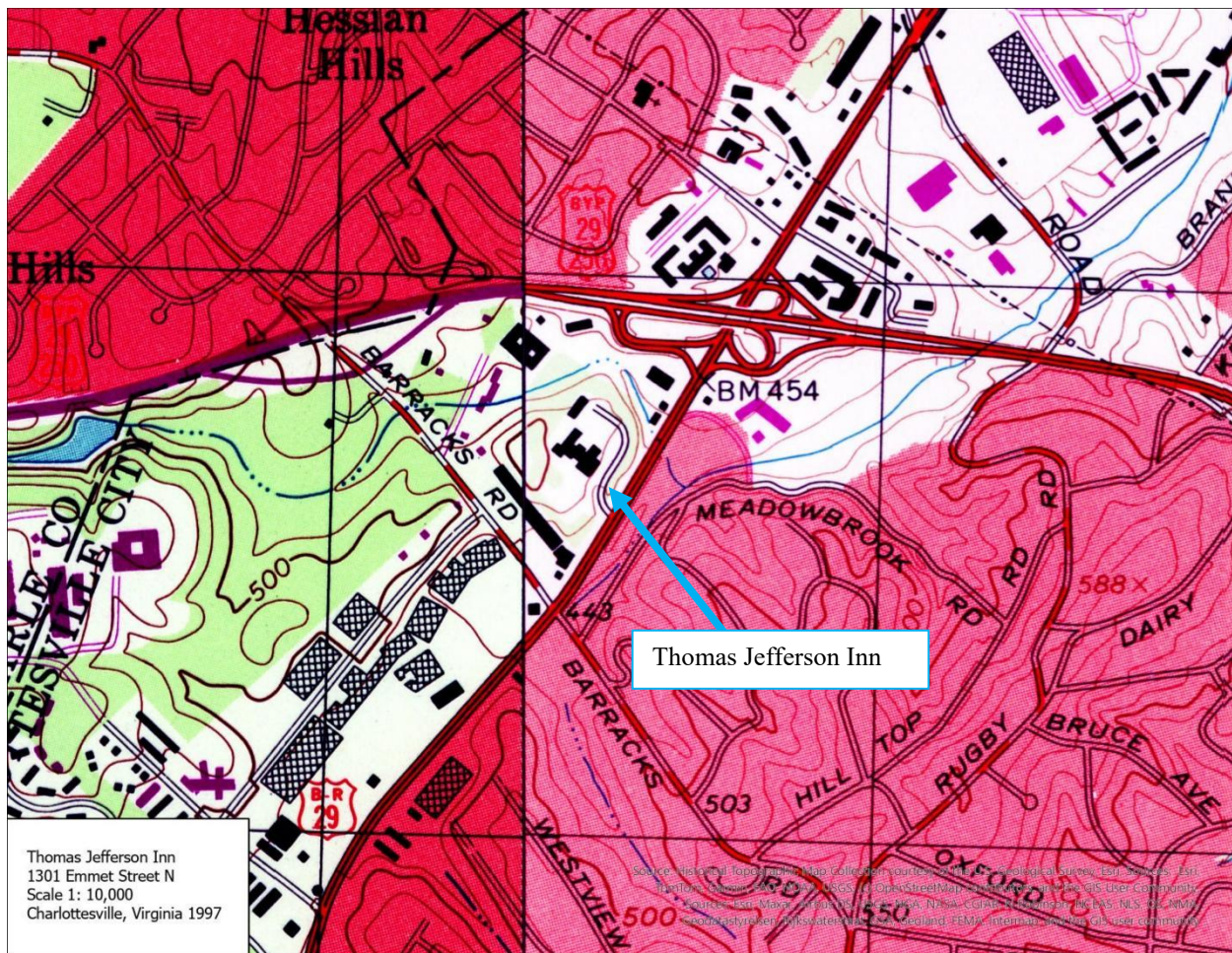


Figure 2: Locator map with subject property annotated. Scale 1:10,000 (USGS/ESRI, 1997)

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Figure 3: Plat showing site boundary, shaded in yellow and outlined in purple (City of Charlottesville GIS Viewer).

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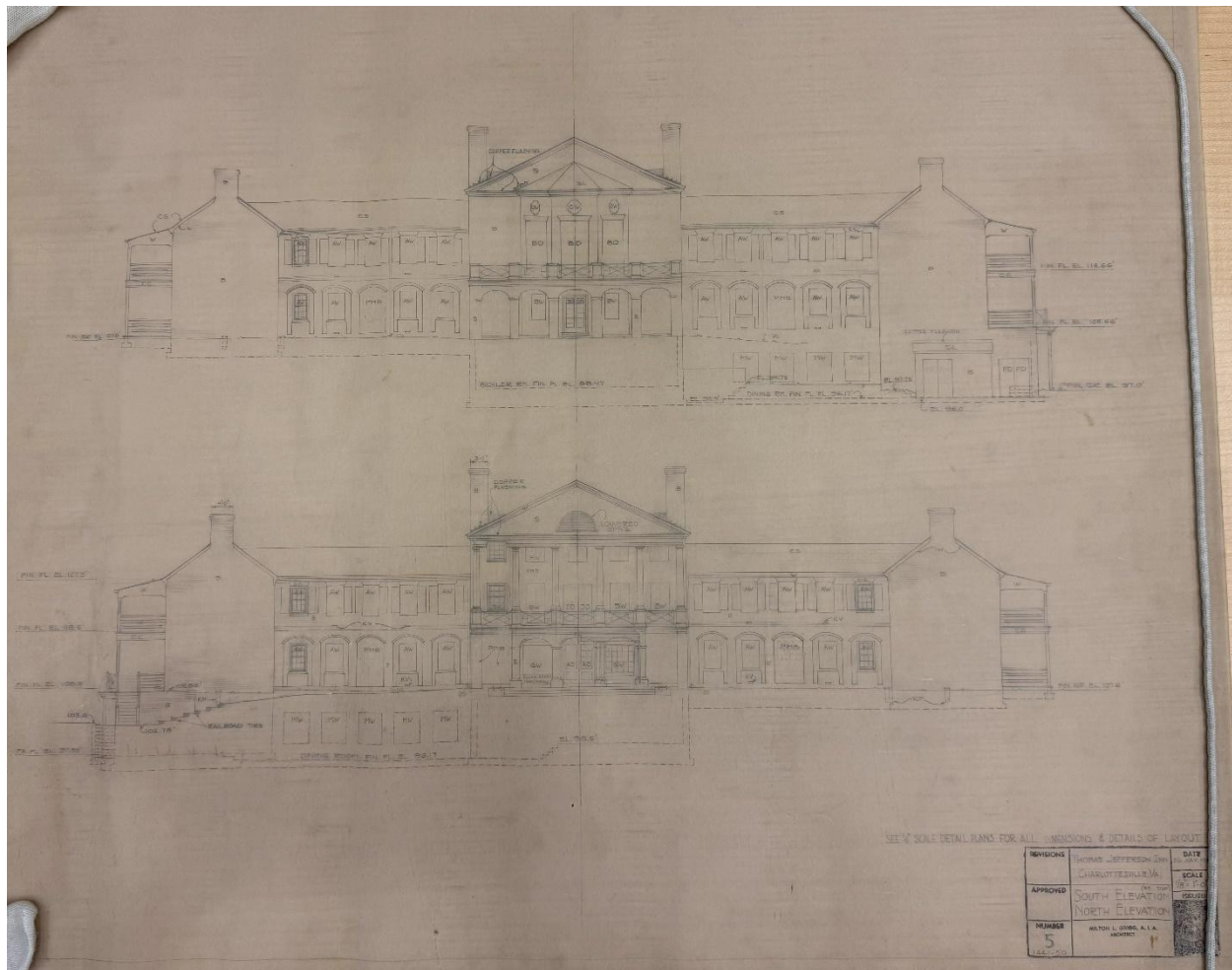


