

such as barns, corn house, smoke house, sheds and laborer's residences, were likely constructed as well but were not valued enough to be insured and listed on the policy. These structures formed the core of what is now known as the Monroe Hill property, west of the Academical Village.

Monroe's return to public service as a Senator for Virginia in 1790, followed by his appointment as Minister to France in 1794, meant that he was largely an absentee landowner in Albemarle County. Between 1794 and 1797, Monroe's brother Joseph leased the lower plantation lands. Presumably Joseph and Elizabeth, his wife, lived at Monroe's plantation during the period of the lease.

Beginning in 1801, Monroe began subdividing and selling parcels of his lower plantation (Figure 2.6). He eventually sold 670 acres that would eventually become the Academical Village to Kemp Catlett in 1806. Catlett, through a trustee, sold the same parcel to a John Nicholas four years later. Nicholas in turn sold 346+ acres to John M. Perry in 1814, and the balance of 296+ acres a year later also to Perry. Little is known about Kemp Catlett and John Nicholas or their tenure.<sup>30</sup> Other portions were sold to Jessie Lewis in 1801 and 1812, to Reuben Maury in 1810, and to W.G. Garner in 1812.

Although not documented, agriculture was likely practiced by Monroe or his agents at the 'lower plantation' during his tenure there. Monroe specifically referred to his lands as a 'plantation' numerous times, suggesting the practice of agriculture. By the last quarter of the eighteenth century, many Albemarle farmers were transitioning from tobacco monoculture, to the practice of a mixed grain agriculture. While not abandoning tobacco production, in particular both wheat and corn were produced on a growing scale as a response to increased demand from Europe.

It is during the John M. Perry tenure at the Monroe plantation that the first documented improvements are made. Architectural analysis of the Perry residence suggests that sometime between his acquisition of what would become Monroe Hill in 1814, and its sale to the University in 1820, Perry enlarged and expanded upon the main residence creating an asymmetrical "double-pile house with five bay front."<sup>31</sup> Negotiating a significant amount of work for himself in the construction of the Academical Village, Perry continued to live at his residence at Monroe Hill until 1820 when he sold the property to the University of Virginia.<sup>32</sup>

In summary, while native peoples lived in the region traversed regional landscapes, within the area of the Academical Village specific indigenous land uses have not been documented to date. The immediate pre-University founding years are marked by regional settlements and agricultural land uses that employed enslaved labor. The sequence of events in James Monroe's life and Thomas Jefferson's knowledge of these events and of Monroe's land holdings catalogues the antecedents of the founding of the University of Virginia on the land owned by Monroe and purchased for the Academical Village.