Figure 4: Milton L. Grigg, AIA, Thomas Jefferson Inn, North and South Elevations, July 26, 1950. (Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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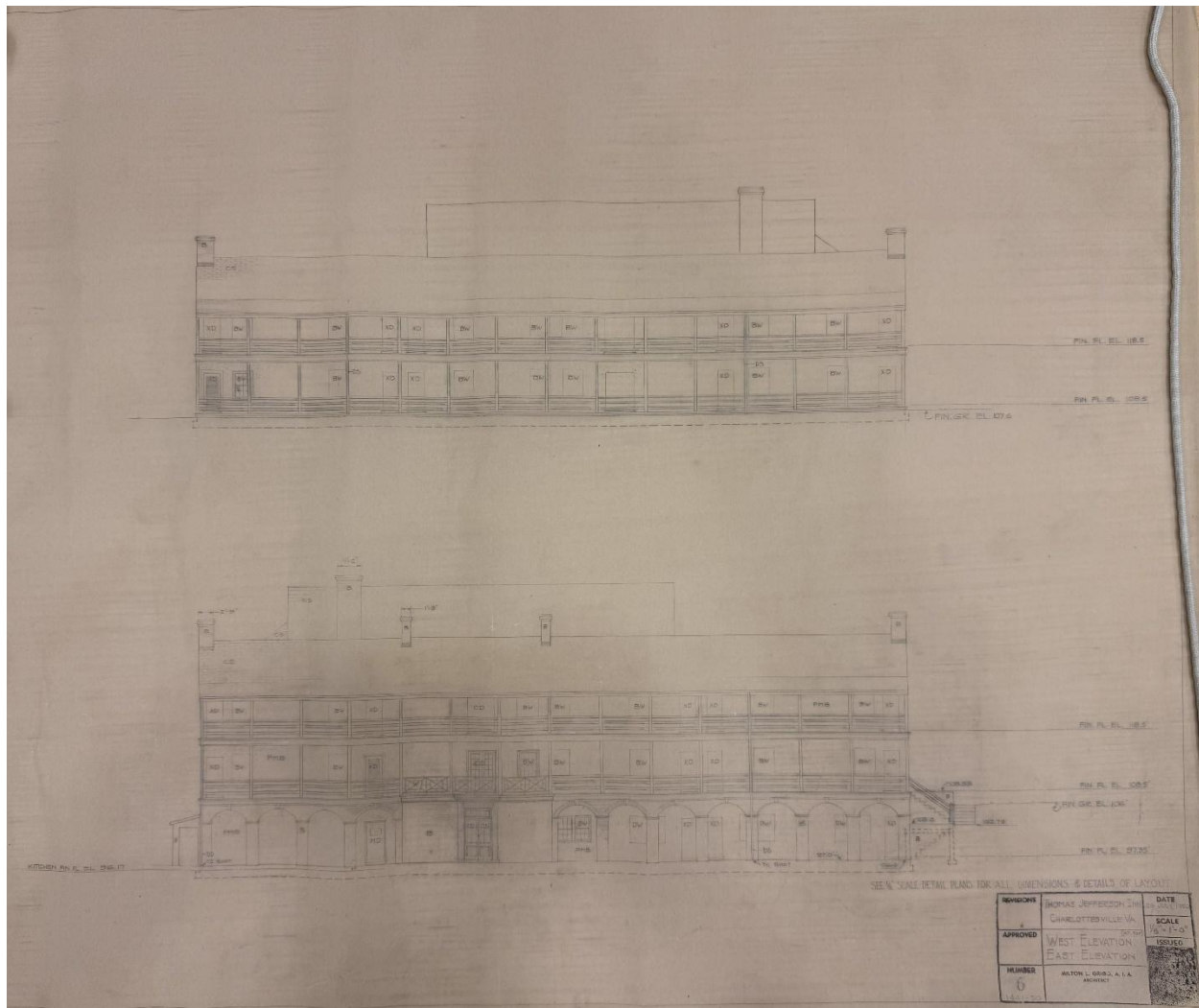


Figure 5: Milton L. Grigg, AIA, Thomas Jefferson Inn, East and West Elevations, July 26, 1950.
(Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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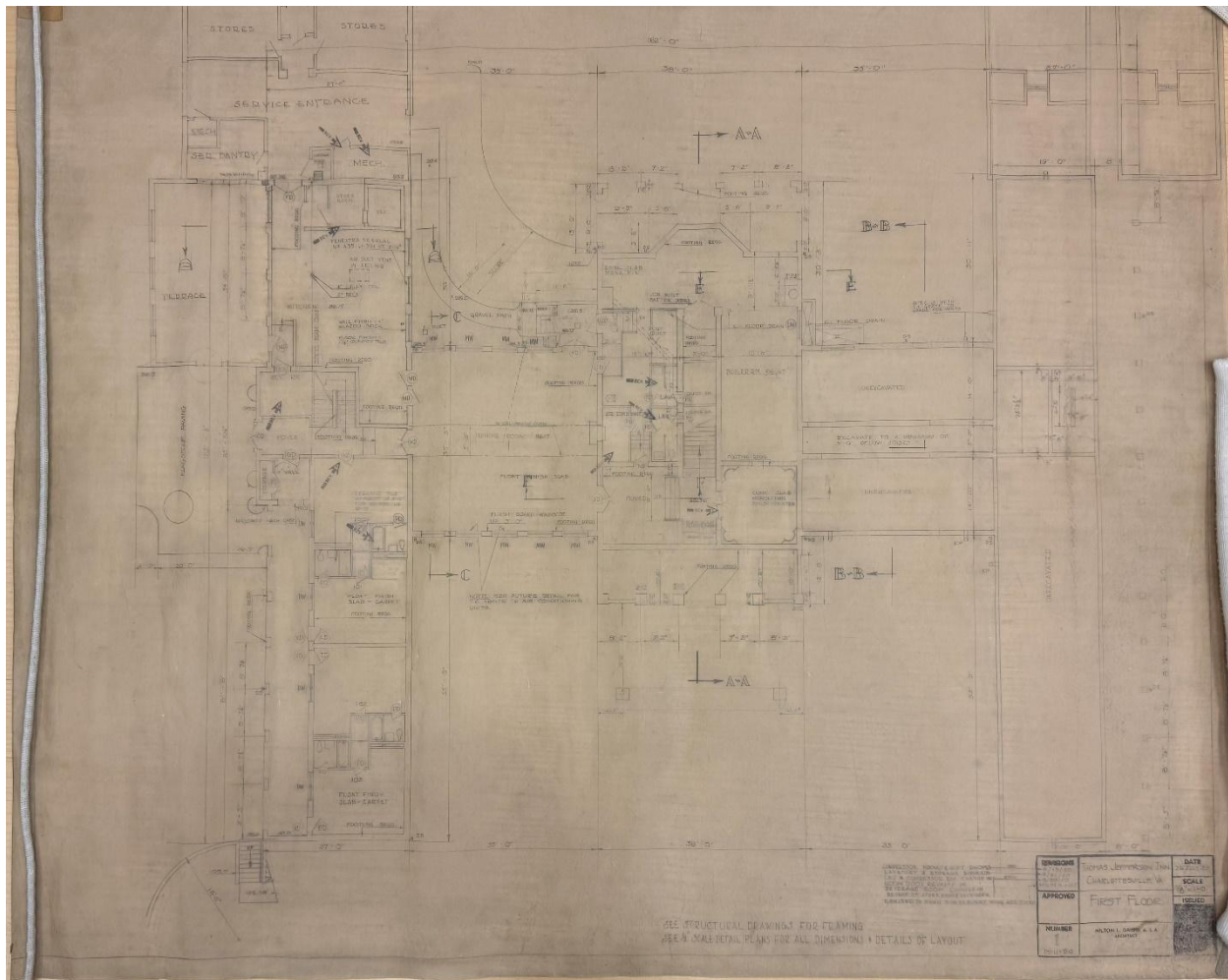


Figure 6: Milton L. Grigg, AIA, Thomas Jefferson Inn, First (Basement) Floor Plan, July 26, 1950. (Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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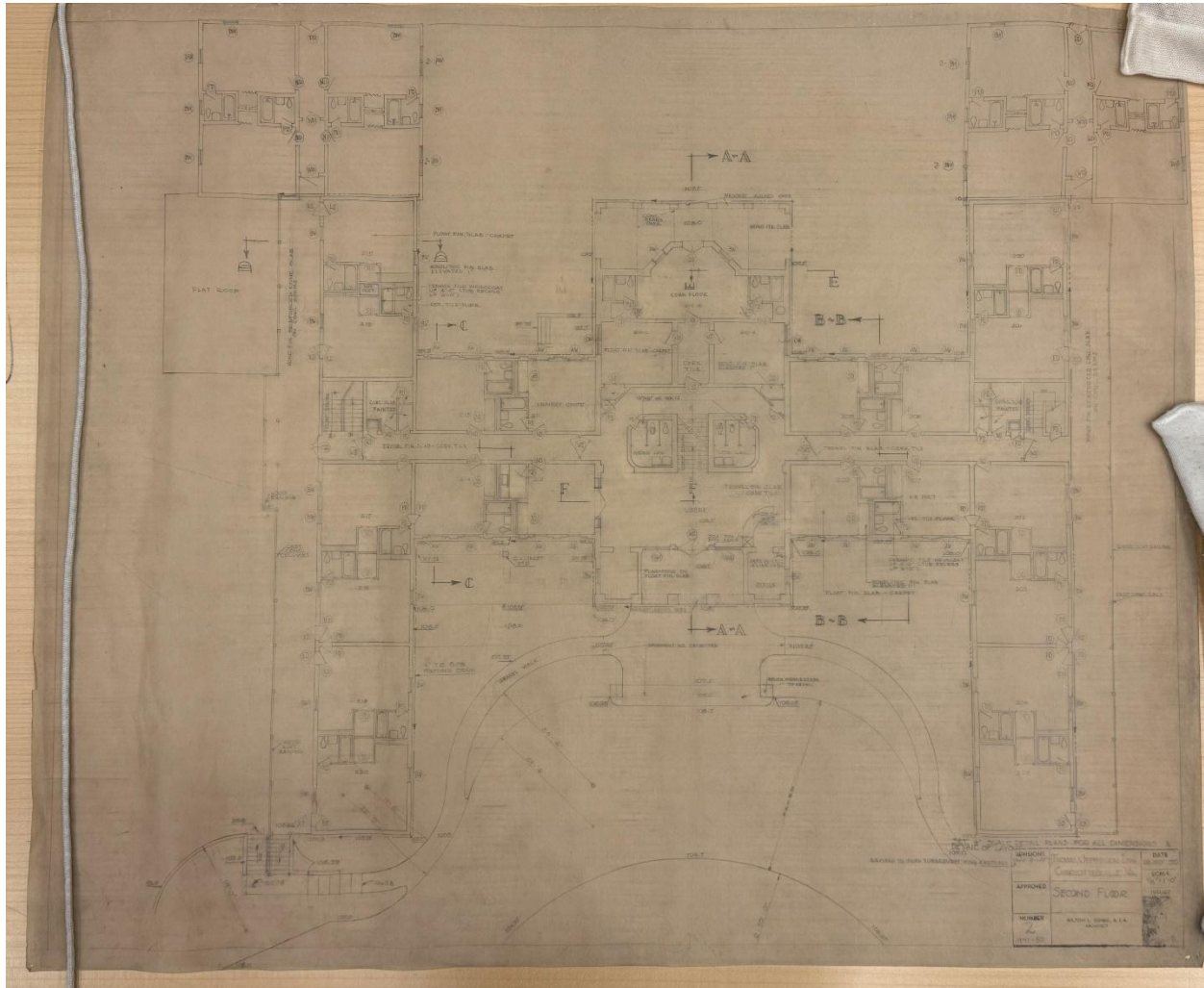


Figure 7: Milton L. Grigg, AIA, Thomas Jefferson Inn, Second (Main) Floor Plan, July 26, 1950. (Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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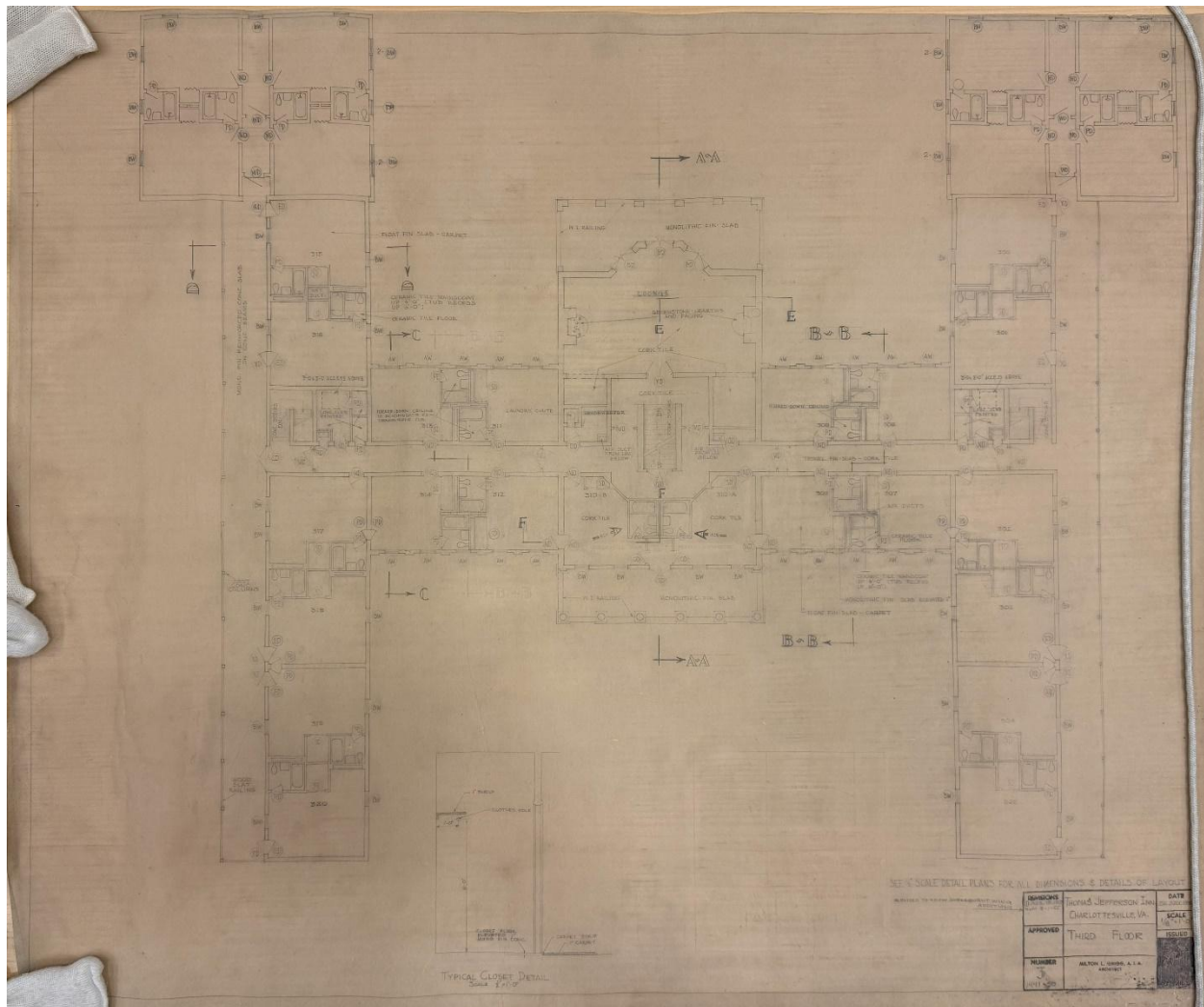


Figure 8: Milton L. Grigg, AIA, Thomas Jefferson Inn, Third Floor Plan, July 26, 1950. (Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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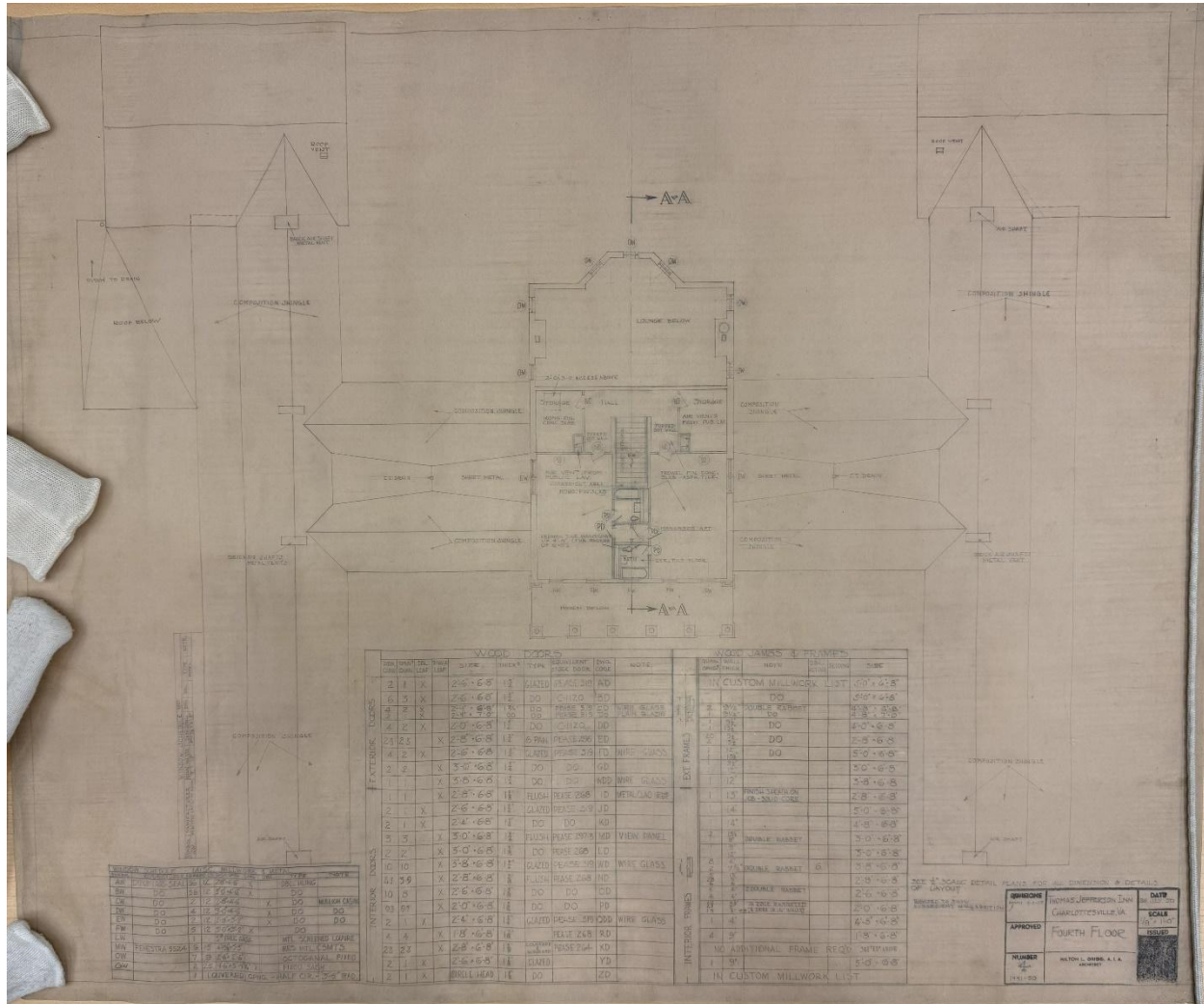


Figure 9: Milton L. Grigg, AIA, Thomas Jefferson Inn, Fourth Floor Plan, July 26, 1950.
(Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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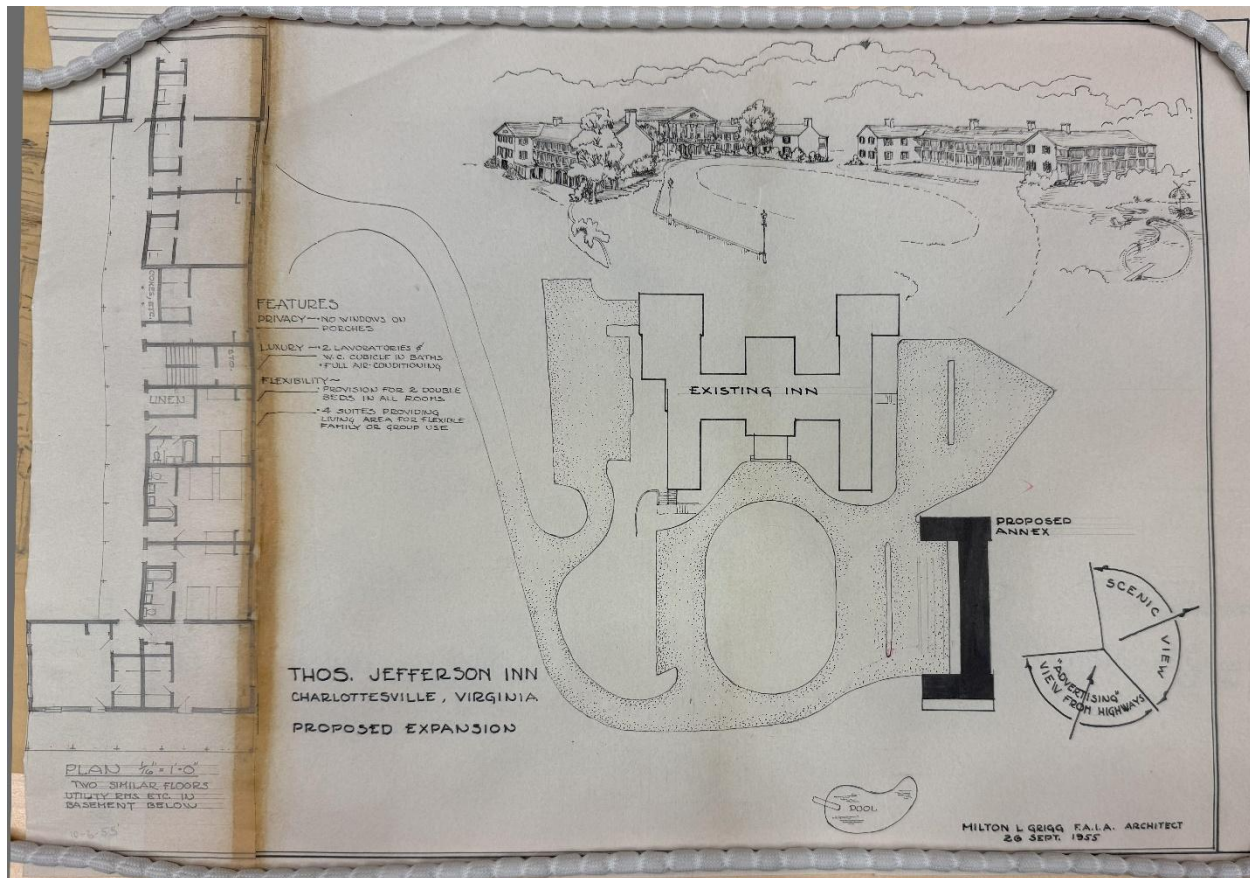


Figure 10: Milton L. Grigg, AIA, Thomas Jefferson Inn Proposed Expansion (Site Plan, Plan, and Rendering), September 26, 1955. (Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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Figure 11: Milton L. Grigg, AIA, rendering of the Thomas Jefferson Inn looking south, c. 1950.
(Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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Figure 12: Completed Thomas Jefferson Inn looking west, c. 1951. (Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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Figure 13: Front portico of the Thomas Jefferson Inn, c. 1951. (*The Hotel Monthly*, Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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Figure 14: As described in *The Hotel Monthly*, published in July 1951: “The south wing showing covered porches, from which entrance is made to guest rooms. This view shows the dining terrace and the transient entrance to the dining room. There is also an entrance to an interior stairway leading to the galleries off which guest rooms are located. For isolation of noise and easy access to playground areas, the four guest rooms behind the arcade are intended for guests traveling with children. There is an extensive parking area to the left of the picture.” (*The Hotel Monthly*, Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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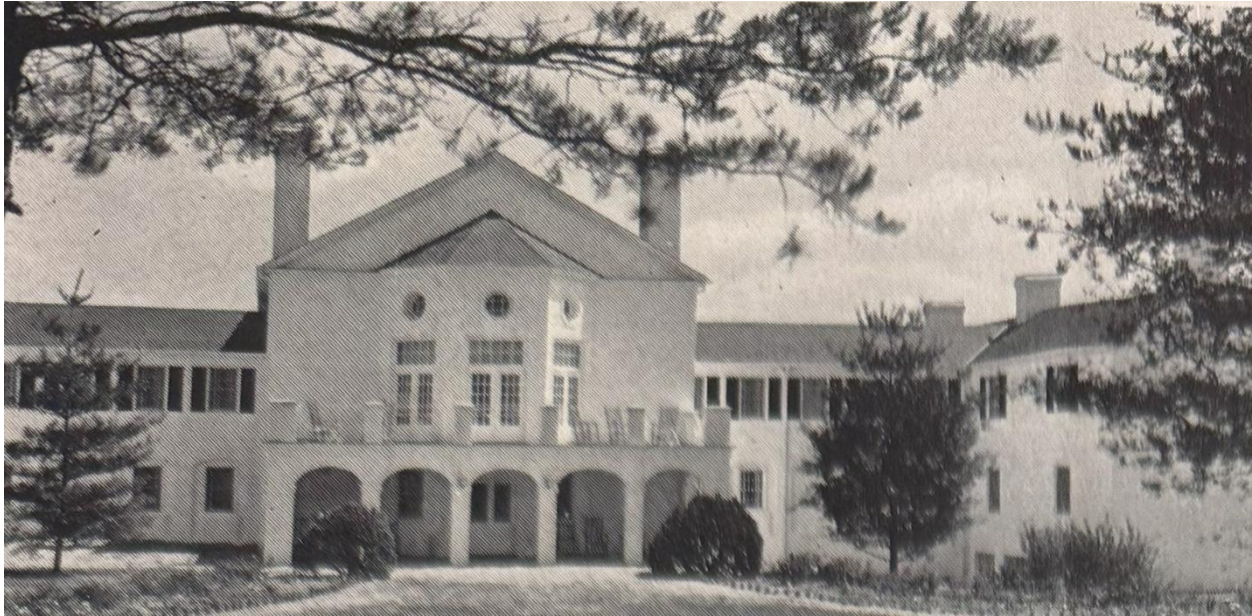


Figure 15: Rear elevation of the Thomas Jefferson Inn looking northeast, c. 1951. (*The Hotel Monthly*, Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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Figure 16: Lobby, looking northwest, c. 1951. (*The Hotel Monthly*, Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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Figure 17: Third floor lounge (now the Virginia Study) of the Thomas Jefferson Inn looking southeast, c. 1951. (*The Hotel Monthly*, Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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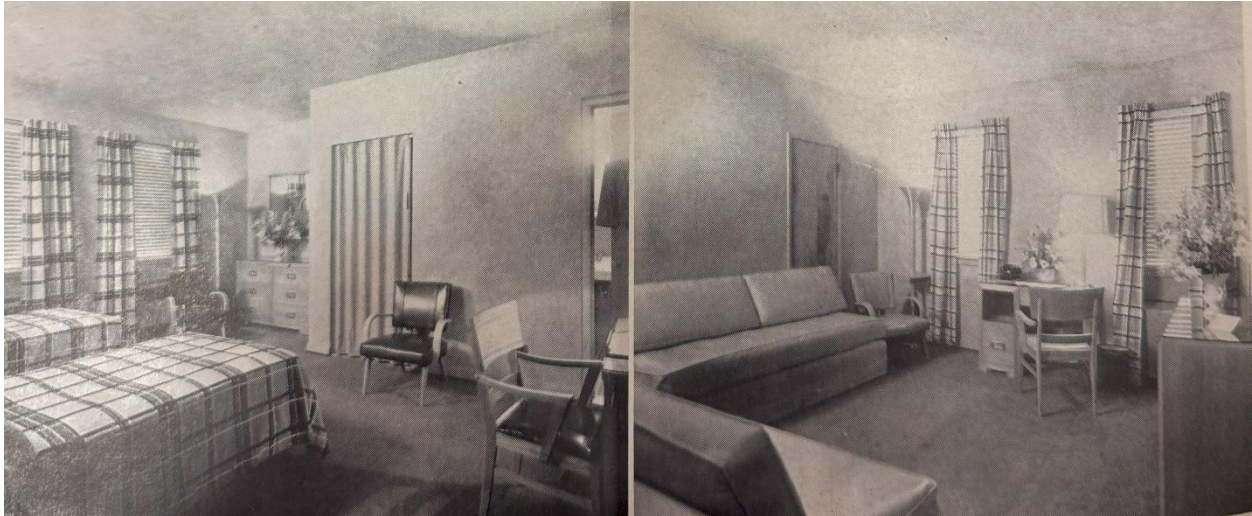


Figure 18: Typical hotel rooms, c. 1951. (*The Hotel Monthly*, Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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Figure 19: Completed Annex Building, c. 1956. (Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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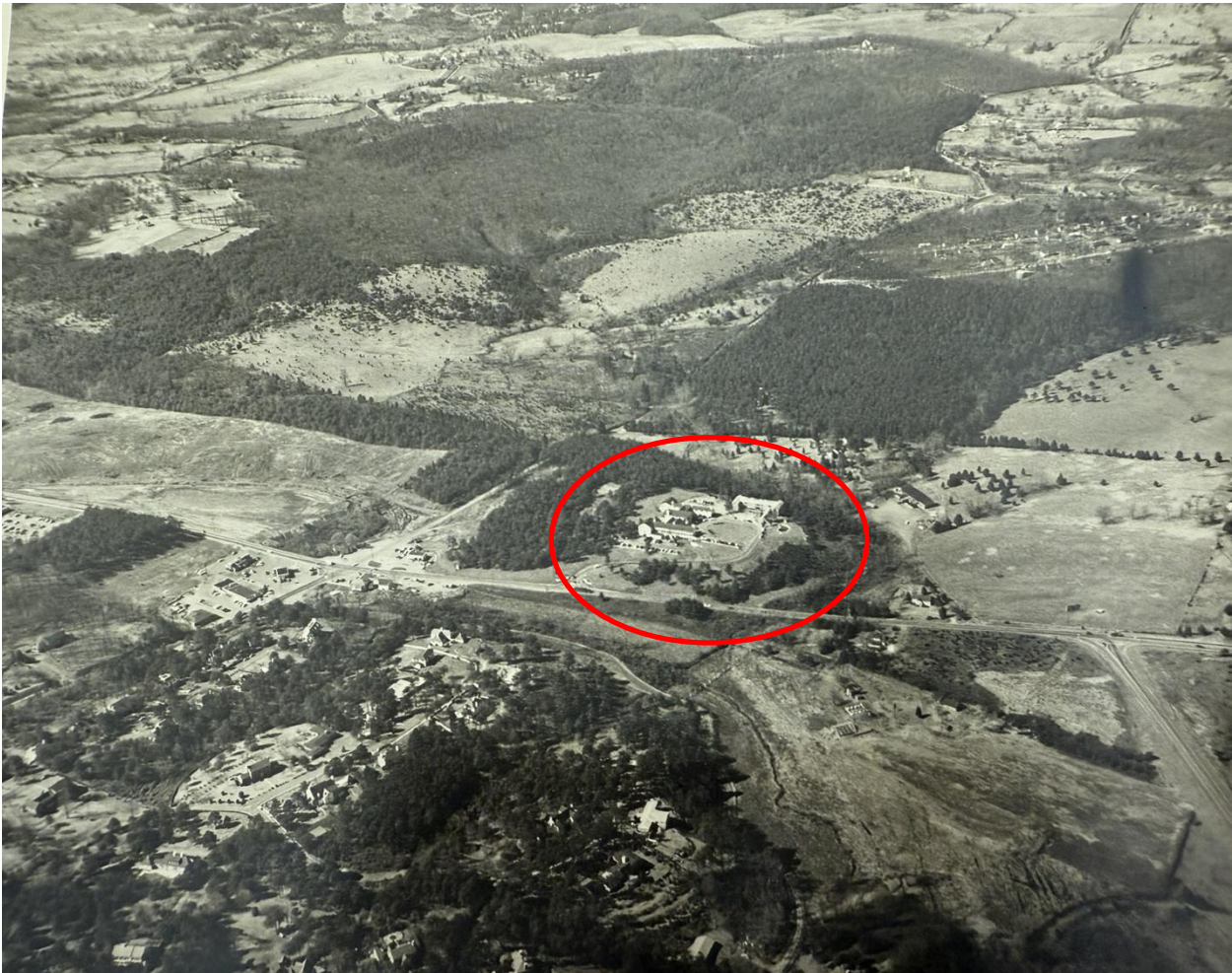


Figure 20: Aerial photograph showing the Thomas Jefferson Inn (circled in red) surrounded by farmland, c. 1956. (Milton L. Grigg Papers, Albert and Shirley Small Special Collection Library, University of Virginia)

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Figure 21: Federal Executive Institute Founding Ceremony, October 13, 1968. (Federal Executive Institute)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

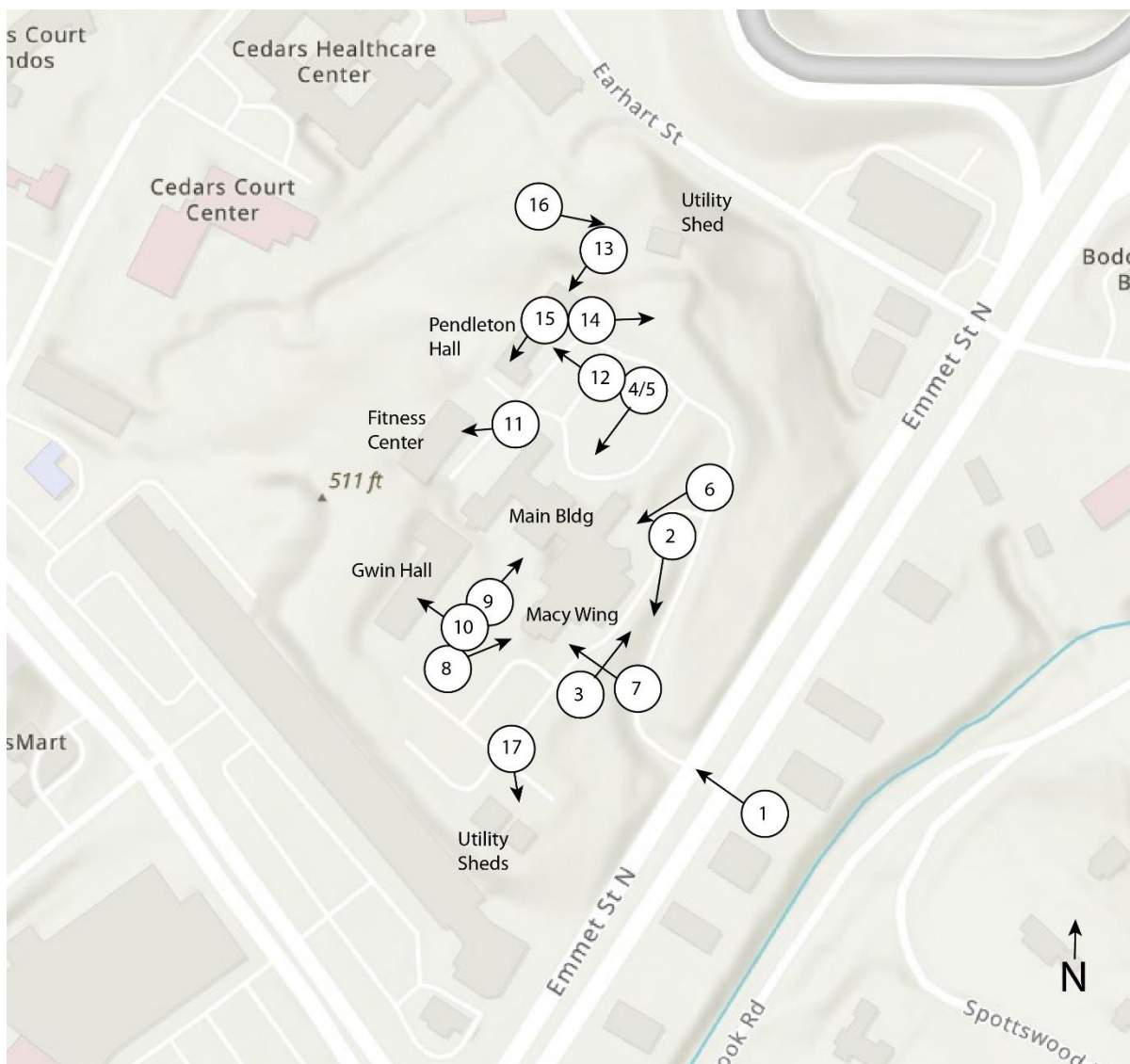


Photo Key – Exterior Photos

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Photo Log

Name of Property: Thomas Jefferson Inn

City or Vicinity: Charlottesville

County: Independent City

State: Virginia

Photographer: Alyssa Stein, Kim Daileader, and Nicole Starego

Date Photographed: November 25, 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 33. Entrance to Thomas Jefferson Inn campus, looking west across Emmet Street North.

2 of 33. Main drive, looking south.

3 of 33. Main drive, looking north.

4 of 33. Front plaza, looking south towards the Main Building.

5 of 33. Primary entrance of Main Building, looking south.

6 of 33. East elevation of Main Building, looking west.

7 of 33. East elevation of Macy Wing, looking west.

8 of 33. Southwest corner of the Macy Wing, looking east.

9 of 33. Rear (south) elevation of Main Building, looking north.

10 of 33. Primary (East) elevation of Gwin Hall, looking west.

11 of 33. East and north elevations of the Fitness Center/Administrative Building, looking southeast.

12 of 33. Primary (East) elevation of Pendleton Hall, looking west.

13 of 33. North elevation of Pendleton Hall, looking south.

14 of 33. Pool, looking east.

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- 15 of 33. Exterior hallway, Pendleton Hall, looking southwest.
- 16 of 33. Utility shed at northern end of site, looking east.
- 17 of 33. Utility sheds at southern corner of the site, looking south.
- 18 of 33. Lobby, Main Building, looking west.
- 19 of 33. Lobby, Main Building, looking east.
- 20 of 33. Virginia Study (Lounge), third floor of Main Building, looking west.
- 21 of 33. Virginia Study (Lounge), third floor of Main Building, looking south.
- 22 of 33. Enclosed solarium off of Virginia Study, looking east.
- 23 of 33. Typical interior hallway, Main Building, looking west.
- 24 of 33. Typical guest room, Main Building.
- 25 of 33. Typical conference room, Main Building.
- 26 of 33. Painted mural in Dining Room, Main Building, west.
- 27 of 33. Multi-purpose room, Main Building.
- 28 of 33. Typical condition of classrooms, Macy Wing.
- 29 of 33. Typical guest room, Pendleton Hall.
- 30 of 33. Lobby, Gwin Hall.
- 31 of 33. Typical condition of meeting room, Gwin Hall.
- 32 of 33. Dining Room, Gwin Hall.
- 33 of 33. Second story administrative offices, Fitness Center and Administrative Building.

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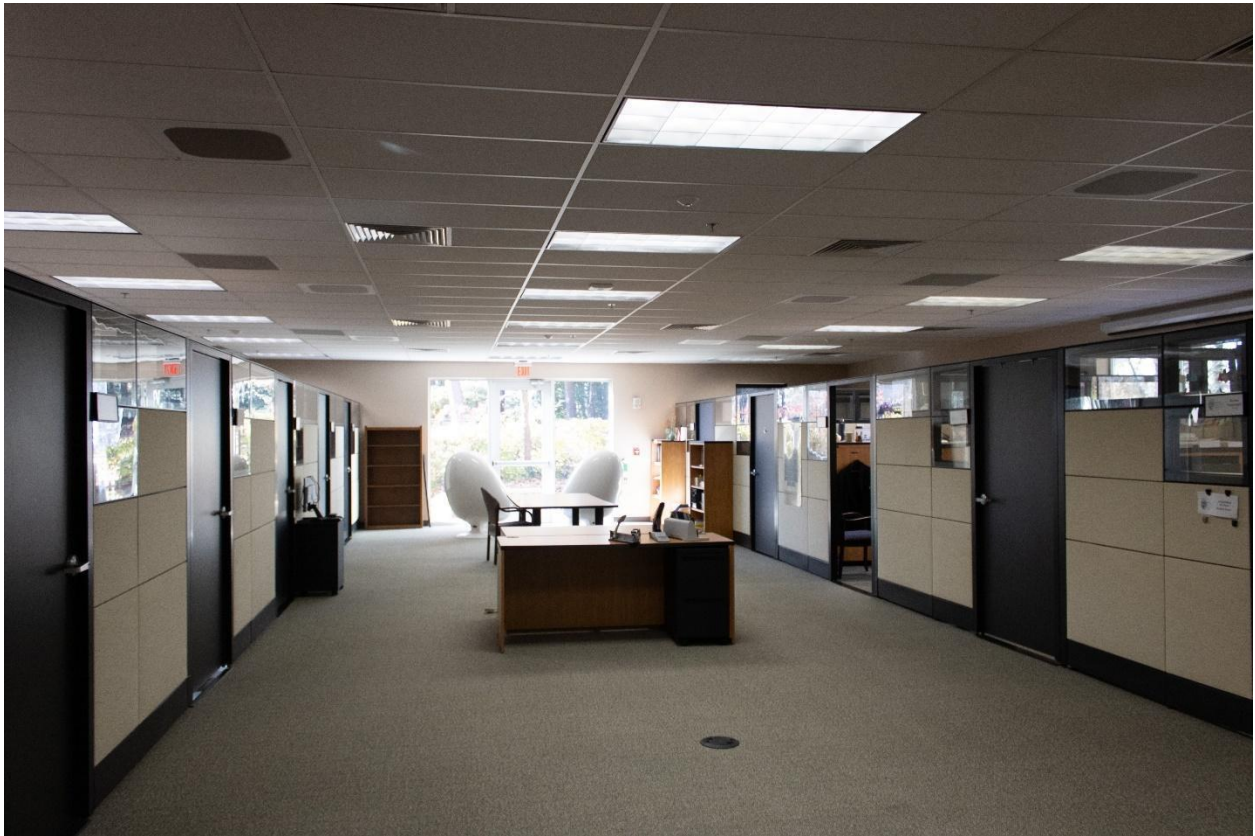
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Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.